

**Durham County Council**

Regeneration and Economic Development  
 Planning Development  
 County Hall  
 Durham  
 DH1 5UL



## Application for a Non-Material Amendment Following a Grant of Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- Yes  
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- Yes  
 No  
 Not applicable

## Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage  
 **Other:** Anything not covered by the above category

## Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

1) On the front elevation. Change the lower part of the front facade to be rendered, instead of brick. The note currently states 'brick to match existing'

2) At the rear of the house, to change the material used in the construction of the projecting bay/box window on the Family Room. The drawing note specifies 'insulated Aluminium cheeks'.

Proposed change is to use brick for the window side walls, and support the projection on masonry, rather than as an unsupported projection. The window remains the same, with no change to size or position.

Please state why you wish to make this amendment

1) We wish to use render here for aesthetic reasons. If facing brick is used here, it will not match with the engineering bricks visible at the base of the wall.

We consider that rendering this area will look better and also will be consistent with the use of render on the back of the house.

Several other houses on the street and in the immediate area use render in a similar way, it complements the wood cladding and the existing brick. (We can supply photos of other houses if required.)

2) An aluminium frame is worse for allowing heat to escape than a cavity wall brick design. The design previously granted permission will be more costly to build, more costly to heat and result in larger CO2 emissions from the extra heating needed, since it will lose more heat due to transfer through the aluminium walls, floor and roof than the proposed design.

With the importance of lowering building U values and the change to building standards since planning permission was granted, it seems appropriate to improve the design in this way.

Are you intending to substitute amended plans or drawings?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

20/11/2023

Details of the pre-application advice received

- 1) Lisa Morina suggested that since other properties in the area have rendered sections on street facing facade, it is likely that permission would be granted for the render change in a previous phone call (date unsure, many months earlier) and that an NMA application would be required.
- 2) Lisa Morina recommended the NMA application route for the bay/box window change on 20/11/2023

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Simon McConway

Date

2023/11/27