



Development Management / Rheoli Datblygu  
 City of Cardiff Council / Gyngor Dinad Caerdydd  
 County Hall / Dinas y Sir  
 Cardiff / Caerdydd  
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## Application for non-material amendment following a grant of planning permission

### Town and Country Planning Act 1990

#### 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 Details

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

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

Mr

First name

Luke

Surname

Spikes

Company Name

higgihaus Ltd

## Address

Address line 1

26 Clare Street

Address line 2

Address line 3

Town/City

Bristol

Country

Postcode

BS1 1YA

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

Name/Company

Title

Mr

First name

Damian Barry

Surname

RPS Consulting Services

Company Name

RPS Consulting Services

## Address

Address line 1

2 Callaghan Square

Address line 2

Address line 3

Town/City

Cardiff

Country

Postcode

CF10 5AZ

## Contact Details

Primary number

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

Secondary number

Email address

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

## Eligibility

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

Yes

No

## Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

CONVERSION OF THE GROUND AND LOWER GROUND FLOORS INTO A CO-WORKING SPACE (USE CLASS B1), AND THE TRANSFORMATION OF THE OFFICE ACCOMMODATION AND ROOF SPACE ON THE UPPER FLOORS INTO A SMALL 'APARTHOTEL' COMPRISED OF 16 LOFT APARTMENTS (USE CLASS C1), TOGETHER WITH INSTALLATION OF A NEW SHOPFRONT AND MANSARD ROOF at 57-59 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FE

Reference number

21/02581/MJR

Date of decision

06/06/2022

For the purpose of calculating fees, which of the following best describes the original application 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

Amendments to ground floor entrance facade, roof and internal layout

Please state why you wish to make this amendment

They are driven by a mix of fire safety requirements and scheme evolution in terms of operational and buildability reasons that have emerged through further design work post the grant of permission.

Are you intending to substitute amended plans or drawings?

- Yes
- No

If yes, please complete the following details

Old plan/drawing numbers

Please refer to 'Planning Schedule of Changes - NMA' for the consented and proposed replacement plans. We also submit a 'side by side' comparison set of plans for ease of review.

New plan/drawing numbers

Please refer to 'Planning Schedule of Changes - NMA' for the consented and proposed replacement plans.

## 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? (Please select only one)

The agent

The applicant

Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

No

## Authority Employee/Member

With respect to the Authority, is the applicant 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

Do any of these statements apply to you?

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:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available 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

. RPS Consulting Services

Date

10/01/2024