



South Downs National Park Authority
South Downs Centre
Midhurst
GU29 9DH

19th January 2024

Ref: 20050/CastelmerNMA/0124

Dear Sir / Madam,

Re: Castelmer Fruit Farm, Ashcombe Lane, Kingston - Application for Non-Material Amendment to Planning Permission Ref: SDNP/22/05983/FUL

Please find enclosed an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to Planning Permission SDNP/22/05983/FUL.

Alongside this cover letter, the application comprises of the following;

Application Form

New plans –

20050 – S101 (Site Location Plan)

20050 – P114D (Floor Plans and Elevations Plot 10)

The application fee will be paid under separate cover.

The amendments proposed to the Approved Scheme are as follows:

Plot 10 has been designated a Passive House design under the extant approval. In developing the design for Passive House standards, there are several minor changes that are required, notably:

- The location of the central MVHR unit against an outside wall and central to the floor plans to serve all rooms.
- The collation of all non-habitable wet rooms (kitchen, utility, bathrooms) to the colder, north facing side of the building. These rooms have also now been stacked to minimise drainage runs.
- A slight reduction in glazed area overall, to reduce heat gain in the summer months.

The proposals are minor and do not alter the size, mass and scale of the building (including the footprint) nor alter the description of the development or the red edge area of the application.

Within the parameters set out in PPG (2014), there is no statutory definition of a 'non-material amendment'. It states that the nature of the amendment will depend on the context of the overall scheme. Section 96A of the

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43 North View
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Town and Country Planning Act 1990 (as amended) allows a non material amendment to be made to an existing planning permission via a simple application procedure with a quicker decision time (usually 28 days.)

Overall, it is considered that the amendments proposed do not materially change the consent granted and can therefore be considered as non-material.

We trust the enclosed is in order and look forward to receiving acknowledgement of registration in due course. In the meantime, please do not hesitate to contact us should you have any queries or require any additional information.

Yours faithfully,



Patrick Graham
Director

For and on behalf of OSP Architecture

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