23rd February 2024

Planning Department

North Northants Council

Wellingborough Area

Dear Sir / Madam

**RE: Non-Material Amanement to Condition 2 (plans) and Condition 5 (Materials) of NW/21/00159/FUL “Conversion of heritage centre to one bedroom dwelling, demolition of rear extension, erection of a single storey rear extension and installation of rooflights to rear (north) elevation. External alterations.”**

**Adjacent 67 And 69 Local History Society High Street Finedon Wellingborough Northamptonshire NN9 5JN**

I write on behalf of Mr Poole, the applicant, for the works described above and submit details of the roof design (revised valley plan approved under NMA NW/23/00769/AMD) and an alteration to the materials as which were approved under a discharge of condition application relating to condition 5(materials) of planning permission NW/21/00159/FUL.

S96A of the Town and Country Planning Act allows a Local Planning Authority to make a change to any planning permission if they are satisfied that the change is not material. There is not a statutory definition of 'non-material' and each case must be considered on its merits.

To aid the consideration of such applications there are a number of distinct tests that would need to be met in order for an amendment to be considered 'non-material'. These tests include; whether or not the proposed change would reasonably cause any third party or body, who participated in, or were informed of, the original decision-making process to be prejudiced or disadvantaged in any way; whether or not the proposed change would be of sufficient scale or magnitude such that it would alter the original planning decision and whether or not the proposed change would introduce new environmental or planning consideration which would not have reasonably been considered in the determination of the original planning application.

**Condition 2 (plans)**

For buildout practicallity and continuity reasons the applicant would like ensure that accurate plans and an accurate record of materials is submitted and approved by the Council. As such we propose that plan no. JRD22-025-001 is added to Condition 2 of NW/21/00159/FUL.

**Condition 5 (materials)**

Condition 5 of NW/21/00159/FUL reads as follows,

*“Prior to commencement of works, a schedule of all external finish materials, including the proposed brick (to be laid as specified in Flemish bond), proposed lime mortar, stone,* ***roofing materials*** *which are to be retained and reused with matching natural slate to make up any difference, ridge tiles and chimney pots shall be submitted to and approved in writing by the local planning authority. Development and works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.”*

The alterations to the roof structure as approved by NW/23/00768/LBC and NW/23/00769/AMD require the use of a different roofing material. Pagurek Retro 25.340 material has been selected.



Specific details can be found at the following website,

<https://www.pagurek.co.uk/panel-retro-25/>

We trust this information acceptable but please contact me if you have any questions.

The changes proposed are clearly in line with guidance relating to Section 96a of the Town and Country Planning Act 1990(as amended). As such this application should be approved.

Yours faithfully

Matt Brown

**Brown Boots Town Planning**

**07508 305 766**