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Planning and Regeneration  
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22<sup>th</sup> Dec 2021

Dear Planning Dept

**Application:** 21/01116  
**Location:** Land On The West Side Of Albert Road Deal CT14 9RB  
**Proposal:** Variation of condition 1 of reserved matters application 18/00892 to allow for redesign of retail and residential block (approved units 1-8) to a create a block of 25no. apartments; amendment of 5no. blocks totalling 42no. apartments at west of site (approved units 96-99, 104-114, 115-125, 126-133 and 134-141) to create 22no. houses and 370sqm retail unit with three flats above; realignment of terrace of 2no. houses and 2no. apartments (approved units 92-95) to create terrace of 4no. houses; and substitution of house types for 12no. houses (approved units 84-91 and 100-103)

Please find enclosed an application under Section 96A of the Town and County Planning Act 1990, in respect of a proposed Non-Material Amendment (NMA) to the above s73 planning permission.

The amendment seeks to make minor amendment to the design of approved plots 117 and 118 comprising a of semi-detached townhouses. The amendment would see the external treatment amended from brick to white weatherboard. The application is accompanied by the approved drawings and by those now proposed.

Under section 96A of the Town and Country Planning Act 1990, a local planning authority in England may make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, a local planning authority must have regard to the effect of the change on the planning permission as originally granted. Given the context of the wider development, the proposed amendment would not significantly alter the appearance or function of the development approved. It would not result in any significant changes to the proposed landscaping. The amendment would have no differing impact on the living conditions of neighbouring occupiers, on flood risk or on highways safety.

It is therefore considered that the changes constitute non-material amendment to the approved scheme as they do not materially affect the planning permission as originally granted.

Please advise me if you require any further information, and I look forward to hearing from you in due course.

Yours sincerely

Chris Pragnell  
Quinn Estates