



Planning Service
London Borough of Lewisham
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London
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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

Mr

First name

Dan

Surname

Jones

Company Name

Address

Address line 1

142, Wood Vale

Address line 2

London

Address line 3

Town/City

County

Country

United Kingdom

Postcode

SE23 3EB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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

Demolition of the existing single storey rear and construction of a single storey rear and side infill extension at 142 Wood Vale, SE23, together with installation of a new window to the top floor at the side elevation and rooflights to the sloped roof of the rear outrigger.

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. Upgrade rear extension roof covering material from fibre-cement 'slate', to natural slate.
2. Upgrade part area of fibre-cement wall cladding panels in garden elevation to continuation of sliding door system, partly from obscured glass to mask kitchen storage behind.

Please state why you wish to make this amendment

1. Increase quality of roof covering material from fibre-cement to natural slate.
 2. Simplify design, also simplify construction detailing to create a higher performance, unbroken, thermal envelope that minimises 'cold bridging'.
- Please note Josh Knowles supported 'the choice to use glass in the rear elevation of this extension' in his original pre-app report, and also that this amended design now matches the neighbour at 144. Mr Knowles also cited "the extension is unlikely to present unreasonable harm to neighbouring property". The amendment is in an elevation NOT facing a neighbour and NOT visible from the public realm. It does NOT increase overlooking (it is not overlooked) and does NOT result in greater visual intrusion to neighbours. Building Regs approval is granted based on the amended proposals.

Are you intending to substitute amended plans or drawings?

- Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

3. Sketch Proposals - SE Elevation

New plan/drawing numbers

3. Sketch Proposals - SE Elevation rev.A

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE/19/116055

Date (must be pre-application submission)

02/04/2020

Details of the pre-application advice received

"The proposed extensions to the rear of the property would not be visible from the public realm."
"I support the choice to use glass for the rear elevation of this extension."
"... the extension is unlikely to pose unreasonable harm to neighbouring property."

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

Dan Jones

Date

17/04/2024

