HUNTINGDONSHIRE DISTRICT COUNCIL

26/00209/NMA

OFFICER REPORT

Case No: **26/00209/NMA** **Non Material Amendment**

Proposal: **Non-material amendment of 25/01537/FUL for ground floor windows amendment and installation of a single roof light**

Location: **Office 1 Centenary House St Marys Street**

Applicant: **Allgood Services Limited**

Grid Ref: **523945 271530**

DESCRIPTION OF SITE AND APPLICATION
This application is for a non-material amendment to planning permission 25/01537/FUL for:
Window alterations to all elevations.

The applicant seeks amendments to:
Ground floor windows and installation of a single roof light.

PLANNING HISTORY

7701059FUL for DEMOLITION AND EXTENSION TO EXISTING OFFICES – Permission granted 19.12.1977
8101164FUL for EXTENSION TO OFFICES – Permission granted 28.08.1981
84/01661/FUL for EXTENSION TO OFFICE – Permission granted 14.01.1985
8700026ADV for Panatrim Frame Signs, and erection of two fascia signs – Consent granted 07.03.1988
0101486FUL for Insertion of replacement windows – Permission granted 11.09.2001
0300796FUL for Installation of air conditioning units – Permission granted 20.05.2003
0600624ADV for Display of fascia signs – Consent granted 25.05.2006
1306554PDE for Proposed signage – planning permission required 14.08.2013
1301406ADV for Installation of signage – consent granted 15.11.2013
22/01580/FUL for Demolition of existing building and erection of new four-storey building comprising 30 No. retirement flats with associated communal facilities and external landscaping, together with re-use of existing vehicular parking facilities on adjacent site – Refused 18.08.2023
24/00216/P3JPA for Conversion of existing building in commercial use to residential (C3) use to create 9no One bedroom flats at 5no two bedroom flats – Prior Approval Refused 28.03.2024
24/00739/P3JPA for Conversion of existing building in commercial use to residential (C3) use to create 9no one bedroom flats at 5no two bedroom flats – Prior Approval Approved 11.07.2024
25/01537/FUL for Window alterations to all elevations - permission granted 09.10.2025
25/01902/PRI031 for Change of use from office to 20 residential flats - pending consideration

CONSULTATIONS

None

REPRESENTATIONS

None received at time of determination.

SUMMARY OF ISSUES

Section 96A of the Town and Country Planning Act allows a Local Planning Authority (LPA) to make a change to any planning permission if it is satisfied that the amendment proposed is non-material. These provisions have been introduced by the Government to provide a quick, formal method of dealing with small changes to approved schemes to give greater flexibility within the planning system.

The main issue for consideration is whether the proposed amendments can be treated as 'non-material'.

The proposals are considered to represent a non-material alteration to the approved development (25/01537/FUL). The approved application agreed window alterations to all elevations to provide adequate natural light and ventilation for the proposed change of use from office to residential accommodation. This application proposes a further change to ground floor windows and the installation of a single roof light to allow the conversion of the space to residential flats. It is noted that the roof light is to a flat roof and therefore there will be no residential or visual amenity impact arising from its installation. The change to ground floor windows includes the following:

*Increase in size of 3no. windows to full length floor windows to the east elevation
*Installation of 2no. full length floor windows to the west elevation
*Reduction in size of 1no. full length floor window to the west elevation
*Installation of 2no. full length floor windows to the south elevation
*Reduction in size of 1no. full length floor window to the south elevation
*Increase in size of 3no. windows to full length floor windows to the carpark south elevation

From reviewing the site and the approved plans and elevations, it is considered that the changes in fenestration details are acceptable. It is noted that the majority of the window openings are already present, and none will introduce any new views of neighbouring buildings, or significantly impact the design or visual amenity of the existing building or general character of the area. In addition, it is considered that there will be no significant detrimental impact to the residential amenity of neighbouring properties in terms of overlooking or loss of privacy.

Therefore, it is considered that the proposed amendments are non-material to the approved development and can therefore be supported.

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CONTACT OFFICER:

Enquiries about this report to **Olivia Manton**