HUNTINGDONSHIRE DISTRICT COUNCIL

25/00142/NMA

OFFICER REPORT

Case No: **25/00142/NMA** **Non Material Amendment**

Proposal: **Non-material amendment to 23/00940/HHFUL to reposition the air source pump outside the building, improving the performance of the plant equipment.**

Location: **Stables The Old Rectory High Street**

Applicant: **Mr Hugh Reed Herbert**

Grid Ref: **526199 262523**

DESCRIPTION OF SITE AND APPLICATION

This application is for a non-material amendment to planning permission 23/00940/HHFUL for:
Erection of a residential swimming pool.

The applicant seeks amendments to:
The position of the swimming pool air source pump will be located outside of the stables building rather than inside to increase the performance of the plant equipment.

PLANNING HISTORY

85/00901/LBC – Alterations and Extension – consent granted 21.08.1985
92/00179/FUL & 92/00150/LBC - Part demolition and extension to outbuilding – Refused 04.06.1992
99/11596/FUL - Change of use of stables to residential – permission granted 25.02.2000
99/11597/LBC - Conversion of stable block to dwelling, alterations to dwelling – consent granted 25.02.2000
0401580PDE - Replacement of guttering/downpipes and internal alterations (Listed Building Consent) – planning permission not required 25.05.2004
0403624LBC - Alterations including replacement doors and rain water goods – Consent granted 21.012005
21/00753/HHFUL & 21/00754/LBC - Existing single storey rear extension to the kitchen to be demolished. Old kitchen stripped out. New kitchen installed, new single storey rear extension to kitchen. Courtyard levels adjusted with new paving. Existing courtyard walling reduced in height with new cast iron gates and railings – Consent granted 15.10.2021
23/00941/LBC & 23/00940/HHFUL - Erection of a residential swimming pool – consent granted 30.11.2023
24/80313/COND - Discharge of condition 3 (installation of the plant) of 23/00941/LBC - discharged 30.10.2024
24/80396/COND - Discharge of conditions 4 (Tree Protection Plan), 6 (Biodiversity Method Statement) and 7 (Archaeology) for 23/00940/HHFUL - discharged 16.01.2025
24/80400/COND - Discharge of condition 3 (Installation of the plant) of 23/00941/LBC - 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 (23/00940/HHFUL). The approved application agreed the position of the swimming pool air source pump within the stables building, along with Conservation approval regarding the fixing of the plant equipment within the stable building. The proposal is to move the plant machinery outside to the eastern elevation of the stables to increase the performance of the plant equipment. It is noted that the plant equipment will be over 6 metres from the closest boundary to the east of the stable building and therefore will not result in any significant impact on the residential amenity of neighbouring properties. In addition, the Conservation Officer has already responded to the associated condition discharge application (24/80400/COND) and has no objection to the new position. This application will be formally discharged after determination of this current NMA.

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

If you would like a translation of this document, a large text version of an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Olivia Manton**