HUNTINGDONSHIRE DISTRICT COUNCIL

24/02329/NMA

OFFICER REPORT

Case No: **24/02329/NMA** **Non Material Amendment**

Proposal: **Non-material amendment to 24/01669/FUL to include timber stall riser as a demolished part of the shopfront because the product being used includes the stall riser as a fixed part of the window unit.**

Location: **14 Chequers Court Huntingdon PE29 3LJ**

Applicant: **Mr Keith Hewitt**

Grid Ref: **523972 271840**

DESCRIPTION OF SITE AND APPLICATION
This application is for a non-material amendment to planning permission 24/01669/FUL for:
Proposed shopfront alterations and addition of new fascia signage.

The applicant seeks amendments to:
Include the timber stall riser in the change of materials for the window, as it forms a fixed part of the new window unit.

PLANNING HISTORY

8501556ADV - Shop sign - consent granted 17.01.1986
86/00125/FUL - Alterations to shop front - permission granted 07.03.1986
01/00152/FUL - Alterations to lighting, paving and steps - permission granted 24.07.2001
24/01670/ADV - Display of fascia signage and decals on the window glazing – consent granted 25.11.2024
24/01669/FUL - Proposed shopfront alterations and addition of new fascia signage - permission granted 25.11.2024

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 (24/01669/FUL). The approved application agreed the change of material of the timber window frame to like-for-like aluminum framed windows. The timber stall riser was omitted from the approved plans. This is now to be included as the stall riser will form part of a fixed unit with the replacement window. The stall riser to be replaced will be like-for-like plain aluminium panels matching the new window. The picture frame panelling will be restored with like-for-like marine plywood. From reviewing the site and the approved plans and elevations, it is considered that the amendment of the change of material for the stall riser from bluish-grey painted timber to plain aluminium in similar bluish-grey is accepted.

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**