NWS · Planning

NWS Planning Limited
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27 October 2026

Our Ref: 26028/KB/SS

Development Management
Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Via Planning Portal (Ref: PP-15297684)

Dear Madam/Sir,

SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
3 REDWONGS WAY, HUNTINGDON, PE29 7HF
APPLICATION FOR A NON-MATERIAL AMENDMENT TO APPLICATION REF: 21/00110/FUL

We have been instructed by our client Hotel Chocolat Ltd to submit an application pursuant to Section 96a of the Town and Country Planning Act (1990) to amend planning permission Ref: 21/00110/FUL relating to development at 3 Redwongs Way, Huntingdon, PE29 7HF (the Site). The approved description of development is as follows:

'*Erection of a temporary warehouse building for a period of up to five years*'.

This application seeks to make a non-material amendment to the approved description of development in order to allow for the use of the temporary warehouse to be extended beyond the five years approved to date. A separate application under Section 73 of the Town and Country Planning Act (1990) will also be made in due course to amend the time limit condition of the approval (Condition 3). This s96a application seeks to facilitate this change by removing reference to the five-year time restriction within the description of development itself.

Background

Hotel Chocolat originally secured planning permission (Ref: 21/00110/FUL) for the temporary warehouse in April 2021. The warehouse was subsequently erected and occupied from February 2022. Condition 3 requires the operational use and siting of the warehouse to be discontinued and removed in its entirety from the Site within 5 years from first use.

The temporary permission followed the grant of an earlier permission in March 2020 for the erection of a permanent new warehouse for on-site raw material storage (Ref: 19/01149/FUL). Following the discharge of all relevant pre-commencement conditions, this permission was implemented via the demolition of an existing building and the subsequent laying of foundations for the new warehouse. This permission therefore remains extant and capable of being delivered.

Hotel Chocolat separately secured planning permission for the erection of a factory extension, creation of additional parking and associated works (Ref: 21/02422/FUL) in November 2024.

It remains Hotel Chocolat's long-term objective to deliver both the factory extension and the new permanent warehouse for on-site raw material storage. However, in seeking to avoid significant disruption of existing operations on site, it is necessary for the factory extension to be delivered first. Against this context, Hotel Chocolat are seeking approval to extend the use of the temporary warehouse for a further five years to allow matters to progress on the factory extension.

Proposed Amendment

On the basis of the above, this application seeks to amend the description of development as follows (proposed changes are shown in **bold**):

'*Erection of a temporary warehouse building* ~~***for a period of up to five years***~~'.

Whilst there is no statutory definition of 'non-material' it is considered that the proposed amendment to the description would not alter or undermine the original objectives of the planning permission and at this stage there would be no material change to the outcome of the permitted development which would remain temporary under the controls imposed by Condition 3. There would be no change to the warehouse structure or its permitted use and no new impacts would arise as a result of the proposed amendment.

In light of the above, it is therefore considered that the amendment sought, when considered in the context of the overall permission, constitutes a non-material amendment and should be determined as such.

Submission

The following documents have been submitted via the Planning Portal (Ref: PP-15297684):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document); and
- Site Location Plan (Ref: PJ32-26-001-E)

A payment of £309, being the appropriate fee as required by the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended), has been made via the Planning Portal.

We trust the information provided is sufficient and look forward to receiving confirmation that the application has been registered and validated. If you require anything further, please do not hesitate to contact either myself or Kate Brooks at this office.

Yours faithfully,

Susie Stephen

Susie Stephen
Director

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