

KSA Architects Ltd
Concept House
35 Kingston Crescent
Portsmouth
PO2 8AA

Date: 5th August 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: A/96/26/NMA

Dear Mr Griffiths,

**Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as amended) - Article 10**

Non material amendment following the grant of A/11/23/PL for the regularisation of the roof finishes and minor alterations to the design.

Bmw House, Chandlers Garage Ltd Water Lane Angmering BN16 4EH

I refer to your recent application for a Non Material Minor Amendment.

Non-material amendments are considered to be those changes which are insignificant and do not change the intensity, form or description of the original planning permission. They cannot change the intensity of the original planning permission, result in a change to the description of the application or conflict with any conditions of the original permission.

The changes proposed include:

- Brick plinth to avoid render being taken too close to the ground level.
- Roof slate and tile specifications changed due to availability issues.
- Feature stone banding above windows moved slightly higher.
- One additional window at first floor to south elevation.
- Alteration to refuse door panel for robustness.
- Rooflight added to stairwell for ventilation.
- Juliet balcony added to one ground floor window to western elevation.

The reasons that these proposals have been accepted as Non-Material Amendments is because they do not have a material impact upon the originally approved development and do not necessitate additional consultation and it can therefore be considered under section 96A of the Town and Country Planning Act 1990.

These amendments are shown on drawings:

- North and West Watercolour Elevations - SO-2729-03-AC-420-3 Rev F
- East and South Watercolour Elevations - SO-2729-03-AC-421-3 Rev F
- Courtyard Watercolour Elevations - SO-2729-03-AC-422-3 Rev F

These plans are accepted as a Non-Material Amendment and now become the approved plans for A/11/23/PL.

I trust this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning