

Coventry Prenty Shields Architecture
144 West George Street
4th Floor
Glasgow
G2 2HG

Date: 15th April 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: P/34/26/NMA

Dear Mrs Kurt Petre,

**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 P/92/25/S73 for VRF units previously shown within the ASHP compound relocated to the south gable with 2.4m high close boarded demountable timber fencing, ASHP units moved 3mt closer to the building (within the approved fencing of the ASHP compound), 450mm Unilog retaining wall shown at the East gable, and Plant Trellis at the East and West gables relocated from the timber cladded facade to the brick cladded facade.

Land North of Hook Lane Pagham

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. In regard to amendments to 'major' development, to be considered non-material, the works must not:

- materially change the overall appearance of the development;
- significantly increase the intensity of the development;
- result in significant additional material impact on amenity or infrastructure requirements;
- result in a change in application description, and;
- require amendment to a planning obligation.

This application is seeking a Non-Material Amendment for the following changes to Condition 1 (Plans):

- Relocation of the VRF units to the south gable with 2.4m high close boarded demountable timber fencing.
- ASHP units moved 3m closer to the building (within the ASHP compound).

- 450mm Unilog retaining wall at the east gable.
- Surfacing finish material amended to tarmac.
- Plant trellis at the east and west gables relocated from the timber cladded facade to the brick cladded facade.

This proposal did include a change to the surfacing finish material from resin bound gravel and block paving to just tarmac for the footpaths, patios and terrace. This change in material has been withdrawn from the proposal during the lifetime of the development, as a result of the quantum of tarmac being proposed constituting a material change to the overall appearance of the development. This could not be accepted as an NMA and would need to be submitted under a Section 73 application. Any remaining reference to this change within the approved plans below should be excluded.

The changes outlined above are all acceptable. The proposed drawing revisions have been compared to the approved drawings and are clearly minor alterations that do not conflict with the above guidance or adversely affect the quality of the development as a whole. They will not result in material alterations to the appearance of the Care Home, its surrounding land, nor adversely impact the amenity of nearby occupiers. The changes can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990. The following plans and documents are therefore accepted as a Non-Material amendment:

- Proposed Site Plan 2324_005 Rev I (Excluding reference to the change of surfacing material to tarmac. The materials remain as block paving and resin bound gravel for the footpaths, patios and terraces HL03, HL05, HL06)
- Proposed Ground Floor Plan 2324-100 Rev B
- Proposed Elevations 2324-200 Rev B
- Proposed Elevations 2324-201 Rev B
- ASHP Compound Details 2324_21_514 Rev B

For clarity, the accepted plans above supersede the following:

- 2324_005 Rev F Site Plan As Proposed
- 2324_100 Rev A Ground Floor as Proposed
- 2324_200 Rev A Elevations 1 of 2
- 2324_201 Rev A Elevations 2 of 2
- 2314_21_514 ASHP Compound Details

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther

