

Mr Aaron Reed
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22 August 2024

TOWN AND COUNTRY PLANNING ACT 1990
s96A REFUSAL OF NON-MATERIAL CHANGE TO A PLANNING PERMISSION

Application Type: Non-Material Amendment

Application Ref: EPF/1596/24

Site Address: 3, Gainsborough Place, Chigwell, IG7 6LA

Proposal: Non Material Amendment to EPF/1134/24 (Single storey rear extension and loft conversion to provide additional bedroom and prayer room) - Changes to rear dormer.

I can confirm that having had regard to the effect of the proposed change, the Council concludes that the amendment is material and accordingly has **REFUSED** the request for a non-material change to the planning permission. The Council considers that the proposed change is material for the reason(s) given below.

If you wish to pursue these changes, you will need to apply for planning permission.

Signed



Nigel Richardson
Planning Service Director

Case Officer | Muhammad Rahman | mrahman@eppingforestdc.gov.uk

Informatives: (2)

- 1 The proposed works are considered to be more than non-material and would require either a s73 application or a new planning application. It is unlikely the proposed works will be supported by officers due to it being of a poor design failing to complement the appearance of the existing building.

- 2 The National Planning Practice Guidance states "There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme - an amendment that is non-material in one context may be material in another." In light of the guidance set out above, to determine whether or not the amendments constitute a non-material amendment, consideration must be given to the context of the overall scheme, the effect of the changes, together with any previous changes made under section 96A.

In this instance, it is considered that the proposed amendments are more than non-material as they would materially alter the external appearance of the development.

