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For Official use

App No:

Date Rec:

Fee:



Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Dylan

Surname

Posa

Company Name

Places for People

Address

Address line 1

305 Grays Inn Road

Address line 2

Address line 3

Kings Cross

Town/City

London

County

Country

United Kingdom

Postcode

WC1X 8QR

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Dylan

Surname

Posa

Company Name

Places for People

Address

Address line 1

305 Grays Inn Road

Address line 2

Address line 3

Kings Cross

Town/City

Mr

County

Country

GB

Postcode

WC1X 8QR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes

☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

☐ Yes

☐ No

☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

'Outline application for the development of the former sewage treatment works to provide up to 325 dwellings (Use Class C3) with associated access, landscaping and associated infrastructure.'

Reference number

DM/19/1895

Date of decision

29/06/2021

What was the original application type?

Outline planning permission: Some matters reserved

For the purpose of calculating fees, which of the following best describes the original development type?

☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage

☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

A minimum of 20 percent of the dwellings shall be built to meet national standards for accessibility and adaptability (Category M4(2) of the Building Regulations). These shall be identified in any subsequent reserved matters submissions and be fully implemented prior to completion of the development and thereafter be so maintained and retained. No dwelling shall be occupied until a verification report confirming compliance with category M4(2) has been submitted to and agreed with the Local Planning Authority. Unless an exception is otherwise agreed in writing with the Local Planning Authority.

At RMA stage, 62 of the 307 homes (20%) were identified as being delivered in compliance with M4(2) Accessible and Adaptable dwellings. This application seeks approval to revise the specific plots designated as M4(2), without altering the total number required by the original planning consent.

There will be one Plot swap included which is the removal of 202 and the inclusion of 258.

Please state why you wish to make this amendment

The adjustment is necessary to better align the M4(2) units with site conditions identified during detailed construction design. The revised distribution maintains an equivalent level of accessibility across the development, ensures the intent of the permission is upheld, and results in no changes to the approved layout, appearance, scale, or overall housing mix. As such, the amendment is considered non material and results in no adverse impact on neighbouring properties, amenity, or the wider scheme.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

PL-100 PL01

New plan/drawing numbers

PL-100 PL02

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

14672909

Date (must be pre-application submission)

29/04/2026

Details of the pre-application advice received

Thank for your email and attachments.

The non-material amendments changes to the M4(2) schedule submitted under PP-14672909 was considered and determined by the Council under application ref DM/26/0266, with a decision notice issued on 12th March 2026 (attached for reference).

If you wish to make further amendments to the M4(2) schedule, then you will need to submit a further non-material application, as I'm not able to substitute details on an application that has already been determined.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Dylan Posa

Date

12/05/2026