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Dear Sue

Application under Section 96A of the Town and Country Planning Act 1990 seeking a non-material amendment to application DM/25/3125 at Gatehouse Hub, Neaves Park, Goddards Green.

Further to the approval and implementation of application DM/25/3125 I am instructed by my client, Bedford Park Developments, to submit an application under Section 96A of the Town and Country Planning Act 1990. The application seeks a non-material amendment to the approved scheme, specifically relating to the design and appearance of Unit 2.

Application DM/25/3125 was approved on 25th February 2026 and varied condition 2 of Planning Reference DM/24/2482, which itself was approved on 4th July 2025 and granted consent for:

“Proposed relocation of previously approved Wellness Centre (Class E(d) and extension of existing mixed commercial park to provide 1,640sqm of additional employment floor space for class E(g), B2 or B8 uses.”

Work on the approved scheme has since commenced and is currently on-going. Permission is hereby sought for minor design changes to Unit 2. The amendments sought include a slight increase in the pitch of the mono-pitched roof which will increase the overall height by a modest 0.45m. Externally the large glazed frontage previously approved is proposed to be broken up with a smaller window and glazed door arrangement. The side facing window previously approved is proposed to be removed and in the rear elevation three doors are proposed in place of the two previously approved windows, to serve two new shared WCs and a plant room. The overall footprint of the building does not change.

Section 96A of the Town and Country Planning Act 1990 provides the power to local planning authorities to make a change to any planning permission if they are satisfied that the change is non-material. The National Planning Practice Guidance notes that 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.¹

Section 96A(2) of the Town and Country Planning Act 1990 states that:

“In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission or permission in principle as originally granted.”

¹ Paragraph: 002 Reference ID: 17a-002-20140306

The National Planning Practice Guidance recognises that new issues can arise after planning permission has been granted, which require modification of the approved proposals. The intention of the introduction of Section 96A was to gift local planning authorities the power to make non-material changes to planning permissions in order to resolve such issues as simply as possible.

It is submitted that the amendments sought are inconsequential to the development as approved, have no adverse planning impacts, and are fully within the scope of Section 96A. We therefore respectfully request that the non-material amendment be approved at your earliest convenience, and we look forward to receiving your decision shortly.

