



High Peak Borough Council

working for our community

Mr Neil Whitehead
NJW Design
34 Coatsby Road
Kimberley
Nottingham
NG16 2TH

Mr Bancroft
Burnside Bellott Lane
Combs
Derbyshire
SK23 9UT

Application no: NMA/2023/0003

Determined on: 14/04/2023

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Burnside Bellott Lane Combs Derbyshire SK23 9UT

Description of Proposal:

Non material amendment relating to HPK/2021/0354 - New rear roof design

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 23/02/2023 and plans accompanying the application numbered 21-2218-3v3, for the following reasons:

1. The proposed amendments to the roof design of the approved roof would result in a change to the character and appearance of the development. The proposed amendment therefore amounts to a material change to the approved plans and requires assessment through the submission of a planning application. The proposed amendments cannot therefore be agreed as a Non-Material Amendment and will require planning permission.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. Despite discussions, a solution has not been provided which overcomes the material change. There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.





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X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

