

DELEGATED DECISION REPORT

NMA/2026/0007
Valid 27/04/2026

PRIMROSE COURT
MARKET STREET
HAYFIELD

**NON MATERIAL AMENDMENT
IN RELATION TO
HPK/2022/0198 FOR THE
PROPOSED AMENDMENT IS
TO CHANGE THE TWO
STAIRCASE WINDOWS FROM
THE APPROVED TIMBER
PROPOSAL TO NEW
AUTOMATIC OPENING VENTS
(UPVC WINDOWS)**

**(NON MATERIAL
AMENDMENTS)**

MAIN ISSUES

- Whether the proposed amendment(s) amount to an amendment that is materially different to the proposed development approved under HPK/2022/0198, as a matter of fact and degree.

DESCRIPTION OF SITE

The application site relates to Primrose Court, Market Street, Hayfield; a large two storey building that accommodates 27no. residential plots for the elderly, within a landscaped plot, comprised of two parts – the original former school building, converted to flats at the same time as the construction of a purpose built residential extension. The site lies within the built-up area boundary of Hayfield, and sits partially within the Hayfield Conservation Area.

PROPOSAL

The application seeks approval to replace two ground floor windows, with uPVC windows differing in design and material from those approved under the original consent(HPK/2022/0198). The applicant has advised that the revised windows are required to provide a means of fire escape.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0198, Approved 2022 - Replacement of existing timber window with new UPVC windows due to thermal issues.

CONSULTATIONS

N/A

OFFICER COMMENTS

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. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

Planning permission has previously been granted at the application site for the replacement of all the existing timber windows with new timber windows. The applicant originally proposed the use of UPVC however in light of concerns raised by the Conservation Officer, it was agreed that the windows would be finished in a hardwood.

The application seeks approval to replace two ground floor windows, with uPVC windows differing from those approved under the original consent (HPK/2022/0198). The applicant has advised that the revised windows are required to provide a means of fire escape.

The window serving Staircase 2 would increase in size from approx. 2.4sq.m to approx. 2.9sq.m and some of the window framings would be marginally thicker than that of the approved timber window. The window serving Staircase 1 would not increase in size, however, it would feature a slightly different arrangement, comprising six panes rather than the eight panes shown on the approved plans. Both new windows would feature white uPVC framings.

It is noted that the original application granted consent for the replacement of 106 windows with timber units that were considered sympathetic to the character and appearance of the building. This application proposes the change of two of the 106 windows. It is considered that these are very minor alterations, for the purposes of fire escape and would not result in any noticeable change or harm to the appearance of the building or the wider street scene even when taking into consideration the materials change from timber to uPVC.

With regard to the above the proposed amendments have been assessed to be minor in their nature, would not adversely affect the character or appearance of the site as approved and therefore do not materially alter the scheme as proposed in this instance to the original permission approved under Application Ref. HPK/2022/0198.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed changes are non material. The proposed alterations to the approved proposal are

minor in nature and would not be out of character with the previously approved details.

OFFICER RECOMMENDATION : Approve

Case Officer: Agatha Dutton

Recommendation Date: 07/07/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council