23 September 2026

Rachael Simpkin
High Peak Borough Council
Buxton Town Hall
Market Place, Buxton
Derbyshire
SK17 6EL

Sent via Planning Portal only

Dear Ms Simpkin,

Further Non-Material Amendment to HPK/2021/0145

Pegasus Group has been instructed on behalf of our client, HDD Buxton Limited, to submit a further non-material amendment (NMA) application to the above planning application. This letter provides a further updated schedule of plans submitted for approval/replacement within this NMA.

Reasons for NMA

The proposed amendment relates to a number of minor revisions to the approved nursery elevations. The amendment comprises the repositioning of several window and door openings within the north-east, north-west and south-east elevations to better reflect the proposed internal layout and to improve the arrangement of openings across the elevations.

The amendments are necessary to reflect the design development of the building and comprise:

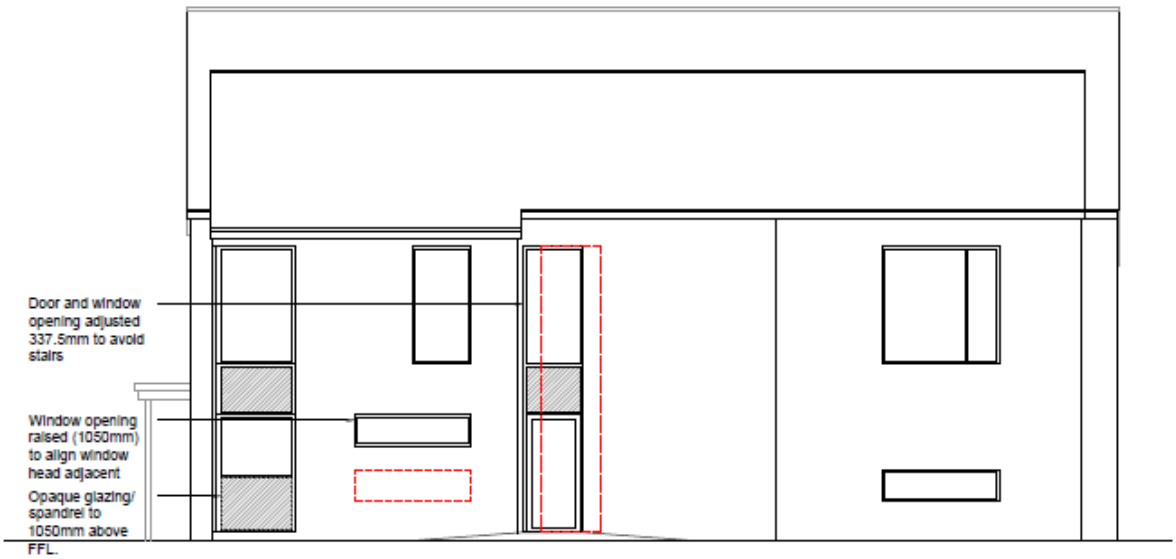
- Minor adjustments to window openings to improve alignment with adjacent openings and doors;
- The replacement of a previously approved window with external doors serving the kitchen and plant room;
- Minor alterations to the positions of a door and window to accommodate the approved internal staircase arrangement;
- Minor alterations to the position of a window to reflect the WC layout; and
- The introduction of opaque glazing/spandrel panels where required.

The proposed amendments are limited to the position and configuration of a small number of openings within the three elevations and do not alter any other approved details of the development.

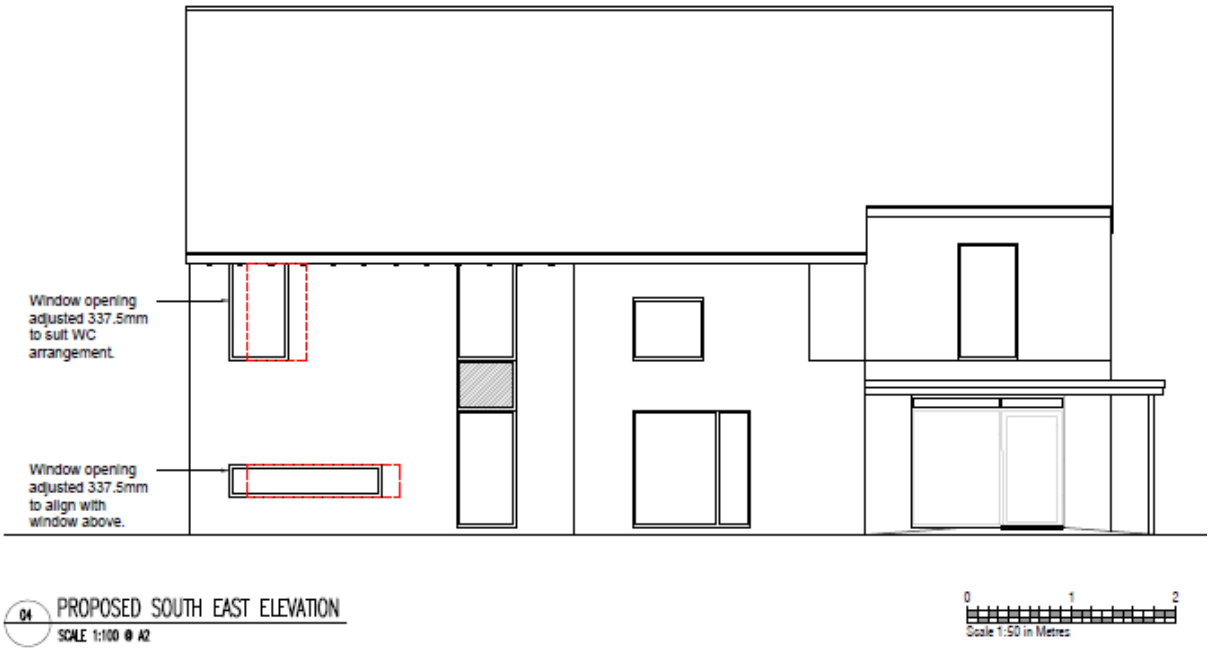
The amendments are identified on the annotated elevation drawings below with the red hatched areas showing as approved location for the windows:



01 PROPOSED NORTH EAST ELEVATION
SCALE 1:100 @ A2



02 PROPOSED NORTH WEST ELEVATION
SCALE 1:100 @ A2



The proposed amendments are therefore considered to be minor in nature and do not result in any material change to the development as approved.

For ease of reference, the table below sets out the plans which this non-material amendment relates to and the proposed amended plan references. The previously approved Nursery Elevations and Nursery Floor Plans are referenced within the Decision Notice for the original planning application (ref. HPK/2021/0145), approved 31st August 2022.

Previously Approved Documents	Submitted Documents for Approval
1240-310 (rev L) Nursery Elevations	1240-310-S Nursery Elevations
1240-210 (rev B) Nursery Floor	1240-210-F Nursery Floor Plan

Should you have any queries regarding this, please do not hesitate to contact me on the details provided below.

Yours sincerely

[redacted]

Angela Wong
Graduate Planner

[redacted]

Enc.

1240-310-S Nursery Elevations
1240-210-F Nursery Floor Plan