



Elmbridge Borough Council

... bridging the communities ...

Civic Centre
High Street, Esher
Surrey KT10 9SD
01372 474474

contactus@elmbridge.gov.uk
elmbridge.gov.uk

Mr Joshua Carter
Scammell House
9 High Street
Ascot
SL5 7JF

contact: Jack Trendall
phone: 01372 474474
email: tplan@elmbridge.gov.uk

14 March 2022

Dear Sir/Madam

Town & Country Planning Act 1990

Applicant: Lorienwood Ltd
Proposal: Non-material amendments to prior approval 2021/2579 (additional storeys above block of flats) to alter the internal layout by reducing the number of bedrooms in some units.
Location: Beechwood Court Station Avenue Walton-On-Thames Surrey KT12 1LT
Non- Material Change Ref: 2022/0799

Further to your recent application for a non-material change I am writing to comment as follows:

I can confirm that the above works can be considered as a non-material change to the above mentioned planning permission and no further planning application will be necessary.

The proposed alteration would only alter the internal layout of the previously approved dwellings. There would be no external alterations and no change to the number of dwellings. The alterations are to ensure that the dwellings meet the Nationally Described Space Standards and this has consequently led to six of the approved dwellings being altered from 2 bed dwellings to 1 bed dwellings. As the changes are purely internal and would not alter the appearance of the approved development and there would be no gain or reduction of dwellings compared to the approved plans it is considered appropriate for the Non-Material Amendment to be granted.

It should be noted that as set out in The Encyclopaedia of Planning Law and Practice a successful application under Section 96A (commonly referred to as an application for a Non-Material Amendment) does not result in a new permission but amends an existing permission. Section 96A therefore does not leave the option available under s.73 of implementing the unamended permission since there is only one permission, rather than a second permission which results from s.73. As such following the granting of the Non-Material Amendment application the applicant would be unable to implement the previously approved plans which showed dwellings that did not conform to the Nationally Described Space Standards.

The development can therefore be carried out subject to any amended or additional conditions shown below.

Condition No.	Conditions
1	List of approved plans The development hereby permitted shall be

DN – NMC Granted



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	carried out in strict accordance with the following list of approved plans: 1413-00-LP, 1413_PREL received on 16/07/2021 and 1413 PRBS Rev B received on 17/08/2021, and 1413_PRGA Rev A received on 11/03/2022.
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Yours faithfully,

Jennifer Margetts
North Area Team Leader
Planning and Environmental Health

on behalf of Head of Planning and Environmental Health