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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Taylor House

Address Line 1

Taylor Lane

Address Line 2

Loscoe

Address Line 3

Derbyshire

Town/city

Heanor

Postcode

DE75 7TA

Description of site location must be completed if postcode is not known:

Easting (x)

442777

Northing (y)

347470

Description

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Fair Square Self Storage

Address

Address line 1

Taylor House Taylor Lane

Address line 2

Loscoe

Address line 3

Town/City

Heanor

County

Derbyshire

Country

United Kingdom

Postcode

DE75 7TA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Madeleine

Surname

Turner

Company Name

Planning and Design Group (UK) Limited

Address

Address line 1

Pure Offices

Address line 2

Lake View Drive

Address line 3

Sherwood Park

Town/City

Nottingham

County

Country

United Kingdom

Postcode

NG15 0DT

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Sub-division of the existing building into three commercial units (Planning Use Classes E g) iii), B2) and a Self-Storage facility (Planning Use Class B8) with associated development works to facilitate the proposal to include increasing the eaves and ridge height, erection of palisade fencing and laying of tarmac surface to create a level access. at Taylor House, Taylor Lane, Loscoe.

Reference number

AVA/2024/0821

Date of decision

23/01/2025

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Revisions to submitted documents.

Please state why you wish to make this amendment

Following the original grant of planning permission the applicants wish to substitute certain approved drawings following technical considerations of the development. The non-material amendments include the introduction of a second roller shutter door to the approved 'Self-Storage Unit' and installation of new fenestration. Land levels of the site require the applicant to create a ramped access, with retaining wall, to ensure that level access is achieved into this area of the Self-Storage Unit.

To accommodate this secondary entrance, the ramped access, and retaining wall, the proposed parking arrangement is amended with a net loss of 1no. parking space from that approved. The proposed parking arrangement has been reviewed and the overall layout tracked by Vectio Consulting Ltd. An updated Transport Note supports this application.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

1963_107_B-Proposed Ground First Floor Layout (Dated 04/11/2024)

1963_108_B-Proposed North & West Elevations (Dated 04/11/2024)

1963_109_B-Proposed South & East Elevations (Dated 04/11/2024)

1963_110_A-Proposed Site Plan (Dated 04/11/2024)

VC0577 R1.0 Transport Statement - Taylor House, Taylor Lane (Dated 18/11/2024)

New plan/drawing numbers

1963_207_E - Proposed Ground First Floor Layout (Dated 10/11/2025)

1963_208_A - Proposed North & West Elevations (Dated 10/11/2025)

1963_209_G - Proposed South & East Elevations (Dated 10/11/2025)

1963_210_D - Proposed Site Plan (Dated 10/11/2025)

VC0577 R1.1 Transport Statement - Taylor House, Taylor Lane (Dated 30/10/2025)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Madeleine Turner

Date

11/11/2025