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Our ref:

17/07/2026

By email

Amber Valley Borough Council
Market Pl,
Ripley,
DE5 3BT

Dear Sir/ Madam,

Application Reference: AVA-2024-0328
Location: 67 Hazelwood Road Duffield Belper Derbyshire DE56 4AA
Proposal: Proposed front extension incorporating new double garage with living space above served by 2 dormers, single storey extension to the rear, first floor extension to the rear and the application of render to parts of the dwelling.

Introduction
Following the material commencement of development under planning permission AVA-2024-0328, this application seeks approval for a Non-Material Amendment relating solely to the treatment of the principal elevation.

The amendment has arisen following the demolition of the large front breakfast room (AVA-2004-0463) and subsequent exposure of the original facing brickwork. During construction, circumstances have become apparent that were not evident at the time the original application was determined.

Background
During the original planning application, the proposed application of render to the front elevation was one of the principal design considerations. At that time, it was anticipated that the existing brickwork would be concealed by the rendered finish.

However, following careful consideration during construction, the client has elected to retain the original exposed brick façade rather than proceed with the rendered finish, recognising the quality and character of the existing building.

Unfortunately, demolition of the aforementioned larger bay and breakfast room has resulted in significant scarring and mismatched original masonry, as illustrated in the accompanying site photograph below.



Furthermore, despite extensive investigations, the original brick cannot be satisfactorily matched on bulk to infill the opening and repair any damaged areas. This is illustrated above. The only suitable replacement bricks available have been those carefully salvaged from the demolition works and from the internal knock-through between the proposed kitchen and lounge. These are insufficient to undertake a seamless repair of the principal elevation.

Proposed Amendment

To overcome these issues, it is proposed to replace the small window within the gym and subsequent infill, originally approved under AVA-2024-0328, with a substantially smaller stone bay designed to match the projection and detailing of the existing stone bay serving the adjacent study (left had of the image above).

The new proposal would be partially concealed by the garage when viewed from the road as illustrated in the proposed plans accompanying this application.

The amendment has several benefits:

- It conceals the unavoidable scarring resulting from demolition.
- It avoids extensive areas of mismatched replacement brickwork.
- It removes the render to the front elevation which was an area of contention within the original application.
- It reflects an existing architectural feature already present on the dwelling.
- It creates a more balanced and coherent composition across the principal elevation.
- It reinforces the vertical proportions established by the first-floor window arrangement.

The proposed stonework will match the existing adjacent bay in material, detailing and appearance, ensuring the intervention appears as an intentional and sympathetic component of the original dwelling.

Planning Assessment:

The proposed amendment does not alter:

- the overall scale or massing of the approved development;
- the footprint of the extension;
- ridge or eaves heights;
- the relationship with neighbouring properties;
- overlooking, privacy or daylight impacts;
- access or parking arrangements; or
- the overall planning strategy established under the approved permission.

The amendment relates solely to the architectural treatment of part of the front elevation and represents a modest design refinement arising directly from conditions encountered during construction.

The proposal is considered to improve the visual quality of the development when compared with attempting extensive brick repairs using mismatched materials. It also removes the need to render the original brick façade, thereby retaining more of the property's existing character whilst ensuring a high-quality finished appearance.

Conclusion

This application seeks a pragmatic and sympathetic amendment resulting from unforeseen construction circumstances encountered following lawful commencement of development.
The proposed smaller stone bay is directly informed by the existing architecture of the dwelling, provides a significantly improved visual outcome, and enables the retention of the original brick façade whilst avoiding extensive areas of poorly matched brickwork.

The amendment does not materially alter the nature or impact of the approved development and is therefore considered to constitute a non-material amendment under Section 96A of the Town and Country Planning Act 1990.