DEVELOPMENT SERVICES
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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

Address Line 1

Land South of B600, Lower Somercotes

Address Line 2

Somercotes

Address Line 3

Town/city

Alfreton

Postcode

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

Easting (x)

443190

Northing (y)

353157

Description

Land to the south of B600, Lower Somercotes, Somercotes

Applicant Details

Name/Company

Title

Mrs

First name

Charlotte

Surname

Nwali

Company Name

Harron Homes

Address

Address line 1

Harron Homes North Midlands

Address line 2

Floors 1& 2

Address line 3

No 2 Midland Way

Town/City

Chesterfield

County

Country

United Kingdom

Postcode

S43 4XA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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

Variation of Condition 2 of reserved matters permission AVA/2023/0800, relating to the approved plans for the residential development at Land to the South of B600, Lower Somercotes, Somercotes.

Reference number

AVA/2024/0755

Date of decision

29/05/2025

What was the original application type?

Approval of reserved matters

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

Substitution of approved brick types on the approved materials plan with Grainger Autumn and Grainger Gold, as shown on the submitted revised materials layout.

The amendment relates solely to the approved external materials specification. No changes are proposed to the approved layout, dwelling numbers, house types, scale, access, parking, landscaping or wider design principles.

Please state why you wish to make this amendment

The amendment is sought to allow alternative brick types to be used across relevant plots/elevations within the development.

The proposed replacement bricks are considered to be appropriate alternatives which remain consistent with the approved materials palette and overall design intent of the scheme. The change is minor and would not result in any materially different planning impacts.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Materials Layout Plan 624-RP-005 Rev -

New plan/drawing numbers

Materials Layout Plan 624-RP-005 Rev -J

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?

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

Pre-application Advice

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

- [ ] Yes
- [x] 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

Charlotte Nwali

Date

23/09/2026