



1 Example Street London SW1A 1AA

NON-MATERIAL AMENDMENT

On behalf of Example Developments Ltd

Wren

Wren is a trading name of Shonaïke Finance Ltd (Company No. 16406111). Registered office: 3rd Floor, 86-90 Paul Street, London, EC2A 4NE.

Regulated by the Royal Town Planning Institute

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Introduction

1.1 Purpose of this Statement

- 1.1.1 This Statement has been prepared by Wren on behalf of Example Developments Ltd in support of an application under section 96A of the Town and Country Planning Act 1990 for a non-material amendment to a planning permission at 1 Example Street, London SW1A 1AA. It identifies the permission to be amended, describes the amendment sought, and explains why the amendment is properly to be regarded as non-material.

1.2 The section 96A test

- 1.2.1 Section 96A permits a local planning authority to make a change to a planning permission where it is satisfied that the change is not material. There is no statutory definition of "non-material"; whether an amendment is non-material is a matter of planning judgement for the authority, having regard to the nature of the permission and its context, and to the cumulative effect of any previous amendments. This Statement addresses that test.
- 1.2.2 This is a specimen document; all names, figures, references and details are illustrative and do not relate to any real site, permission or application.

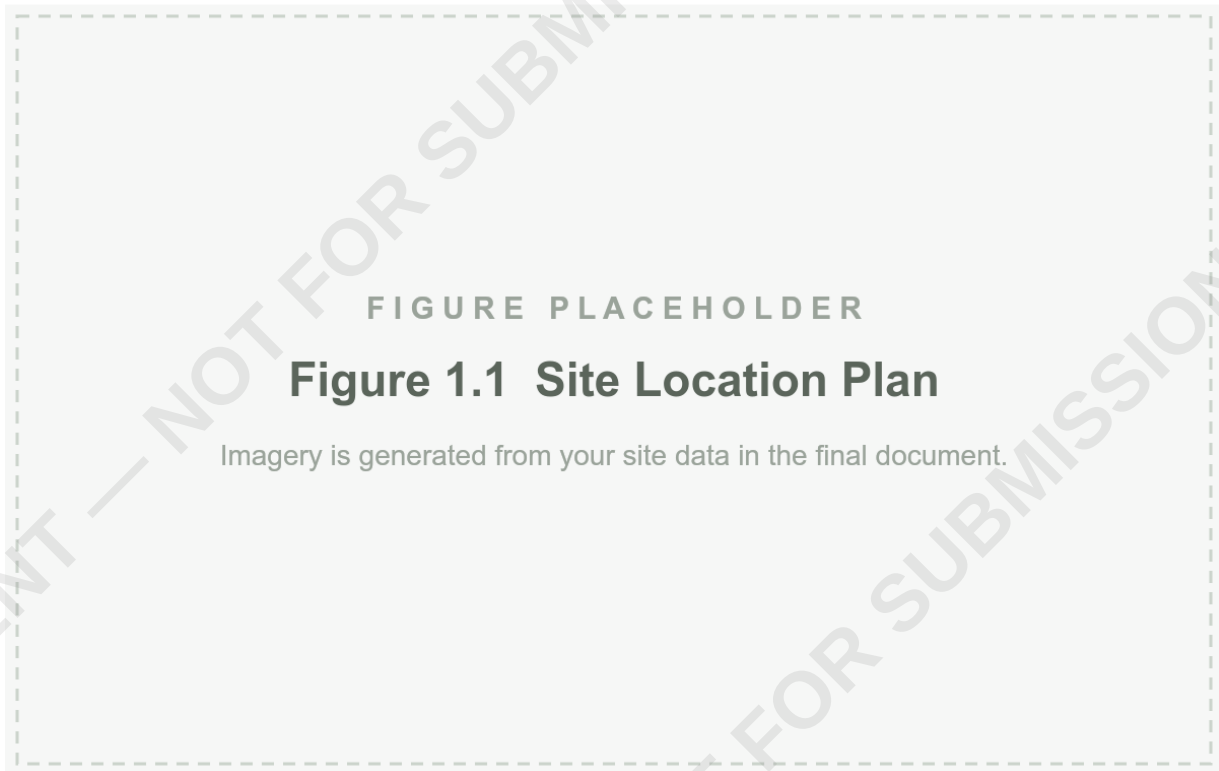


Figure 1.1 Site Location Plan

Source: Contains OS data © Crown copyright and database rights 2026

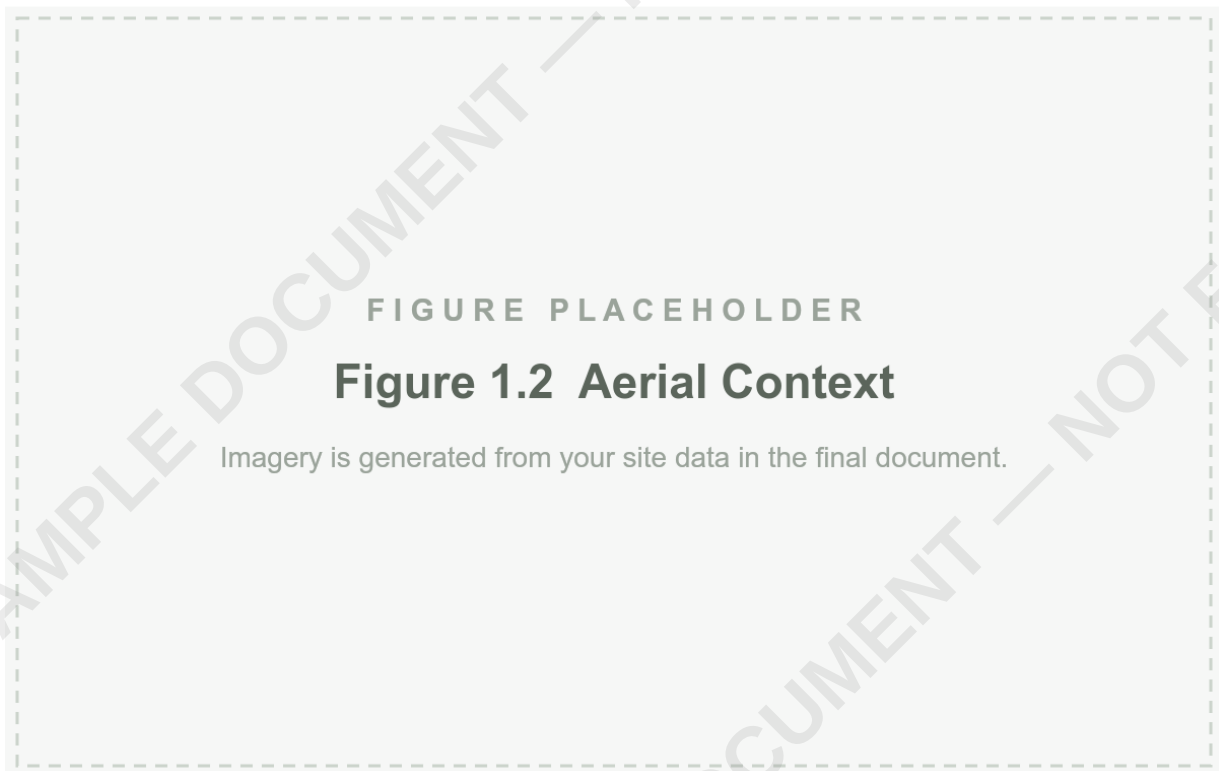


Figure 1.2 Aerial Context

Source: Mapbox / Maxar

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The Amendment Sought

2.1 The permission and the amendment

- 2.1.1 The Site benefits from planning permission (illustrative reference 22/00010/FULL) for residential development with associated works. The amendment sought is a minor repositioning of a rear ground-floor window and a corresponding revision to the approved drawings, arising from a coordination adjustment during detailed design. The nature and extent of the amendment is set out in the table below.

Table 2.1: Summary of the amendment sought

Item	As approved	As proposed
Rear ground-floor window	Centred on the elevation	Offset by 0.4 m
Window dimensions	Unchanged	Unchanged
Approved drawing reference	P-101 Rev A	P-101 Rev B

2.2 Context of the amendment

- 2.2.1 The window in question serves a non-habitable/service room and faces the private rear of the Site. The 0.4 m offset does not alter the size of the window, the fenestration pattern as read overall, or the appearance of the elevation in any material respect. No other change to the approved scheme is proposed, and there have been no previous amendments to the permission whose cumulative effect would need to be taken into account.

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Assessment

3.1 Whether the amendment is non-material

- 3.1.1 Whether an amendment is non-material is a matter of planning judgement having regard to the nature of the permission and its context. The amendment sought here is plainly minor: it comprises a 0.4 m repositioning of a single rear window and does not alter the scale, massing, height, footprint or use of the approved development. It does not change the number or size of units, the access arrangements, or any matter that was material to the grant of the permission.

3.2 Effect on interests of acknowledged importance

- 3.2.1 The amendment would give rise to no additional impact on the amenity of neighbouring occupiers: the window faces the private rear of the Site, the separation distances to neighbouring properties are unchanged, and no new overlooking or loss of privacy would arise. It would give rise to no additional impact on the character or appearance of the area, the overall composition of the elevation being unaffected as read from any public or private vantage point. There is no other interest of acknowledged importance that would be affected.

3.3 Conclusion

- 3.3.1 The amendment sought is minor in nature and gives rise to no material change in the scale, appearance or impact of the approved development. It is properly to be regarded as non-material within the meaning of section 96A of the Town and Country Planning Act 1990, and it is respectfully requested that it be approved and the revised drawing substituted for that previously approved.

Prepared by

A. Specimen

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Chartered Town Planner, for and on behalf of Wren

Signed

Date



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This Non-Material Amendment has been prepared by Shonaïke Finance Ltd for the use of Example Developments Ltd in connection with the applications described at Section 1. It may not be relied upon by any other party or used for any other purpose without the prior written agreement of Shonaïke Finance Ltd. The opinions expressed are given in good faith on the basis of the information available at the date of preparation.