

The Town and Country Planning Act 1990
Refusal of non-material change to a planning permission
Application Reference Number: PL/2026/03218
Decision Date: 09/07/2026

Applicant:	Mr Peter Frost New HouseThe Green, 263 East Grafton, Marlborough, GB, SN8 3DB
Particulars of Development:	Non Material Amendment to PL/2025/00435 - Cladding
At:	263 The Green, East Grafton, Marlborough, SN8 3DB

I can confirm that having had regard to the effect of the proposed change, the Council concludes that the amendment is material and accordingly has **REFUSED** the request for a non-material change to the planning permission. The Council considers that the proposed change is material for the reason(s) given below

If you wish to pursue these changes, you will need to apply for planning permission.

Refusal Reason

- 1 The proposed amendment would replace the principal approved external materials which formed the basis of the assessment of the development's design, character and appearance within the Conservation Area and National Landscape. The amendment would replace the approved single material palette with two distinct materials of differing appearance, colour, texture and detailing, resulting in a materially different visual appearance from that originally approved. The changes would therefore materially alter the character and appearance of the approved development and cannot reasonably be regarded as non-material amendments within the meaning of Section 96A of the Town and Country Planning Act 1990.

Informative

- 2 The Local Planning Authority notes that insufficient information relating to the proposed replacement materials was submitted with the application to enable a full assessment of the amendments sought.

Additional information was therefore requested from, and subsequently provided by, the applicant (email dated 30 June 2026) and has been taken into account in the determination of the application.

The Local Planning Authority also notes that Drawing No. 2436-P-005-P1 dated 14/01/2025 (Proposed Elevations), Drawing No. 2436-P-006-P1 dated 14/01/2025 (Architects Impression – View Looking North) and Drawing No. 2436-P-007-P1 dated 14/01/2025 (Architects Impression – View Looking South), submitted in support of this application, are drawings previously approved under planning permission PL/2025/00435 and do not illustrate the amendments proposed under this non-material amendment application.

Nic Thomas - Director of Planning, Economy and Climate

