

APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04767
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	45-46 Blue Boar Row, Salisbury, SP1 1DA
DEVELOPMENT DESCRIPTION:	Non Material Amendment to PL/2025/00843 in relation to Reconfiguration of the layout of flat no. 4 on the third floor
RECOMMENDATION:	That the non-material amendment be GRANTED

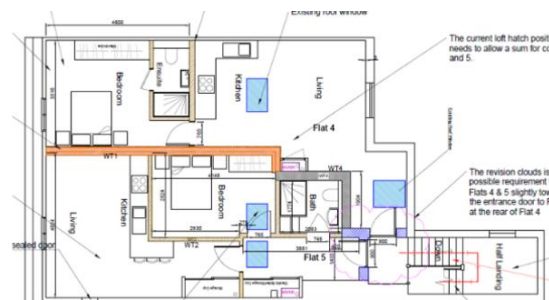
PROPOSAL

The proposal is to amend the internal layout of flat no. 4 on the third floor of 45-46 Blue Boar Row, as approved under PL/2025/00843. A listed building consent accompanied the original planning application decision.

The proposed non material amendment to the approved scheme seeks to change the internal layout of Flat 4 on the third floor only.



Approved Floor Plan



Proposed Floor Plan

The bedroom would be repositioned to the front, and lounge to the rear. The outlook from the lounge would be over the roofscape. Both rooms still benefit from good natural light and ventilation.

PLANNING HISTORY

PL/2025/00843 Alterations to existing shop front to provide flat entrance and the conversion of the first, second and third floors to five one bedroom flats AC

PL/2025/01183 LBC Alterations to existing shop front to provide flat entrance and the conversion of the first, second and third floors to five one bedroom flats AC

RELEVANT LEGISLATION AND GUIDANCE

Town and Country Planning Act 1990 (as amended):

- Section 96A: This section provides the legal basis for non-material amendments to an existing planning permission. It allows Local Planning Authorities (LPAs) to make changes to a planning permission without the need for a new application, provided that the changes are considered to be "non-material."
- The Act does not define "non-material," and it is at the discretion of the LPA to determine whether a proposed amendment qualifies as such, considering the specific context of the development and its impacts.

CONSULTATION

As an application for a non-material amendment is not a full planning application, the provisions under the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to statutory consultation and publicity do not apply. Consequently, local planning authorities have discretion regarding whether and how to inform interested parties or seek their views.

Given that the changes proposed are by definition non-material, consultation or publicity are typically not required. Additionally, as the proposed amendments are minor in nature, there are generally no significant effects that would necessitate consideration under the Environmental Impact Assessment Regulations 2011. In this instance, it has not been considered necessary to consult.

ASSESSMENT

Non-material amendments are changes that do not significantly alter the scheme's overall impact. They can involve minor adjustments to the design or other aspects of the development but should not fundamentally change its character, scale, or overall effect on the surrounding area.

The proposed revisions to the internal layout of flat 4 to reverse the living/kitchen with the bedroom/ensuite does not have any impact on the external appearance of the building or make any change to the existing historic fabric. The removal of the ensuite from the rear of the flat would be an improvement to the layout, as the shower screen would no longer bisect the window.

Therefore, there is no material impact on neighbouring amenities or the character of the area. The retention of the approved number of flats would align with the original scheme approved under Class MA and is not a substantive change.

CONCLUSION

In conclusion, based on the assessment, it is recommended that the non-material amendment application be granted.

SUMMARY OF REASONS FOR RECOMMENDATION:

The proposed changes are considered to be minor and non-material in nature for the following reasons:

The proposed revisions to the internal layout of flat 4 to reverse the living/kitchen with the bedroom/ensuite does not have any impact on the external appearance of the building or make any change to the existing historic fabric. The removal of the ensuite from the rear of the flat would be an improvement to the layout, as the shower screen would no longer bisect the window.

Therefore, there is no material impact on neighbouring amenities or the character of the area. The retention of the approved number of flats would align with the original scheme approved under Class MA and is not a substantive change.

The total number of flats remains unchanged. The changes are therefore considered to be non material.

Subject to the following amendment to Condition 4 of PL/2025/00843 to amend the approved plans list:

The development hereby permitted shall be carried out in accordance with the following approved plans listed in schedule:

Location Plan at 1:1250 scale received 12/2/25

Proposed Floor Plans ref PEI 002 REV B received 17/4/25

Proposed 3rd Floor ref GA 04 Rev B dated 27/7/26 received 29/7/26

Existing and Proposed Roof Plan ref PEI 006 received 7/4/25

Proposed Elevations - Window and Joinery Treatments ref PEI 005 received 7/4/25

Amended Details Statement received 7/4/25

Environmental Noise Impact Assessment by Impact Acoustics ref IMP7822 dated March 2025

Flood Evacuation Plan by AEGAEA ref AEG6990_SP1_Salisbury_01_FEP dated 23/1/25

Flood Risk Assessment by AEGAEA ref AEG6990_SP1_Salisbury_01_FEP dated 21/1/25R

REASON: For the avoidance of doubt and in the interests of proper planning.

Please attach this letter to your Decision Notice.