

Our Ref: 04C500209

Planning Portal Ref: PP-14784809

16 March 2026

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**NON-MATERIAL AMENDMENT APPLICATION - 4 ANGEL SQUARE - OFFICE DEVELOPMENT
CONSENTED UNDER PLANNING PERMISSION REF: 143415/JO/2025**

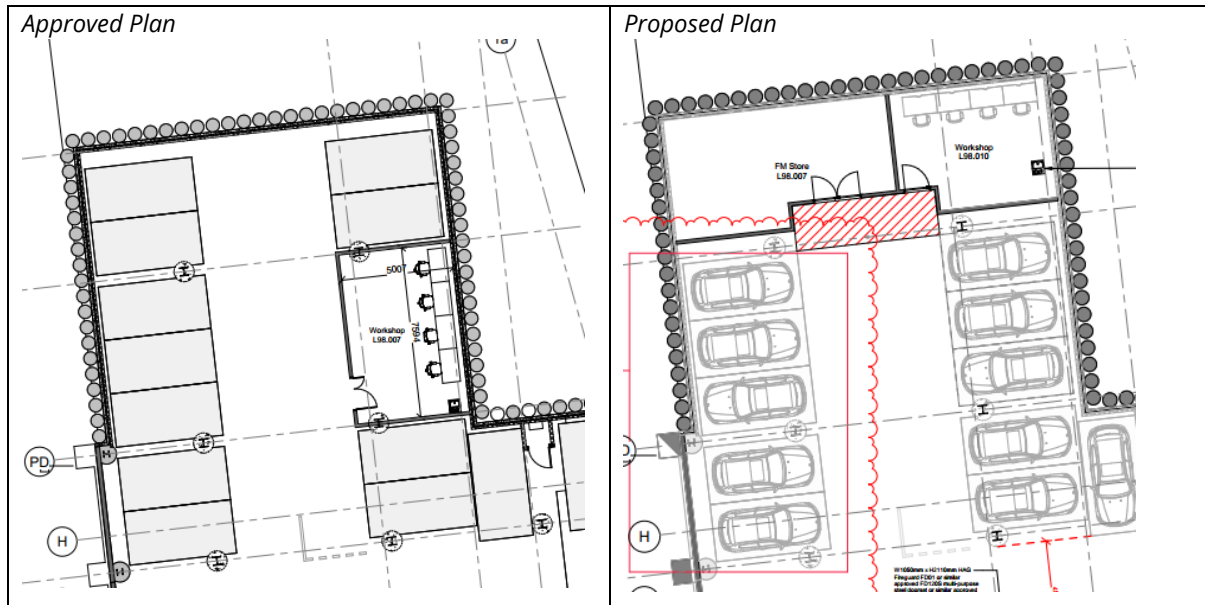
On behalf of our client, Bank of New York Mellon Corporation (the Applicant), please find enclosed a submission for a non-material amendment (NMA) under Section 96A of the Town and Country Planning Act 1990 in respect of planning permission 123437/FO/2019 which was later amended through Section 73 application ref: 143415/JO/2015 approved 08th October 2025.

This NMA seeks to amend the lower ground floor (basement) floor plan only, with no external alterations. The changes proposed are set out in this letter and Avison Young (AY) have considered that the changes are non-material in nature, as such can be dealt with via Section 96A (NMA) application.

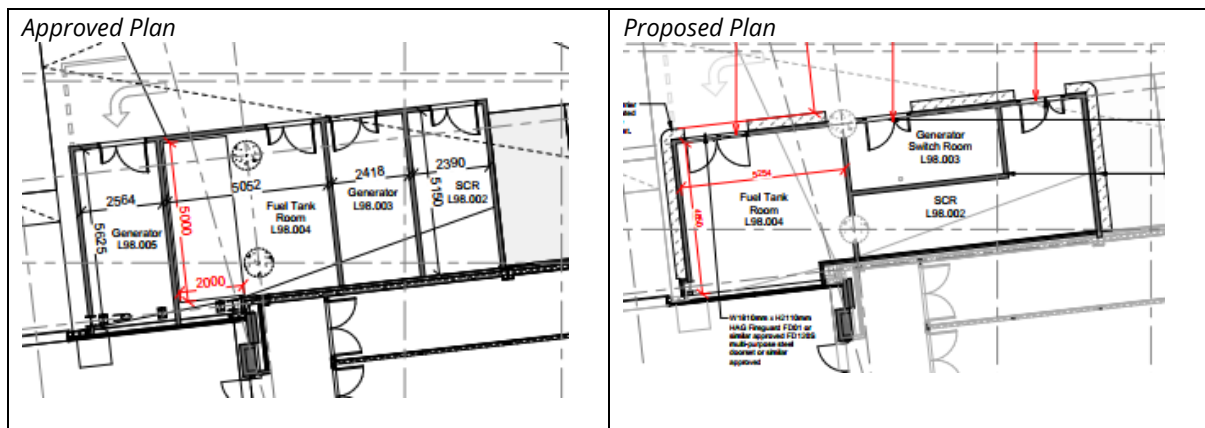
THE PROPOSED AMENDMENTS

The proposed changes to the approved development that are sought through this NMA application all fall within the lower ground floor/ basement level and have come about through the Bank's occupier needs. The changes include:

1. Repositioning the facilities manager store and workshop within the basement



2. Reconfiguring the generator, fuel tank and SCR



The internal changes have no impact on the external appearance of the building, but it does result in the loss of one car parking space, bringing the total provision down from 43spaces to 42spaces. However, the proposals still retain 26 EV charging bays, three disabled car parking bays and all cycle space and shower/ changing room provisions.

The schedule below sets out the new planning drawings submitted and which approved application drawings are to be replaced as a result of this NMA application.

Approved Drawing	Proposed Plan for Approval
Basement Zone 1 General Arrangement Plan BNYM-TPB-ZZ-B1-DR-ID-201001-S3-P01	Basement Zone 1 General Arrangement Plan BNYM-TPB-ZZ-B1-DR-ID-201001-A4-C08
Basement Zone 2 General Arrangement Plan BNYM-TPB-ZZ-B1-DR-ID-201002-S3-P01	Basement Zone 2 General Arrangement Plan BNYM-TPB-ZZ-B1-DR-ID-201002-A4-C11

SUMMARY

The application has been submitted electronically through the Planning Portal (Ref: PP-14784809). A BACS payment of £383 (including the service charge) to cover the requisite application fee has been paid online via the Planning Portal.

I trust that the above and enclosed information is sufficient to enable you to validate the submission. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,

