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Our Ref: 04C500209

Planning Portal Ref: PP-15163364

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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.

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 delt with via Section 96A (NMA) application. This point of view has also been prior agreed with Officers through pre-application discussions.

THE PROPOSED AMENDMENTS

This NMA responds to the Bank's requirement of installing additional frosted glazing on the east elevation of the ground floor of the building. The reason for this, is internally the rooms are treatment rooms as part of the health centre and here client confidentiality is required. It wouldn't be appropriate to allow street views into the treatment space. The NMA seeks to amend condition 41 to update the reference to the new manifestation elevation and details plan.

Figure 1 indicates the windows in blue which are sought to changed from clear glazing to a frosted glazing which matches the frosted window glazing to the area marked in red on the same image.



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
U8881D0250T1 Proposed GF Elevation Manifestation Location	U8881D0250T2 Proposed GF Elevation Manifestation Location
U8881D0251T1 Proposed East Elevation Manifestation	U8881D0251T2 Proposed East Elevation Manifestation

It is proposed that the wording of Condition 41 is re-worded as follows to reflect the new approved plans:

> *"All windows at ground level, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way other than as shown on the drawings referenced U8881 D 0 250 Rev T2~~1~~ and U8881 D 0 251 Rev T2~~1~~ received by the City Council, as Local Planning Authority~~, on the 12 September 2025~~."*

SUMMARY

The application has been submitted electronically through the Planning Portal (Ref: PP-15163364). A BACS payment of £400 (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,

