

	Application under section 96A for non-material amendment	Application under section 73 for development without compliance with original conditions /minor material amendment
Who can apply?	A person with an interest in the land.	In theory anybody. In practice, copyright considerations may limit it to the original applicant or someone authorised by them.
What is the application process?	Standard application form	
What is the application considered against?	Local planning authority has to be satisfied it is not material; they must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.	Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.
Does it result in a new permission?	No	Yes
When is the expiry date of the new permission	N/A	As original permission
Is a design and access statement required?	No	

	Application under section 96A for non-material amendment	Application under section 73 for development without compliance with original conditions /minor material amendment
Will the decision appear on planning register?	Yes	
Is there a right of appeal?	No	Yes, under section 78 of the 1990 Act.
In what form must the decision be issued?	In writing. There is no prescribed form for this.	Grant: new decision notice describing the whole development and listing all conditions. Refuse: decision notice listing reasons for refusal. Original permission with existing conditions remains in place.
Is an Environmental Impact Assessment required?	As by definition the changes sought will be non-material, it is unlikely that there will be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2011.	This is considered to be a new application for planning permission under the Environmental Impact Assessment Regulations 2011.
What is the fee for the application?	£28 for householder applications. £195 for other applications.	£195.
What are the requirements for publicity under Article 13 of the Development Management	Applications under section 96A are not applications for planning permission, so they are not covered by these requirements. Local	Applications under section 73 are covered by these requirements. Within the discretion they have, local planning authorities should adopt a proportionate

	Application under section 96A for non-material amendment	Application under section 73 for development without compliance with original conditions /minor material amendment
Procedure Order?	planning authorities therefore have discretion.	approach.
What are the requirements for statutory consultation under Schedule 5 of the Development Management Procedure Order?	Applications under section 96A are not applications for planning permission, so they are not covered by these requirements. Local planning authorities therefore have discretion.	For non-Environmental Impact Assessment schemes, local planning authorities have discretion in whom they consult under this article. For Environmental Impact Assessment schemes, there is no discretion.
What is the time limit for making a decision?	28 days, or a longer period if that has been agreed in writing.	As per new application.
What is the time limit for an appeal? (refusal)	N/A	Householder application: 12 weeks. Non-householder: six months.
What is the time limit for an appeal? (non-determination)	N/A	Householder and non-householder: six months from end of statutory determination period.