

Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20230788
Location:	WT Henley Building Land at Crete Hall Road, Northfleet, Kent
Description:	EDC RE-CONSULTATION EDC/23/0072 - Non-material amendment to conditions 1, 3, 4, 5 and 7 of reserved matters approval reference EDC/22/0050 to allow for the phased submission of details to facilitate phased delivery of the development.
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The Ebbsfleet Development Corporation (EDC) has submitted the following in support of the application:

Consultation letter dated 20 July 2023

Relevant Planning History

EDC/22/0050: Application for approval of reserved matters (relating to layout, scale, appearance and landscaping) pursuant to conditions 4 and 6 of hybrid planning permission reference no. EDC/19/0049 for the refurbishment and change of use of the WT Henley Building comprising ground floor community floorspace, 4no. dwellings at first and second floor, single storey rear extension and associated external landscaping including details relating to noise mitigation, surface water drainage (condition 9), MVHR (condition 31), and soft landscaping (condition 40). (GBC ref. 20220630) Permitted by EDC 04.08.2022

EDC/19/0049: Application for the variation of conditions 2, 3, 4, 5, 6, 10, 11, 39 and 58 attached to planning permission reference no. EDC/17/0038 to relocate residential apartment block building (Block A) in the north-west corner of the site and associated works, including diversion of the public footpath, changes to car parking and installation of a landscaped bund. (GBC ref 20190488) Permitted by EDC 06.09.2019.

Note: The above s73 or minor material amendment application effectively results in the grant of a fresh planning permission, and it was necessary to re-impose the original planning conditions under ref EDC/17/0038, albeit subject to some variation where they are required to reflect the amended scheme, principally relating to updated drawing references.

EDC/17/0038: Hybrid planning application (part full and part outline) comprising: (1) full planning application for the erection of 598 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway accesses and realignment of Crete Hall Road; demolition of rear of WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks; and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building (GBC Ref 20170316). Permitted by EDC 20.03.2019

There are several other planning applications that relate to the discharge of various planning conditions approved by the EDC and which were the subject of consultation with GBC but are not relevant to the consideration of this application.

There are also previous GBC planning applications relating to the whole site.

Consultations

GBC Conservation

The only other item I thought should be addressed whilst the upper floors are unoccupied is ventilation. Good practise is to ensure ventilation of the interior to reduce damp issues. This will require the temporary window panels to allow some form of ventilation, which could be by simply offsetting the panels and allowing a 10mm airgap to the upper/lower section of the panel.

Just out of interest – how will the Site Management Company be financed in the long term? Normally such companies are funded by the commercial aspects of a property with residential contributions being a smaller fraction. This is an area for future conflict if not clearly stated as non-profit making or majority residential occupier controlled. Presumably you've had discussions. I'm only interested as this comes up from time to time and its useful to know of a working model.

Officer's Analysis

This application comprises an Ebbsfleet Development Corporation consultation on application EDC/23/0072, which is a non-material amendment to conditions 1, 3, 4, 5 and 7 of reserved matters approval reference EDC/22/0050 to allow for the phased submission of details to facilitate phased delivery of the development.

The submitted covering letter states that the Reserved Matters Consent includes 16 planning conditions that require submission of various details at set trigger points. These conditions assume the works for the conversion of the WT Henley Building will all be undertaken at the same time (i.e. the residential and community uses will be delivered together).

It is now Keepmoat Homes' intention to bring forward the community uses ahead of the conversion of the remainder of the building for residential purposes. This would allow for the delivery of the community asset in a timely manner (i.e. by 400th occupation) which is of primary importance to the new and existing community. This would constitute Phase 1 of the works. The upper floors would be safeguarded and protected until such time as they are converted to prevent deterioration of the building. This conversion would occur at a latter trigger point closer to the end of delivery of the whole site and would represent Phase 2 of the conversion works.

As a number of the conditions require submission of details relating to the conversion works as a whole, the purpose of this NMA application is to amend the wording of conditions to allow the phased submission of details to allow for a phased implementation of the Reserved Matters consent.

In terms of the re-wording of the conditions, the most relevant matters for GBC involve conservation and environmental protection. Under this current re-consultation application, there have been submitted updated section and window details and a revised building management plan and restoration note to detail the works to be undertaken in each phase, which only require conservation comments.

GBC's Conservation Officer has commented that the ventilation of the interior upper floors should also be considered with the temporary window panels.

As an aside, the consideration of the financing of the Site Management Company has been queried. These comments will be passed onto EDC.

The revised details are acceptable, subject to the consideration in particular about ventilation.

Recommendation

Conservation comments about ventilation should be considered.

Overall, there are no objections in relation to the non-material amendment in relation to phasing.

Further expert advice will be provided as necessary by other consultations undertaken by the EDC.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	7 August 2023	Dated:	07 August 2023