



Delegated Report

Planning Application

Planning Application No: 20221151

Location: Kingsbridge Court, 25 - 26 High Street, Gravesend

Description: Application for non-material amendment to planning permission reference number 20201279 (original application reference 20180797) to allow alteration of the external staircase aesthetic to introduce some structural support required by the SE and manufacturer.

Applicant: Mr Baruch Davidovits

Site Visit Date: Various

Submitted Documents/Plans

Application form

Drawing no. 1214.PA.001 (site location plan)

Drawing no. 1214.PA.100 (proposed stair plan)

Drawing no. 1214.PA.020 (existing rear elevation)

Drawing no. 1214.PA.010 (existing stair plan)

Drawing no. 1214.PA.200 (proposed rear elevation)

Relevant Planning History

20201279	Application for variation of condition 2 attached to planning permission reference no. 20180797 being for demolition and rebuild of the existing building, and the construction of a new building on the same footprint to create 7no one-bedroom and 5no two bedroom self-contained flats, and construction of an external fire escape; to allow new plans and sections to reflect the works on-site, including a new study within flat 9, and also the addition of a canopy to cover the rear external flat's entrances.	Permitted	05.07.2021
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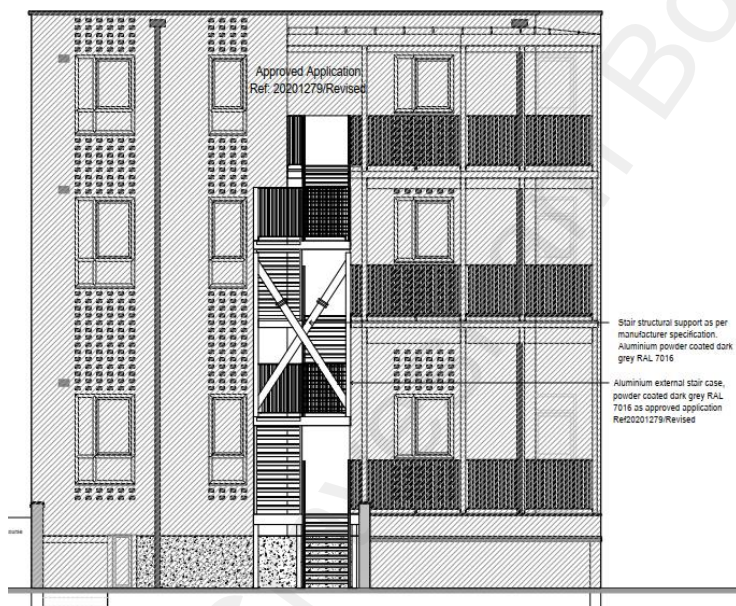
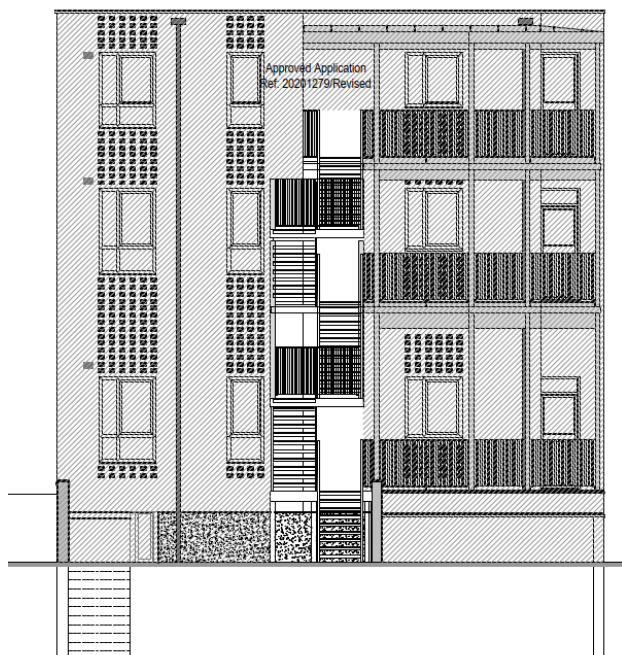
Development Plan

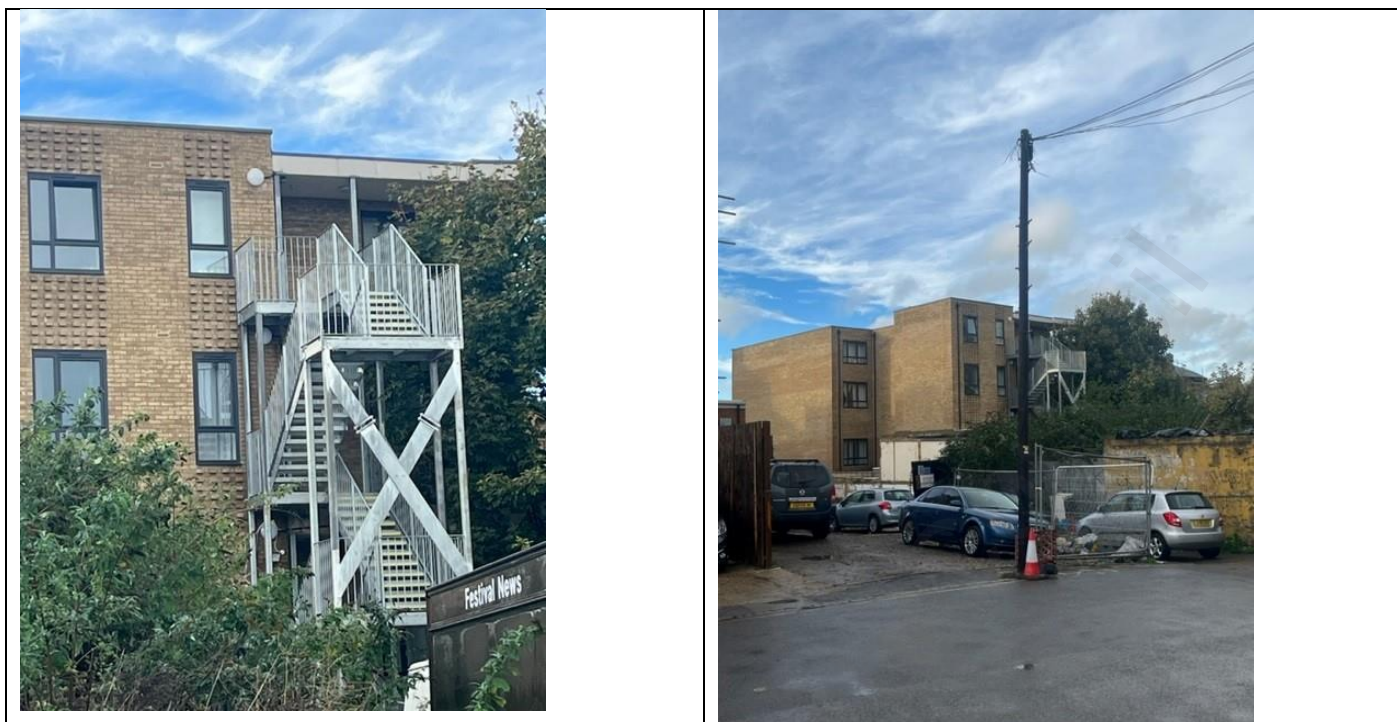
As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

Officer's Analysis

Proposal

Approved rear (drawing no. 1214.201 rev B):





Condition 3 of 20201279:

The materials shown on drawing no. 1214.200 rev E (proposed front elevation) and 1214.201 rev B (rear elevation) shall be used in the construction of the external surfaces of the building hereby permitted unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details prior to the first occupation of the development and retained thereafter.

Reason: In the interests of visual amenity and pursuant to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 (Development Affecting Conservation Areas) of the Gravesham Local Plan First Review (1994).

Analysis

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

As can be seen from the plans and photos above, the only change to the stairwell is the 'X' support in the middle of the stairs. This is a minor alteration to the design that appears more stark given the use and colour of the materials. The amended (and implemented) planning application 20201279 contains a condition that this must be finished in accordance with plan no. 1214.201 rev B which states the stairs shall be powder coated grey. Provided this happens no objection is raised to the additional support as its appearance is considered non-material. As this is a condition of the planning application, this can be enforced if it is not painted. The applicant will be reminded of this through an informative.

Conclusion

The proposed 'X' support on the stair well is considered a non-material amendment to application 20201279 and therefore the recommendation is to approve.

Recommendation:

Permit

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	16 November 2022	Dated:	16th November 2022