

Delegated Report

Application No:	20250540
Location:	WER Packing Supplies, Unit J1, Lower Road, Northfleet DA11 9BL
Description:	Application for a non-material amendment to planning permission reference number 20221142 to allow some minor alterations to the external facade, the internal layout and the car park arrangement.
Applicant:	W. E. Roberts Pension Fund

Proposal

Application for a non-material amendment to planning permission reference number 20221142 to allow some minor alterations to the external facade, the internal layout and the car park arrangement.

The application consists of the following:

Application Form

Drawing no. 1079A/22 rev C (proposed elevations and section)
Drawing no. 1079A/22 rev A (proposed elevations and section)
Drawing no. 1079A/21 rev F (proposed first floor and roof plan)
Drawing no. 1079A/21 rev B (proposed first floor and roof plan)
Drawing no. 1079A/20 rev K (proposed ground floor plan)
Drawing no. 1079A/20 rev C (proposed ground floor plan)
Drawing no. 1079A/05 rev A (existing elevations and section)
Drawing no. 1079A/04 rev A (existing first floor and roof plans)
Drawing no. 1079A/03 rev A (existing ground floor plan)
Drawing no. 1079A/02 rev A (block plan)
Drawing no. 1079A/01 (site location plan)

Relevant Planning History

20230745	Application for approval of conditions 5(i & ii) and 6 attached to planning permission reference number 20221142 relating to archaeological field evaluation works, any safeguarding measures to ensure preservation in situ of important archaeological remains and the materials to be used in the construction of the external surfaces.	Approval of details	06.09.2023
20221142	Erection of two storey side extension to existing factory/warehouse unit with mezzanine.	Permitted	28.02.2023

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.

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.

The original planning application 20221142 was approved subject to condition 2 below:

The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application Plan;

Design and Access Statement;

Flood Map for Planning;

Northfleet Industrial Estate: Land Quality Desk Study (ref. P22526_R1);

Drawing no. 1079A/01 (Site Location Plan);

Drawing no. 1079A/02 Rev. A (Block Plan);

Drawing no. 1079A/03 Rev. A (Existing Ground Floor Plan);

Drawing no. 1079A/04 Rev. A (Existing First Floor and Roof Plans);

Drawing no. 1079A/05 Rev. A (Existing Elevations and Section);

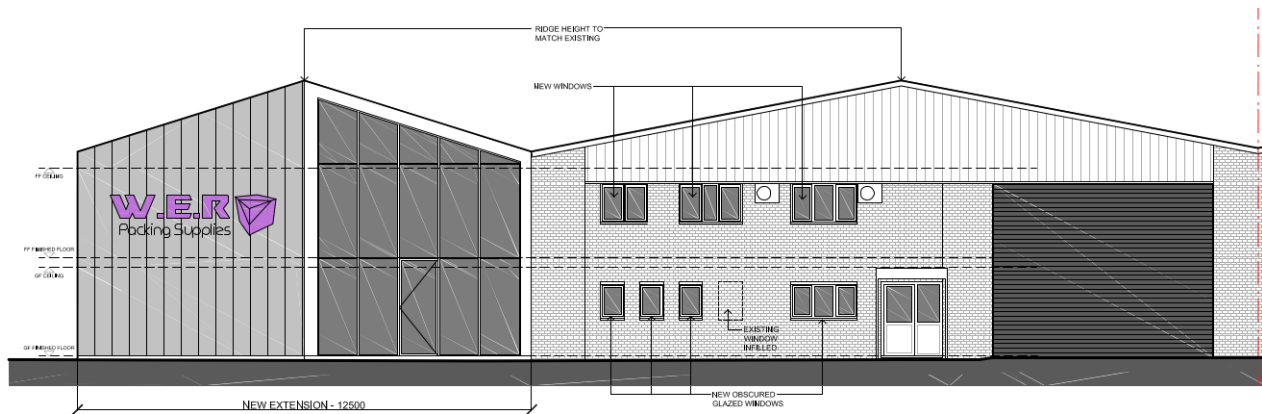
Drawing no. 1079A/20 Rev. C (Proposed Ground Floor Plan and Site Plan);

Drawing no. 1079A/21 Rev. B (Proposed First Floor and Roof Plans); and

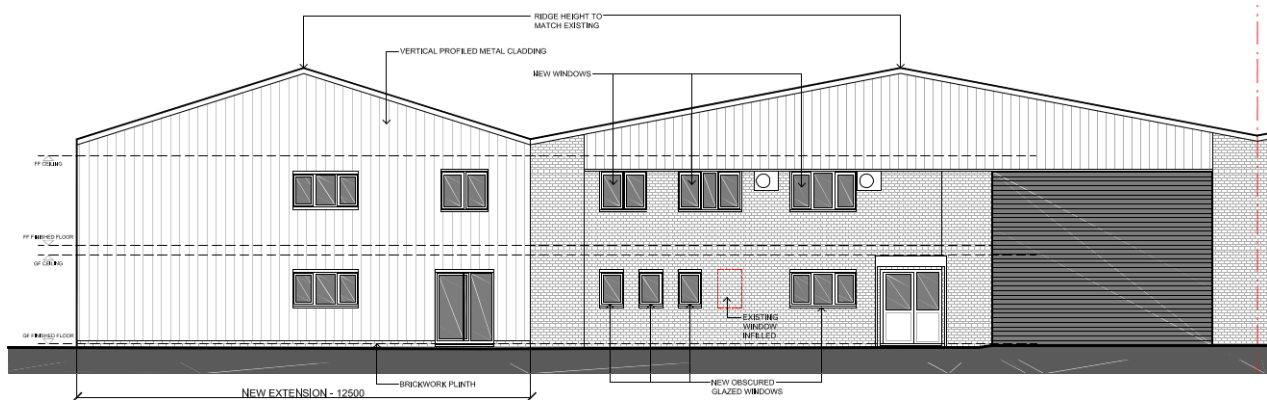
Drawing no. 1079A/22 Rev. A (Proposed Elevations and Section).

Reason: For the avoidance of doubt and in the interests of proper planning.

The approved front elevation is shown below:



The proposed front elevation is now shown as:



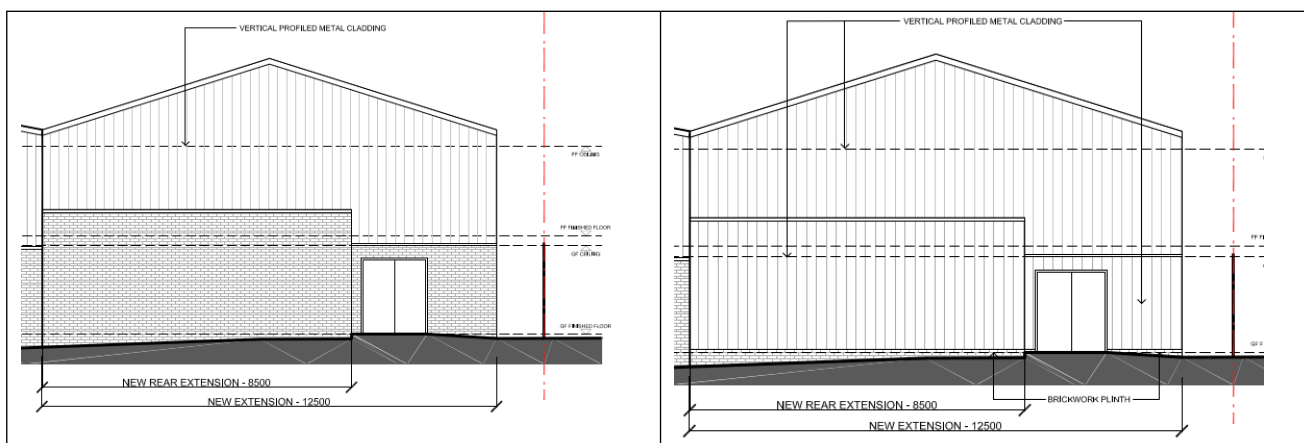
The extension will remain the same size but will be finished in vertical metal cladding to match the second floor of the existing building. Instead of full height glazing covering one side of the front of the extension it is now proposed that three windows will be installed and double doors.

Whilst the proposed design is more utilitarian in appearance than the originally proposed finish, it matches the existing building and other surrounding industrial units. A condition was imposed on the original consent that external materials were to match the building and these proposed amendments are considered to fulfil this. No objection is therefore raised to the amended design and it is not considered to be materially different to the approved plans as these did propose vertical cladding and windows, albeit in a different arrangement.

To the rear the extension will no longer be finished in brick but will be finished in vertical cladding to match the existing building as shown below:

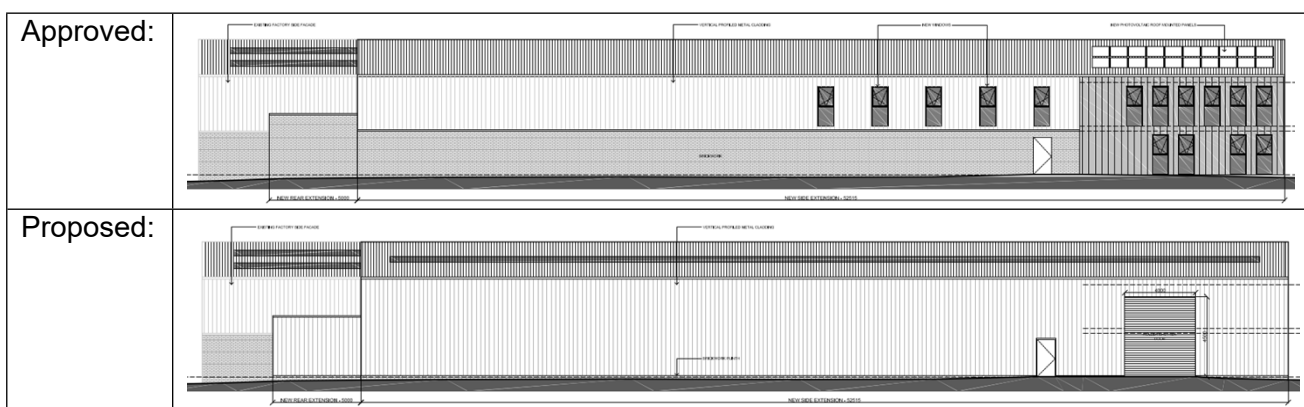
Approved:

Proposed:



No objection is raised to this as it is the rear of the building and matches the existing.

The southwestern side elevation will also be simplified. The brick detailing will be removed as will the windows and photovoltaics. There will instead be a roller shutter door as shown below:



Concerns were raised initially regarding the number of windows and the 'busyness' of this elevation during the course of the planning application and the number of windows was reduced. Now no windows are proposed which creates a simple elevation typical of the industrial character of the area. No objection is raised to this change.

Internally office space is being reduced and WCs lost. As this is internal and was not subject to any conditions no objections are raised to this.

The site layout is also being changed. The social area is shown to be slightly smaller, the cycle parking has been relocated and the number of parking spaces have been increased by 3no. A gas storage area is now proposed and an increase in EV charging points. No objection is raised to the amended layout which is not considered a material change.

It is considered that the above changes are non-material in terms of the layout and design and the application can be supported.

Recommendation:

Permission

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 June 2025	Dated:	23rd June 2025