

Delegated Report

Non-Material Amendment Application

Application No:	20260806
Location:	Kimberly Clark Ltd Northfleet Mill Crete Hall Road Northfleet
Description:	Application for a non-material amendment to planning permission reference number 20250251 to allow limited repositioning and reconfiguration of plant, equipment and buildings, the addition and removal of certain associated infrastructure, dimensional adjustments to selected components, and small changes to the site infrastructure.
Applicant:	Mr Stephen Taylor

Proposal

Application for a non-material amendment to planning permission reference 20250251 for limited repositioning and reconfiguration of plant, equipment and buildings, the addition and removal of certain associated infrastructure, dimensional adjustments to selected components, and small changes to the site infrastructure.

The application consists of the following
Application Form;

05135-RES-LAY-DR-PT-001 Rev 5 – Site Location Plan
05135-RES-HYD-DR-PT-001 Rev 2 – Hydrogen Electrolysers
05135-RES-HYD-DR-PT-001 Rev 3 – Hydrogen Electrolysers (Updated Plan)
05135-RES-HYD-DR-PT-002 Rev 2 – Hydrogen Storage Tank
05135-RES-HYD-DR-PT-002 Rev 3 – Hydrogen Storage Tank (Updated Plan)
05135-RES-HYD-DR-PT-004 Rev 1 – Emergency Vent/Flare Stack
05135-RES-HYD-DR-PT-004 Rev 2 – Emergency Vent/Flare Stack (Updated Plan)
05135-RES-HYD-DR-PT-005 Rev 2 – Nitrogen and Compressed Air Storage Tank
05135-RES-HYD-DR-PT-005 Rev 3 – Nitrogen and Compressed Air Storage Tank (Updated Plan)
05135-RES-HYD-DR-PT-008 Rev 2 – PCV 3
05135-RES-HYD-DR-PT-008 Rev 3 – PCV 3 (Updated Plan)
05135-RES-HYD-DR-PT-011 Rev 2 – Feed Water Tank
05135-RES-HYD-DR-PT-011 Rev 3 – Feed Water Tank (Updated Plan)
05135-RES-HYD-DR-PT-014 Rev 2 – Cummins Hydrogen Electrolysers
05135-RES-HYD-DR-PT-014 Rev 3 – ITM Neptune V Hydrogen Electrolysers (Updated Plan)
05135-RES-HYD-DR-PT-017 Rev 1 – Waste Water Tank
05135-RES-HYD-DR-PT-017 Rev 2 – Waste Water Tank (Updated Plan)
05135-RES-HYD-DR-PT-018 Rev 2 – Compressor, Air/Nitrogen and Production Module (Updated Plan)
05135-RES-HYD-DR-PT-019 Rev 1 – Analyser Cubicle Housing (New Plan)
05135-RES-HYD-DR-PT-020 Rev 1 – Electrolyser Water Tank (New Plan)
05135-RES-HYD-DR-PT-021 Rev 1 – Typical Lightning Protection Rod (New Plan)

05135-RES-SUB-DR-PT-001 Rev 2 – DNO Substation Building

05135-RES-SUB-DR-PT-001 Rev 3 – DNO Substation Building (Updated Plan)
 05135-RES-SUB-DR-PT-002 Rev 2 – Hydrogen Facility Substation Buildings
 05135-RES-SUB-DR-PT-002 Rev 3 – Hydrogen Facility Substation Buildings (Updated Plan)
 05135-RES-SUB-DR-PT-003 Rev 2 – Auxiliary Transformer
 05135-RES-SUB-DR-PT-003 Rev 3 – Auxiliary Transformer (Updated Plan)
 05135-RES-SUB-DR-PT-004 Rev 2 – Grid Compliance Equipment Harmonic Filter (Updated Plan)
 05135-RES-SUB-DR-PT-007 Rev 1 – Grid Compliance Equipment Shunt Reactor (New Plan)
 05135-RES-SUB-DR-PT-008 Rev 1 – Electrical Panel (New Plan)
 05135-RES-PRO-DR-PT-001 Rev 7 –Infrastructure Layout
 05135-RES-PRO-DR-PT-001 Rev 9 –Infrastructure Layout (Updated Plan)
 05135-RES-SEC-DR-PT-002 Rev 1 – Typical Lighting and CCTV Column
 05135-RES-SEC-DR-PT-002 Rev 2 – Typical Lighting and CCTV Column (Updated Plan)
 05135-RES-SEC-DR-PT-003 Rev 2 – Typical Vehicle Barrier
 05135-RES-SEC-DR-PT-003 Rev 3 – Typical Vehicle Barrier (Updated Plan)
 05135-RES-SDP-DR-PT-001 Rev 2 – Typical Services Support Frame Pipe Rack
 05135-RES-SDP-DR-PT-001 Rev 3 – Typical Services Support Frame Pipe Rack (Updated Plan)
 05135-RES-PRO-DR-PT-002 Rev 4 – Elevation View – North Infrastructure Layout
 05135-RES-PRO-DR-PT-002 Rev 5 – Elevation View – North Infrastructure Layout (Updated Plan)
 05135-RES-PRO-DR-PT-003 Rev 2 – Elevation View – West Infrastructure Layout
 05135-RES-PRO-DR-PT-003 Rev 3 – Elevation View – West Infrastructure Layout (Updated Plan)
 05135-RES-PRO-DR-PT-004 Rev 2 – Elevation View – South Infrastructure Layout
 05135-RES-PRO-DR-PT-004 Rev 3 – Elevation View – South Infrastructure Layout (Updated Plan)
 05135-RES-PRO-DR-PT-005 Rev 2 – Elevation View – East Infrastructure Layout
 05135-RES-PRO-DR-PT-005 Rev 3 – Elevation View – East Infrastructure Layout (Updated Plan)
 3D Models
 Planning Statement
 Design and Access Statement for application 20250251

Relevant Planning History

Reference	Description	Decision	Decision Date
20250251	Construction and operation of a Green Hydrogen Electrolyser and associated infrastructure.	Permitted	25.09.25

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

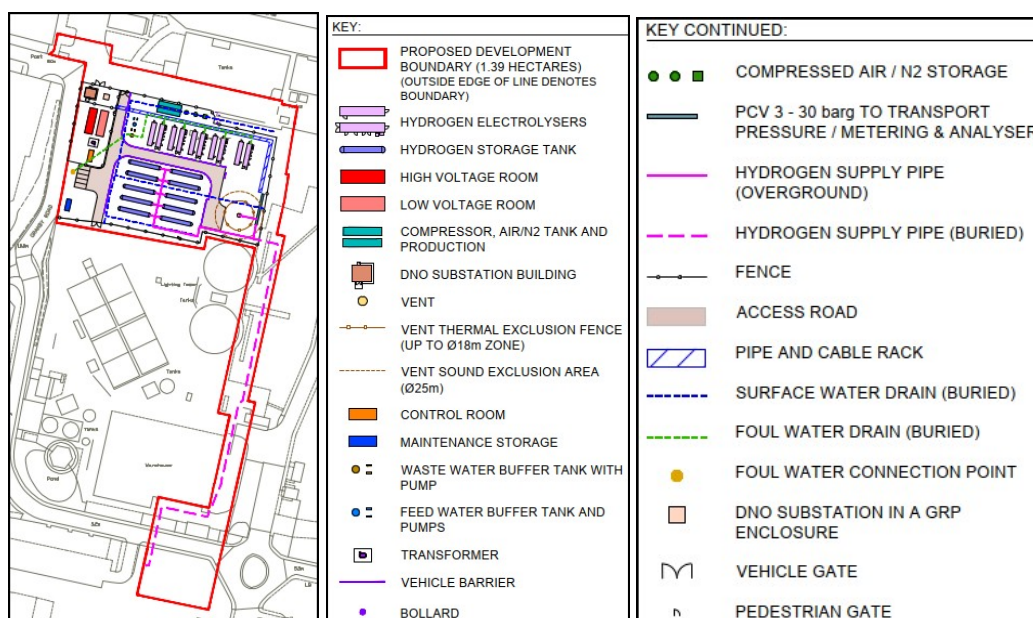
There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant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

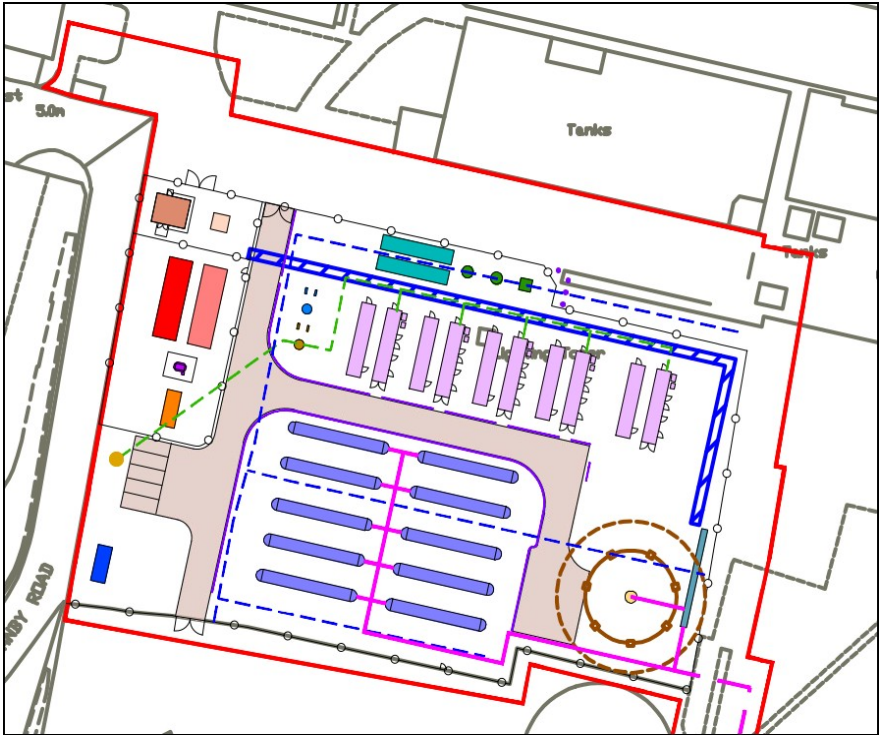
The proposed changes for to this application are:

- Reduction in the number of hydrogen electrolyzers from five to three, with a change in supplier, orientation and unit dimensions.
- Minor repositioning and reconfiguration of plant and buildings, including the DNO

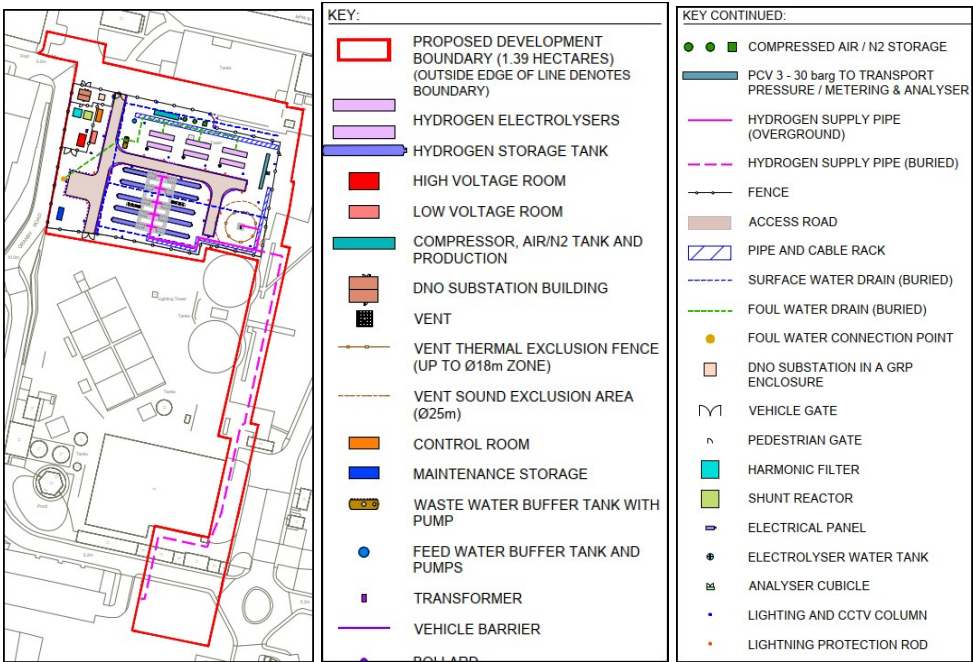
- substation, auxiliary transformer, storage units and associated process equipment.
 - Changes to the size, position and configuration of storage tanks and ancillary plant, including the feed-water and waste-water tanks and hydrogen storage infrastructure.
 - Addition of new ancillary electrical and safety equipment, including a harmonic filter, shunt reactor, electrical panel, analyser housing and lightning protection rods.
 - Addition of a maintenance ladder and platform to the emergency vent/flare stack and revisions to maintenance/access platforms associated with the hydrogen storage tanks.
 - Removal of a previously approved pipe bridge and minor dimensional changes to pipe racks, lighting/CCTV columns and vehicle barriers.
- Associated updates to the overall site layout and elevations to reflect the detailed design changes.
- No change is proposed to the site boundary, description or overall function of the development, and the applicant states that the approved drainage, transport, flood-risk, CEMP, OEMP and noise conclusions remain unaffected.

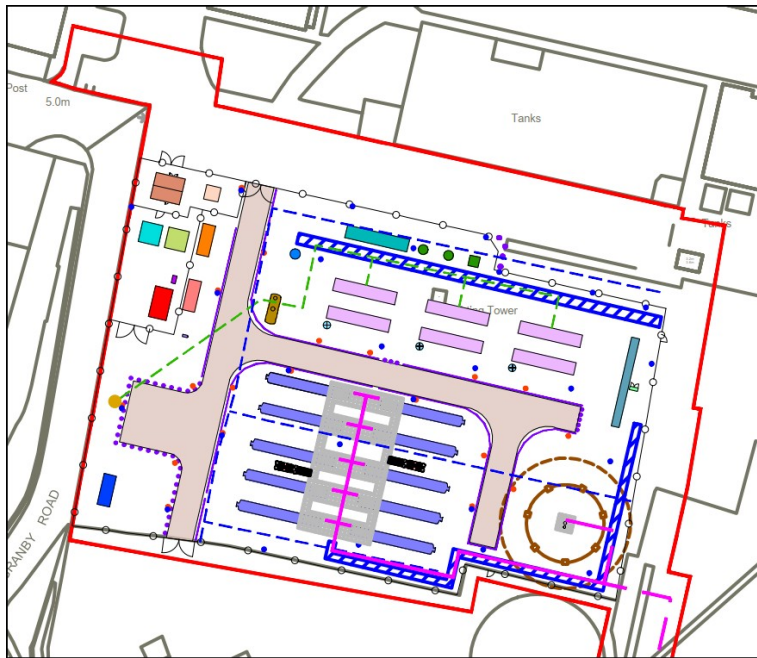
The layout approved under 20250251 (not to Scale), is as follows:





The layout now proposed is as follows:





Design

As can be seen, the site layout whilst altered slightly retains the general character and consistency of use as previously approved. The altered scheme would not substantially alter the industrial character of the site, make it overly cluttered, or position the scheme such that it would be more highly visible. As such it would not result in necessity for further consideration of design impacts.

Residential Amenity

The site is set away from the residential area and would not result in significant impact to residential neighbours with regard to overbearing bulk, overshadowing or overlooking. The Construction Environmental Management Plan submitted with the previous application would remain relevant. As such, the scheme would not require further consideration of Residential Amenity impacts.

Biodiversity Net Gain

The proposed alterations would not alter the scheme significantly so that would impact the requirement for the statutory 10% Biodiversity Net Gain. The statutory condition was highlighted in the informative on the previous application as it was noted that improvement in the wider area beyond the site could achieve the 10% Net Gain, in comments from KCC Biodiversity on that application. It is considered that this could still be achieved and the proposed alterations do not alter that an revisiting the assessment of the BNG requirement for these changes is not necessary, as this would has been addressed appropriately in the discharge of the deemed condition. Off site units were used to discharge the condition and achieve the net gain required. This alteration proposed would not impact this outcome and requires no further reconsideration.

Highways

The schemes as altered raised no concerns regarding highways impacts.

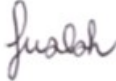
Overall

It is considered that the above changes are non-material and the application can be supported.

Recommendation:

Approval of Non-Material Amendment subject to informatives.

See draft Decision

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	4 th September 2026	Dated:	04 September 2026