



Delegated Report

Application No: 20211142

Location: Land At Former Meopham Police Station, Wrotham Road, Meopham

Description: Application for non-material amendment to planning permission reference number 20200603 to allow a change of roof tiles on Block B only from plain clay tiles to fibre cement slate tiles.

Applicant: McCulloch Homes Ltd

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 16 September 2021.

External materials palette received 16 September 2021.

Drawing no. PD-02 rev P11 (proposed site plan) received 16 September 2021.

Drawing no. PD-06 rev P8 (block B plans and elevations) received 16 September 2021.

Relevant Planning History

20200603	Demolition of the existing former police station (Kent House & Invicta House) and erection of 1 block of 5 x 3 bed terraced houses and 1 block of 4 x 3 bed terraced houses	PER	08.01.2021
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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.

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 proposal seeks to allow a change of roof tiles on Block B only from plain clay tiles to fibre cement slate tiles.

The original planning decision contained Condition 8 below:

8. The development herein approved shall be finished using the materials detailed in the submitted materials palette document received 5 January 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy CS19 of the Gravesham Local Core Strategy 2014.

The roof tiles on Block B were to be plain clay roof tiles; Sandtoft Humber Natural Red:



They are now proposed to be fibre cement 'slate' roof tiles; SVK Montana Blue/Black Textured:



Block 'B' is located to the rear of the site where it will not be as visible. Regardless of this, the proposed change in roof tile is considered to complement the development and is in keeping with other developments, most notably to the north.

The proposed change is therefore considered non-material and the application is supported.

Recommendation:

Approval of non-material amendment.

See draft Decision

Case Officer: AW	Team Leader: Miss Faye Hobbs
Signed: 	Signed: 
Dated: 5 October 2021	Dated: 05 October 2021