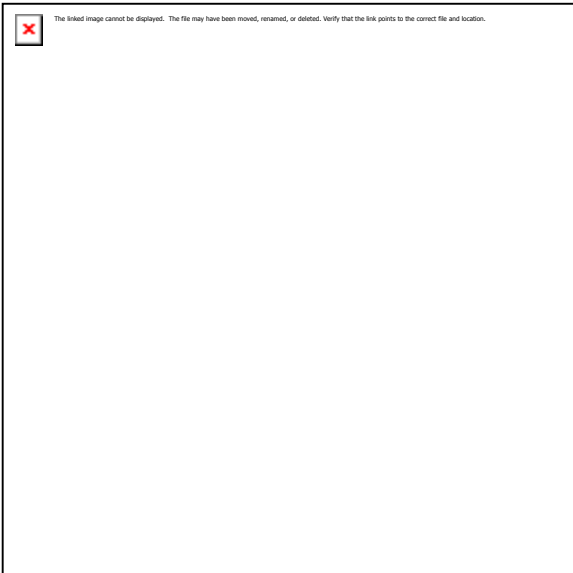




Delegated Report

Non-material amendment application

Planning Application No: 20220847

Location: Former 1 - 2 King Street Gravesend Kent

Description: Application for non-material amendment to planning permission reference number 20191051 to allow changes to the proposed windows and internal layout at the ground floor.

Applicant: Mr Tekle

Submitted Documents/Plans

Application form;
Drawing No.001 Rev A – Existing Ground Floor;
Drawing No.002 Rev A – Existing First Floor;
Drawing No.003 Rev A – Existing Second Floor;
Drawing No.004 Rev A – Approved Ground Floor;
Drawing No.005 Rev A – Approved First Floor;
Drawing No.006 Rev A – Approved Second Floor;
Drawing No.007 Rev A – Approved Third Floor;
Drawing No.008 Rev A – East Elevation (Proposed)
Drawing No.009 Rev A – West Elevation;
Drawing No.010 Rev A – North Elevation;
Drawing No.011 Rev A – South Elevation;
Drawing No.012 Rev A – Proposed Ground Floor;
Drawing No.013 Rev A – Proposed First Floor;
Drawing No.014 Rev A – Proposed Second Floor;
Drawing No.015 Rev A – Proposed Third Floor;

Relevant Planning History

20191051 – Subdivision of the existing retail units at ground floor to provide 2 x new retail units, 1 x D2 Leisure together with the conversion and extensions of the upper floors. These will incorporate 1 office, and 35 residential units ranging from studio, 1 bed and 2 beds, as well as associated amenity, landscaping, parking, waste and cycle storage. **Permitted 05.07.2021**

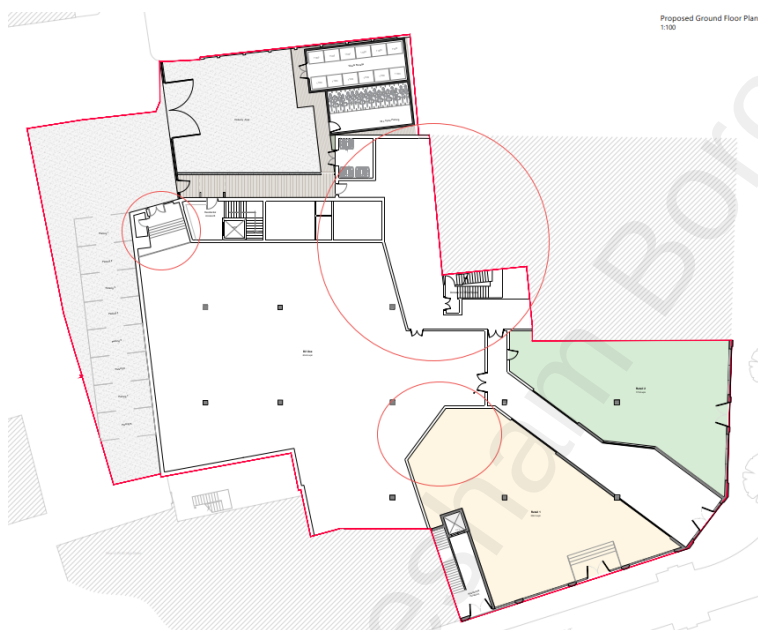
Development plan

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 related to minor changes at ground floor and changes in fenestration details (window positions) on the west and north elevation and minor changes to the ground floor layout. The key changes are shown below:



Approved



Proposed



Approved



Proposed



Conclusion

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

Recommendation

Approval of non-material amendment

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	30th August 2022	Dated:	30 August 2022