



Delegated Report

Non-material Amendment Application

Application No: 20220487

Location: Former Gravesend And North Kent Hospital (M Block), Clifton Road, Gravesend, Kent

Description: Application for non-material amendment to planning permission reference number 20190504 to allow the change of description to: Conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space.

Applicant: S Taylor, Strawberry Star SL1 Limited

Site Visit Date: Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Cover letter dated 04 May 2022;
Application Form Dated 04 May 2022; and
Site Location Plan.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20190504	Conversion of existing building with an 11 storey side extension and a single storey roof extension, the construction of a new residential building ranging from 3-6 storeys to provide 115 residential units consisting of 47 one bed units, 59 two bed units and 9 three bed units, together with associated parking for 69 cars, 6 motorcycles and 212 cycles, amenity space, private gymnasium and waste and a B1, D1 and D2 flexi use space.	Permitted	17.02.2022

Development Plan

As an application under S.96A of the Town and Country Planning Act 1990 the consideration relates to whether the proposal is a non-material amendment to the planning permission. The application is not assessed under the development plan.

Consultations, Publicity and Representations

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply, and consultations/publicity are therefore at the discretion of the local planning authority. They are not considered necessary in this instance.

Analysis

There is no statutory definition of 'non-material'. This is because it is dependent on the context of the overall scheme – an amendment that is 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 amend the description of the original application, which is set out as follows:

Conversion of existing building with an 11 storey side extension and a single storey roof extension, the construction of a new residential building ranging from 3-6 storeys to provide 115 residential units consisting of 47 one bed units, 59 two bed units and 9 three bed units, together with associated parking for 69 cars, 6 motorcycles and 212 cycles, amenity space, private gymnasium and waste and a B1, D1 and D2 flexi use space.

The proposed description is set out as follows:

Conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space.

Essentially, the change involves the removal of the specific building heights, residential units and parking numbers as described in the original permission.

The submitted covering letter sets out that the purpose of this application is to enable amendments to be made to the scheme under Section 73 of the Town and Country Planning Act.

The originally approved plans, conditions and S106 agreement associated with the original application are not being amended under this proposal, and therefore as the proposed amendment solely relates to the description of the development, no development other than what has already been approved could be carried out without further amendments to the original permission. The previous conditions from planning permission 20190504 will remain applicable as none have yet been discharged.

Conclusion

The proposed description change is considered to be a non-material amendment, and a separate planning permission would not therefore be required.

Recommendation:

Approve with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 25/05/2022	Dated: 26 May 2022