

Delegated Report

Application No: 20230803

Location: Ellenor Coldharbour Road Northfleet Gravesend

Description: Application for non-material amendment to planning permission reference number 20230645 relating to roof to wellbeing extension raised slightly, mechanical and electrical design (M&E)- removed ventilation ductwork from existing wellbeing roof, red brick bands (existing or new not indicated on approved planning drawings) extending from existing wall (west elevation) around part of the new gable extension (west and part-south elevation)- new red brick bands added under enlarged replacement window and new extension window, workshop outbuilding omission (and retention of existing portacabin) Replacement of Acc WC 2 window like for like aesthetic (north elevation facing car park), ground floor link extension external wall changed to brick (on courtyard garden side)- was zinc, windowsill been lifted 150mm to two proposed windows on the new wellbeing extension facing the courtyard garden (north elevation) - where ground level rises up, external door/ window appearance altered (explored in more detail throughout), new Coldharbour Road to garden path wider and shape changed, incl retaining wall, fence line and railing type, rain water pipes quantities increase near canopy/flat roof infill (3no. instead of 1no.) Minor change of appearance to flat roof infill from planning Section A-A, extent of relocated plant (more now shown than on the S73; to service yard and rear wall facing Marks Sq behind body store), First floor dormer slight amendments to shape and appearance.

Applicant: Mr Ian Vince, Barnes Construction

Proposal

Application for a non-material amendment to planning permission reference 20220645 for the following alterations:

- (a) Roof to wellbeing extension raised slightly.
- (b) Mechanical and electrical design (M&E)- removed ventilation ductwork from existing wellbeing roof.
- (c) Red brick bands (existing or new not indicated on approved planning drawings) extending from existing wall (west elevation) around part of the new gable extension (west and part-south elevation)- new red brick bands added under enlarged replacement window and new extension window.
- (d) Workshop Outbuilding omission (and retention of existing portacabin) - remove Workshop from Phase 1 masterplan (and show portacabin) - but workshop stays on all other drawings.
- (e) Replacement of 'Acc WC 2' window – like for like aesthetic (north elevation facing car park).
- (f) Ground Floor ('GF') link extension external wall changed to brick (on courtyard garden

- side)- was zinc.
- (g) Windowsill been lifted 150mm to two proposed windows on the new wellbeing extension facing the courtyard garden (north elevation) - where ground level rises up.
 - (h) External door/ window appearance altered (explored in more detail throughout).
 - (i) Rainwater pipes ('RWP') quantities increase near canopy/flat roof infill (3no. instead of 1no.) Minor change of appearance to flat roof infill from planning Section A-A.

The application consists of the following:

Application Form;

Cover Letter

P0299-RHP-ZZ-XX-DR-PL-A-1005 - Site Plan - Proposed (Original)

P0299-RHP-ZZ-XX-DR-SE-A-2201- Sections - Proposed (Original)

P0299-RHP-ZZ-XX-DR-EL-A-2101- Elevations - Proposed (Original)

P0299-RHP-ZZ-XX-DR-PL-A-1005- P9 - Site Plan – Proposed

P0299-RHP-ZZ-XX-DR-SE-A-220- P6- Sections – Proposed

P0299-RHP-ZZ-XX-DR-EL-A-2101- P8- Elevations - Proposed

Superseded:

~~P0299-RHP-ZZ-XX-DR-PL-A-1005-S2 P3- Site Plan – Proposed~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230848	Application for approval of conditions 5 and 12 attached to planning permission reference number 20230645 relating to full details of any new external lighting to the site, buildings and car park as amended, including details of the re-siting of any existing lighting for each building and full details of the proposed soft landscaping.	Pending Consideration	N/A
20230650	Application for approval of conditions 4 attached to planning permission reference number 20220645 relating to samples of the external facing materials and finishes for each individual building or works of surfacing.	Pending Consideration	N/A
20230645	Application for variation of conditions 2 of planning permission reference 20220633 to allow rear service yard and Service Store Outbuilding layout changes (including adjustments to room positions, room names, road position, kerbs, hardstanding, bollards and hard surfacing layout), Service Store Outbuilding roof eaves and rainwater goods material changes, Marks Sq gates and boundary treatment alterations and rear entrance canopy amendments in terms of shape and position, alterations to path, relocated plant and changes to design of first floor dormer.	Permitted	26/09/23
20220633	Minor material amendment application for variation of conditions 8 and 9 attached to planning permission reference no. 20190756, as subsequently amended by planning permission reference no. 20211398, for expansion and refurbishment of the existing Ellenor Hospice; to allow a phased development of the site in	Permitted	08/08/22

	respect of the submission of details of materials, surface treatments and boundary treatments and in respect of details of external lighting.		
20211398	Minor material amendment application for variation of conditions 2, 10, 13, 14 and 16 attached to planning permission reference no. 20190756 for expansion and refurbishment of the existing Ellenor Hospice; to allow for phasing of the project, amendment of the design to accommodate measures to improve ventilation including minor increase in height, amendment to plant enclosure, various external amendments to doors, fenestration, fencing and hard surfaces etc., and relocation of parking due to anomalies in ownership areas.	Permitted	27/01/22
20190756	Expansion and refurbishment of the existing Ellenor Hospice to provide 12 en-suite rooms consisting of a single storey extension at the eastern end to provide 5 single en-suite rooms with amenity space and nurses space together with 7 refurbished rooms within the existing hospice layout; construction of two storey addition on south side for offices, meeting rooms for well-being centre and improved outpatient facilities; provision of ambulance access from Marks Square; alterations and extension to existing car parking layout and provision of external storage and sub-station.	Permitted	23/10/19

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.

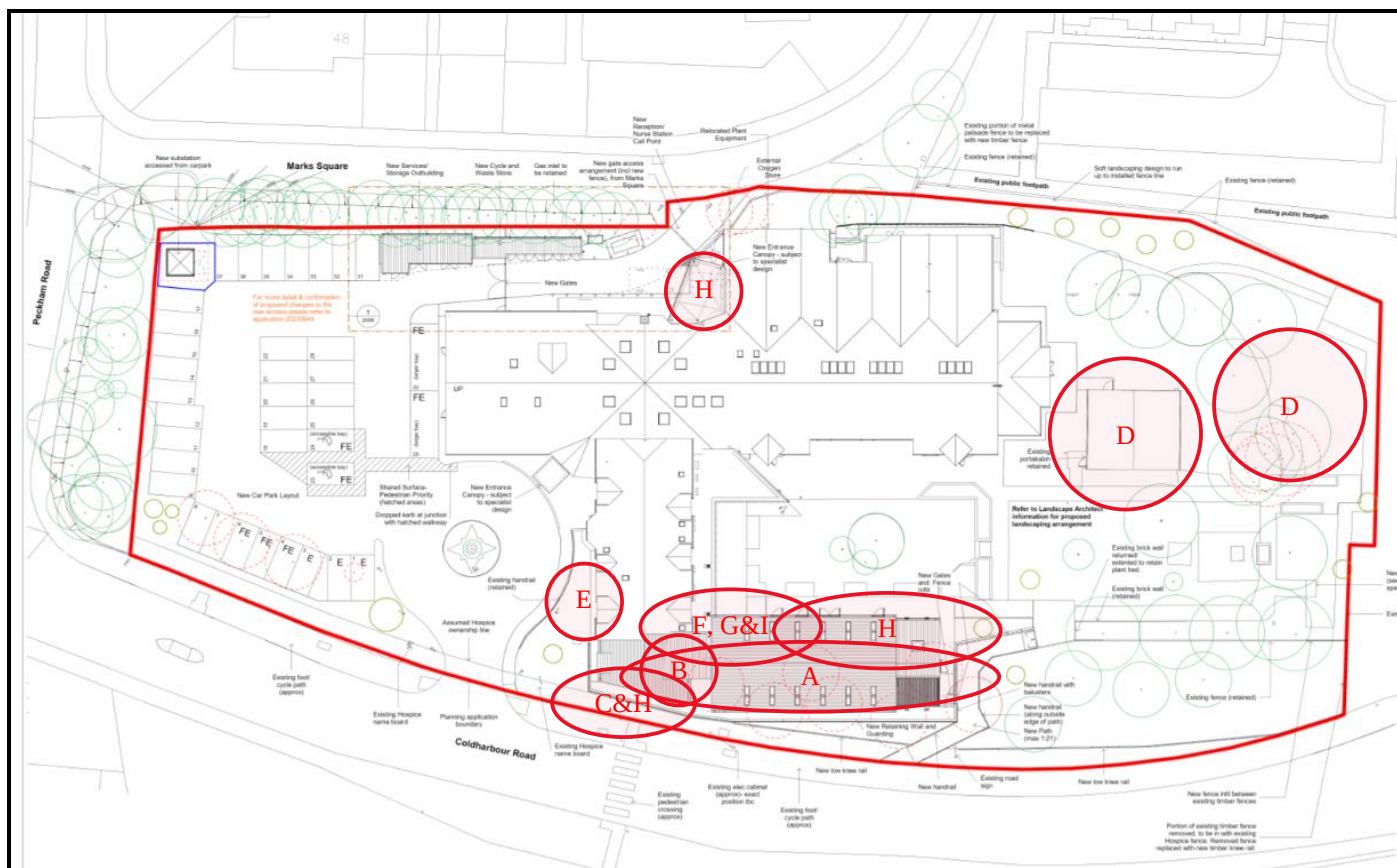
Analysis

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.

There are a number of changes proposed which require careful consideration.

The changes are minor in nature in comparison to the whole scheme including;

- (a) The small height increase to the roof on the wellbeing extension.
- (b) Removal of ventilation ductwork (As this was not included on the original plans approved).
- (c) Small Section of red brick banding.
- (d) Omission of the workshop outbuilding from phase 1 – as this will not be entirely removed from the scheme but will come in later phasing.
- (e) Replacement of 'Acc WC 2' window – like for like aesthetic (north elevation facing car park). It is noted that this replacement window is actually shown on the west elevation and so the description is incorrect.
- (f) Ground Floor ('GF') link extension external wall changed to brick (on courtyard garden side)- was zinc.
- (g) Windowsill been lifted 150mm to two proposed windows on the new wellbeing extension facing the courtyard garden (north elevation) - where ground level rises up.
- (h) External door/ window appearance altered (explored in more detail throughout).



Proposed (Annotated to show areas of change)

On balance, it is considered that the changes as detailed in the description as amended, and referenced within this report as A-I are non-material in terms of the size of the development, and the nature of the changes proposed to minimal features of the building as a whole and the application can be supported.

Recommendation:

Approval

See draft Decision

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27th September 2023	Dated:	28 September 2023