



Delegated Report

Planning Application

Planning Application No: 20211241

Location: Former 1 - 2 King Street Gravesend Kent

Description: Application for non-material amendment to planning permission reference number 20191051 for 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; to allow the reorientation of the projecting columns and position of the windows on the South and West elevation of the development.

Applicant: Mr S Tekle

Proposal

Application for a non-material amendment to planning permission reference 20191051 for 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. The non-material amendment is to allow the reorientation of the projecting columns and position of the windows on the South and West elevation of the development.

The application consists of the following
Application Form;

Covering letter dated 5.10.21;

Drawing No.KS1/2-A-P08 – South Elevation;

Drawing No.KS1/2-A-P09 – Proposed West Elevation;

Drawing No.KS1/2-A-P04 – Proposed Ground Floor;

Drawing No.KS1/2-A-P5 – Proposed First Floor;

Drawing No.KS1/2-A-P6 – Proposed Second Floor; and

Drawing No.KS1/2-A-P7 – 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

Section 96A of the Town and Country Planning Act 1990, allows for Local Planning Authorities to make changes to any planning permission relating to land within their area, if they are satisfied that the change is

not material. No definition is provided to what constitutes a non material amendment, but section 96a of the Act, does state that in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. The consideration therefore turns to whether the proposals are a non-material amendment.

The application is not assessed under the development plan and consultations are not undertaken.

Analysis

Prior to this application, no changes have been made to the planning permission as originally granted under 20191051. Therefore the only factor to consider is whether this application, constitutes a non-material amendment.

The proposal is to allow the reorientation of the projecting columns and position of the windows on the South and West elevation of the development.

The agent's covering letter states the following:

The images above shows the overlay of the approved windows (orange) against the proposed changes which is submitted with this application. The character and overall appearance will remain as the original approved application. Therefore, the application does not have any harm to the surrounding architecture and design.

The relevant images are shown below.

West Elevation



South Elevation



The proposed change does not increase overlooking of neighbours in any way and does not result in greater visual intrusion, loss of light or feeling of enclosure to neighbours, internal layout of the development is not impacted. In addition, it does not harm the character of the building and appearance of the development. As such, it is considered that the changes proposed constitute a non-material amendment and the application can be supported.

For the avoidance of doubt this does not impact on any of the details reserved by planning condition.

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	11th October 2021	Dated:	11 October 2021