

NON-MATERIAL AMENDMENT

Site: Ellenor Hospice, Coldharbour Road, Northfleet, Kent DA11 7HQ.

Client: Ellenor Hospice

Prepared by: DHA Planning Ltd (ref: JAC/DRB/13537).

Date: July 2023.

1.1 Introduction

- 1.1.1 This application has been prepared on behalf of Ellenor Hospice (hereafter 'the applicant') in support of a Non-Material Amendment ('NMA') of planning permission reference 20220633, which relates to planning permission reference 20190756¹ (hereafter 'the host permission') as subsequently amended by planning permission reference no. 20211398 and 20220633, at Ellenor Hospice, Coldharbour Road, Northfleet, Kent DA11 7HQ ('Ellenor Hospice' or 'the site').
- 1.1.2 This NMA seeks to make the following non-material amendments to planning permission reference 20190756. Please note that these are very small in scale and simply arise from necessary changes when looking at detailed construction drawings:
- 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.

¹ Planning permission reference 20190756:

'Expansion and refurbishment of the existing Ellenor Hospice to provide 12 ensuite 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.'

- h) External door/ window appearance altered (explored in more detail throughout).
- i) New Coldharbour Road to garden path wider and shape changed, incl retaining wall, fence line and railing type.
- j) Rain water 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.
- k) Extent of relocated plant (more now shown than on the S73; to service yard and rear wall facing Marks Sq behind body store).
- l) First floor dormer – slight amendments to shape and appearance.

1.2 Supporting Documents

1.2.1 This submission is supported by the following documentation:

Reference	Document
-	Application Form (submitted online)
Reports	
JAC/DRB/13537	This Planning Statement (DHA Planning)
Previously approved Plans with markup	
P0299-RHP-ZZ-XX-PL-A1005 P3	Proposed Site Plan – Phase 1
P0299-RHP-ZZ-XX-EL-A 2101 P8	Proposed Elevations
P0299 -RHP -ZZ -XX -DR-A-S2 2201 P6	Proposed Sections
Proposed Plans	
LLD2470-LAN-DWG-010 05	Landscape Masterplan – Phase 1
EH001-RHP-ZZ-XX-DR-A1005 P8	Proposed Site Plan – Phase 1
EH001-RHP-ZZ-XX-EL-A2101 P9	Proposed Elevations
EH001 -RHP -ZZ -XX -DR-A-2201 P7	Proposed Sections

1.3 Proposal and Justification

1.3.1 The proposals are depicted fully within the proposed plans, but please refer to the below break down of the proposals and a short justification for each of the proposed changes.

1.3.2 Note 'a' markup – drawing 2101 & 2201:

- Roof to wellbeing extension raised slightly.
- Justification: design development, to suit construction and fire protection detailing.

1.3.3 Note 'b' markup - drawing 2101 & 2201:

- Mechanical and electrical design - removed ventilation ductwork from existing wellbeing roof (shown on previous S73 dwgs).
- Justification: mechanical ventilation no longer required.

1.3.4 Note 'e' markup - drawing 2101:

- 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.
- Justification: to allow the transition between the existing building and the new extension to be more coherent by emphasising the existing red brick features.

1.3.5 Noted on drawing 1005 markup:

- Workshop Outbuilding omission (and retention of existing portacabin) - remove Workshop from Phase 1 masterplan (and show portacabin) - but workshop stays on all other drawings.
- Justification: Workshop no longer forms part of the Phase 1 works.

1.3.6 Note 'd' markup - drawing 210:

- Replacement of 'Acc WC 2' window - like for like aesthetic (north elevation facing car park) - noted with reference number on above image).
- Justification: existing window is damaged, requiring replacement.

1.3.7 Note 'e' markup - drawing 2201:

- GF link extension external wall changed to brick (on courtyard garden side)- was zinc.
- Justification: for buildability reasons.

1.3.8 Note 'f' markup - drawing 2201:

- Windowsill been lifted 150mm to two proposed windows on the new wellbeing extension facing the courtyard garden (north elevation) - where ground level rises up.
- Justification: for buildability reasons- to ensure a robust waterproofing detail is achieved.

1.3.9 Note 'c' markup - drawing 2101 & 2201:

- External door/ window appearance changed slightly;
 - Undertaker store doors now glazed (with solid film). In addition, this door and adjacent door also now shown fully glazed, without mid rail transom.
 - Wellbeing extension doors (with side screens) changed appearance slightly;
 - Curtain walling solid panel and mullion added.
- Justification: design development and/ or to achieve building control compliance.

1.3.10 Noted on drawing 1005 markup:

- New Coldharbour Road to garden path wider and shape changed, incl retaining wall, fence line and railing type.
- Justification: client request for it to be widened to allow for bed evacuation in the event of a fire.

1.3.11 Note 'd' markup - drawing 2201:

- RWP's quantities increase near canopy/flat roof infill (3no. instead of 1no.) Minor change of appearance to flat roof infill from planning Section A-A
- Justification: design development- to ensure existing flat roof is adequately drained.

1.3.12 Noted on drawing 1005 markup:

- Extent of relocated plant (more now shown than on the S73; to service yard and rear wall facing Marks Sq behind body store
- Justification: design development, condensers required to serve the areas of work.

1.3.13 Note 'g' markup - drawing 2101:

- First floor dormer – slight amendments to shape and appearance.
- Justification: design development, to suit specified metal cladding details.

1.4 Conclusions

1.4.1 This application has been prepared on behalf of Ellenor Hospice in support of an NMA to planning permission reference 20220633.

1.4.2 It has been demonstrated that the proposals are acceptable, being non-material in nature and maintaining a high-quality design.

1.4.3 We therefore respectfully request that this NMA is approved without delay.