



Delegated Report

Application No:	20240023
Location:	Former Guru Nanak Darbar Gurdwara Clarence Place Gravesend Kent
Description:	Application for a non-material amendment to planning permission reference number 20220728 to allow demolition of the two modern side wings and rebuild them in the same position. Removal of the existing modern red stock brick plinth to the front elevation. Removal of the Sikh Symbol on the apex of the roof to the front elevation.
Applicant:	Guru Nanak Darbar Gurdwara

Proposal

Application for a non-material amendment to planning permission reference 20220728 for the conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities to allow demolition of the two modern side wings and rebuild them in the same position; removal of the existing modern red stock brick plinth to the front elevation; and removal of the Sikh Symbol on the apex of the roof to the front elevation.

The application consists of the following:

Cover letter

Application form

Drawing no. 18-PD24 (proposed ground and first floor plans and front elevation)

Relevant Planning History

20231017	Application for a non-material amendment to planning permission reference number 20220728 to change the wording of condition 7 to allow that all doors and windows to be replaced on a like for like basis with matching historic materials.	Permitted	06.12.2023
20220728	Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities	Permitted	31.01.2023

Development plan

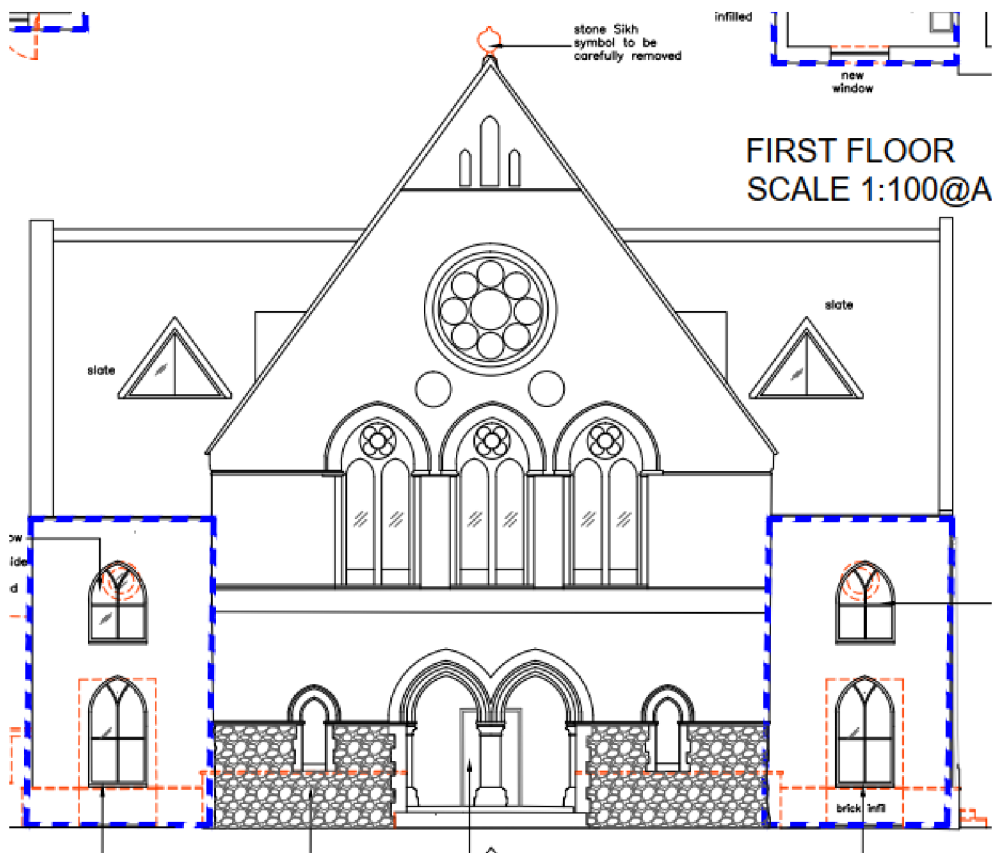
As an application under S.96A of the Town and Country Planning Act the considerations turn to

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 are the demolition of the two modern side wings and rebuild them in the same position; the removal of the existing modern red stock brick plinth to the front elevation; and the removal of the Sikh Symbol on the apex of the roof to the front elevation. These three amendments are shown below:



The first proposal involves the removal of the two front/side wings and their replacement like-for-like. This is because it has been found that these extensions are not structurally sound. As the resultant development will appear exactly as the approved plans show, no objection is raised to the demolition and rebuild of these and they can therefore be dealt with as a non-material amendment.

The second proposal is the removal of the brick plinth to the front of the building:



The brick plinth was built to protect the stone wall behind from lorries backing onto the property before it was used as the Gurdwara. It offers protection to the stone behind but is no longer required. The approved plans show it to be rendered in a stonework finish but now it has been found that the original stonework is behind it. It does not contribute to the building in terms of appearance and its removal will result in an enhancement to the site and surrounding area. No objection is raised to its removal as the resultant appearance will be similar to the approved plans and it is therefore considered non-material.

The Sikh symbol is located at the top of the building:



There was no mention of it in the planning report and no conditions on the permission to require its retention. The applicants would like to remove this and relocate it somewhere on the current Gurdwara site. No objection is raised to this and its removal is considered non-material.

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

Recommendation:

Permission

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	5th February 2024	Dated:	5th February 2024