

PLANNING STATEMENT

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

Client: Ellenor Hospice

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

Date: June 2023.

1.1 Introduction

1.1.1 This Planning Statement ('statement') has been prepared on behalf of Ellenor Hospice (hereafter 'the applicant') in support of a Minor Material Amendment ('MMA') to Condition 2 (Approved Plans and Particulars) 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 MMA seeks to amend vary Condition 2 of planning permission reference 20220633 to enable:

- a) 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);
- b) Service Store Outbuilding roof eaves and rainwater goods material changes;
- c) Marks Sq gates and boundary treatment alterations;
- d) Rear entrance canopy amendments in terms of shape and position.

1.1.3 It is important that details of materials will be formally submitted as part of discharging pre-commencement condition 8.

1.2 Supporting Documents

1.2.1 This submission is supported by the following documentation:

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.'

Reference	Document
-	Application Form (submitted online)
Reports	
JAC/DRB/13537	This Planning Statement (DHA Planning)
Plans	
EH001-RHP-ZZ-XX-DR-A-1005 P7	Proposed Site Plan – Phase 1
P0299-RHP-ZZ-XX-H-A-2006 P7	Service Stores and Workshop
P0299-RHP-ZZ-XX-H-A-8802-S2	Planning Amendments List – Rear Yard

1.3 Proposal

- 1.3.1 Please refer to the Planning Amendments List – Rear Yard (plan reference P0299-RHP-ZZ-XX-H-A-8802-S2) for a break down of the proposals and a short justification for the proposed changes, which is supplemented below.

1.4 Justification of the Proposal

- 1.4.1 The applicant seeks the change in materiality of the Service Store Outbuilding roof eaves and rainwater goods due to budget constraints.
- 1.4.2 The changes are considered acceptable in amenity terms due to the concealed nature of the Service Store Outbuilding. Details will be formally discharged via condition 8.
- 1.4.3 The proposals are of high quality design, so should not be refused in this regard. In relation to the Rear service yard and Service Store Outbuilding, design amendment to this area was required upon discovery of an existing below ground service trench. The trench needs to remain in situ. This required a repositioned vehicular access route, which compromised the width of the original outbuilding, making the internal accommodation unviable, leading to the redesigned area as shown.
- 1.4.4 In addition, this MMA does not materially seek to alter the host permission, such as to remove the provision of external storage, and merely relates to materiality and design changes.
- 1.4.5 This MMA also will not materially alter the compliance to condition 19 of application reference 20220633, which requires this part of the development (service stores and workshop) to be used for such purposes only ancillary to the use of the premises as a hospice.

1.5 Conclusions

- 1.5.1 This Statement has been prepared on behalf of Ellenor Hospice in support of an MMA to amend Condition 2 of planning permission reference 20220633.
- 1.5.2 It has been demonstrated that the proposals are acceptable in planning terms and that the proposals maintain high quality design.
- 1.5.3 We therefore respectfully request that planning permission is approved without delay.