



Delegated Report

Non-Material Amendment Application

Application No:	20230822
Location:	Joynes House, New Road, Gravesend, Kent, DA11 0AJ
Description:	Application for non-material amendment to planning permission reference number 20221183 to allow amendments to elevation facades.
Applicant:	Mr Greg Kuzdenyi, Joynes House Development Ltd

Submitted Documents/Plans

Application for a non-material amendment to planning permission reference 20221183 for amendments to the elevation facades.

The application consists of the following:

- Application Form (dated 01/08/2023)
- Covering Letter (dated 01/08/2023)
- Drawing no. 001 - Rev. C - Proposed South Elevation
- Drawing no. 001 - Rev. C - Proposed South Elevation (existing and proposed context)
- Drawing no. 002 - Rev. C - Proposed North and East Elevations
- Drawing no. 002 - Rev. C - Proposed North and East Elevations (existing and proposed context)
- Drawing no. 012 - Rev. A (pages 1-6) - For Information Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221183	**REVISED DESCRIPTION** Proposed external alterations to existing building facade including new windows, aluminium infill panels and infill glazing to lower ground floor. Relocation of existing entrance and lobby from ground floor to lower ground floor and minor amendments to internal layout of 2 no. ground floor residential units consented under reference 20210958, as amended by non-material amendment ref 20220391.	PERMITTED	03.05.2023

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.

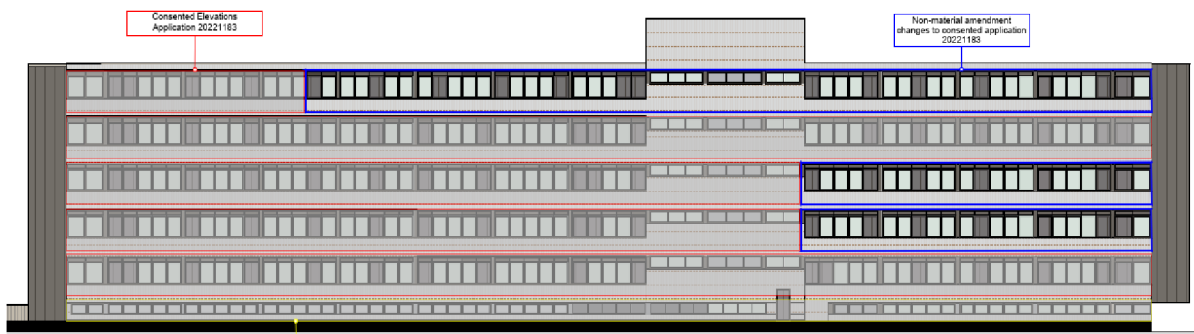
The proposed changes for to this application are to the position of the spandrel panels around the windows, to facilities a Class MA application and provide light into rooms. There would be no change to the material of the panels, which would remain as aluminium.

The images below show the parts of the building where the pattern of the panels and windows will be altered (blue), with the remainder of the building remain unchanged as approved in ref. 20221183.

Proposed North Elevation



Proposed South Elevation



The proposed alterations to the window panels would have no impact on the appearance of the building, with only the pattern of the panels changing. As such, 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

Approval of Non-Material Amendment subject to informatives.

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24 th August 2023	Dated:	25 August 2023

