

Delegated Report

Application No:	20240654
Location:	Bowling Green, Church Walk, Gravesend DA12 2QU
Description:	Application for a non-material amendment to planning permission reference number 20221328 to allow the relocation of substation within the site, aligning projections, changes to balconies and changes to window depths / proportions.
Applicant:	Mr Barbara, McCarthy Stone

Proposal

Application for a non-material amendment to planning permission reference number 20221328 to allow the relocation of substation within the site, aligning projections, changes to balconies and changes to window depths / proportions.

The application consists of the following:

Application form
Cover Letter
NMA Overview
Drawing no. LSE-2821-03-AC-2001 rev P6
Drawing no. LSE-2821-03-AC-1000 rev P11
Drawing no. LSE-2821-03-AC-2000 rev P5
Drawing no. LSE-2821-03-AC-1003 rev P11
Drawing no. LSE-2821-03-AC-1004 rev P7
Drawing no. LSE-2821-03-AC-1002 rev P10
Drawing no. LSE-2821-03-AC-2005 rev P3
Drawing no. LSE-2821-03-AC-11 rev F
Drawing no. LSE-2821-03-AC-1001 rev P9
Drawing no. LSE-2821-03-AC-0010 rev P15

Relevant Planning History

20221328	Demolition of existing bowls pavilion and erection of a 4-storey building to provide a 62-unit Use Class C2 retirement living complex, with a new access from Ellerslie, a new emergency access off Ellerslie, parking, landscaping and associated works.	Permitted	12.01.2024
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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.

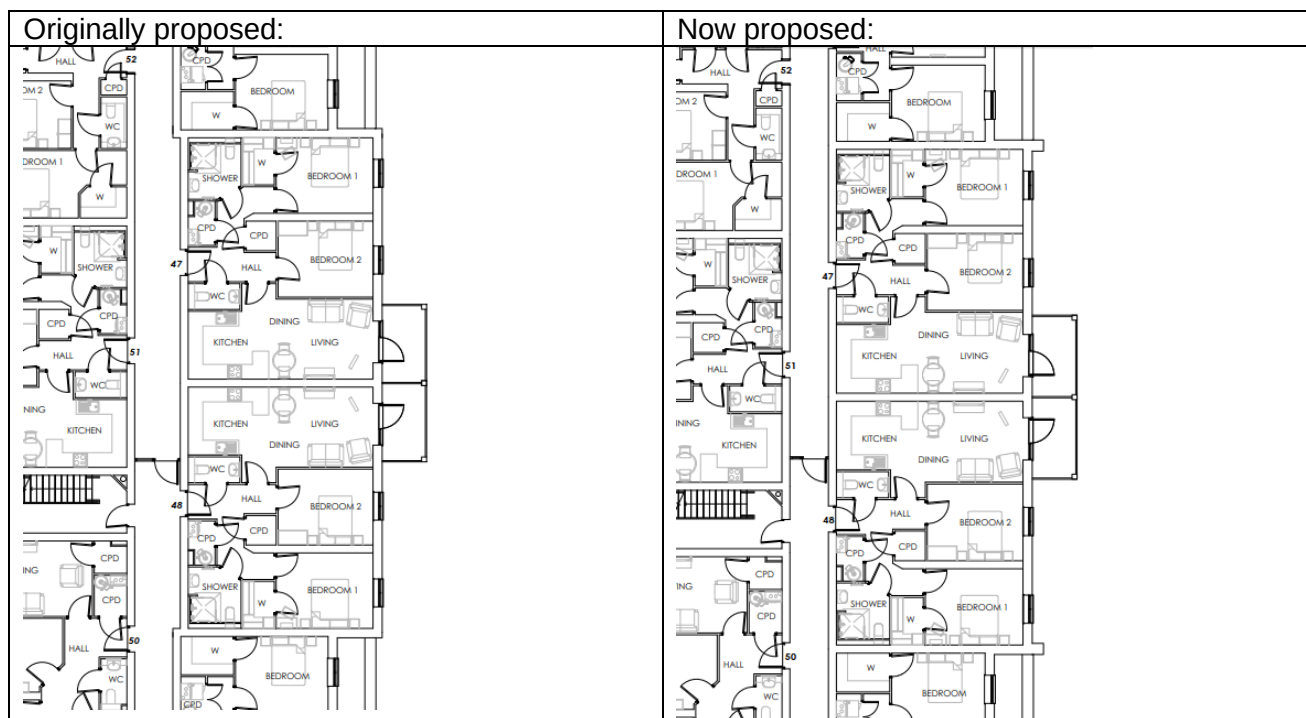
There are a number of changes, each outlined below:

1. *Substation repositioned to south-eastern corner of site, now accessed from Church Walk.*

The substation was proposed adjacent to the parking at the entrance but this is now to be relocated to the south-eastern corner of the site fronting Church Walk. This is a less conspicuous location surrounded by soft landscaping. This change improves the appearance of the site and is not considered material.

2. *Projecting units in central portion of eastern elevation to Church Walk aligned/projection removed, replaced with brick details*

The middle units of the eastern side of the building were shown to project slightly forward of the side elevation by approx. 30mm. These are now shown to sit flush with the rest of the side elevation. The plan below shows the originally proposed second floor and the now proposed second floor:





As can be seen above this change results in some additional brick detailing to each side of this section of the building. The loss of the set forward does not change the appearance significantly on its own and can be considered non-material. (It is not clear why there is a taller roof behind the building in the proposed drawing as this does not appear to relate to any of the other drawings and is assumed to be an error).

3. *Balcony surrounds removed, replaced by simple balcony posts (across all elevations)*

The loss of the balcony surrounds can also be seen in the drawings above. The below drawing shows the originally proposed northern elevation:



The below drawing shows what is now proposed:



The balcony surrounds added architectural interest to the building. The loss of these will result in a bland appearance that results in a monotonous building in a prominent location. The changes to the design are not considered an improvement and are significant enough to warrant consultation particularly given the proximity of a listed building. This change is not considered non-material.

4. *Opaque balustrades to balconies replaced with glazed panels (across all elevations)*

The proposed changes to the balconies can also be seen in the drawings above. For the same

reasons as point 3 the proposed clear glazing results in a loss of architectural interest. Clear glazing also runs the risk of occupants obscuring these with bamboo screening, fake planting etc. This would be to the detriment of the appearance of the building and the surrounding area. This change is not considered non-material.

5. *Some window depths and location of transoms altered to improve proportions*



The change to the window depths is unlikely to have a significant impact on this building. The different brickwork colour and other brick detail remains and adds interest to the building. The change in the transoms changes the building from a more modern design to a more standard design. These changes do not improve the appearance of the building and, taken with the above changes to the balconies, result in a less aesthetically pleasing development.

Summary

During the course of the application the design was altered to take into account the prominent location of the development and proximity to a listed building. The changes to the bulk and massing and balcony details resulted in a scheme that was acceptable. The changes now proposed result in a building with less architectural interest than that which was originally proposed. Together, these design changes, are materially different to that which was approved and therefore are not considered non-material. No reasoning has been provided for the proposed changes.

Recommendation:

Refusal of Non-material Amendment

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	13 August 2024	Dated:	15 August 2024

