

Delegated Report

Planning Application

Planning Application No: 20211048

Location: Land At Coldharbour Road Northfleet Gravesend

Description: Application for non-material amendment to planning permission reference number 20190128 to allow substitution of the approved bricks on plots 354-355, 361, 367-368, 371-372, 374, and 384-400 with Ibstock Rosemont Multi Buff and on Plots 350-353, 356-360, 362-364, and 399 with Ibstock Tudor Blend.

Applicant: Persimmon Homes South East

Submitted Documents/Plans

Application form;
Covering letter;
Illustrative plans;
Drawing No. 16.2047/SK30 Rev W – External Materials Plan;
Drawing No. 16.2047/SK30 Rev V – Previously approved materials plan;

Relevant Planning History

20190128 – Application for approval of details pursuant to conditions 9, 12, 13, 20, 21, 22, 24, 37 & 38 attached to outline planning permission reference number 20141214 and being: 9 - Materials, 12 - Affordable Housing, 13 - Contaminated Land Remediation Strategy, 20 - Public Sewer Diversion and Protection, 21 - Foul and Surface Water Sewerage Disposal, 22 - Water Infrastructure/Resource Plans, 24 - Sustainable Urban Drainage (SUDS) Scheme, 37 - Open Space Delivery, and 38 - Crime Prevention Measures. **Permitted 07.10.2020**

20201331 - Application for non-material amendment to planning permission reference number 20190128 to substitute the approved bricks Forterra Arden Special Reserve on Plots 123, 128-130, 155-156, 350-353, 356-360, 362-366, 369-370, 373 and 399 with Forterra Kirton Arden Red Brick. **Permitted 18.01.21**

Planning Policy, Development Plan and other Material Considerations

Section 96A of the Town and Country Planning Act 1990, allows for Local Planning Authorities to make changes to any planning permission relating to land within their area, if they are satisfied that the change is not material. No definition is provided to what constitutes a non material amendment, but section 96a of the Act, does state that in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. The consideration therefore turns to whether the proposals are a non-material amendment.

The application is not assessed under the development plan and consultations are not undertaken.

Officer's Analysis

The agents proposed amendments are as follows:

The application relates to Persimmon Homes phases of the development only, and is a Non-Material Amendment (NMA) to substitute the approved bricks on Plots 354-355, 361, 367-368, 371-372, 374, and 384-400 with Ibstock Rosemont Multi Buff and on Plots 350-353, 356-360, 362-364, and 399 with Ibstock Tudor Blend due to brick shortages. The Forterra Kirton Arden Red Bricks, Forterra Arden Special Reserves, and Forterra Village Oatmeal Buff were formally discharged under NMA application 20201331 (Drawing No. 16.2047/SK30 Rev V dated 16 December 2020).

Plot Number	Approved under application 20201331 (Plan Rev V dated 16 December 2020)	Revised Plan Rev W dated 5 th August 2021
384-400	Forterra Village Oatmeal Buff	Ibstock Rosemont Multi Buff
354-355	Forterra Village Oatmeal Buff	Ibstock Rosemont Multi Buff
361	Forterra Village Oatmeal Buff	Ibstock Rosemont Multi Buff
367-368	Forterra Village Oatmeal Buff	Ibstock Rosemont Multi Buff
371-372	Forterra Village Oatmeal Buff	Ibstock Rosemont Multi Buff
374	Forterra Village Oatmeal Buff	Ibstock Rosemont Multi Buff
350-353	Forterra Kirton Arden Red Bricks	Ibstock Tudor Blend
356-359	Forterra Kirton Arden Red Bricks	Ibstock Tudor Blend
360	Forterra Arden Special Reserves	Ibstock Tudor Blend
362-364	Forterra Kirton Arden Red Bricks	Ibstock Tudor Blend
399	Forterra Kirton Arden Red Bricks	Ibstock Tudor Blend

A comparison of the bricks as approved and as proposed is shown in the images below:

Approved Brick - Forterra Village Oatmeal Buff



Proposed Brick –Ibstock Rosemont Multi Buff.



Approved Brick - Forterra Kirton Arden

Proposed Brick –Ibstock Tudor Blend



Approved Brick - Forterra Aden Special Reserves

Proposed Brick –Ibstock Tudor Blend



Conclusion & Recommendation

Whilst the bricks are similar, the proposed brick might not have the same quality in terms of visual appearance than the approved brick looking perhaps less of a stock type brick and with the blemishes and markings looking perhaps more false and applied. However, for a modern estate type development they are considered to be acceptable in this case.

In this case therefore it is considered that the changes are minimal and can be accepted as being non-material and can be supported as not impacting on the overall visual amenity of the site.

Case Officer:	Mr Richard Hart	Team Leader:	Wendy Lane
Signed:	<i>R Hart</i>	Signed:	<i>Wendy Lane</i>
Dated:	13th September 2021	Dated:	13/09/2021