



Delegated Report

Non-Material Planning Application

Planning Application No: 20251085

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for a non-material amendment to planning permission reference number 20200343 to allow increase in roof height to block E01, E02, E03 and E04, relocation of 2 no. gates at block E01, addition of a staff welfare accommodation to E01, addition of 2no external doors to block E01 and addition of 2no small louvres to block E03.

Applicant: Beth Rosherville Ltd, Boyer Planning

Site Visit Date: 4th March 2025

Submitted Documents/Plans

Planning Application Form;

Drawing No. 3732-LJA-E01-00-DR-A-04100 – Proposed E01 Level 00 GA Plan (Proposed E01);

Drawing No. 3732-LJA-E01-00-DR-A-04100 – Proposed E01 Level 00 GA Plan (Existing);

Drawing No. 3732-LJA-E01-01-DR-A-04101 – Proposed E01 Level 01 GA Plan (Existing);

Drawing No. 3732-LJA-E01-01-DR-A-04101 – Proposed E01 Level 01 GA Plan (Proposed E01);

Drawing No. 3732-LJA-E0-XX-DR-A-05000 – Proposed North Elevations (Existing);

Drawing No. 3732-LJA-E0-XX-DR-A-05001 – Proposed North Elevations (Existing);

Drawing No. 3732-LJA-E0-XX-DR-A-05002 – Proposed East Elevations (Existing);

Drawing No. 3732-LJA-E0-XX-DR-A-05003 – Proposed South Elevations (Existing);

Drawing No. 3732-LJA-E0-XX-DR-A-05004 – Proposed South Elevations (Existing);

Drawing No. 3732-LJA-E0-XX-DR-A-05005 – Proposed South East Elevations E02&3 (Existing);

Drawing No. 3732-LJA-E0-XX-DR-A-05006 – Proposed West Elevations (Existing);

Drawing No. 3732-LJA-E03-XX-DR-A-05070 – E03 Proposed North Elevation (Proposed);

Drawing No. 3732-LJA-E03-XX-DR-A-05071 – E03 Proposed East Elevation (Proposed);

Drawing No. 3732-LJA-E04-XX-DR-A-05003 – E04 Car Park Proposed West Elevation (Proposed);

Drawing No. 3732-LJA-E01-XX-DR-A-05050 – E01 Proposed North Elevation (Proposed E01);

Drawing No. 3732-LJA-E01-XX-DR-A-05051 – E01 Proposed East Elevation (Proposed E01);

Drawing No. 3732-LJA-E01-XX-DR-A-05052 – E01 Proposed South Elevation (Proposed E01);

Drawing No. 3732-LJA-E01-XX-DR-A-05053 – E01 Proposed West Elevation (Proposed);

Drawing No. 3732-LJA-E01-XX-DR-A-05054 – E01 Proposed Courtyard North Elevation (Proposed E01);

Drawing No. 3732-LJA-E01-XX-DR-A-05055 – E01 Proposed Courtyard East Elevation (Proposed E01);

Drawing No. 3732-LJA-E01-XX-DR-A-05056 – E01 Proposed Courtyard South Elevation (Proposed E01);

Drawing No. 3732-LJA-E01-XX-DR-A-05057 – E01 Proposed Courtyard West Elevation (Proposed E01);

Drawing No. 3732-LJA-E02-XX-DR-A-05060 – E02 Proposed North Elevation (Proposed);

Drawing No. 3732-LJA-E02-XX-DR-A-05061 – E02 Proposed East Elevation (Proposed E02);

Drawing No. 3732-LJA-E02-XX-DR-A-05062 – E02 Proposed South Elevation (Proposed);

Drawing No. 3732-LJA-E02-XX-DR-A-05063 – E02 Proposed West Elevation (Proposed);

Drawing No. 3732-LJA-E03-XX-DR-A-05072 – E03 Proposed South Elevation (Proposed E03);

Drawing No. 3732-LJA-E03-XX-DR-A-05073 – E03 Proposed West Elevation (Proposed E03);
Supporting Information: The Charter October 2025 NMA Pack; and
Covering Letter.

Relevant Planning History

There is extensive planning history on this site which includes a large number of conditions. The following is the original planning permission to which this application relates:

Reference	Description	Decision	Decision Date
20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works	Permitted	21.12.2020

Development Plan

As an application under S.96A of the Town and Country Planning Act 1990 the consideration relates to whether the proposal is a non-material amendment to the planning permission. The application is not assessed under the development plan.

Consultations, Publicity and Representations

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply, and consultations/publicity are therefore at the discretion of the local planning authority.

Officer's Analysis

There is no statutory definition of 'non-material'. This is because it is dependent on the context of the overall scheme – an amendment that is 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 proposal seeks to allow increase in roof height to block E01, E02, E03 and E04, relocation of 2 no. gates at block E01, addition of a staff welfare accommodation to E01, addition of 2no external doors to block E01 and addition of 2no small louvres to block E03.

The proposed amendments include:

Proposed Amendment		Reason for Amendment
Block E01		
1.1	Increase in pitched roof height	Changes in construction build-up to meet Building Regulation requirements.
1.2	Relocation of 2 no. gates	For security reasons and to reduce opportunities for anti-social behaviour within the public realm area.
1.3	Addition of Staff Welfare accommodation	To provide a small staff welfare room for on-site management staff.
1.4	Addition of 2 no. external doors to the Flexible Event Space (double-height space	To provide access to the double-height flexible event space adjacent to Bank Street.
Block E02		
2.1	Increase in pitched roof height	Changes in construction build-up to meet Building Regulation requirements.
Block E03		
3.1	Increase in pitched roof height	Changes in construction build-up to meet Building Regulation requirements.
3.2	Addition of 2 no. small louvres	To provide required natural ventilation provision to internal areas.
E04 Roof Level		
4.1	Increase in Core 01 roof height	Changes in construction build-up to meet Building Regulation requirements.

*Pitched Roof Heights
Existing Elevations*

Proposed Elevations



Existing E01 North Elevation (NMA ref: 20210305)



Proposed E01 North Elevation



Existing E01 West Elevation (NMA ref: 20210305)



Proposed E01 West Elevation



Existing E02 South Elevation (NMA ref: 20210305)



Proposed E02 South Elevation



Existing E03 North Elevation (NMA ref: 20210305)



Proposed E03 North Elevation

Relocation of Access Gates



Existing E01 Level 01 Plan (NMA ref: 20210305)



Proposed E01 Level 01 Plan

Addition of Staff Welfare

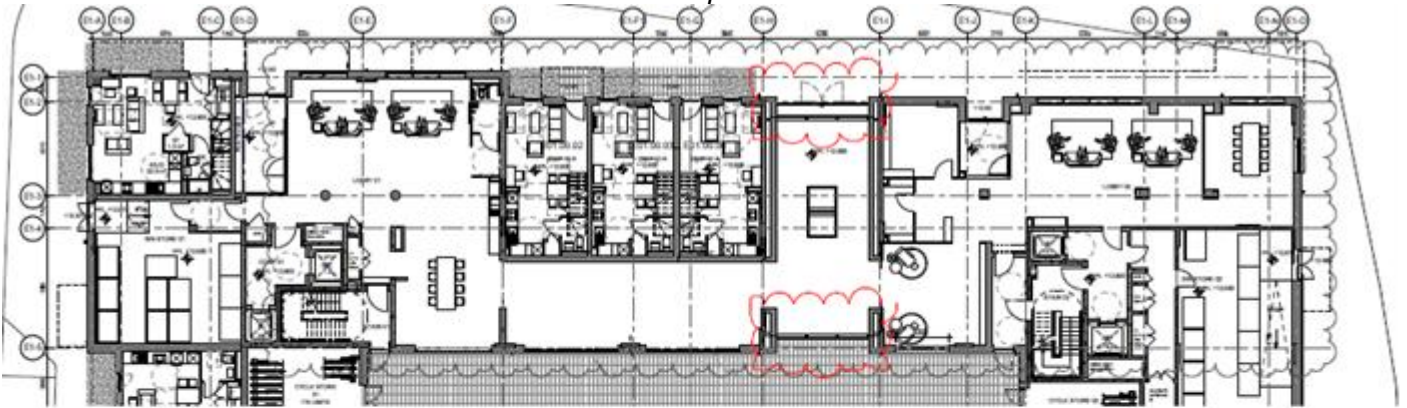


Existing E01 Level 01 Plan (NMA ref: 20210305)



Proposed E01 Level 01 Plan

Addition of Two External Doors to the Flexible Event Space



Existing E01 Level 00 Plan (NMA ref: 20210305)



Proposed E01 Level 00 Plan

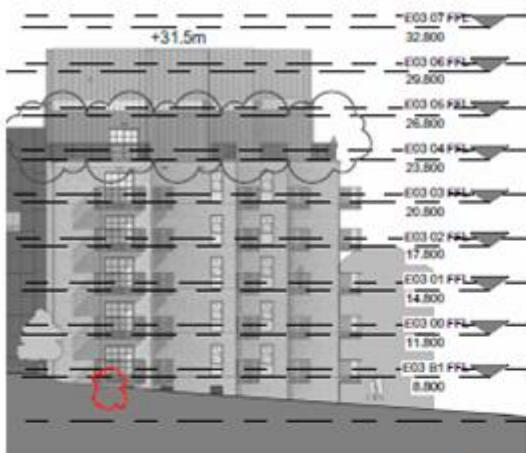


Existing E01 North Elevation (NMA ref: 20210305)

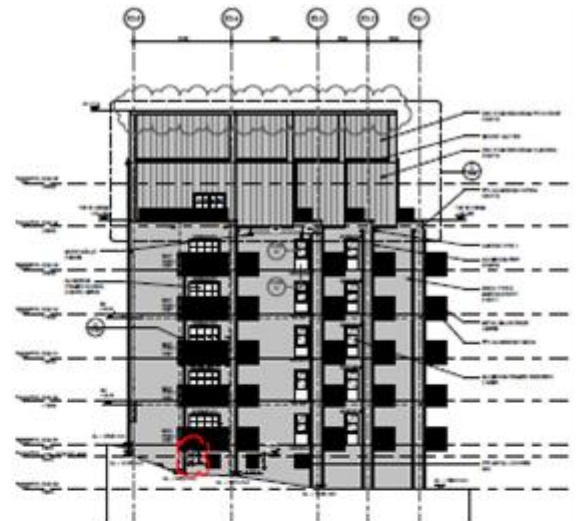


Proposed E01 North Elevation

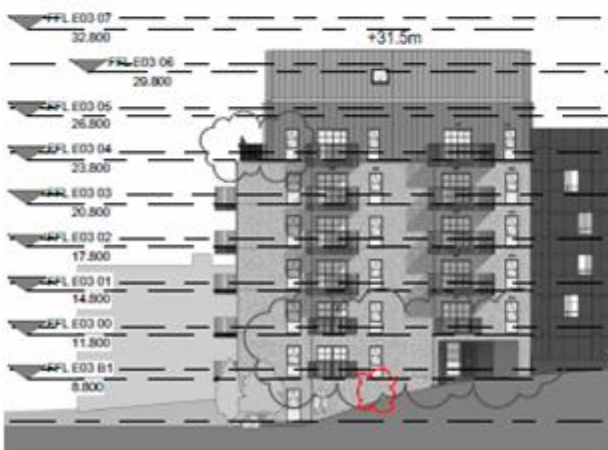
Addition of Two Small Louvres



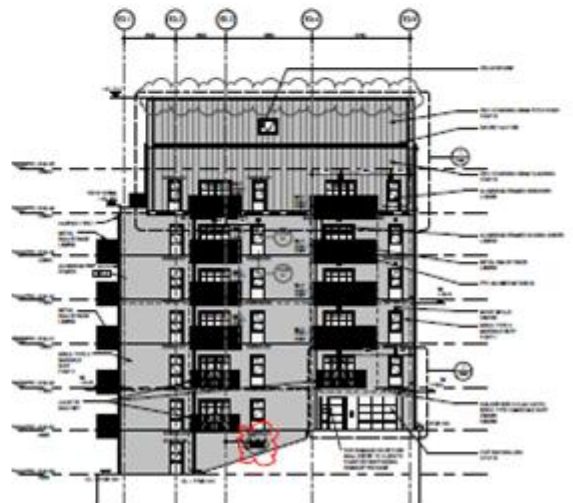
Existing E03 East Elevation (NMA ref: 20210305)



Proposed E03 East Elevation



Existing E03 West Elevation (NMA ref: 20210305)



Proposed E03 West Elevation

The proposed amendments are to meet building regulations, along with improving security, ventilation and to provide a welfare room for onsite management staff. They would not materially affect this large-scale redevelopment and in the context of the overall development and the impact on the surrounding area, the changes would be negligible.

With the exception of the approved plans, the changes have no bearing on the conditions from the original

planning permission 20200343, which will remain applicable.

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

Conclusion and Recommendation

The proposed changes are considered to be non-material amendments, and a separate planning permission would not therefore be required.

(For detailed informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	19 th November 2025	Dated:	19th November 2025