

Address: Green Park Village

Application No: 221850/NMA

Proposal: Non-material amendment to permitted application 170096/REM to change the building height, external doors and windows of Longwater Apartments

Case Officer: Alison Amoah

Proposal: The proposed changes are summarised as follows:

- Increase the height of the Longwater Apartment blocks by 0.54m (rounded) from 13.390m to 13.925m
- Replace combustible glass balustrade to railings for all balconies
- Side elevations - Removal of ground floor canopy; Doors to gas meter rooms; Additional doors to gas risers; New obscure glazed windows at first, second and third floors.
- Front elevations - Recessed panels removed; Curtain wall replaced with full height glazing and moved to the right (front elevation)
- Rear elevations - Parapet height increased; Recessed panel removed

Originally Approved under 170096

Proposed Under 221850

LWA 3



① North Elevation
1:100



② West Elevation
1:100





3 South Elevation
1:100



4 East Elevation
1:100



LWA 1& 2



North Elevation
1:100



West Elevation
1:100





South Elevation
1 : 100



East Elevation
1 : 100



Original Plan approved under 170096/REM	Proposed Amended Plan under 221850/NMA
Longwater Av. Apartment (LWA) LWA3 Elevations - Drawing no: PL-P3B-017 Rev P3, received 24 th May 2017	Side Elevation 2 [West] LWA3: Plots 378-393 - Drawing no: 1715-1330—4 Rev C1, received 9th December 2022 Side Elevation 1 [East] LWA3: Plots 378-393 - Drawing no: 1715-1330-3 Rev C1, received 9th December 2022 Rear Elevation [South] LWA3: Plots 378-393 - Drawing no: 1715-1330-2 Rev C1, received 9th December 2022 Rear Elevation [North] LWA3: Plots 378-393 - Drawing no: 1715-1330-1 Rev C1, received 9th December 2022
Longwater Av. Apartment (LWA) LWA 1& 2 Elevations - Drawing no: PL-P3B-015 Rev P3, received 24 th May 2017	Side Elevation 2 [West] LWA1: Plots: 346-361 LWA2: Plots: 362-377 - Drawing no: 1715- 1300-4 Rev C2, received 9th December 2022 Side Elevation 1 [East] LWA1: Plots: 346-361 LWA2: Plots: 362-377 - Drawing no: 1715- 1300-3 Rev C2, received 9th December 2022 Rear Elevation [South] LWA1: Plots: 346-361 LWA2: Plots: 362-377 - Drawing no: 1715- 1300-2 Rev C2, received 9th December 2022

	Front Elevation [North] LWA1: Plots: 346-361 LWA2: Plots: 362-377 - Drawing no: 1715-1300-1 Rev C2, received 9 th December 2022
Longwater Av. Apartments (LWA) LWA 1&2 Plans - Drawing no: PL-P3B-014 Rev P3, received 24 th May 2017	Longwater Av. Apartments (LWA) LWA 1&2 Plans - Drawing no: PL-P3B-014 Rev P4, dated and received 17 th April 2023
Longwater Av. Apartment (LWA) LWA 3 Plans - Drawing no: PL-P3B-016 Rev P3, received 24 th May 2017	Longwater Av. Apartment (LWA) LWA 3 Plans - Drawing no: PL-P3B-106 Rev P4, dated and received 17 th April 2023

The reason for the proposed changes, as set out by the applicant, is that with respect to the height, the original drawings as approved did not allow for adequate ceiling heights, service zones and roof insulation. The other changes are because of detailed design development.

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

Relevant Planning History:

10/01461/OUT (102172) - A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works - Approved 1/7/11

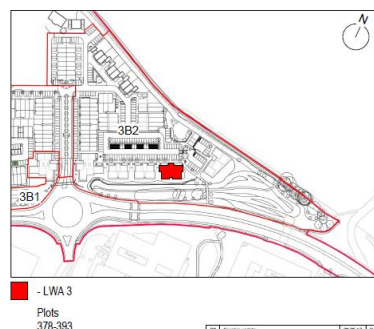
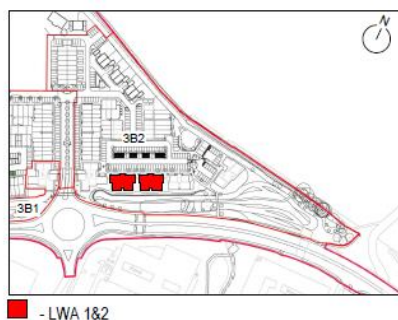
170096/REM - Application for approval of reserved matters following outline approval for Phase 3B 2 (10/01461/OUT) - Approved 9/6/2017

201775/NMA - Non material amendment to condition 1 of planning permission 170096 (Phase 3B2) to amend roof design on Type D1 & D1H houses - Agreed 22/1/21

221178/NMA - Amendment to condition 1 of reserved matters permission 170096 for Phase 3B2 to increase the height of the Woodland Close Apartment - Agreed 7/11/22

Appraisal:

It is considered that the proposed changes would have a limited effect on the overall appearance, and although higher than the approved scheme, it is considered that it would not generate any differing effects with respect to residential amenity and overall appearance that would be considered material within the context of the whole development. The apartments are sited with sufficient distance to other dwellings such that there would be no resulting negative impact from the increased height. Additional secondary windows are within the side elevations of all 3 blocks. These would be obscure glazed and are considered acceptable. There is an additional primary window serving these internal spaces.



The external changes to the balconies are required for fire regulations and the other external changes include materials consistent with other buildings within the Phase. Other changes to windows and doors are limited. The changes would retain a high-quality design scheme in accordance with Policy CC7.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Condition

The plans hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows received 9th December 2022:

- Rear Elevation [North] LWA3: Plots 378-393 - Drawing no: 1715-1330-1 Rev C1
- Rear Elevation [South] LWA3: Plots 378-393 - Drawing no: 1715-1330-2 Rev C1
- Side Elevation 1 [East] LWA3: Plots 378-393 - Drawing no: 1715-1330-3 Rev C1
- Side Elevation 2 [West] LWA3: Plots 378-393 - Drawing no: 1715-1330-4 Rev C1
- Front Elevation [North] LWA1: Plots: 346-361 LWA2: Plots: 362-377 - Drawing no: 1715-1300-1 Rev C2
- Rear Elevation [South] LWA1: Plots: 346-361 LWA2: Plots: 362-377 - Drawing no: 1715-1300-2 Rev C2
- Side Elevation 1 [East] LWA1: Plots: 346-361 LWA2: Plots: 362-377 - Drawing no: 1715-1300-3 Rev C2
- Side Elevation 2 [West] LWA1: Plots: 346-361 LWA2: Plots: 362-377 - Drawing no: 1715-1300-4 Rev C2
- Longwater Av. Apartments (LWA) LWA 1&2 Plans - Drawing no: PL-P3B-014 Rev P4, dated and received 17th April 2023
- Longwater Av. Apartment (LWA) LWA 3 Plans - Drawing no: PL-P3B-106 Rev P4, dated and received 17th April 2023

Reason: to clarify which plans are approved by this Non-Material Amendment.

INFORMATIVES

1. This notice relates only to the changes to condition 1 of the substantive planning permission (Ref: 170096). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission and the original outline permission for Green Park Village 10/01461/OUT (102172). That permission still

stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.