

Address: Green Park Village

Application No: 220369/NMA

Proposal: Non-Material Amendment to planning permission 210901 to replace the external balcony guarding from glass to vertical metal balustrade

Case Officer: Alison Amoah

Proposal: To change the balcony guards from glass to metal. The reason for the proposed change, as set out by the applicant, is to respond to the Ministry for Housing, Communities and Local Government (now Department for Levelling up Housing and Communities - DLUHC) guidance on façade materials, resulting from new fire safety policy which banned the use of laminated glass in balustrades due to flammable material in the interlayer.

Original approved balconies material and form under 171017

Amended shape of balconies approved under 210901



2 Block A-C Typical East Elevation
1:200



1 Typical East Elevation
1:100



4 Block A-C Typical West Elevation
1:200



2 Typical West Elevation
1:100

Proposed amended balconies - material



1 Typical East Elevation
1:100



2 Typical West Elevation
1:100

Original Plans approved under 171017/FUL	Amended under 210901/FUL	Proposed Amended Plans under 220369/NMA
GA Elevations - Typical Blocks A-C - Drawing no: A-P6-05-001 Rev P5, received 21st May 2018	Typical Elevations East & West Blocks 2 & 3 - Drawing no: G259-BAL-XX-XX-DR-A-07- 0711 Rev B, received 2nd June 2021 Building Elevations North & South Blocks 2 & 3 - Drawing no: G259- BAL-XX-XX-DR-A07-0712 Rev B, received 2nd June 2021 Site Context Elevations AA & BB Blocks 2&3 Drawing no: G259-BAL-XX-XX-DR-A-07- 0713 Rev B, received 2nd June 2021 Site Context Elevations CC & DD Blocks 2&3 Drawing no: G259-BAL-XX-XX-DR-A-07- 0714 Rev B, received 2nd June 2021	Typical Elevations East & West Blocks 2 & 3 - Drawing no: G259 - BAL-XX-XX-DR-A-07-0711 Rev C, received 17th March 2022; Building Elevations North & South Blocks 2 & 3 - Drawing no: G259 - BAL-XX-XX-DR-A-07-0712 Rev C, received 17th March 2022 Site Context Elevations Context Elevations AA & BB Blocks 2 & 3 - Drawing no: G259- BAL-XX-XX-DR-A-07-0713 Rev C, received 17th March 2022 Site Context Elevations Elevation CC & DD Blocks 2 & 3 - Drawing no: G259 - BAL-XX-XX-DR-A-07-0714 Rev C, received 17th March 2022
Bay Study - Typical Pavilion Block - Drawing no: A-P6-04-012 Rev P4, received 21st May 2018	Typical Elevations East & West Blocks 2 & 3 - Drawing no: G259-BAL-XX-XX-DR-A-07- 0711 Rev B, received 2nd June 2021 Building Elevations North & South Blocks 2 & 3 - Drawing no: G259- BAL-XX-XX-DR-A07-0712 Rev B, received 2nd June 2021	Typical Elevations East & West Blocks 2 & 3 - Drawing no: G259 - BAL-XX-XX-DR-A-07-0711 Rev C, received 17th March 2022; Building Elevations North & South Blocks 2 & 3 - Drawing no: G259 - BAL-XX-XX-DR-A-07-0712 Rev C, received 17th March 2022
Site Sections AA, BB - Drawing no: A-P6-04-014 Rev P3, received 21st May 2018	Site Context Elevations AA & BB Blocks 2&3 Drawing no: G259-BAL-XX-XX-DR-A-07- 0713 Rev B, received 2nd June 2021 Site Context Elevations CC & DD Blocks 2&3 Drawing no: G259-BAL-XX-XX-DR-A-07- 0714	Site Context Elevations Context Elevations AA & BB Blocks 2 & 3 - Drawing no: G259- BAL-XX-XX-DR-A-07-0713 Rev C, received 17th March 2022 Site Context Elevations Elevation CC & DD Blocks 2 & 3 - Drawing no: G259 - BAL-XX-XX-DR-A-07-0714

	Rev B, received 2 nd June 2021	Rev C, received 17 th March 2022
GA Sections - Typical Blocks A-C - Drawing no: A-P6-04-001 Rev P5, received 21st May 2018		Typical GA Section - Section AA & BB Blocks 2 & 3 - Drawing no: G259 - BAL-XX-XX-DR-A-07-0710 Rev B, received 17 th March 2022 <i>(additional drawing - no equivalent submitted under 210901)</i>
Site Sections CC,DD - Drawing no: A-P6-04-015 Rev P3, received 21st May 2018	Site Context Elevations AA & BB Blocks 2&3 Drawing no: G259-BAL-XX-XX-DR-A-07- 0713 Rev B, received 2nd June 2021 Site Context Elevations CC & DD Blocks 2&3 Drawing no: G259-BAL-XX-XX-DR-A-07- 0714 Rev B, received 2nd June 2021	Site Context Elevations Context Elevations AA & BB Blocks 2 & 3 - Drawing no: G259- BAL-XX-XX-DR-A-07-0713 Rev C, received 17th March 2022 Site Context Elevations Elevation CC & DD Blocks 2 & 3 - Drawing no: G259 - BAL-XX-XX-DR-A-07-0714 Rev C, received 17th March 2022
Site Sections EE - Drawing no: A-P6-04-016 Rev P3, received 21st May 2018	Site Context Elevations AA & BB Blocks 2&3 Drawing no: G259-BAL-XX-XX-DR-A-07- 0713 Rev B, received 2nd June 2021 Site Context Elevations CC & DD Blocks 2&3 Drawing no: G259-BAL-XX-XX-DR-A-07- 0714 Rev B, received 2nd June 2021	Site Context Elevations Context Elevations AA & BB Blocks 2 & 3 - Drawing no: G259- BAL-XX-XX-DR-A-07-0713 Rev C, received 17th March 2022 Site Context Elevations Elevation CC & DD Blocks 2 & 3 - Drawing no: G259 - BAL-XX-XX-DR-A-07-0714 Rev C, received 17th March 2022
Phase 6B-2 Site Cross Sections - Drawing no: 4160761-SK1001-P6B Rev P3, received 23 rd February 2018	Site Context Elevations AA & BB Blocks 2&3 Drawing no: G259-BAL-XX-XX-DR-A-07- 0713 Rev B, received 2nd June 2021 Site Context Elevations CC & DD Blocks 2&3 Drawing no: G259-BAL-XX-XX-DR-A-07- 0714 Rev B, received 2nd June 2021	Site Context Elevations Context Elevations AA & BB Blocks 2 & 3 - Drawing no: G259- BAL-XX-XX-DR-A-07-0713 Rev C, received 17th March 2022 Site Context Elevations Elevation CC & DD Blocks 2 & 3 - Drawing no: G259 - BAL-XX-XX-DR-A-07-0714 Rev C, received 17th March 2022

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

171017/FUL - A planning application for residential led mixed-use development comprising the construction of 339 residential apartments (Class C3), 556 sqm (GIA) local retail units (Use Classes A1, A2, A3, A4, A5), residents' gym and associated car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works (Phase 6A) (amended) - Approved subject to S106 21st December 2018

200898/NMA - Non-Material Amendment to permitted application 171019 - To replace the external balcony guarding from glass to vertical metal balustrade - Agreed 10/8/20 (Phase 6A)

210901/FUL - Amendments to external balcony arrangements for Blocks 2 and 3 of Phase 6B as approved under 171017 - Agreed 13/8/21

Appraisal:

Although the proposed scheme would change the appearance of the balconies, it is not considered that this would have a detrimental effect on the overall appearance of the blocks of flats compared to that approved under 210901, nor a detrimental impact on the amenity of future residents. It is considered that the proposed vertical metal balconies would blend effectively with the remaining materials and would retain a high-quality design scheme according with Policy CC7. It is clear, that as a result of events at Grenfell and resulting changes to Building Regulations that options for balcony materials is more limited than previously for this scale of building. The same approval was agreed for blocks within Phase 6A under 200898.

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:

- Typical Elevations East & West Blocks 2 & 3 - Drawing no: BAL-XX-XX-DR-A-07-0711 Rev C, received 17th March 2022
- Building Elevations North & South Blocks 2 & 3 - Drawing no: BAL-XX-XX-DR-A-07-0712 Rev C, received 17th March 2022
- Typical GA Section - Section AA & BB Blocks 2 & 3 - Drawing no: BAL-XX-XX-DR-A-07-0710 Rev B, received 17th March 2022
- Site Context Elevations Context Elevations AA & BB Blocks 2 & 3 - Drawing no: BAL-XX-XX-DR-A-07-0713 Rev C, received 17th March 2022
- Site Context Elevations Elevation CC & DD Blocks 2 & 3 - Drawing no: BAL-XX-XX-DR-A-07-0714 Rev C, received 17th March 2022

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

INFORMATIVES

1. This notice relates only to the changes to condition 2 of the substantive planning permission (Ref:210901), which amended the balconies for Blocks 2 & 3 as originally approved under 171017. It shall be read in the context of the substantive planning permission and the original Reserved Matters approval for Phase 6B (171017), and is bound by all the conditions and obligations attached to those permissions. Those permissions still stand 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.