

Target Date: 11/12/2020 (ext)

Address: 384 The Meadway

Application No: 201015/NMA

Proposal: Minor amendment to planning permission 190761 for changes to external works and landscaping and elevations including new external staircase and detailed ventilation, heating and cooling design with associated roof mounted equipment.

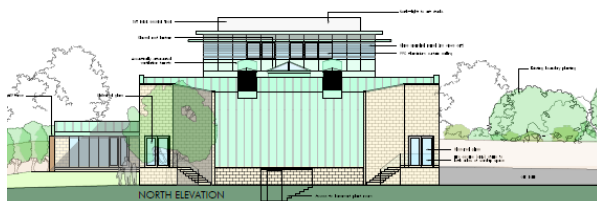
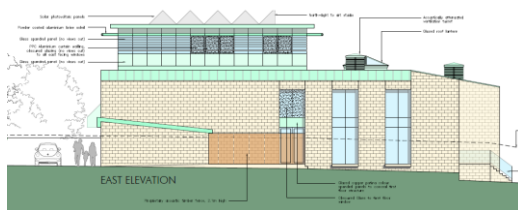
Case Officer: Alison Amoah

Proposal: To make changes to:

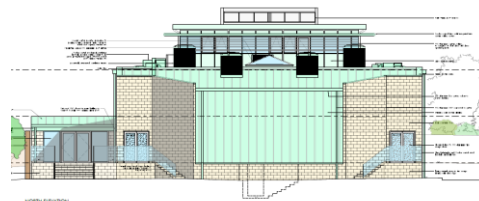
- 1) External works and landscape - the reason for the proposed changes, as set out by the applicant, is to accommodate the detailed design of the site and the building drainage and to meet BREEAM/ SUDS requirements. Also the existing Thames Water drainage cover and culvert needed to be taken account of and the details were only obtained post permission.
- 2) Elevations - the reason for the proposed changes it to accommodate detailed ventilation, heating and cooling and roof mounted equipment to ensure that the design is compliant with BREEAM requirements and the acoustic/ noise requirements set out in the planning conditions. Changes to the west elevation are for a new staircase as requested by Building Control to comply with Part B Means of (Fire) Escape requirements.

The second floor has shifted position very slightly moving west by 150mm and north by 323mm.

APPROVED



PROPOSED





Original Plan approved under 190761/FUL	Proposed Amended Plan under 201015/NMA received 15 th July 2020 unless otherwise stated
Elevations as Proposed - Drawing no: TGR.18/205 Rev M, received 8 th November 2019	Proposed Elevation North and South - Drawing no: TGR.18/235 Proposed Elevations West and East - Drawing no: TGR.18/236
Site Plan as Proposed - Drawing no: TGR.18/250 Rev M, received 8 th October 2019	Proposed Site Plan External Works 1 of 2 - Drawing no: TGR.18/700D Proposed Site Plan External Works 2 of 2 - Drawing no: TGR.18/701C
Planting Plan - Drawing no: HBA/810/01 Rev C, received 16th September 2019	Planting Plan - Drawing no: HBA/810/01 Rev D
Hard Landscape Plan - Drawing no: HBA/810/01 Rev C, received 16th September 2019	External Construction Layout - Drawing no: P18247-HWA-ZZ-XX-DR-C-5301 Rev T02
Ground Floor Plan [Proposed] - Drawing no: TGR.18/200 Rev G, received 4 th September 2019	Proposed Ground Floor Plan - Drawing no: TGR.18/200 Rev H, received 16 th December 2020
Second Floor Plan [Proposed] - Drawing no: TGR.18/202 Rev E, received 4 th September 2019	Proposed Second Floor Plan - Drawing no: TGR.18/202 Rev F, received 16 th December 2020

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.

However, consultation was undertaken with RBC Transport, Natural Environment, Environmental Protection and Nuisance and Sustainability Teams. Transport and Natural Environment responded with no objection.

Relevant Planning History:

190761 - New church and community centre - Approved 12/11/2019

Appraisal:

The proposed changes to the external appearance include some amended windows details, but mainly relate to roof plant and a new external staircase. These changes, required to meet BREEAM and Building Regulations, do not have a detrimental effect on the appearance, and would not change the overall nature of the approved scheme. The external staircase would only be used for fire evacuation, so there would be no detrimental impact on the amenity of surrounding residences from overlooking and loss of privacy.

The slight change to the position of the second floor is in order to suit requirements for the stair and lift core and to create a little extra space between the south wall and parapet for maintenance access.

With respect to external works the car parking layout has been slightly rationalised along the west boundary, which has meant that a car parking space on the access drive off the Meadway has been omitted, however, the overall number of parking bays would be unchanged. A path has been added to the east to provide a fire escape path in order to meet Building Control requirements for fire strategy. There are some minimal landscape changes proposed, which include enhancing the screening to no. 5A. Neither Transport nor Natural Environment raised objections to the proposed changes, and in the context of the overall scheme these are considered acceptable.

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 15th July 2020, unless otherwise stated:

- Proposed Elevation North and South - Drawing no: TGR.18/235
- Proposed Elevations West and East - Drawing no: TGR.18/236
- Proposed Site Plan External Works 1 of 2 - Drawing no: TGR.18/700D
- Proposed Site Plan External Works 2 of 2 - Drawing no: TGR.18/701C
- Planting Plan - Drawing no: HBA/810/01 Rev D
- External Construction Layout - Drawing no: P18247-HWA-ZZ-XX-DR-C-5301 Rev T02
- Proposed Ground Floor Plan - Drawing no: TGR.18/200 Rev H, received 16th December 2020
- Proposed Second Floor Plan - Drawing no: TGR.18/202 Rev F, received 16th December 2020

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

INFORMATIVES

1. This notice relates only to the changes to the plans as approved under condition 2 of the planning permission 190761 and is bound by all the other conditions and obligations attached to that permission. 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 a material change to the approved planning permission.