In uniform

DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: Courtlands, Parklands Avenue WB/10/0782/FULL/NMA1

DATE OF SITE VISIT: Various since 2008

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

Courtlands is an important site, and a prominent building within this residential area of Goring. It is listed Grade II and set within substantial, landscaped grounds. The building has been greatly altered over many years, the original larger curtilage sub-divided and the land to the west developed for residential development in the mid to late 1990s (Warnham Close, Warnham Mews and 'The Gatehouse'). Most recently, Courtlands has been occupied by Bond International Software Plc as offices, following considerable investment and improvement. To the north of the building is the tarmac parking area, with access from Parklands Avenue along a curved, sweeping drive to the north and east

Planning permission (and Listed Building Consent) was granted in April 2008 under WB/08/0088/FULL (and WB/08/0089/LBC) for a 2-storey extension (442 square metres gross floorspace) linked to the main north elevation of Courtlands, together with additional car parking, a cycle shelter, new pedestrian access to Parklands Avenue and landscaping. These consents have not been implemented and replacement permissions to extend the timer period for implementation were granted in November 2010 (WB/10/0782/FULL and WB/10/0833/LBC).

This application is for non material amendments to the planning permission granted under WB/10/0782/FULL. A concurrent application for Listed Building Consent has also been submitted as there is no provision for a non material amendment to a listed building consent.

The amendments for which approval is sought comprise:-

- Provision of 2 additional 'conservation area' rooflights on the north facing slopes of the extension to provide natural ventilation to the first-floor accommodation.
- Reduction in width of the link corridor and replacement of hipped/pitched roof with leaded, flat-roof (with parapet).
- Provision of cast iron rainwater heads and downpipes (7 in total).
- Terracotta air bricks and ventilators;
- Provision of boiler flue (west roof slope).

PLANNING POLICIES None.

CONSULTATION RESPONSES AND REPRESENTATIONS: Publicity is discretionary and no consultations/notifications have been undertaken in this instance.

PLANNING ASSESSMENT:

A provision to provide a mechanism to make non-material amendments to planning permissions was introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the Town and Country Planning Act 1990. Section 190 was commenced on 1 October 2009. Section 96A allows a non-material amendment to be made to an existing planning permission via a new application procedure.

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of a particular scheme – what may be non-material in one context may be material in another. In order to grant an application a LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a non material amendment the Government's guidance in 'Greater Flexibility for Planning Permissions' states that the LPA must have regard to the effect of the change, together with any previous changes made under s.96A. However, as it is not an application for planning permission, s.38(6) of the Planning Act 2004 does not apply.

(i) Additional rooflights: One additional Clement rooflight (972mm x 1169mm) would be positioned on the northern-most roofslope (3 in total) and the other on the inner slope of the U-shaped roof (2 in total). The additional rooflights are required under the Building Regulations to provide natural ventilation to the office accommodation. No overlooking issues would arise as it would not be possible to look out of the rooflights (no roof accommodation is proposed) and it is unlikely they would be visible from ground level owing to their positioned behind the parapet roof detail.

(ii) Link corridor: Although the new extension building will be fully DDA accessible, it is not required that the link access (which includes a short flight of internal steps) is fully accessible since the Listed Building itself is not fully compliant. This allows for a narrower structure than originally anticipated (reduced by 0.7 metres), lending it a more 'light weight' appearance which is welcomed. The pitched roofed (behind the parapet) is no longer practical owing to the reduced width of the link, but the alteration will be barely discernable is views of the link, if anything resulting in less 'bulk' which is welcomed.

(iii) The proposed cast iron hopper heads and downpipes by Alumasc are acceptable. An amendment has been sought to omit the downpipe in the southeast corner of the link corridor which was originally shown sited in front of a window on the main Listed Building, and also to re-position the downpipes serving the main extension building within the corner recesses of the front (east-facing) elevation.

(iv) The proposed terracotta airbricks (Red Bank) and terracotta-coloured wall grilles (JAGA Invisible wall grille) are required to ventilate the under floor, the offices and boiler room. They would have a minimal impact on the appearance of the building and are considered 'de minimis'.

(v) The boiler flue will be sited on the west-facing roofslope within the inner recess. It would be approximately 1m high, projecting marginally above the ridge height, but will not be discernable in public views of the building. The flue would be visible from the rear of 'The Gatehouse', a residential dwelling adjoining to the west, but it is not considered that it would materially alter the appearance of the building or have any adverse amenity impact.

RECOMMENDATION

That the application for a Non Material Amendment is APPROVED.

Delegated Decision

Case Officer
Sign.....[redacted].....Date.....16·5·11.....

Authorising Officer
Sign.....[redacted].....Date.....17.5.11.....