

SITE PLAN ATTACHED

2 - 8A HAREWOOD ROAD PILGRIMS HATCH ESSEX CM15 9PD

NON MATERIAL AMENDMENT TO APPLICATION 21/00269/BBC (REMOVAL OF INTERNAL PARTITIONS BETWEEN EXISTING SHOPS TO CREATE ONE SINGLE SHOP WITH ALTERATIONS TO SHOP FRONTS, INSTALLATION OF A RAMP TO THE REAR ELEVATION, RAISE FLAT ROOF TO THE REAR OF THE STORE AND MINOR ALTERATIONS TO INCLUDE THE INFILLING OF EXISTING OPENINGS) FOR THE REMOVAL OF RAMP TO THE REAR OF THE BUILDING.

APPLICATION NO: 21/00269/NON/1

WARD Pilgrims Hatch **28 DAY DATE** 29 November 2022

CASE OFFICER Mr Daryl Cook

Drawing no(s) relevant to this decision: 3614-04; 3614-05C;

1. Proposals

A non-material amendment is sought to application 21/00269/BBC (Removal of internal partitions between existing shops to create one single shop with alterations to shop fronts, installation of a ramp to the rear elevation, raise flat roof to the rear of the store and minor alterations to include the infilling of existing openings) for the removal of ramp to the rear of the building at 2-8A Harewood Road, Pilgrims Hatch.

The application has been referred to Planning & Licensing Committee as the application site and building are Council owned land.

2. Policy Context

National Planning Practice Guidance (NPPG)

3. Relevant History

- 21/00269/BBC: Removal of internal partitions between existing shops to create one single shop with alterations to shop fronts, installation of a ramp to the rear elevation, raise flat roof to the rear of the store and minor alterations to include the infilling of existing openings – Committee Approval

- 21/01018/BBC: Installation of plant to rear yard area and 2.5 metre high close boarded timber fence enclosure. – Committee Approval
- 21/01019/ADV: 1 x Co-op Fascia sign with halo illuminated logo and non-illuminated lettering, 2 x Co-op non-illuminated fascia signs, 1 x Post Office non-illuminated projecting sign, 1 x Post Office non-illuminated Service Menu Board and 2 x Co-op logo externally illuminated (trough light) projecting signs. – Committee Approval
- 22/01523/FUL: Installation of plant to the rear yard area and 2.1m high timber fence enclosure – Pending Committee Decision

4. Neighbour Responses

N/A

5. Consultation Responses

N/A

6. Summary of Issues

A non-material amendment is sought to application 21/00269/BBC as described in the ‘Relevant History’ section above, for the omission of the ramp to the rear of the building.

The committee is advised that, as outlined within the Planning Practice Guidance (Paragraph: 002 Reference ID: 17a-002-20140306), there is no statutory definition of ‘non material’. This is because it will be dependent on the context of the overall scheme and only applies to planning permissions. An amendment that is non-material in one context may be material in another. This application is not an application for planning permission, and therefore provisions relating to statutory consultation and publicity do not apply. It is at the local planning authority’s discretion in whether and how they choose to inform other interested parties or seek their views.

The local planning authority must have regard to the effect of the change, together with any previous changes made. There is also no right of appeal against the determination of this application.

The proposal here relates to the removal of a ramp toward the rear of the building as part of the works to provide an enlarged Coop at the above site as detailed within drawing 3614-05C. The nature of these changes before officers were not considered necessary to invite public consultation. Within the covering letter, the applicant advises that the reason for the change *“is because the fire exit door is to be removed to facilitate an amendment to the proposed external plant area and*

location” currently under consideration (reference 22/01523/FUL). An external door would still be located on the rear building toward the east for “goods” as illustrated within drawing 3614-04 though levels at that point do not require a ramp.

Having considered the amendments within and the context of the original report, the alterations proposed are considered to constitute a non-material amendment and are considered to be acceptable.

7. **Recommendation**

The Application be APPROVED subject to the following conditions:-

1 DRA01A Development in accordance with drawings
The development hereby permitted shall not be carried out except in complete accordance with the approved documents listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

Informative(s)

1 This decision relates to the non-material amendment referred to above only and not any other changes which may be shown on the drawings submitted. This decision also relates only to the Town and Country Planning Acts and does not relate to the Building Regulations or any other legislation.

BACKGROUND DOCUMENTS

DECIDED: