

**Case Officer:** Andrew Lewis

**Recommendation:** Approve

**Applicant:** Heyford Commercial Developments Limited

**Proposal:** Non-material amendment to 18/00513/REM - rebuilding of previously retained walls to Building 100.

**Expiry Date:** 9 September 2019

**Extension of Time:**

## 1. APPLICATION SITE AND LOCALITY

1.1. The earlier reserved matters application 18/00512/REM for the Village Centre North was approved pursuant to the outline application 10/01642/OUT for Heyford Park. The reserved matters application had the following description:

*'Village centre (north) comprising retail units, B1 Use, 30 residential units, involving the erection of two, three storey buildings, partial demolition and change of use of Building 100 to provide B1 Use and demolition of Buildings 101 and 102, plus the formation of vehicle parking and associated landscaping works'*

1.2. Building 100, which is the subject of this application, was to be used for B1 purposes. Whilst the building is considered to be of local importance, given its poor state of repair much of the building was to be demolished as part of the earlier reserved matters approval although key facades were to be retained along with internal walls that would become external as a result of the approved demolition.

1.3. As demonstrated by the applicant, following further works, some of the walls to be retained have now been found to be in a poor state of repair such that they can no longer be retained. This application seeks to vary the details to allow for these walls to be demolished.

## 2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The application seeks a non-material amendment to the original reserved matters approval for the rebuilding of the previously retained walls to Building 100. The walls are proposed to be constructed from brick to match the existing building.

## 3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
18/00512/REM	Village centre (north) comprising retail units, B1 Use, 30 residential units, involving the erection of two, three storey buildings, partial demolition and change of use of Building 100 to provide B1 Use and demolition of Buildings 101 and 102, plus the formation of vehicle parking and associated landscaping works	Approved

10/01642/OUT      Outline - Proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure      Approved

#### **4. PRE-APPLICATION DISCUSSIONS**

4.1. No pre-application discussions have taken place

#### **5. APPRAISAL**

5.1. The Planning Practice Guidance (2014) makes the following comments with regard to the consultation process in relation to NMAs:

*As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore Local Planning Authorities have discretion in whether and how they choose to inform other interested parties or seek their views.*

*As by definition the changes sought will be non-material, consultation or publicity is unlikely to be necessary and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2017.*

5.2. The proposed alteration to demolish and rebuild some of the walls of Building 100 previously approved to be retained (in particular, internal walls that will become external) is considered to be a non-material change to the overall development. Whilst the loss of the original walls is regrettable, the building is not listed and the applicant has put forward sound reasons and evidence as to why the walls in question cannot be retained as originally intended. Furthermore, the most important elements of the building (e.g. the front east elevation and roof including overhang and pillars and adjacent sections of the north and south elevations) in heritage and aesthetic terms are still to be retained.

5.3. There will be no additional harm to the heritage value of the Conservation Area and no material impact on the general aesthetics or appearance of the development. The change has been considered individually and cumulatively in relation to the originally approved development. Given the scale of the development, the proposed amendment is considered to be minor and would not significantly alter the overall scheme. The change is considered to be minor in nature and the impact therefore non-material.

Case Officer: Samantha Taylor

DATE: 09<sup>th</sup> September 2019

Checked By: Alex Keen

DATE: 09<sup>th</sup> September 2019

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