

JOW/D.0371

6th November 2019

FAO Andrew Lewis
Planning Services
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Planning Portal Reference: PP-08276870

Dear Andrew,

**Non-Material Amendments to Reserved Matters Approval ref: 18/00513/REM in relation to Village Centre (North)
Heyford Park, Camp Road, Upper Heyford, Oxfordshire, OX25 5HD**

I write on behalf of the applicant, Heyford Park Commercial Developments Limited, seeking approval of non-material amendments to the development of the Village Centre North, submitted under the terms of Section 96a of the TCPA 1990 (as amended), comprising alterations to the approved details as they relate to Building 100.

Background

Reserved Matters application ref: 18/00513/REM for the Village Centre North of the Heyford Park development was submitted pursuant to outline planning permission ref: 10/01642/OUT. This application was approved on 24th July 2018 with the following Description of Development:

“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.”

Condition 1 of the Reserved Matters permission listed the approved plans, including those relevant to Building 100.

An application seeking approval of non-material amendments to this permission (ref: 19/01616/NMA) as it relates to Building 100 was submitted in August 2019. This application sought to remove the previously internal walls, which were due to become

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external walls following demolition works, and reconstruct these with brick to match the existing building, plus retention of an existing internal retaining wall.

These changes were approved as a non-material amendment on 9th September 2019, and the following plans were listed in the decision notice, superseding the corresponding plans originally approved:

Title	Reference
Building 100- Demolition Plan Ground Floor	CD2316_CRD-01-R1-DR-A-00941_S2-P4 Rev E
Building 100- Proposed Ground Floor Plan	CD2316_CRD-01-00-DR-A-01025_S2-P4 Rev D
Building 100- Proposed Elevations	CD2316_CrD-01-ZZ-DR-A-01220_S2-P5 Rev D

Non-Material Amendment Application

This application seeks approval of a further non-material amendment to Building 100, to remove glazing panels from the western elevation of the building and to replace with brickwork to match the existing on this building.

This submission comprises the following documents:

1. Completed Application Form;
2. Covering letter (this document);
3. The following plans, submitted to supersede those previously approved in 19/01616/NMA:

Title	Reference	Superseded Plan
Building 100- Proposed Ground Floor Plan	CD2316_CRD-01-00-DR-A-01025_S2-P4 Rev E	CD2316_CRD-01-00-DR-A-01025_S2-P4 Rev D
Building 100- Proposed Elevations	CD2316_CrD-01-ZZ-DR-A-01220_S2-P5 Rev E	CD2316_CrD-01-ZZ-DR-A-01220_S2-P5 Rev D

This application is made due to Building Regulations requirements for the approved glazing on the western elevation of Building 100. The Regulations require fire rated glazing here as the western elevation forms the notional boundary between Building 100 and Block A of the Village Centre North development. It is considered more appropriate for this elevation to be constructed in brickwork for the following reasons:

- Fire rated glazing would only provide for only one hour's protection in the event of a fire, therefore changing to brickwork helps to design out risk of fire spread to the residential apartments in Block A.
- The glazing required is considered prohibitively expensive for a secondary elevation of the building;

- There are significant lead in times associated with procurement of fire rated glazing, which would delay installation and completion of the development and, accordingly, the opening of Village Centre North.

There are no other amendments to Building 100 as approved, including to the glazing on the more prominent elevations, or to the wider Village Centre North.

I trust the above, together with payment of the application fee to the Planning Portal, allows for the validation of the application and its progression towards determination. However, please let me know should you have any questions or require any further information on this matter.

Yours sincerely,



James Walker
Principal Planner

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