



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Mr Jack Playford
100 Pall Mall
London
SW1Y 5NQ

Non-Material Amendment(s) Determination

Date Registered: 8th March 2023

Proposal:

1. Reduction in height to the two flanks of the main hotel building by 654mm. 2. Reduction in height of the central lobby part of the hotel building by 990mm. 3. End facades pushed out on end/corner guestrooms by 52mm. 4. Six additional guestrooms (from 498 to 504) within the consented envelope of the building. 5. Extension to the flat roof of the waterpark support building (the "bunker") over the pitched section to form a dormer-like structure. 6. Updates to external window and door positions. 7. Removal of the Substation West (at the northern perimeter of the carpark) and minor alterations to the substations at the southern end of the car park within the landscape. 8. Additional doors on the flat roofs to facilitate safer means of emergency egress. 9. Rationalisation of window heights. 10. Addition of windows to the ballroom to improve natural daylight. 11. Relocation of access / maintenance entrances to provide more discreet, efficient and safer means of access. 12. Minor alterations to rainwater goods location setting out on the building to provide more efficient surface water collection. 13. Removal of the chimney at the ridge of the pitched roof over the lobby (no longer required). 14. Revised ventilation strategy and removal of flue on green roof (proposed as non-material amendments to 21/04158/F)

Location: Great Wolf Lodge Oxfordshire, Kirtlington Road, Chesterton, Bicester, OX26 1TE

Parish(es): Chesterton

APPROVAL OF NON-MATERIAL AMENDMENT(S)

Cherwell District Council, as Local Planning Authority, hereby approves the non-material amendments described above in accordance with drawing number(s):

Location Plan 10875-EPR-00-ZZ-DR-A-TP-0100 C01
Existing Site Location Plan 10875-EPR-00-ZZ-DR-A-TP-0101 C01
Proposed Site Plan 10875-EPR-00-ZZ-DR-A-TP-0102 C01
Proposed Sitewide Sections 10875-EPR-00-ZZ-DR-A-TP-0103 C01
Proposed basement Plan 10875-EPR-00-B1-DR-A-TP-0199 C01
Proposed Ground Floor Plan 10875-EPR-00-GF-DR-A-TP-0200 C01
Proposed First Floor Plan 10875-EPR-00-01-DR-A-TP-0201 C01
Proposed Second Floor Plan 10875-EPR-00-02-DR-A-TP-0202 P05 C01
Proposed Third Floor Plan 10875-EPR-00-03-DR-A-TP-0203 C01
Proposed Roof Plan 10875-EPR-00-04-DR-A-TP-0204 C01
Proposed Ground Floor Plan Part 1 10875-EPR-00-GF-DR-A-TP-0311 C01
Proposed Ground Floor Plan Part 2 10875-EPR-00-GF-DR-A-TP-0312 C01
Proposed Ground Floor Plan Part 3 10875-EPR-00-GF-DR-A-TP-0313 C01
Proposed Ground Floor Plan Part 4 10875-EPR-00-GF-DR-A-TP-0314 C01
Proposed Ground Floor Plan Part 5 10875-EPR-00-GF-DR-A-TP-0315 C01
Proposed Ground Floor Plan Part 6 10875-EPR-00-GF-DR-A-TP- 0316 C01
Proposed Ground Floor Plan Part 7 10875-EPR-00-GF-DR-A-TP-0317 C01
Proposed Ground Floor Plan Part 8 10875-EPR-00-GF-DR-A-TP-0318 C01
Proposed Ground Floor Plan Part 9 10875-EPR-00-GF-DR-A-TP-0319 C01
Proposed Ground Floor Plan Part 10 10875-EPR-00-GF-DR-A-TP-0320 C01
Proposed Ground Floor Plan Part 11 10875-EPR-00-GF-DR-A-TP-0321 C01
Proposed Ground Floor Plan Part 12 10875-EPR-00-GF-DR-A-TP-0322 C01
Proposed Ground Floor Plan Part 13 10875-EPR-00-GF-DR-A-TP-0323 C01
Proposed First Floor Plan Part 1 10875-EPR-00-01-DR-A-TP-0324 C01
Proposed First Floor Plan Part 3 10875-EPR-00-01-DR-A-TP-0325 C01
Proposed First Floor Plan Part 4 10875-EPR-00-01-DR-A-TP-0326 C01
Proposed First Floor Plan Part 5 10875-EPR-00-01-DR-A-TP-0327 C01
Proposed First Floor Plan Part 6 10875-EPR-00-01-DR-A-TP-0328 C01
Proposed First Floor Plan Part 7 10875-EPR-00-01-DR-A-TP-0329 C01
Proposed First Floor Plan Part 9 10875-EPR-00-01-DR-A-TP-0330 C01
Proposed First Floor Plan Part 12 10875-EPR-00-01-DR-A-TP-0331 C01
Proposed Second Floor Plan Part 1 10875-EPR-00-02-DR-A-TP-0332 C01
Proposed Second Floor Plan Part 3 10875-EPR-00-02-DR-A-TP-0333 C01
Proposed Second Floor Plan Part 4 10875-EPR-00-02-DR-A-TP-0334 C01
Proposed Second Floor Plan Part 5 10875-EPR-00-02-DR-A-TP-0335 C01
Proposed Second Floor Plan Part 6 10875-EPR-00-02-DR-A-TP-0336 C01
Proposed Second Floor Plan Part 7 10875-EPR-00-02-DR-A-TP-0337 C01
Proposed Second Floor Plan Part 9 10875-EPR-00-02-DR-A-TP-0338 C01
Proposed Third Plan Part 1 10875-EPR-00-03-DR-A-TP-0339 C01
Proposed Third Plan Part 3 10875-EPR-00-03-DR-A-TP-0340 C01
Proposed Third Plan Part 4 10875-EPR-00-03-DR-A-TP-0341 C01
Proposed Third Plan Part 5 10875-EPR-00-03-DR-A-TP-0342 C01
Proposed Third Plan Part 6 10875-EPR-00-03-DR-A-TP-0343 C01
Proposed Third Plan Part 7 10875-EPR-00-03-DR-A-TP-0344 C01
Proposed Third Plan Part 9 10875-EPR-00-03-DR-A-TP-0345 C01
Proposed Roof Plan Part 1 10875-EPR-00-RF-DR-A-TP-0346 C01
Proposed Roof Plan Part 2 10875-EPR-00-RF-DR-A-TP-0347 C01
Proposed Roof Plan Part 3 10875-EPR-00-RF-DR-A-TP-0348 C01
Proposed Roof Plan Part 4 10875-EPR-00-RF-DR-A-TP-0349 C01
Proposed Roof Plan Part 5 10875-EPR-00-RF-DR-A-TP-0350 C01
Proposed Roof Plan Part 6 10875-EPR-00-RF-DR-A-TP-0351 C01
Proposed Roof Plan Part 7 10875-EPR-00-RF-DR-A-TP-0352 C01
Proposed Roof Plan Part 8 10875-EPR-00-RF-DR-A-TP-0353 C01
Proposed Roof Plan Part 9 10875-EPR-00-RF-DR-A-TP-0354 C01
Proposed Roof Plan Part 10 10875-EPR-00-RF-DR-A-TP-0355 C01
Proposed Roof Plan Part 11 10875-EPR-00-RF-DR-A-TP-0356 C01
Proposed Roof Plan Part 12 10875-EPR-00-RF-DR-A-TP-0357 C01

Proposed Roof Plan Part 13 10875-EPR-00-RF-DR-A-TP-0358 C01
Proposed Basement Plan 10875-EPR-00-B1-DR-A-TP-0359 C01
Proposed Elevations - East 10875-EPR-00-XX-EL-A-TP-0401 C01
Proposed Elevations - West 10875-EPR-00-XX-EL-A-TP-0402 C01
Proposed Sections 10875-EPR-00-XX-GS-A-TP-0501 P C01
Proposed Typical Bay Study - Porte Cochere 10875-EPR-00-XX-DR-A-TP-4101 C01
Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4102 C01
Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4103 C01
Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4104 C01
Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4105 C01
Proposed Typical Bay Study - Conference Centre 10875-EPR-00-XX-DR-A-TP-4106 C01
Proposed Typical Bay Study - Waterpark 10875-EPR-00-XX-DR-A-TP-4107 C01
Proposed Elevations - North-East 10875-EPR-00-XX-DR-A-TP-4201 C01
Proposed Elevations - North-East 10875-EPR-00-XX-DR-A-TP-4202 C01
Proposed Elevations - South-West 10875-EPR-00-XX-DR-A-TP-4203 C01
Proposed Elevations - South-West 10875-EPR-00-XX-DR-A-TP-4204 C01
Proposed Elevations - North-West 10875-EPR-00-XX-DR-A-TP-4205 C01
Proposed Elevations - North-West 10875-EPR-00-XX-DR-A-TP-4206 C01
Proposed Elevations - South-East 10875-EPR-00-XX-DR-A-TP-4207 C01
Proposed Elevations - South-East 10875-EPR-00-XX-DR-A-TP-4208 C01
Proposed Ancillary Buildings 10875-EPR-00-GF-DR-A-TP-7701 C01

Please note the stone detailing is not agreed as part of this Non-Material Amendment.

The non-material amendment application, hereby approved, does not nullify the conditions imposed in respect of the original planning permission. These conditions must be adhered to so as to ensure that the development is lawful.

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA



David Peckford
Assistant Director – Planning and
Development

Date of Decision: 2nd June 2023

Checked by: Caroline Ford



NOTICE OF DECISION

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NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply:

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site - Telephone: 01295 227006. Email: Building.Control@Cherwell-dc.gov.uk**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 227006 or E-mail at building.control@cherwell-dc.gov.uk
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.