



**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  
DP9  
100 Pall Mall  
London  
SW1Y 5NQ

### Non-Material Amendment(s) Determination

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**Date Registered:** 23rd October 2023

**Proposal:** 1. Introduction of ventilation grilles above all guestroom windows; 2. Reduction of brick plinth to back of house areas of waterpark building; 3. Change of rear of hotel from stone to render retaining stone surrounds and sills; 4. Change of rear of hotel from stone to timber with timber surrounds and metal sills; 5. Change from stone plinth to buff brick plinth to back of house areas of waterpark building; 6. Change of buff brick from blue brick material around plinths; 7. Reduction of extent of plant screening above conference zone where plant is no longer present; 8. Reposition slow windows to eaves to raise them slightly; and, 9. Re-align windows above porte cochere (proposed as non-material amendment to 21/04158/F)

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

**Parish(es):** Chesterton

### APPROVAL OF NON-MATERIAL AMENDMENT(S)

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

Location Plan10875-EPR-00-ZZ-DR-A-TP-0100 Rev C02;  
Existing Location Plan10875-EPR-00-ZZ-DR-A-TP-0101 Rev C02;  
Proposed Site Plan10875-EPR-00- ZZ-DR-A-TP-0102 Rev C02;  
Proposed Sitewide Sections10875-EPR-00-ZZ-DR-A-TP-0103 Rev C02;  
Proposed Basement Plan10875-EPR-00-B1-DR-A-TP-0199 Rev C02;  
Proposed Ground Floor Plan10875-EPR-00-GF-DR-A-TP-0200 Rev C02;  
Proposed First Floor Plan 10875-EPR00-01-DR-A-TP-0201 Rev C02;  
Proposed Second Floor Plan 10875-EPR-00-02-DR-A-TP-0202 Rev C02;  
Proposed Third Floor Plan 10875-EPR-00-03-DR-A-TP-0203 Rev C02;  
Proposed Roof Plan 10875-EPR00-04-DR-A-TP-0204 Rev C02;  
Proposed Ground Floor Plan Part 1 10875-EPR-00-GF-DR-A-TP-0311 Rev C02;  
Proposed Ground Floor Plan Part 2 10875-EPR-00-GF-DR-A-TP-0312 Rev C02;  
Proposed Ground Floor Plan Part 3 10875- EPR-00-GF-DR-A-TP-0313 Rev C02;  
Proposed Ground Floor Plan Part 4 10875-EPR-00-GF-DR-A-TP-0314 Rev C02;  
Proposed Ground Floor Plan Part 5 10875-EPR-00-GF-DR-A-TP-0315 Rev C02;

Proposed Ground Floor Plan Part 6 10875-EPR-00-GF-DR-A-TP-0316 Rev C02;  
Proposed Ground Floor Plan Part 7 10875-EPR-00-GF-DR-A-TP-0317 Rev C02;  
Proposed Ground Floor Plan Part 8 10875-EPR-00-GF-DR-A-TP-0318 Rev C02;  
Proposed Ground Floor Plan Part 9 10875-EPR-00-GF-DR-A-TP-0319 Rev C02;  
Proposed Ground Floor Plan Part 10 10875-EPR-00-GF-DR-A-TP-0320 Rev C02;  
Proposed Ground Floor Plan Part 11 10875-EPR-00-GF-DR-A-TP-0321 Rev C02;  
Proposed Ground Floor Plan Part 12 10875-EPR-00-GF-DR-A-TP-0322 Rev C02;  
Proposed Ground Floor Plan Part 13 10875-EPR-00-GF-DR-A-TP-0323 Rev C02;  
Proposed First Floor Plan Part 1 10875-EPR-00-01-DR-A-TP-0324 Rev C02;  
Proposed First Floor Plan Part 3 10875-EPR-00-01-DR-A-TP-0325 Rev C02;  
Proposed First Floor Plan Part 4 10875-EPR-00-01-DR-A-TP-0326 Rev C02;  
Proposed First Floor Plan Part 5 10875-EPR-00-01-DR-A-TP-0327 Rev C02;  
Proposed First Floor Plan Part 6 10875-EPR-00-01-DR-A-TP-0328 Rev C02;  
Proposed First Floor Plan Part 7 10875-EPR-00-01-DR-A-TP-0329 Rev C02;  
Proposed First Floor Plan Part 9 10875-EPR-00-01-DR-A-TP-0330 Rev C02;  
Proposed First Floor Plan Part 12 10875-EPR-00-01-DR-A-TP-0331 Rev C02;  
Proposed Second Floor Plan Part 1 10875-EPR-00-02-DR-A-TP-0332 Rev C02;  
Proposed Second Floor Plan Part 3 10875-EPR-00-02-DR-A-TP-0333 Rev C02;  
Proposed Second Floor Plan Part 4 10875-EPR-00-02-DR-A-TP-0334 Rev C02;  
Proposed Second Floor Plan Part 5 10875-EPR-00-02-DR-A-TP-0335 Rev C02;  
Proposed Second Floor Plan Part 6 10875-EPR-00-02-DR-A-TP-0336 Rev C02;  
Proposed Second Floor Plan Part 7 10875-EPR-00-02-DR-A-TP-0337 Rev C02;  
Proposed Second Floor Plan Part 9 10875-EPR-00-02-DR-A-TP-0338 Rev C02;  
Proposed Third Plan Part 1 10875-EPR-00-03-DR-A-TP-0339 Rev C02;  
Proposed Third Plan Part 3 10875-EPR-00-03-DR-A-TP-0340 Rev C02;  
Proposed Third Plan Part 4 10875-EPR-00-03-DR-A-TP-0341 Rev C02;  
Proposed Third Plan Part 5 10875-EPR-00-03-DR-A-TP-0342 Rev C02;  
Proposed Third Plan Part 6 10875-EPR-00-03-DR-A-TP-0343 Rev C02;  
Proposed Third Plan Part 7 10875-EPR-00-03-DR-A-TP-0344 Rev C02;  
Proposed Third Plan Part 9 10875-EPR-00-03-DR-A-TP-0345 Rev C02;  
Proposed Roof Plan Part 1 10875-EPR-00-RF-DR-A-TP-0346 Rev C02;  
Proposed Roof Plan Part 2 10875-EPR-00-RF-DR-A-TP-0347 Rev C02;  
Proposed Roof Plan Part 3 10875-EPR-00-RF-DR-A-TP-0348 Rev C02;  
Proposed Roof Plan Part 4 10875-EPR-00-RF-DR-A-TP-0349 Rev C02;  
Proposed Roof Plan Part 5 10875-EPR-00-RF-DR-A-TP-0350 Rev C02;  
Proposed Roof Plan Part 6 10875-EPR-00-RF-DR-A-TP-0351 Rev C02;  
Proposed Roof Plan Part 7 10875-EPR-00-RF-DR-A-TP-0352 Rev C02;  
Proposed Roof Plan Part 8 10875-EPR-00-RF-DR-A-TP-0353 Rev C02;  
Proposed Roof Plan Part 9 10875-EPR-00-RF-DR-A-TP-0354 Rev C02;  
Proposed Roof Plan Part 10 10875-EPR-00-RF-DR-A-TP-0355 Rev C02;  
Proposed Roof Plan Part 11 10875-EPR-00-RF-DR-A-TP-0356 Rev C02;  
Proposed Roof Plan Part 12 10875-EPR-00-RF-DR-A-TP-0357 Rev C02;  
Proposed Roof Plan Part 13 10875-EPR-00-RF-DR-A-TP-0358 Rev C02;  
Proposed Basement Plan 10875-EPR-00-B1-DR-A-TP-0359 Rev C02;  
Proposed Elevations - East 10875-EPR-00-XX-EL-A-TP-0401 Rev C02 ;  
Proposed Elevations – West 10875-EPR-00-XX-EL-A-TP-0402 Rev C02;  
Proposed Elevations - North-East 10875-EPR-00- XX-DR-A-TP-4201 Rev C02;  
Proposed Elevations - North-East 10875-EPR-00-XX-DR-A-TP-4202 Rev C02;  
Proposed Elevations - South-West 10875-EPR-00-XX-DR-A-TP-4203 Rev C02;  
Proposed Elevations - South-West 10875-EPR-00- XX-DR-A-TP-4204 Rev C02;  
Proposed Elevations - North-West 10875-EPR-00-XX-DR-A-TP-4205 Rev C02;  
Proposed Elevations - North-West 10875-EPR-00-XX-DR-A-TP-4206 Rev C02;  
Proposed Elevations - South-East 10875-EPR-00- XX-DR-A-TP-4207 Rev C02;  
Proposed Elevations - South-East 10875-EPR-00-XX-DR-A-TP-4208 Rev C02;  
Proposed Sections 10875-EPR-00-XX-GS-A-TP-0501 Rev C02;  
Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4101 Rev C02;  
Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4102 Rev C02;  
Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4103 Rev C02;  
Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4104 Rev C02;  
Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4105 Rev C02;

Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4106 Rev C02;  
Proposed Typical Bay Study 10875-EPR-00-XX-DR-A-TP-4107 Rev C02;  
Ancillary Building Drawing 10875-EPR-00-GF-DR-A-TP-7701 Rev C02;

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

The Section 96A 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: 21st December 2023**

**Checked by: Caroline Ford**



**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

## NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED)

### 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.

#### 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](mailto: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](mailto: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.