

DELEGATED DECISION REPORT

NMA/2024/0018
Valid 01/07/2024

3 TEMPLE ROAD
BUXTON

NON MATERIAL AMENDMENT
RELATING TO HPK/2021/0347

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- The main issue related to whether the proposed amendment to the approved scheme is non-material in nature

PROPOSAL

The application seeks a non-material amendment to planning approval to HPK/2021/0347 which was for the conversion, alteration of extension for the former hotel into 10 apartments, 3 cottages and 2 townhouses. This included an extension to the building, the demolition of the existing garage, a new car park and other associated works.

This application proposes to make 3 amendments:

1. To replace the approved glazing curtain wall on the rear elevation. Revised plans show this to be replaced with off-white render.
2. To reduce the size of the approved bi-folding doors on the rear elevation of the cottages.
3. To add a disabled access ramp to serve the main entrance to the building, on the northwest elevation.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0347 Conversion, alterations and extensions to existing hotel/residential building to form a total of 10 new apartments, 3 cottages and 2 townhouses including an extension to building to create one of new townhouse, demolition of existing garage; and improvements to existing access points on Temple Road and College Road; formation of new car park; hard and soft landscaping; and other associated works, including engineering operations. APPROVED 29/03/2024

HPK/2007/0807 - Replacement Conservatory APPROVED 26/11/2007

HPK/0003/0683 - Conference Room And Wc APPROVED 30/07/1991

HPK/0003/0242 - Foundations & Ret.walls For Modular Seminar Bldg To Be Replaced In Future By Single Storey Stone Structure For Primarily In-house Conferences REFUSED 13/03/1991

HPK/0002/6762 - Erection Of New External Fire Escape To Replace Existing Internal Escape APPROVED 18/07/1988

HPK/0002/5710 - Change Of Use Of Residential Home For The Elderly To Hotel With Specialised Adaptations For Use By The Disabled APPROVED 07/09/1987

HPK/0000/8625 (Old Reference - 8625/HPK/8/78/743) - For Concrete Garage For Car And Caravanette APPROVED

HPK/0000/6222 - Alterations To Staff Quarters APPROVED

CONSULTATIONS

N/A

OFFICER COMMENTS

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the town and Country Planning Act 1990.

Firstly it is proposed to change the material of the approved curtain wall from glass to a off-white render. The existing dwelling features mock Tudor rendering on the first floor level throughout the building. The proposed change in material from glazing to render is considered to be in keeping with the host dwelling, and would reflect the existing material which is present on the building. The change from glazing will introduce a number of smaller windows, as opposed to the large glazed wall approved, the smaller window will reduce any overlooking from the stairwell onto the individual residences. As such the proposed windows are not considered to have an adverse effect on amenity. Overall the change to off-white rendering of the rear elevation is considered non-material.

Secondly, it is proposed reduce the size of the bi-fold doors on the rear elevations of the approved cottages. The proposed amendment will reduce the width of the doors from four glazed panels to three panel. This will improve the solid to void ratio on the approved rear elevations, maintaining a coherent rear elevation. The reduced size will not negatively impact residential amenity of neighbouring dwelling, nor will it impact the amenity of the approved cottages. Overall the proposed amendment to the bi-folding doors is considered to be a non-material amendment.

Finally, it is proposed to install a disability ramp at the northwest elevation. This ramp will replace an existing disability ramp. The proposed ramp will have a reduced width, but be deeper than the existing ramp. The applicant has demonstrated that there will remain space adjacent to the proposed amended ramp to provide bike storage for residents. As such the size, scale and design of the ramp amendments are considered non-material.

CONCLUSION / PLANNING BALANCE

In summary, following revisions it is considered that within the context of the original application the proposed change is of a non-material nature. Therefore it is recommended that approval be granted.

OFFICER RECOMMENDATION : Non-Material Amendment

Case Officer: Rachel Robinson

Recommendation Date: 5th August 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council