

Application ref: 2020/0549/P  
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Date: 17 February 2020

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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Land bounded by Grafton Terrace  
Maitland Park Villas and Maitland Park  
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas  
containing existing Aspen House  
gymnasium and garages.**

Proposal: Non-material amendment to planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016) for 'Provision of 112 residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace' approved; namely: to alter the description to omit the number of units and to insert a planning condition to secure 112 residential units.

Drawing Nos: Letter prepared by Quod dated 29th January 2020

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, the description of development for planning permission reference 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016) shall be replaced with the following description:

Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace.

For the purposes of this decision, planning permission 2014/5840/P granted 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016) shall have the following condition added:

#### ADDITIONAL CONDITION 33

Number of residential units

The development hereby permitted shall comprise 112 residential units upon completion and be delivered in accordance with the approved plans set out in Condition 2 of this planning permission.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

#### 1 Reason for granting approval

The application seeks to amend the description of development to remove the number of units from the description. The description of development would be as follows:

Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace.

Alongside the proposed amendment to the description of development, it is proposed to secure the approved number of units via a new condition (Condition 33) as set out below:

#### Condition 33

Number of residential units

The development hereby permitted shall comprise 112 residential units upon completion and be delivered in accordance with the approved plans set out in Condition 2 of this planning permission.

Reason: For the avoidance of doubt and in the interest of proper planning.

The effect of the change to the description with the new condition is 'non-material' as the scheme is ultimately still the same.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 31/03/2015 under reference number 2014/5840/P (as amended by 2015/6696/P dated 14/04/2016) and is bound by all the conditions attached to that permission

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

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