



Head of Development Management
London Borough of Camden
Development Management
Town Hall
Judd Street
London
WC1H 9JE

12th May 2021

Dear Sirs,

Town and Country Planning Act 1990 – Section 73 (Minor Material Amendment)
Application on behalf of Almax Group
Land adjacent to 1 St John's Wood Park, London, NW8 6QS
Planning Application Ref. 2019/6323/P

On behalf of our client, Almax Group, we are instructed to submit the enclosed Section 73 application (S73) in respect of the above site and planning application Ref. 2019/6323/P.

By way of background, on 25th November 2019, full planning approval (Ref. 2018/4763/P) was awarded for the following:

“Redevelopment of former garage site to form 6 storey (plus basement) residential block containing 9no. units (3 x 4 bed duplexes, 3 x 3 bed flats and 3 x 2 bed flats) (Use Class C3), with associated amenity space, cycle store, plant, and waste storage.”

That consent, which remains extant, is subject to a total of 18 no. planning conditions. 1no. planning condition (No.6 – appointment of a suitably qualified engineer to monitor permanent and temporary basement works) required details to be provided, prior to commencement of development. The pre-commencement condition was discharged on 29th January 2020 (Ref. 2020/0041/P).

A previous planning application (Ref. 2019/6323/P) made under Section 73 of the Town and Country Planning Act (1990), was allowed on 15th July 2020. This application permitted several design alterations to the consented scheme, including:

- Extension of the rear wall at ground to fourth floor levels.
- Relocation of bin and cycle stores.
- Relocation of site access door and incorporation of additional windows.
- Reduction in the overall height of the building.
- Replacement of roof level railing with a retractable ‘mansafe system’.
- Minor extension to the previously approved basement.

The full description of development was as follows:

“Variation of Condition 2 (approved plans) of planning permission 2018/4763/P dated 25/11/2019 for: Redevelopment of former garage site to form 6 storey (plus basement) residential block containing 9no. units (3 x 4 bed duplexes, 3 x 3 bed flats,

3 x 2 bed flats) (Use Class C3), with associated amenity space, cycle store, plant, and waste storage”; namely to extend the rear wall at ground to fourth floor levels; relocate waste and cycle stores; make alterations to the side access; reduce internal ceiling heights (and overall height of building); replace roof level railings with ‘mansafe system’; and extend side basement wall.”

This consent was also subject to a total of 18no. planning conditions. In addition to permitting variations to the previously approved drawing package, Condition No. 6 was also varied to reflect the details of the suitably quality chartered engineer previously submitted under planning application Ref. 2020/0041/P.

It is now necessary to seek planning approval for further minor amendments to the consented scheme. Accordingly, this application seeks permission for the following:

- Minor design alterations to the approved building in the form of windows and doors detailing and sizes, etc., amendments to mansard dormers and raked walls, reprofiled basement profile, and alternative roof layout.
- Variation of Condition No. 2 (Approved Drawings/Documents) to refer to an alternative Energy and Sustainability Statement.
- Variation of Condition No. 6 (Structural Engineer Details) to reflect a change in appointed project structural engineer.
- Removal of Condition No. 14 (Refuse and Recycling Storage Areas)
- Removal of Planning Condition No. 17 (Living Roof).

Following approval of the earlier MMA application (Ref. 2019/6323/P), a detailed design review regarding the functionality of the consented development has been undertaken led by a new principal project and design team (following appointment of lead contractor). In short, this has necessitated the minor amendments as sought through this submission. The amendments, along with their rationale, are considered in further detail below.

In addition to this covering letter, this Section 73 planning application is supported by the following information:

Drawing/Document	Author
Section 73 Planning Application Covering Letter	Simply Planning Limited
Section 73 Planning Application and Ownership Forms	Simply Planning Limited
Updated Energy Statement (Revision E)	Envision
Letter of Comfort Regarding Basement Construction (September 2020)	Krige Consulting Limited
0908(PL) 500 Basement Floor Plan	Garnett and Partners
0909(PL) 501 Ground Floor Plan	Garnett and Partners
0908(PL) 502 First Floor Plan	Garnett and Partners
0908(PL) 503 Second Floor Plan	Garnett and Partners
0908(PL) 504 Third Floor Plan	Garnett and Partners
0908(PL) 505 Fourth Floor Plan	Garnett and Partners

Drawing/Document	Author
0908(PL) 506 Fifth Floor Plan	Garnett and Partners
0908(PL) 507 Roof Plan	Garnett and Partners
0908(PL) 600 Front Elevation (East)	Garnett and Partners
0908(PL) 601 Side Elevation (North)	Garnett and Partners
0908(PL) 602 Rear Elevation (West)	Garnett and Partners
0908(PL) 603 Side Elevation (South)	Garnett and Partners
0908(PL) 700 Section A-A	Garnett and Partners
0908(PL) 701 Section B-B	Garnett and Partners

Section 73 Proposals

Condition No. 2 of planning permission Ref. 2019/6323/P is worded as follows:

“The development hereby permitted shall be carried out in accordance with the following approved plans: (MLUK 673): A P XX 0110; A P XX 3800 R02; A P XX 3801 R01; A P XX 3802; A P XX 3803 R02; A P XX 4000 R02; A P XX 4001; A P XX 5000 R01; A P XX 5001 R01; A P XX 5002; A P XX 5003 R01; A P XX 5004 R01; A P XX 5005 R01; A P XX 5006 R01; A P XX 5007 R01; A P XX 5010 R01. Noise Assessment Statement of Conformity Ref: P18-492-L01 by Hepworth Acoustics dated 22/01/2019; Daylight and Sunlight Statement of Conformity Ref:13025 by GIA dated 21/01/2019; Townscape Assessment Addendum V2 received 24/01/2019; Planning Addendum (unnumbered) dated January 2019; Basement Impact Assessment Version 1.0 by Ridge dated 11/01/2019; Basic/Screening Air Quality Assessment Ref: WIE15480-100-R-1-2-1 by Waterman Infrastructure & Environmental Ltd dated January 2019; Design and Access Statement Ref: MLUK-673-23-01 dated October 2018; Noise Assessment Ref:P18-492-R01 by Hepworth Acoustics dated October 2018; Financial Viability Assessment by Grimshaw Consulting Ltd dated October 2018; Affordable Housing Statement by Grimshaw Consulting Ltd dated 10/10/2018; Planning Statement (unnumbered) received 15/10/2018; Daylight and Sunlight Overshadowing Assessment Ref:13025 by GIA dated 28/09/2018; Energy and Sustainability Statement Rev.A by Ridge dated 01/10/2018; Daylight and Sunlight Report Ref:13025 by GIA dated 01/10/2018; Transport Statement by Ridge dated 01/10/2018; Townscape Assessment dated October 2018. 1900-SK-01_Rev.P4, 1900-SK-02_Rev.P5, 1900-SK-03_Rev.P2, 1900-SK-04_Rev.P2, 1900-SK-05_Rev.P2, 1900-SK-06_Rev.P2, 1900-SK-07_Rev.P2, 1900-SK-08_Rev.P2, 1900-SK-09_Rev.P, 1900-SK-10_Rev.P, 1900-SK-11_Rev.P1, 1900-SK-12_Rev.P1, 1900-SK-121_Rev.P2, 1900-SK-13_Rev.P1, 1900-SK-14_Rev.P1, Asgard Bike Store Details & Sheffield Cycle Stand Specification by Broxap.

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

Since approval of planning application Ref. 2019/6323/P the project and design team have undertaken a full review of the technical documents and drawings submitted and subsequently approved by both the original planning application (Ref. 2018/4763/P) and the subsequent Section 73 application (Ref 2019/6323/P). In addition to the revised drawing package, it is also necessary, following this review, to amend the approved Energy and Sustainability statement for reasons explained below.

Design Alterations

Following the design and technical review, several design amendments are sought. The principal design changes may be summarised as follows:

- Incorporation of additional door on the front elevation at ground floor level and inclusion of private amenity space.
- Minor changes to consented upstand at fifth floor level.
- Resizing of windows on rear and side elevations to ensure compliance with Building Regulations and wider structural design principles.
- Repositioning of several windows in a central position on the rear elevation providing an improved aesthetic to the rear elevation and affording greater functionality to the internal layouts.
- Alterations to the approved balconies and associated reveals to ensure compliance with Building Regulations.
- Marginally, reprofiled basement to enable new structural piling design.
- Minor internal alterations to approved winter gardens at first, second and third floor level.
- Omission of winter gardens at fourth floor level (duplex units benefit from private rear terraces).
- Alternative roof plan, incorporating optimum photovoltaics layout, following mechanical and electrical detailed technical design.

When compared to the consented scheme, the design alterations are extremely minor in their nature. Indeed, some of the alterations would likely constitute non-material amendments. However, for ease, all revisions have been included within this Section 73 submission given the application also seeks alterations to other planning conditions and is not focused solely on design matters.

In the context of the above, it is important to reiterate that the application does not propose any alterations to the scale, height, bulk or mass of the consented building, nor to the changes alter the permitted residential floorspace. Furthermore, the design alterations will, largely, be imperceptible when viewed from the public domain. The principal amendments relate primarily to design and functionality improvements to the consented building, necessitated through detailed and ongoing design development. The amendments sought are summarised in the table below, with reference to the respective drawing references and their substitutions:

Approved Drawing	Title	Main Amendments Sought	Replacement Drawing Ref.
1900-SK-01_Rev P4	Basement Level Floor Plan	Minor realignment to basement profile to suit new structural piling design	(PL) 500 Rev C
1900-SK-02_Rev P5	Ground Floor Level	Design improvement to identified windows to comply with Building Regulations. Incorporation of additional door to front elevation. Provision of security grating over basement lightwell.	(PL) 501 Rev C
1900-SK-03_Rev P2	First Floor Plan	Highlighted doors and balconies have been amended to comply	(PL) 502 Rev B

Approved Drawing	Title	Main Amendments Sought	Replacement Drawing Ref.
		with detailed structural design and building regulations. Design reconfigurations to approved winter gardens.	
1900-SK-04_Rev P2	Second Floor Level	Highlighted doors and balconies have been amended to comply with detailed structural design and building regulations. Design reconfigurations to approved winter gardens. Moving of windows on rear elevation to a central position.	(PL) 503 Rev B
1900-SK-05-Rev P2	Third Floor Level	Highlighted doors and balconies have been amended to comply with detailed structural design and building regulations. Design reconfigurations to approved winter gardens. Moving of windows on rear elevation to a central position.	(PL) 504 Rev B
1900-SK-06-Rev P2	Fourth Floor Level	Highlighted doors and balconies have been amended to comply with detailed structural design and building regulations. Winter Gardens omitted. Moving of windows on rear elevation to a central position.	(PL) 505 Rev B
1900-SK-07_Rev P2	Fifth Floor Level	Highlighted doors and balconies have been amended to comply with detailed structural design and building regulations. Mansard Dormers and Raked Walls amended to suit structural design and construction build-up.	(PL) 506 Rev B
1900-SK-08_Rev P2	Roof Plan	Mansard Dormers and Raked Walls amended to suit structural design and construction build-up. Roof layout update following detailed M&E Design Stage/Input.	(PL) 507 Rev C
1900-SK-09_Rev P	Front Elevation	Inclusion of additional front door to elevation. Roof layout amended to suit PV and Condenser Layout.	(PL) 600 Rev D
1900-SK-10_Rev P	Side Elevation (North)	Highlighted doors and balconies have been amended to comply	(PL) 601 Rev D

Approved Drawing	Title	Main Amendments Sought	Replacement Drawing Ref.
		<p>with detailed structural design and building regulations.</p> <p>Mansard Dormers and Raked Walls amended to suit structural design and construction build-up.</p> <p>Inclusion of Tax Window.</p> <p>Roof Layout amended to suit PV and Condenser Layout.</p>	
1900-SK-11_Rev P1	Rear Elevation	<p>Highlighted doors and balconies have been amended to comply with detailed structural design and building regulations.</p> <p>Windows moved to a central position.</p> <p>Mansard Dormers and Raked Walls amended to suit structural design and construction build-up.</p> <p>Roof Layout amended to suit PV and Condenser Layout.</p>	(PL) 602 Rev C
1900-SK-12_Rev P1	Side Elevation (South)	<p>Highlighted doors and balconies have been amended to comply with detailed structural design and building regulations.</p> <p>Mansard Dormers and Raked Walls amended to suit structural design and construction build-up.</p>	(PL) 603 Rev D
1900-SK-13_Rev P1	Section AA	<p>Realigned basement profiled.</p> <p>Roof layout updated to suit PV and Condenser Layout.</p>	(PL) 701 Rev B
1900-SK-14_Rev P1	Section BB	<p>Realigned basement profiled.</p> <p>Roof layout updated to suit PV and Condenser Layout.</p>	(PL) 700 Rev C

The amendments are also shown on the submitted drawing package, as prepared by Garnett and Partners, in the form of marked up drawings. A letter of comfort has also been provided by the project engineer (Krige Consulting Engineers) which confirms that the realigned basement profile and detailed design remains consistent with the originally approved Basement Impact Assessment, prepared by Ridge.

Energy and Sustainability Statement/Strategy

Together with the design alterations described above, it is also necessary to replace the previously approved Energy and Sustainability Statement (Rev A), as prepared by Ridge (Dated October 2018). In doing so, this will ensure consistency with these energy details submitted under the S106 agreement (dated 25th November for planning application Ref. 2018/4763/P) and upon which a carbon offset payment was calculated and made to the Council.

Due to the detailed design progression and technical implications associated with the final preferred scheme, it has become necessary to revise the consented energy strategy. This is described, in further detail, within the updated Energy Statement prepared by Envision and which is submitted in support of the Section 73 submission.

One of the key targets prescribed within the consented Energy Strategy was to reduce energy demand as far as technically feasible. The detailed design development of the scheme has prioritised this and the relevant targets have been met. The revised strategy ensures the energy demand of the site is duly minimised. As such, the U-values, thermal bridging and air permeability are all as identified in the consented strategy.

The 'Be Clean' measures that were identified within the original strategy have been further considered during the progression of the design. However, several technical drawbacks have been identified with the original energy statement. These are now addressed and rectified as part of the revised strategy presented through this submission. This includes the following:

- Based on discussions with appropriate manufactures, it has been highlighted that there are issues in reporting efficiencies of communal systems which utilise Air Source Heat Pumps (ASHPs) as heat sources for both heating and domestic hot water. This is due to the significant change in efficiency associated with the variance of temperatures needed for the different systems. Heating circuits can operate at lower temperatures when compared with domestic hot water systems which need to operate above 60°C to mitigate the risk of legionnaires.
- When using a community system there are additional losses associated with the distribution system which can be avoided with an alternative configuration. Due to the size of the system, the benefit of introducing a communal system is reduced and, as such, it is advantageous to utilise independent systems.
- The use of a communal heating system requires a centralised billing and metering system to be used within the building that is owned and managed by the building operator. Due to the size of the building, it is not financially viable to have a system of this type installed as costs would be passed to tenants who would be tied into paying excessive unit costs for the heat supplied.
- The use of independent systems for each dwelling owned and operated by the individual tenant allows the tenants to maintain full control over their heating system regarding both plant and energy supplier.
- Whilst the proposals allow for independent systems, they are to be water based so that in the event of a viable heat network becoming live in the future, there is an opportunity to facilitate a connection with minimal remedial works required.

Several options were identified within the consented Energy Strategy as part of the Be Green stage. The use of ASHP were deemed the most appropriate for the proposed strategy. However, based on further technical design and discussions with manufactures in reference to the site specifics, several considerations have been raised. The following points summarise the key items:

- The proposed Mitsubishi heat pump system is unable to provide heating, domestic water and cooling. In order to achieve this, 2 sets of external plant would, theoretically, be required to serve each individual apartment. Put simply, this is undeliverable with the roof space provided without significantly restricting the manufactures space requirements for both air movement and maintenance access.

- With the scheme providing both heating and domestic hot water the system will not operate with the seasonal efficiency identified within the consented strategy. This would result in the level of savings being significantly lower than stated within the consented strategy.
- The alternative viable technologies identified within the Consented Energy Strategy were Photovoltaic (PV) panels and solar thermal panels. The incorporation of PV panels was originally discounted owing to the limited roof space that the scheme affords, alongside the inclusion of ASHP which would have taken up a significant proportion of the roof space. However, the detailed design of the scheme has been carefully reconsidered to reduce the amount of external plant required at roof level. In turn, this has now made it viable to include a significant proportion of PV on the permitted roof space.

The Camden Local Plan was adopted on 3rd July 2017, replacing the Core Strategy and Camden Development Policies. Notably, Policy CC1 relates to climate change mitigation measures for the Borough. The policy requires all developments to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during both the construction and operational phase. Policy CC1 details that all developments involving 5 or more dwellings and/or 500m² of (gross internal) floor space will be required to demonstrate a 19% CO₂ reduction below Part L 2013 Building Regulations.

Furthermore, the Council expect developments of 5 or more dwellings and/or more than 500m² of gross internal floor space to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generations, unless it can be demonstrated that such provision is not feasible.

The revised energy strategy wholly complies with adopted policy. In total, the development reduces CO₂ emissions by 27.96% over the Part L 2013 baseline (20% being achieved via on-site renewables), thereby complying with Camden Council and London Plan energy policy with regards to minimum CO₂ emission reductions for minor residential developments such as this.

Accordingly, there is no reason why the alternative Energy Strategy, outlined within the Envision Statement, should not be accepted by the Local Planning Authority. Indeed, it is wholly consistent with the Energy Strategy as presented and approved as part of the original Section 106 obligations following dialogue with the Council's Sustainability Officer.

Variation of Condition No 6 (Chartered Engineer Details)

Condition No. 6 of Planning Permission Ref. 2019/6323/P is worded as follows:

"The development hereby approved shall be completed in compliance with the details of the suitably qualified chartered engineer confirmed under application ref: 2020/0041/P dated 29/01/2020. The engineer shall inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works."

At the time when Condition No.6 was originally discharged, Form London Limited (Form) were the appointed structural engineering consultancy on the project. However, following the subsequent appointment of the lead project contractor (GPF Lewis), a new structural engineer (Krige Consulting Engineers) has since been appointed to take the project forward through both the detailed design stage and overseeing construction. Correspondence to

this effect has been provided along with this submission. Accordingly, we would respectfully ask that Condition No. 6 is varied to recognise the change in appointed structural engineer.

Removal of Planning Condition No. 14

Planning Condition No. 14 of planning approval Ref. 2019/6323/P states the following:

“Prior to above ground works, the refuse and recycling storage areas shall be completed and made available for occupants of that plot. The development shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5.”

The Planning Practice Guidance (PPG) is clear that *‘care should be taken when considering using pre-commencement conditions that prevent any development authorised by the planning permission from beginning until the condition has been complied with’*.

It continues by acknowledging that *‘such pre-commencement conditions should only be used where there is a clear justification, which is likely to mean that the requirements of the condition (including the timing of compliance) are so fundamental to the development permitted that it would otherwise be necessary to refuse the whole permission’*.

That would, clearly, not be the case in this instance. It is unclear why Condition No. 14 has been included on the permission and there is a clear discrepancy between ensuring refuse and recycling areas are brought into use and made available for occupants prior to any above ground works. The imposition of this condition appears an administrative error by the Local Planning Authority. In any event the requirement for refuse and recycling details is addressed within Condition No. 13 (prior to occupation). Accordingly, we would respectfully ask the Local Planning Authority to remove Condition No. 14 and, in turn, allow above ground works to proceed without an unnecessary requirement to secure the permitted refuse and recycling areas.

Removal of Planning Condition No.17

A further aim of the s73 application proposal is to seek the removal of planning condition No. 17 of planning permission ref. 2019/6323/P. This condition is worded as follows:

“Prior to the commencement of above ground works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

- i. A detailed scheme of maintenance.*
- ii. Sections at a scale of 1:20 with manufactures details demonstrating the construction and materials used.*
- iii. Full details of planting species and density.*

The living roofs shall be fully provided in accordance with the approved details prior to first occupations and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.”

Policy CC2 'Adapting to Climate Change' states that the Council will require development to be resilient to climate change. It states that all development should adopt appropriate climate change adaptation measures. Criteria C of the policy seeks the *'incorporation of bio-diverse roofs, combination green and blue roofs and green walls where appropriate'*. (our underlining).

The removal of planning condition No. 17 is inextricably linked to the revised energy statement considered above. This robustly demonstrates that, in order to meet the requirements of policy CC1, the offset of 5.3 tonnes per annum of CO₂ is required via Photovoltaic (PV Panels). The PV array is estimated to have an output of 9,520 kWh per year and an associated active PV area of 57m². An alternative roof plan showing the PV arrangement has been included as part of this S73 submission.

The applicant has previously engaged the services of specialist green roof installers (including Bauder and Geo Green Power) to fully explore the possibility of accommodating the required PV alongside a Living Roof. They have confirmed that due to requirements for daylight and water on the green roof the spacing of the PV panels is such that the largest system that can be accommodated on the roof will produce just 5,448kWh/annum. This will offset just 2.83 tonnes of CO₂ and would not meet adopted policy.

Without the requirement for a green roof the PV system can be adequately sized to meet the targets as specified in the updated Energy Statement. Accordingly, the removal of Condition No. 17 and, therein, the future requirement for a Living Roof is sought through this application and is a prerequisite if the required energy efficiency savings are to be delivered. The submitted Energy Statement provides robust justification that the inclusion of a living roof is not, in any way, an appropriate design solution.

The principle of omitting the living roof has been discussed with Officers of the Council (Mr Ben Farrant) who confirmed that providing sufficient evidence/justification is provided to demonstrate that the required PV cannot be accommodated on the roof, whilst maintaining the green roof, its subsequent replacement with a flat roof is something which the Council could support in principle. The revised Energy Statement, prepared by Envision, provides such justification. Accordingly, there is no known reason as to why Condition No. 17 cannot be removed from planning permission Ref 2019/6323/P.

There is no statutory definition of a 'minor material amendment'. As the Planning Practice Guidance (PPG) notes this is because it will be largely dependant on the context of the overall scheme – an amendment that is non-material in one context may be considered material in another and vice versa.

However, it is generally taken to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved. A judgement on 'materiality' in any particular case is one of fact and degree, along with taking into account the likely impact on the local environment. Materiality is considered against the development as a whole, not just part of it.

The basis for forming a judgement on materiality is always the original planning permission. The cumulative effects of any previous amendments also need to be assessed against any original permission. Section 96A of the Town and Country Planning Act 1990 states that *'in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted'*. In this regard external alterations to the approved building are largely inconsequential. They are predicated on ensuring the building is useable and, indeed, deliverable following a detailed technical and design review.

Rather the need to substitute the energy strategy and remove the requirement for a Living Roof has been borne through detailed design and technical input (including mechanical and electrical disciplines). There are no reasons as to why the alterations cannot be considered Minor Material Amendments. The footprint, siting, size, scale and height of the building(s) is unaltered from that approved.

Planning Practice Guidance states that new issues may arise after planning permission has been granted, which require modification of the approved proposals (Paragraph: 001 Reference ID: 17A-001-20140306).

Case law has established the test which governs section 73 cases and this is found in *R v Coventry City Council, ex p. Arrowcroft Group plc* [2001] PLXR 7, in which Sullivan J held that, under that section, a local planning authority *'is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed on the original planning permission in the sense that they do not amount to a fundamental alteration of the proposals put forward in the original application'* (para. 33).

Accordingly, the proposals essentially seek approval to vary and/or remove several conditions as they appear on the consented scheme, to bring the permission into line with an updated technical evidence base that has continued to evolve in parallel with the detailed design progression.

In conclusion, having considered all material considerations, in line with the advice of the PPG, it is considered that the amendments do not, in any way, result in a development substantially different from the one which has previously been approved and, clearly, fall within the ambit of section 73 of the Town and Country Planning Act 1990. The alterations are also considered to be in accordance with the established development plan and those policies which relate to energy/sustainability matters as considered within the standalone Alternative Energy Statement, prepared by Envision.

Accordingly, we conclude that planning consent should be granted for this application.

We are happy to discuss this application with you and in that respect will contact the appointed case officer in the near future to discuss it.

Yours sincerely,

Alastair Thornton

Director

Encs.