

The application seeks to vary condition 2 of planning permission 18/00029/FUL which granted full planning permission for the partial demolition of an existing warehouse, new two storey offices, new cladding and associated works. Condition 2 lists approved drawings and the variation sought is the substitution of amended plans to allow for minor alterations to the roof construction and the external cladding of the building.

The site, which extends to an area of approximately 1.95 hectares, lies within the Kidsgrove Neighbourhood and Urban Area on the Local Development Framework Proposals Map.

The 8 week period for this application expires on 3rd October 2018.

RECOMMENDATION

PERMIT subject to conditions relating to:

- 1. The variation of condition 2 to reflect the revised drawings**
- 2. All other conditions of 18/00029/FUL as they continue to apply to the development**

Reason for Recommendation

The revisions sought to the approved plans result in a building that is acceptable in appearance and accords with national and local policy regarding design.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework.

Key Issues

The application seeks to vary condition 2 of planning permission 18/0029/FUL, which listed the approved plans, to replace approved plans with amended plans.

The current proposals involve an amendment to the roof. The approved roof has three gables and as amended this reduces that to two gables. This results in a marginal increase in overall ridge height from about 10.27m to 10.62m.

Further amendments to the approved plans as proposed are a change to the cladding. As with the approved elevations the current proposals involve sections of vertical and horizontal cladding but the proportions and arrangement are different than currently permitted.

The proposed change to the roof will not materially alter the appearance of the building on the west (front elevation) and as such it is considered that no visual harm arises. With regard to the amended cladding it is acknowledged that the same cladding as was previously considered acceptable is still proposed and the arrangement now proposed would break up the front elevation, visually, as was the case with the approved scheme.

Bearing the above in mind in the context of this employment site it is considered that the design and appearance of the proposed building as now proposed remains acceptable.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP2: Spatial Principles of Economic Development
Policy CSP1: Design Quality

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

None

Other Material Considerations include:

[National Planning Policy Framework](#) (July 2018)
[Planning Practice Guidance](#) (March 2014)

Relevant Planning History

10/00136/FUL Permitted - Generator and associated housing
11/00016/FUL Permitted - Generator and associated housing
11/00591/FUL Permitted - Relocation of existing test rig equipment with extension to recycling area
12/0379/FUL Permitted – Proposed alterations to loading bay
13/00195/FUL Permitted – Relocation of existing generator
14/00728/PLD Permitted - Application for a lawful development certificate for proposed remodelling of reception to office building, overcladding and upgrading/replacement of windows to the street elevations and roof to existing buildings. Erection of a screen wall to hide existing plant and machinery
14/00736/FUL Permitted – new industrial unit, link to existing unit, and associated service area and car parking
14/00738/FUL Permitted – alterations to existing car park and associated landscaping
17/00848/FUL Permitted – variation to condition 2 of 14/00736/FUL to allow for amendments to the approved elevations through the introduction of additional windows.
18/00029/FUL Permitted - partial demolition of an existing warehouse, new two storey offices, new cladding and associated works

Views of Consultees

The views of **Kidsgrove Town Council** have been sought, however as they have not responded by the due date it is assumed that they have no comments.

Representations

None

Applicant's/Agent's submission

The application form and plan and supporting information are available for inspection at the Guildhall and on the website that can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00514/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

24th August 2018