

**Application reference: 17/0687/NMA**  
**HAM, PETERSHAM, RICHMOND RIVERSIDE WARD**

*Revised*

Date application received	Date made valid	Target report date	8 Week date
22.02.2017	22.02.2017	22.03.2017	<del>22.03.2017</del>

**Site:**

HMP Latchmere House, Church Road, Ham, Richmond

**Proposal:**

Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. [Application for a Non-Material Amendment to planning permission 17/2779/VRC regarding the amendment of condition U30492 - NS04 relating to the wording all hard surfaces shall be made of porous materials]

*27.10.2017  
(Ext of time uploaded to CAPS + 100x)*

Status: Pending Decision (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

C/o Agent

**AGENT NAME**

Miss Elisabeth Glover  
87 Chancery Lane  
London  
WC2A 1ET

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Highways  
LBRUT Environmental Health Contaminated Land

**Expiry Date**

13.10.2017  
13.10.2017

**Neighbours:**

**History: Development Management, Appeals, Building Control, Enforcements:**

Development Management

Status: RNO Application:03/1864/C84  
Date:03/07/2003 Proposed New Library.

Development Management

Status: WDN Application:91/0951/FUL  
Date:18/07/1991 Erection Of 3no. 32' X 12' Portacabins For Use As Doctors Surgery For A Period Of 9 Months, (building Work At Existing Surgery 192 Tudor Drive)

Development Management

Status: WNA Application:91/1183/FUL  
Date:26/08/1991 Erection Of Portacabin Buildings For Use As Temporary Doctors Surgery For Period Of 9 Months.

Development Management

Status: WNA Application:94/3495/C84  
Date:06/12/1994 Renovation Of Existing Kitchen Building And Erection Of New Single Storey Workshop Building.

Development Management

Status: WNA Application:94/3589/FUL  
Date:19/01/1996 Extension Of Car Parking Area And Change Of Use Of Portacabin From

Visitors Seating Area To Office Premises

<u>Development Management</u> Status: REF Date:02/02/1998	Application:97/2335 Construction Of New Prison Access Road, In Place Of The Existing Access To Be Closed Off.
<u>Development Management</u> Status: ROB Date:22/01/1998	Application:97/2506 Erection Of External Staircase From Governors Building Second Floor Level To Ground Level.
<u>Development Management</u> Status: RNO Date:23/01/1998	Application:97/2652 Erection Of A Single Storey Extension To Front Of Existing Gate Lodge.
<u>Development Management</u> Status: RNO Date:05/05/1999	Application:98/2693 Proposed Additional Car Parking Facilities.
<u>Development Management</u> Status: GTD Date:25/08/2006	Application:06/2069/FUL Proposed erection of a two storey building and accompanying basement comprising seven flats with associated parking.
<u>Development Management</u> Status: GTD Date:30/11/2006	Application:06/3457/FUL Repair main administration building roof, remove redundant rooflights, install new sunpipes and new high performance roof coverings to existing flat roof areas, replace slate roof covering over part of (admim/finance) roof with new artificial slate and replace fascia to front/side elevation.
<u>Development Management</u> Status: GTD Date:23/08/2007	Application:07/2477/FUL Installation of satellite dish affixed on to the roof of the boiler room.
<u>Development Management</u> Status: WNA Date:16/10/2009	Application:09/2036/FUL Installation of a diesel electrical generator and associated acoustic housing.
<u>Development Management</u> Status: GTD Date:06/04/2010	Application:10/T0038/TPO T1 - Oak - Fell
<u>Development Management</u> Status: RNO Date:30/07/2012	Application:12/T0315/TCA See schedule of works
<u>Development Management</u> Status: WTD Date:08/06/2015	Application:14/0450/FUL Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.
<u>Development Management</u> Status: REF Date:05/01/2015	Application:14/0451/FUL Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.
<u>Development Management</u> Status: WNA Date:12/06/2015	Application:14/0935/CON Erection of 31 dwellings 2/3 storeys high with access from Church Lane, Ham as part of the creation of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new 2/3 storey houses in conjunction with

application 14/0451/FUL in the London Borough of Richmond.

Development Management

Status: WNA  
Date:12/06/2015

Application:14/0936/CON  
Erection of 31 dwellings 2/3 storeys high with access from Church Lane and Latchmere Lane, Ham as part of the creation of 89 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 82 new dwellings in conjunction with application 14/0450/FUL in the London Borough of Richmond.

Development Management

Status: GTD  
Date:05/02/2016

Application:14/0451/DD01  
Details pursuant to condition 3 (ancillary site buildings/parking of vehicles), 6 (investigation/protection of bats) and 7 (protection of trees) of planning permission 14/0451/FUL allowed on appeal, and its associated Demolition and Construction Management Plan.

Development Management

Status: VOID  
Date:14/10/2015

Application:15/4108/VOID  
Erection of 31 dwellings 2/3 storeys high with access from Church Road, Ham. (In connection with the wider development of a total of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new dwellings in conjunction with application 14/0451/FUL in the London Borough of Richmond).

Development Management

Status: GTD  
Date:20/05/2016

Application:16/0523/VRC  
Variation of condition 2 (approved drawings ) of planning permission 14/0451/FUL (Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House), to allow changes to design of individual houses and improvements to the landscape.

Development Management

Status: GTD  
Date:24/05/2016

Application:16/1023/FUL  
Construction of a temporary sales and marketing suite (sui generis) with associated landscaping and car parking, for a temporary period of three years.

Development Management

Status: PCO  
Date:

Application:16/0523/DD04  
Details pursuant to condition NS04 (detailed design) of planning permission 16/0523/VRC.

Development Management

Status: GTD  
Date:16/08/2016

Application:16/0523/DD02  
Details pursuant to condition NS05 (cycle parking) of planning permission 16/0523/VRC.

Development Management

Status: GTD  
Date:05/12/2016

Application:16/0523/DD01  
Details pursuant to condition U05664 - NS08 (childrens play) of planning permission 16/0523/VRC.

Development Management

Status: GTD  
Date:16/08/2016

Application:16/0523/DD03  
Details pursuant to PART of condition NS10 (sustainability) of planning permission 16/0523/VRC. (Part A discharged; Part B only discharged for new build).

Development Management

Status: GTD  
Date:29/09/2016

Application:16/0523/DD05  
Details pursuant to condition U05668 - NS12 - Formally condition 12 of planning permission 16/0523/VRC.

Development Management

Status: WDN  
Date:

Application:16/3522/FUL  
Planning consent to advertise on hoarding

<u>Development Management</u> Status: GTD Date:08/11/2016	Application:16/3523/ADV Please refer to the Hoarding presentation
<u>Development Management</u> Status: GTD Date:19/07/2017	Application:16/0523/DD06 Details pursuant to formally condition NS13 (Soft Landscaping) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:19/07/2017	Application:16/0523/DD07 Details pursuant to condition NS14 (details of Landscape Management Plan) of planning permission 14/0451/FUL.
<u>Development Management</u> Status: INV Date:	Application:17/0241/ADV Erection of 6 flag posts.
<u>Development Management</u> Status: REF Date:18/04/2017	Application:17/0429/ADV Erection of a "V" board, on the junction of Church Road and Latchmere Close.
<u>Development Management</u> Status: PDE Date:	Application:17/0687/NMA Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. [Application for a Non-Material Amendment to planning permission 17/2779/VRC regarding the amendment of condition U30492 - NS04 relating to the wording all hard surfaces shall be made of porous materials]
<u>Development Management</u> Status: GTD Date:24/08/2017	Application:16/0523/DD08 Details pursuant to condition U05675 NS20 (wheelchair accommodation) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:20/09/2017	Application:17/2779/VRC Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC.

Appeal  
Validation Date: 22.10.2014

Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.

Reference: 14/0159/AP/NON

Appeal  
Validation Date: 06.02.2015

Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.

Reference: 15/0032/AP/REF **Appeal Allowed**

Building Control  
Deposit Date: 06.06.2016

Construction of 35 new build dwellings and conversion of existing building to create 7 new apartments

Reference: 16/1219/IN

Opened Date: 25.06.2002  
Reference: 02/00215/EN

Enforcement Enquiry

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**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable  YES\*  NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): JAR .....

Dated: 24.10.2017 .....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management: .....

Dated: .....

*[Handwritten signature]*  
24/10/17

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

*[Large handwritten signature 'JAR' is written across the table]*

The following table will populate as a quick check by running the template once items have been entered into Uniform

### **SUMMARY OF CONDITIONS AND INFORMATIVES**

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#### **CONDITIONS**

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#### **INFORMATIVES**

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U19682	Decision drawings/ documents
U19681	Variation of condition

**Application Reference: 17/0687/NMA**

**Address: HMP Latchmere House, Church Road, Ham, Richmond TW10 5HH**

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**Delegated Report:**

**Site description:**

The application site comprises a 3.6 hectare L shaped site located partially within the London Borough of Richmond and partially within the Royal Borough of Kingston upon Thames. The northern portion of the site forms part of the Ham Common Conservation Area including the three storey Latchmere House, an extensive former 19th century residential property which has been designated a BTM. The remainder of the site is predominately characterised by a number of low rise buildings interspersed by a hard court recreation area and surrounding by green amenity spaces. The site is a designated archaeological priority area and there are also a number of trees covered by TPOs.

The surrounding area is predominately residential comprising of 1930s post war 2-storey semi-detached and terraced family houses. Approximately 100m to the south of the site is the designated local shopping centre, Tudor Drive.

The existing vehicular access is at the north-west corner of the site is via Church Road. The existing access would have accommodated large service vehicles and staff car trips associated with the former prison use. Directly adjoining the northern boundary of the site is the wooded area of Ham Common, an area designated as MOL, Public Open Space and an Other Site of Nature Importance.

**Relevant planning history:**

The principle of the works was set under application 14/0451/FUL which was allowed on appeal on 03.07.2015. The inspector allowed '*Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House*'.

Application 16/0523/VRC sought to vary condition 2 (approved drawings ) of planning permission 14/0451/FUL. The planning committee resolved to approve the application on 23.3.2016 and the application was granted on 18.04.2016.

Application 17/2779/VRC sought to remove condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. The application was approved under delegated authority on 20.09.2017. As this is the most recently approved permission, this is considered the most relevant in the assessment of this application for non-material amendment.

**Proposal:**

This application originally sought permission for a non-material amendment for *variation of condition 2 (approved drawings) of planning permission 14/0451/FUL. [Application for a Non-Material Amendment to planning permission 16/0523/VRC regarding the deletion of the wording all hard surfaces shall be made of porous materials from Condition NS04].*



Whilst the current application has been pending requested information being provided, a variation to conditions (section 73 application) has been approved. To ensure this application refers to the most recently approved permission, with the applicant's agreement on 17.10.2017, the description of development has been amended to :

*'Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. [Application for a Non-Material Amendment to planning permission 17/2779/VRC regarding the amendment of condition U30492 - NS04 relating to the wording all hard surfaces shall be made of porous materials]'*.

**Public Representations:**

One enquiry was received from a Councillor; however, no public representations were received.

**Professional Comments:**

Further to the approval of application ref. 17/2779/VRC, the applicant wishes to apply for the Council's determination as to whether the above detailed alterations are considered to be non-material.

The guidance on 'Greater Flexibility for Planning Permissions Guidance' states there is no statutory definition of 'non-material'. This is because it is dependent on the context of the overall scheme – what may be non-material in one context may be material in another. Each non-material amendment request is considered on its merits. The Local Planning Authority (LPA) must be satisfied that the amendment being sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

The LPA, in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. The LPA has the ability to impose new conditions and remove or alter existing conditions.

Condition U30492 - NS04 (Formally condition 4) on permission 17/2779/VRC states:  
*'No development, except for works of demolition, shall take place until details of the following have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.'*

- a) The materials to be used in the construction of the external surfaces of all buildings hereby approved, including their colour and texture.*
- b) Boundary treatments, including walls, fences and gates.*
- c) The treatment and layout of all parts of the site not covered by the approved buildings, including hard and soft landscaping. All hard surfaces shall be made of porous materials.*
- d) Refuse storage facilities.*
- e) Street furniture and lighting.*
- f) Sewer and drainage runs.*
- g) Any external plant and equipment.*
- h) Details and siting of solar panels.*

*REASON: To ensure a high quality development, and protect the amenities of residents'*.

The application originally proposed to remove the following wording under part C):  
*'All hard surfaces shall be made of porous materials'*. It is considered pertinent to

amend the wording rather than remove it entirely as the hard surfaces would be a mixture of permeable and impermeable (discussed later in this report).

From a policy context, the London Plan, NPPF and Local Plan policies encourage the appropriate application of Sustainable Drainage Systems (SuDS) in developments. With the likelihood of more intense storms (as a result of climate change), there will be increased surface water flood risk. All practical and reasonable measures should be implemented to manage surface water flood risk.

London Plan policy 5.13 'Sustainable Drainage' states '*Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy*'.

Policy DM SD 7 of the Development Management Plan states '*All development proposals are required to follow the drainage hierarchy when disposing of surface water and must utilise Sustainable Drainage Systems (SuDS) wherever practical. Any discharge should be reduced to greenfield run-off rates wherever feasible*'.

Policy LP 21 of the Publication Local Plan states '*The Council will require the use of Sustainable Drainage Systems (SuDS) in all development proposals. Applicants will have to demonstrate that their proposal complies with the following:*

1. *A reduction in surface water discharge to greenfield run-off rates wherever feasible.*
2. *Where greenfield run-off rates are not feasible, this will need to be demonstrated by the applicant, and in such instances, the minimum requirement is to achieve at least a 50% attenuation of the site's surface water runoff at peak times based on the levels existing prior to the development*'.

The Local Plan is supported by the Council's Planning Guidance Document '*Delivering SuDS in Richmond*' (Feb 2015). The document provides advice on how to incorporate SuDS in a range of developments from small to large scale. It offers support to applicants/ developers in implementing the requirements of the relevant policies.

The original application 14/0451/FUL was supported by a Surface Water Drainage Assessment in the submitted Flood Risk Assessment (FRA) (prepared by RSK LDE Ltd, dated February 2014). The application property is located within Floodzone 1 and is greater than 1ha in size, and therefore the approved development was required to focus on the management of surface water runoff.

The FRA concluded pre-development, the site consisted of approximately 18,793m<sup>2</sup> (52%) impermeable land and it was assumed that all runoff from the site either infiltrates into the ground or enters the public surface water sewers to the south, east and west of the site. The FRA went on to state '*Due to the favourable ground conditions on site, there will be no off-site discharge, as all surface water will be discharged to ground*'.

The FRA concluded post-development, the impermeable area would be approximately 15,869m<sup>2</sup> (whole site including the Kingston part of the development and also includes the footprints of the buildings). The storage volume of the catchments would be able to contain the proposed infiltration rate, taking into account climate change, and therefore a Sustainable Drainage System (SuDS) in accordance

with the SuDS hierarchy was proposed for the site. The FRA stated '*Given the suitability of the ground conditions, all surface water on the developed site is discharged to ground via soakage features*'. The proposed development's run-off rates would be zero, which is better than Greenfield run-off rates and all run-off would be attenuated on site within the SuDS features.

In their covering letter dated and received 22 February 2017, the agent for the application 17/0687/NMA has stated '*Berkeley Homes*' appointed civil engineers have advised that utility service providers require the servicing corridors, which run through the development site, to be laid with impermeable hard landscaping. This is to ensure that servicing operators do not work in flooded trenches whilst maintaining services'. This is the reason for the variation to the condition. The Flood Risk Assessment Addendum received 3 August 2017 describes the locations of the introduction of impermeable surfaces (Road 6, the raised table to the south-east of Latchmere House, private footway links to the east and west of the development and private parking bays).

Post development, the introduction of the impermeable surfacing would result in the approximate total impermeable area to 5,170m<sup>2</sup> (of 2.28ha approximate area of the application property based in Richmond). This equates to 66% of the total site (Richmond and Kingston). The total impermeable area across the entire site post development would be 14,679m<sup>2</sup>. Although the permeable surfacing controlled at source would be reduced, infiltration into the underlying soils would not be reduced. The additional overland flow source would be directed towards a permeable surface to ensure a site run-off rate of zero would be maintained (better than Greenfield site rates). The only method of surface water discharge remains infiltration, the storage volume of the catchments would remain unchanged and the infiltration rates the same. The SuDS have been designed in accordance with the SuDS hierarchy.

The Council's Highway Asset Co-ordinator has reviewed the details submitted including the further information provided 13 April and 3 August 2017. The Officer acknowledged that the site overlays Kempton Park Gravel Formation which allows for effective infiltration. He considered the proposed layout to probably be more beneficial allowing for infiltration over the entire site. The Officer is satisfied with the details submitted and concluded that the site would be fully SuDS enabled.

The Council's Scientific Officer was consulted on the application with regard to contaminated land and has raised no objection.

Therefore, as previously mentioned, non-material amendments are required to be considered on their merits. What may be non-material in one context may be material in another. Whilst the proposal to provide a mixture of permeable and impermeable surfacing may be significant in terms of its scale in relation to the original approval to develop the site, the proposed change would not result in an overall development that would appear noticeably different to what interested parties may have envisaged.

Given the nature of the proposed change it is considered that there would be no impact to the residential amenities of neighbouring occupiers.

No third party or body who participated in or were informed of the original decision would be disadvantaged in any way.

From a policy perspective, the proposed change would be consistent with the aims and objectives of planning policy, including the NPPF, London Plan and Local Plan

including policies DM DC 7 of the Development Management Plan, LP 21 of the Publication Local Plan and the Delivering SuDS in Richmond Planning Guidance Document.

Given the above, it is considered that the introduction of impermeable surfacing into the development would constitute a non-material amendment. With the applicant's agreement on 23 October 2017, condition U30492 - NS04 (Formally condition 4) on permission 17/2779/VRC shall be varied to state (the wording that has been struck out is proposed to be deleted and the underlined wording is proposed to be added):

*'1. No development, except for works of demolition, shall take place until details of the following have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.*

*a) The materials to be used in the construction of the external surfaces of all buildings hereby approved, including their colour and texture.*

*b) Boundary treatments, including walls, fences and gates.*

*c) The treatment and layout of all parts of the site not covered by the approved buildings, including hard and soft landscaping. ~~All hard surfaces shall be made of porous materials.~~*

*d) Refuse storage facilities.*

*e) Street furniture and lighting.*

*f) Sewer and drainage runs.*

*g) Any external plant and equipment.*

*h) Details and siting of solar panels.*

*2. All hard surfaces shall be permeable except where they would be impermeable in accordance with drawing numbers 1509/03/03 Rev G and 1509/03/04 Rev G received 19 October 2017.*

*REASON: To ensure a high quality development, and protect the amenities of residents'.*

The following informatives have also been recommended:

IL05 Decision drawing/ documents

'For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:

- Letter from RLT Engineering Consultants Ltd; dated 19 January 2016; received 22 February 2017;
- Letter from Indigo Planning Limited; dated and received 22 February 2017;
- Letter from RSK Land and Development Ltd; Ref. 132936-R1(2); dated 24 November 2016; received 22 February 2017;
- Flood Risk Assessment; prepared by RSK LDE Ltd; ref no. 132034-R1(3)-FRA; dated December 2013; received 22 February 2017;
- Justification Statement; prepared by Matthew Coveney; dated 9 February 2017; received 22 February 2017;
- Email from Elisabeth Glover to Sarah Mako; dated and received 13 April 2017;
- Flood Risk Assessment Addendum; prepared by RLT Engineering Consultants Ltd; ref no. 150903; dated 28 July 2017; received 3 August 2017;
- Drawing no. P\_001 Rev 00; received 22 February 2017;
- Drawing no. 1509/03/01 Rev K; received 3 August 2017;
- Drawing no. 1509/03/02 Rev J; received 3 August 2017;
- Drawing no. 1509/03/03 Rev G; received 19 October 2017;
- Drawing no. 1509/03/04 Rev G; received 19 October 2017;
- Drawing no. 1509/03/05 Rev D; received 22 February 2017;

- Drawing no. 1509/03/06 Rev F; received 3 August 2017;
- Drawing no. 1509/03/10 Rev D; received 3 August 2017;
- Drawing no. 1509/03/11 Rev E; received 3 August 2017;
- Drawing no. 1509/03/18 Rev C; received 19 October 2017;
- Drawing no. 1509/03/19 Rev D; received 3 August 2017;
- Drawing no. 1509/03/23 Rev –; received 3 August 2017;
- Drawing no. 1509/03/24 Rev –; received 3 August 2017;
- Drawing no. 40-04-1(S1) Rev P5; received 22 February 2017;
- Drawing no. D1258/IF/600 Rev P3; received 13 April 2017;
- Email from Matthew Coveney to Sarah Mako; dated and received 19 October 2017;
- Emails from Matthew Coveney to Sarah Mako; dated and received 23 October 2017'.

IC05 Variation of condition

This permission in no way varies any other condition of planning permission 17/2779/VRC approved 20.09.2017.

**Recommendation:** The proposed amendments are considered to be non-material and the application should be approved.