

Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 15<sup>th</sup> March 2011  
 Planning Application Report of the Planning and Development Manager

<b>Application address:</b> Boldrewood University of Southampton Lloyds Register Building Bassett Crescent East			
<b>Proposed development:</b> Application for a “Non-Material Amendment” to planning permission ref: 08/01097/FUL relating to elevational details to Block A, and external cladding materials for the Lloyds Register building as part of the Boldrewood redevelopment proposals.			
Application number	11/00286/NMA	Application type	NMA
Case officer	Stephen Harrison	Public speaking time	5 minutes
Last date for determination:	17.03.2011 <b>IN TIME</b>	Ward	Bassett
Reason for Panel Referral	Councillor Referral	Ward Councillors	Cllr Samuels Cllr Harris Cllr Hannides

<b>Applicant:</b> University Of Southampton & Lloyds Register	<b>Agent:</b> Luken Beck Ltd (Robin Reay)
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<b>Recommendation Summary</b>	<b>No Objection</b>
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**Reason for granting Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The request for a non material amendment seeks to change the external appearance of the building without affecting its approved footprint, height or building envelope. A high quality design and visual appearance is retained in accordance with local and national design policies and guidance. Other material considerations, such as those listed in the report to the Council’s Planning and Rights of Way Panel on 15<sup>th</sup> March 2011, do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004 a revision to planning permission 08/01097/FUL should therefore be granted.

**Policies** – SDP1, SDP7, SDP9, SDP12, TI2, NE6 and L7 of the City of Southampton Local Plan Review - Adopted March 2006 and Policies – CS6, CS11 and CS13 of the Southampton City Council Local Development Framework Core Strategy – Adopted January 2010 as supported by the Council’s current adopted Supplementary Planning Guidance.

<b>Appendix attached</b>			
1	Development Plan Policies	2	Relevant Planning History
3	08/01097/FUL Decision Notice		

**Recommendation in Full**

No Objection. The proposed changes sought by this request are considered to provide a **non-material alteration** to the approved planning permission. All planning conditions applicable to the approved planning permission remain in force

## **1. The site and its context**

1.1 The University's Boldrewood campus is located at the junction of Burgess Road and the Avenue. The site is currently characterised by a 12 metre change in level (from the north-west corner) and its landscape setting, which is defined, in part, by the Southampton (Bolderwood, Burgess Road/Bassett Avenue) Tree Preservation Order 2007. Boldrewood is located some 50 metres from the Southampton Common Site of Special Scientific Interest (SSSI) and Site of Importance for Nature Conservation (SINC).

## **2. Proposal**

2.1 Outline planning permission was granted for the redevelopment of the Boldrewood Campus in 2008 (LPA: 07/00985/OUT). A fully detailed permission for Phase 1 was issued in 2009 (LPA: 08/01097/FUL) and this included the Lloyds Register building.

2.2 A revision to the external appearance of the approved building is now sought. This alteration includes a proposed change to the external cladding material to be used. It also affects the fenestration as approved. In short it is proposed that the building will now have a grey zinc finish and not a bronze finish (as consented). The proposed change does not affect the building's approved footprint, height or building envelope, which remain as consented.

## **3.0 Relevant Planning Policy**

3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.

## **4.0 Relevant Planning History**

4.1 The relevant planning history for the site is set out at **Appendix 2**.

## **5.0 Consultation Responses and Notification Representations**

### **Notification**

5.1 The Government's guidance regarding "Non Material Amendment" applications confirms that there is no requirement to consult on such applications. However, following the receipt of the application 3 site notices (in line with department procedures) were posted, and those interested parties that had provided written comment to the original application 08/01097/FUL were notified by letter. A deadline for comments of the 4<sup>th</sup> March was set.

5.2 At the time of writing the report **0** representations have been received and a verbal update will be given at the Panel meeting.

## **6.0 Planning Consideration Key Issues**

6.1 The key issue for consideration in the determination of this application is the design and its impact on its context.

## Non Material Amendments

6.2 In 2009 the Government set out a formal procedure and guidance (“Greater Flexibility for Planning Permissions”) to enable applicants to secure confirmation from the Local Planning Authority (LPA) that minor changes to a consented scheme are acceptable without the need to obtain a further planning permission.

6.3 Whilst no definition of what constitutes a “Non Material Amendment” is provided, the guidance explains that the LPA should be content that the proposed changes do not significantly alter the permission. The target date for a determination of NMA applications is 28 days from the date of validation, which in this case is 17<sup>th</sup> March 2011.

## Design & Impact on Local Character

6.4 The Lloyds Register building was approved with a bronze cladding system. The applicants seek to amend this to zinc, which results in a colour change to the approved building (from bronze to grey/zinc). The planning submission includes a photomontage to show this change, and pre-application discussions between the applicant and officers (including the City Design Manager) concluded that, whilst both options are acceptable and achieve a high quality design finish, the amended design solution is more harmonious to this important landscape setting. As such, the revised elevations are not considered to be harmful and the application accords with the requirements of the development plan, namely Local Plan policies SDP7, SDP9 and NE6 as supported by Core Strategy Policy CS13.

## 7.0 Summary

7.1 The proposed change to the approved elevational treatment for the Lloyds Register is considered to maintain a high quality design finish for the site. The proposals are considered to meet the requirements of the development plan as detailed at **Appendix 1**. The change in materials, colour and fenestration are not regarded material enough to warrant the need for a fresh planning application for the entire development, and have been assessed as non-material to the original planning permission. All previous planning conditions remain effective.

## 8.0 Conclusion

8.1 This application for a non material amendment is acceptable and it is recommended that no objection is made.

## Local Government (Access to Information) Act 1985

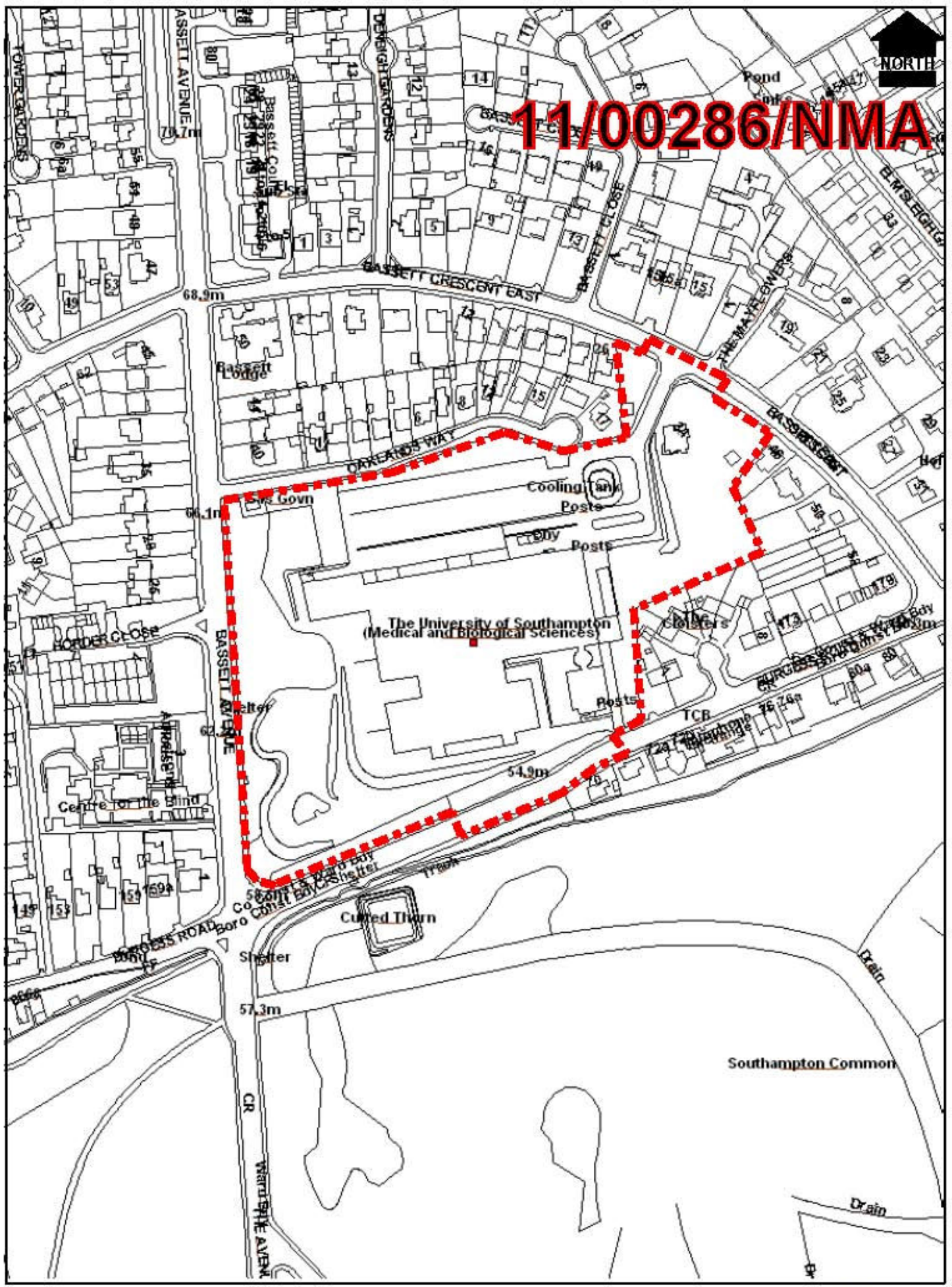
### Documents used in the preparation of this report Background Papers

1a, b, c & d, 2b & d, 4dd, 6c, 7a, f & o

**SH2 for 15/03/11 PROW Panel**



11/00286/NMA



Scale : 1:2500

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