

<b>REFERENCE NO - 19/504613/NMAMD</b>		
<b>APPLICATION PROPOSAL</b> Non-material amendment: The necessary inclusion of external steps to provide an emergency exit point from the semi-basement carpark of Block 1 (original application reference: 17/504632/FULL).		
<b>ADDRESS</b> Land At Brunswick Street, Maidstone, Kent		
<b>RECOMMENDATION - Approve</b>		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> There would be no adverse effect on design or amenity. The change as proposed is considered to be an acceptable non-material alteration to the approved scheme.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Maidstone Borough Council was the applicant on the original application under planning application reference 17/504632/FULL		
<b>WARD</b> High Street	<b>PARISH/TOWN COUNCIL</b>	<b>APPLICANT</b> Kevin Crew <b>AGENT</b> Mr Darren Bland
<b>TARGET DECISION DATE</b> 14/10/19		<b>PUBLICITY EXPIRY DATE</b>

### Relevant Planning History

17/504632/FULL - Proposed demolition of all existing buildings and introduction of a new 33 space public car park, together with residential development.  
Approved - 07.03.2018

18/504496/SUB - Submission of details pursuant to condition 19 – Boundary Treatment Plan – Approved - 05/07/2019

### MAIN REPORT

#### **1 DESCRIPTION OF SITE**

- 1.01 The redevelopment of the site to provide a public car park and residential development was approved in 2018 and is currently under construction.
- 1.02 The application site lies in the urban area of Maidstone to the west of Upper Stone Street, on the junction with Brunswick Street and George Street.

#### **2. PROPOSAL**

- 2.01 The proposal is a non-material alteration to the approved western elevation of block 1. The external elevation is altered to include the provision of an emergency exit door from the basement car park with stairs to be provided up to the public car park to provide an emergency egress. Boundary treatments to George Street adjacent to the exit would remain as approved, with a dwarf wall and metal railing up to a height of 1.1m.

Maidstone Borough Local Plan 2017: DM1 – Principles of Good Design

- 4.01 As an application under Section 96A of the Town and Country Planning Act 1990, this is not an application for planning permission. Therefore, provisions such as neighbour notification do not apply.
- 5.01 Section 96a of the Town and Country Planning Act 1990 allows applications for non-material changes to planning permissions.
- 5.02 The visual change proposed is the insertion of a double fire escape door to the rear western elevation of block 1. The doors would be set down from the ground level of George Street, with an escape stair case to provide emergency egress from the public car park onto George Street. The door would match the style and materials as the existing openings along the car park elevations of block 1. It is considered that this amendment is minor in the context of the scheme as a whole. The amendment would not result in a materially different appearance and the use of the same material as approved on existing openings would ensure that is in keeping with the approved design of the block.
- 5.03 The non-material amendment is considered to be in accordance with Policy DM1 (Principles of Good Design) of the Local Plan which requires a high standard of design. The amendment would not impact on the amenity of occupiers of neighbouring properties.
- 6.01 The proposed alteration would not result in any effect on design or amenity. The change as proposed is considered to be an acceptable non-material alteration to the approved scheme.

**RECOMMENDATION** - Approve

**INFORMATIVES**

- (1) The decision was based on the following plans:  
A(0)103 Rev C – Proposed Ground Site Plan  
A(1)300 Rev E – Elevations Block 1 Sheet 1  
Case Officer: Adam Reynolds