**DELEGATED REPORT**

**Recommendation Made: 13 April 2011**

**Reference:- 11/00225/NOMAT** **Parish:- Hinckley**

**Applicant:- Mr Reg Green**
**Hinckley Club For Young People**
**Green Towers**
**Richmond Road**
**Hinckley**

**Location:- Hinckley Club For Young People Green Towers Richmond Road Hinckley Leicestershire**

**Proposal:- NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 09/00080/FUL TO RAISE THE HEIGHT OF THE BALCONY BALUSTRADING**

**Introduction:-**

This application seeks approval of a non-material amendment to a scheme approved under planning permission 09/00080/FUL for the erection of a Youth Centre and Community Facilities including external activity areas and parking. The application seeks approval for increasing the height of the balcony balustrade by approximately 300mm, from 1200mm to 1500mm. The section to be raised will match the existing balustrade in both material and colour.

Relevant Planning History.

09/00080/FUL

**Consultations:-**

At the time of writing this report no comments have been received from Ward Members.

**Development Plan Policies:-**

Hinckley and Bosworth Local Plan -
Policy BE1 - Design and Siting of Development

**Appraisal:-**

The main issues in respect of this application are whether or not the proposed amendments to the approved scheme constitute a non material amendment to the approved planning permission and if the proposed amendments are acceptable in planning terms.

It is considered that if the part of the balustrade in question had been increased in height to1 500mm in the original application (09/00080/FUL) it would have been unlikely to have affected the decision to approve the application. It is therefore considered that the increased height of the balustrade from 1300mm to 1500mm can be considered as a non material amendment.

Due to the marginal increase in height of the balustrade, and the fact that it is to be finished in materials and colour identical to that of the remainder of the balustrade, the increased height is not considered to have a material impact on either the design of the proposal or on visual amenity. Accordingly the changes proposed are considered acceptable and non material in nature.

**Recommendation:- Permit subject to the following conditions:-**

1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg No:- (D) 20 received by the Local Planning Authority on the 25.03.11

**Reasons :-**

1 For the avoidance of doubt and in the interests of proper planning.

**Notes to Applicant:-**

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

**Contact Officer:- Eleanor Shaw Ext 5680**