
Site Address:	Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA		
Proposal:	Application for non material change to Planning Permission APP/19/00703 relating to change to approved plans and amendment to proposed elevations.		
Application No:	APP/21/00134	Expiry Date:	18/03/2021
Applicant:	XLB Property Ltd		
Agent:	Mrs Stephen Barton Willmore	Case Officer:	David Eaves
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

Langstone Technology Park is located to the south of the A27 dual carriageway, to the west of the A3023 Langstone Road and to the East of Brookside Road and the Southmoor Lane Industrial Estate.

The site is accessed from Langstone Road to the east and Brookside Road to the west. Both accesses are joined by interior service roads. The eastern access road also serves the Premier Inn hotel and the Langbrook Farm public house/restaurant.

The site has a 'campus' appearance originally forming an IBM business park with extensive buildings developed in the 1970's with substantial footprints and a horizontal emphasis with a conformity of materials. The buildings are surrounded by extensive car parking and landscaping. The site is now occupied by a range of individual companies including high tech uses.

In general terms the park is divided into three areas:

- The northern section which incorporates Building 1000 and parking;
- The central section, which contains office buildings, a data centre and acts as an amenity core for the park (including a nursery), and
- The southern section, which is predominantly parking, with a gym and plant to the far west.

In relation to the sites surroundings, the park is located in a mainly commercial area as set out below:

South:

To the south is a commercial business development off Penner Road including Luxor Park and Pyramid Park. These are large business units of modern design and a variety of sizes with parking servicing the developments. Further south of this commercial development is open land leading to Langstone Harbour.

West:

To the west are a variety of commercial business premises fronting Southmoor Lane and Brookside Road. Further West is Budds Farm sewerage works.

North:

To the north of the site runs footpath 50 with the A27 west bound slipway from the Langstone roundabout and the A27 dual carriageway beyond. Footpath 51 runs north from the northeast corner of the site towards Havant Town Centre, Solent Road and Havant bus and train stations.

East:

To the east of the site is footpath 51 and the Langbrook River there are also trees to the south-east part of the site boundary. Beyond these features are a Premier Inn and the Langbrook Public House/Restaurant to the north-east of the application site. To the southern part of the eastern side of the site are residential properties in Brookmead Way.

The current application for a Non-Material Amendment relates to building 1000 and building 4000, these lie toward the northern side of the site and are clearly visible from footpaths 50 and 51.

2 Planning History

05/50238/081 - Display of internally illuminated sign to north east elevation of Building 1000 and two flag poles, one at each of the top corners of the proposed sign., PERM,26/04/2005

05/50238/082 - Display of non-illuminated fascia sign to the west elevation., PERM,20/10/2005

92/50238/024 - Variation of condition 2 of P.P.18838/82 for 2,000000sq.f of industrial/office floor space to extend time period for submission of reserved matters from 6 to 8 years., PERM,15/10/1992

93/50238/031 - Construction of new building for class B1 (business) use together with parking and service areas, access roads and landscaping(site area 3.32 hectares) , PERM,05/08/1994

94/50238/038 - Infill of building 25 undercroft area to provide additional floorspace, PERM,18/01/1995

94/50238/041 - Extension of existing car park (South) to provide approx. 250 replacement spaces, PERM,16/02/1995

95/50238/042 - Three internally illuminated fascia signs to north, west and east elevations and 2 externally illuminated free standing entrance signs., PERM,09/03/1995

96/50238/061 - Creation of new ditch and culverts for the purposes of diverting the existing water courses, including the construction of a new footbridge along the line of the existing footpath (No.49), PERM,06/11/1997

96/50238/065 - Erection of 6 No. non-illuminated signs adjoining access road and visitors car park, PERM,19/11/1996

98/50238/067 - 5 non-illuminated directional signs, PERM,04/12/1998

01/50238/069 - 21 Signs (11 internally illuminated and 10 non-illuminated) relating to businesses associated within Langstone Technology Park., PERM,20/03/2001

95/50238/044 - Extension of existing car park to provide approximately 216 new spaces., PERM,11/05/1995

95/50238/049 - Extension of existing car park (south) to provide 77 new spaces., ,05/09/1996

96/50238/057 - Two No. internally illuminated fascia signs on eastern and northern elevations respectively, PERM,22/04/1996

APP/10/00272 - Demolition of existing steel clad building and two portacabins to make way for a single storey timber framed building to house a 52 place nursery school., PERM,10/09/2010

APP/10/00804 - Non illuminated free standing advertising sign board. Retrospective application. , PERM,16/12/2010

APP/11/01297 - Variation of Condition No. 3 of Planning Permission APP/10/00272 relating to extending the childcare facilities to non LTP employees (using the access via the western access road)., PERM,05/12/2011

APP/11/01298 - Installation of 4No. roof mounted cooling units and chiller plant; extension at ground floor (level 1) to provide room for 2No. stand-by generators with attenuating exhaust baffles and louvred roof top air intake housing., PERM,04/10/2011

APP/11/01560 - Variation of Condition 3 of Planning Permission APP/11/01298 to allow for the external surfaces of the roof top plant and louvres to the west elevation forming the stand-by generator room to be coloured bronze (RAL 8019) and the roof top air intake louvres and housing to be coloured grey (RAL 7035)., PERM,12/12/2011

APP/13/00690 - Display of 1No. illuminated fascia sign, 1No. illuminated logo; 1No. non-illuminated fascia sign; 2No. non-illuminated monolith entrance signs., PERM,09/09/2013

APP/13/01071 - Display of 18No. signs comprising 3No. fascia signs; 2No. entrance signs; 2No. totem signs in a 'V' formation; 3 other free standing signs and others displayed on the building; the majority being illuminated., PERM,18/12/2013

APP/14/00631 - Variation of Condition 1 of Planning Permission APP/11/01297 (which varied condition 3 of original Planning Permission APP/10/00272) to remove restriction on catchment area., PERM,17/10/2014

APP/14/01300 - Erection of four storey hotel (including restaurant for hotel guests only) with associated car parking and landscaping; and air conditioning units in compounds, with access from the private access road to Langstone Technology Park., PERM,26/05/2015 - **Adjacent site**

APP/15/00484 - Change of use from store to gym facility., PERM,09/07/2015

APP/15/00586 - Discharge of Condition No/s 5, 6, 7, 10, 12, 13, 14, 15, 16 and 18 of Planning Permission APP/14/01300., PERM,20/08/2015

APP/15/00643 - Discharge of Condition No. 8 of Planning Permission APP/14/01300., PERM,04/08/2015

APP/15/01225 - Installation of 2No. roof mounted condenser units and associated chiller pipe work to support 2No. additional internal computer room air conditioning units., PERM,11/12/2015

APP/15/01266 - Erection of four storey hotel (including restaurant for hotel guests only) with associated car parking and landscaping; and air conditioning units in compounds, with access from the private access road to Langstone Technology Park. Request to Discharge Condition 19 of Planning Permission APP/14/01300 (04.11.15)., PERM,20/01/2016 **Adjacent site**

APP/15/01410 - Discharge of Condition No. 21 of Planning Permission APP/14/01300., PERM,21/06/2016

APP/17/00926 - Installation of 5No. lighting poles in East car park. (Approved 16.11.17) Discharge of Condition No. 3 (21.3.18)., PERM,16/11/2017

APP/18/00018 - Change of use of site to Class B2 (engineering workshop with associated offices)., PERM,05/02/2018

APP/19/00297 - Proposed alteration to the existing east facing elevation to accommodate a new entrance threshold and associated external works., PERM,13/06/2019

GEN/19/00354 - EIA Screening Opinion - Erection of new industrial units and rationalisation of south car park, demolition of part of the northernmost building with new elevation on the remaining part of the building, new screen on adjacent building and extension to existing car park., ,29/05/2019

GEN/19/00370 - Development Consultation Forum(DCF) proposal for (1) outline permission for part demolition and reconfiguration of Building 1000 and reconfiguration of car park layout and (2) detailed permission for new employment (B1c, B2 and B8) units., ,

APP/19/00703 - Part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access and felling of two trees subject to a Tree Preservation Order (Norway Maples).(22.07.20). Request to discharge conditions 3,4,5 & 6 (02.11.20). , PERM,22/07/2020

Officer Comment: This is the application that is sought to be amended by the submission of this application for a non-material amendment. The proposal seeks to vary condition 2 (Approved Drawings).

GEN/19/00681 - Notification of application for listed building status, ,19/08/2019

Officer Comment: This related to building 6000 and Listed Building Status was not confirmed.

APP/19/00806 - Variation of Condition 2 of Planning Permission APP/19/00296
(Erection of a new building entrance structure, reception/lobby refurbishment and associated hard and soft landscaping works) to amend approved plans.,
PERM,09/10/2019

3 Proposal

Application for non material change to Planning Permission APP/19/00703 relating to change to approved plans and amendment to proposed elevations.

4. Consultation

Conservation Officer HBC

Heritage Team Leader

Overview

Langstone Technology Park consists of four main buildings of modular construction with minimalist landscaping linking around the buildings.

The site is a 'campus style' industrial park with buildings dating from the early 1970s. Originally built for IBM it housed one of two manufacturing plants in the UK. Building 7000 and the first two bays of building 1000 were the first to be built on the site and appears in the In-house Arup Journal April 1971 the caption refers to the building being completed in 1970.

The buildings were designed and built by Arup with landscaping for the courtyard and grounds by James Russell. Design 39 Journal – VADS reports that 'the Financial Times award for industrial architecture 1972' was won by 'the new plant at Havant, Hampshire, designed by Arup Associates'. In terms of social history, the sites links with the development of the computing technology is of significance. Taking account of the above I would consider the Arup buildings to be non-designated heritage assets. It should be noted that building 6000 had been put forward to Historic England for listing. However, the building was not deemed to be not suitable for listing.

Proposal

Application for non-material change to Planning Permission APP/19/00703 relating to change to approved plans and amendment to proposed elevations to Buildings 1000 and 4000.

Assessment

It is my view that the proposed amendments amount to more than a non-material change. Whilst there is not statutory definition of non-material the external alterations vary significantly from what was approved on the previous application and cannot be labelled as a small or minor change.

Nonetheless, in regards of what has been submitted I have some strong concerns. From a heritage perspective the part demolition of the building was appropriate as the new design was considered appropriate and sympathetic within its context. It would have also allowed for some further natural light enhancing the internal space and made for an attractive entrance to buildings 1000 and 4000.

The proposals before me are a significant retrograde step backwards. The blank elevations clad in metal do not respect the heritage of the site or the appearance of the existing buildings. Prior to the submission of any further application I suggest the applicant looks to integrate a more thoughtful scheme that is in context with the rest of the site.

5 **Policy Considerations**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

6 Planning Considerations

6.1 This application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

6.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Impact on non-designated heritage asset.

(i) Principle of development

6.3 This application seeks to amend the elevational treatment of buildings 1000 and 4000 following proposed demolition works to part of building 1000. Section 96A of the Town and Country Planning Act 1990 states that:

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 [or permission in principle] as originally granted.

6.4 The proposal seeks to alter the approved finishes to buildings 1000 east elevation. The approved scheme under planning permission APP/9/00703 *Proposed Elevations Drawing No. 300 Rev A* provided details of the east elevation showing this elevation containing a significant central entrance feature with large areas of glazing.

6.5 The Design and Access Statement provided in relation to the original application set out the following comments in relation to building 1000.

The strategy of demolishing bays 1 and 2 of building 1000 supports the installation of a new glazed elevation facing east and the creation of a new identifiable 4000 facade facing north.

Phase 01 comprises the demolition of bays 1 and 2 within building 1000. The strategy is to convert bay 3 into 'B1A office use' with refurbishment of associated spaces. The erection of two new flank elevations forming the façades of 1000 and 4000 will create a focal point at the core of the site and generate identity. Elevations will be lightweight and form a connection with the external realm. The provision of new commercial floor space will attract tenants wanting more modern, contemporary and efficient space.

The proposal builds upon our conceptual investigation, development of framework principles and core values. The demolition of bays 01 and 02 supports the enhancement of the site and enables sustainable and appropriate development to take place without negatively impacting the existing design and aesthetic of building 1000.

The north elevation continues to represent a refined approach to modernism reflecting a cleaner industrial complex. The external architectural treatment remains consistent across the elevation, maintaining geometry and rhythm.

Architectural intervention is isolated to the east facing elevation, where a new glazed façade and strategic massing forms a connection with proposals for building 4000. The design and layout create a connection with the external realm and produce inviting social spaces.

Refurbishing bay 03 provides commercial floor space and amenity in its broadest meaning through the provision of spaces that respond to Occupier requirements and market conditions. Large areas of curtain walling provide necessary levels of natural light.

- 6.6 The current proposal for building 1000 is to significantly alter the proposed east facing elevation. The application states:

The approved elevations appeared to have been designed with the intention of utilising the eastern end of Building 1000 as offices, with a large, centralised entrance and large areas of glazing aimed at increasing natural light into the building. However, the internal conditions within this part of the building (being very deep and with no natural light on two elevations) do not meet modern regulations and as such are considered unviable for office use. Even allowing for additional glazing on the front elevation would not overcome this.

On the basis that Building 1000 will continue to be marketed for industrial use in the short-term, a simpler elevation is proposed of predominantly metal cladding, with two personnel doors located at each end. The proposals also reflect the desire for the building to be adaptable in the future, depending on how it will end up fitting into the overall masterplan for the Site, which is still to be determined.

- 6.7 The building 1000 east elevation now proposed represents a significant change in approach. There would be no glazing to this elevation and only two small door openings. The elevation would be clad in composite panels. These would be RAL 9023 Graphite (main cladding) and RAL 716 Anthracite. The elevation would essentially be a blank facade when viewed from the east. The elevation would also contrast with that on the remainder of building 1000 which includes concrete panels and horizontal glazing.

- 6.8 With regard to building 4000, again the proposal has been amended from a scheme incorporating significant glazing and entrance features to a more uniform clad elevation featuring mainly Composite panel cladding RAL 9023 Graphite (main cladding) and RAL 7016 Anthracite. The Design and Access Statement provided the following commentary to the changes to building 4000:

The partial demolition of building 1000 results in the loss of the northern wall enclosing the amenity area of building 4000. The strategy is to retain the existing stanchions along this grid line and to rework the wall construction to form an appropriate entrance facade. The inclusion of zone specific parking enhances connection and footfall through the amenity space via controlled entrance thresholds. This presents two opportunities:

1. Construction of a new partially glazed elevation with entrance feature.

Partial demolition of building 1000 enables a new entrance and façade to be formed serving building 4000. The proposal supports a flow across the layout from internal to external space. Accessible car parking and drop off areas are partially concealed through incorporating planters, soft landscaping and furniture.

- 6.9 Whilst the change in approach set out in the current application is understood, the Local Planning Authority need to consider whether the proposed changes can be considered to be non material under the current application. Guidance *Flexible options for planning permissions* confirms that:

There is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under [section 96A of the Town and Country Planning Act 1990](#).

- 6.10 In this case whilst the changes form part of a larger scheme relating to the whole site, regard has been had to the significant changes to the facades of building 1000 (east elevation) and building 4000 (north elevation). These changes are considered to result in a fundamentally different appearance to these elevations of the building as outlined above.
- 6.11 The two buildings in question and the altered elevations are also located in a prominent position on the site. These elevations would be readily visible from outside the site and from public vantage points. In particular from public rights of way running to the north and east of the site and from the slip road leading to the A27 from the Langstone Roundabout. In conclusion it is not considered that the changes are non-material. The form of application submitted is therefore inappropriate to consider the proposed changes.

(ii) Appropriateness of design and impact on the character of the area

- 6.12 The proposals would result in a significantly altered approach to the changed elevations. At this stage there are concerns that the proposals represent a reduction of the design quality of the originally approved scheme. Whilst it is appreciated that the proposals form part of a wider suite of changes and aspirations for the wider site, in the context of this stand alone non-material change application (and in isolation of any wider application) they cannot be considered in their full context. Overall the proposals are considered to have a negative impact on the quality of the previously approved scheme.

(iii) Effect on neighbouring properties

- 6.13 It is not considered that the proposal would result in a changed impact to neighbouring properties.

(iv) Impact on non-designated heritage asset

- 6.14 The proposed alterations have been considered by the Councils Heritage Team Leader. He concludes:

I have some strong concerns. From a heritage perspective the part demolition of the building was appropriate as the new design was considered appropriate and sympathetic within its context. It would have also allowed for some further natural light enhancing the internal space and made for an attractive entrance to buildings 1000 and 4000.

The proposals before me are a significant retrograde step backwards. The blank elevations clad in metal do not respect the heritage of the site or the appearance of the existing buildings. Prior to the submission of any further application I suggest the applicant looks to integrate a more thoughtful scheme that is in context with the rest of the site.

- 6.15 It is therefore considered that the proposals represent a detrimental change of the previous scheme in terms of the altered elevations and are not considered acceptable at this stage in relation to the impacts on the non-designated heritage asset.
- 6.16 The proposed changes are considered to be significant and given the prominence of this part of the site with public views of the altered elevations are not considered to represent non material changes but are instead material alterations. Furthermore at this stage the changes are considered to constitute a lessening in design quality when compared to the previously approved scheme and have a detrimental impact on the non-designated heritage assets of the site.

7 Conclusion

- 7.7 Overall, the proposed alterations to buildings 1000 and 4000 are considered to result in a material change to the extant planning permission and it would not be appropriate to approve this application as a non material change.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/00134 for the following reason:

- 1 The proposed alterations to buildings 1000 and 4000 are considered to result in material changes to the development approved under application APP/19/00703. Furthermore the alterations are to buildings in a prominent part of the site with public views from adjacent roads and public rights of way. Finally the proposals are considered to result in design changes that represent a reduction in design character to that previously approved and would not respect the non-designated heritage assets of the site. The proposed alterations are therefore contrary to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.