
Site Address:	Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA		
Proposal:	Application for non-material change to Planning Permission APP/21/00405 relating to amendments to Condition 2 plans approved (changes to elevational treatment of Buildings 1000 and 4000)		
Application No:	APP/21/00926	Expiry Date:	01/10/2021
Applicant:	-		
	XLB Property Ltd		
Agent:	Mr Melling	Case Officer:	David Eaves
Ward:	St Faiths		

Recommendation: **GRANT 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

92/50238/022 - Single storey extension to Building 24, undercroft area enlarged fire exit lobby/link from Building 26, new facade to night security entrance, PERM,07/09/1992

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

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

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

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/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/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

Adjacent Site

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

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

Adjacent Site

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

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

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

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

APP/21/00134 - Application for non material change to Planning Permission APP/19/00703 relating to change to approved plans and amendment to proposed elevations., REF,18/03/2021

Officer Comment: This application related to the same building facade changes and was refused for the following reason:

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

APP/21/00405 - Variation of Conditions 2, 3, 8, 18, 19, 22 and 25 of Planning Permission APP/19/00703 relating to the erection of the flexible use industrial units in the south-western corner of the site (Phase 1).(25.08.21). Request to discharge conditions 4,7,9,10,11,12,13,14 & 15 (06.09.21). , PERM,25/08/2021

APP/21/00517 - Display of 4No. non-illuminated totem signs; 2No. non-illuminated marketing board signs; 1No. illuminated wall mounted sign., PERM,13/08/2021

3 Proposal

Application for non-material change to Planning Permission APP/21/00405 relating to amendments to Condition 2 plans approved (changes to elevational treatment of Buildings 1000 and 4000)

4 Consultation

Conservation Officer

Overall whilst the design is not of the quality it originally was, the proposal does pick up on the appearance of the existing building and as such would not cause any harm.

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 As detailed in paragraph 3.1 above, 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 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.
- 6.4 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.

- 6.5 Planning permission APP/21/00405 included changes to the facades of building 1000 and 4000 and the current application seeks to change approved drawings relating to these elevations. The principle of changing these facades has previously been approved, however, the impact of these changes is considered further below.

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

- 6.6 The proposed elevational treatments of buildings 1000 and 4000 as currently proposed represent a change to those approved under planning permission APP/21/00405. The east elevation to building 1000 as approved included significant areas of glazing with a central entrance feature. The current proposals are for three entrance features with horizontal bands of roughcast render and glazing to provide a horizontal emphasis to the elevation. Smooth dark grey render and entrance features would be provided to the entrance sections.
- 6.7 Building 4000 would incorporate similar features without the glazing band. It is noted that the facade has been raised slightly from that previously proposed. The horizontal banding would again feature with a darker grey render band.
- 6.8 The proposed alterations within a much larger industrial site are considered to be modest and pick up on the character of the existing buildings on site with a particular horizontal emphasis and choice of materials and finishes.

(iii) Effect on neighbouring properties

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

(iv) Impact on non-designated heritage asset

- 6.10 The previous proposal for a NMA application ref: APP/21/00134 was considered harmful to Langstone Technology Park and the non-designated heritage asset. The current proposals are considered to successfully integrate into the technology park and the Council's Conservation Officer confirms that *the proposal does pick up on the appearance of the existing building and as such would not cause any harm.*
- 5.11 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.
-

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00926 subject to the following condition

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Drawing No. 0100 Rev C
Proposed Overall Site Plan Drawing No. PL 004 Rev D
Proposed Ground Floor Site Plan Drawing No. PL 120 Rev A
Proposed Elevations Building 1000 and 4000 Drawing No. PL 121

Reason: To ensure provision of a satisfactory development.