

<u>APPLICATION NO:</u>	22/00154/NMA	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Woolton View , Sherborne Avenue, Halewood		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00154/FUL (UPGRADE OF THE VENTILATION SYSTEM TO WOOLTON VIEWS, THE FAIRWAYS AND ASHTON PARK TOGETHER WITH THE INSTALLATION OF EXTRACTION EQUIPMENT) - AMENDMENT SOUGHT TO ALLOW CHANGES TO EXTERNAL DUCTWORK (AMENDED DIMENSIONS); INSTALLATION OF LOUVRED VENTS TO REPLACE EXISTING WINDOWS; AND BLOCKING UP OF EXSITING VENTS TO FRONT ELEVATIONS.		

Site Description

The application relates to three tower blocks located off Sherborne Avenue, and north of Arncliffe Road known as: Ashton Park, The Fairways and Woolton Views.

Planning permission was granted in 2022 for upgrading the ventilation system to the tower blocks.

Proposal

The application seeks to make amendments to the approved ventilation system.

The approved works relate to each tower block and include the installation of two vertical externally fixed mechanical smoke extraction ducts, with two shaft louvre dampers to floor levels 1 to 8 (16 no. in total) and a roof mechanical pod (smoke extraction pod) together with the installation of two facade louvre vents to floor levels 1 to 8 (16 no. in total).

The amendments comprise:

- Amendments in the size of the external smoke extract ducts with grilled and motorised damper onto corridor. The extract duct would change from:

1070mm (w) x 1160mm (d) x 1380mm (h); to
1100mm (w) x 550mm (d) x 1220mm (h)
- The introduction of louvred Automatic Opening Vents (AOVs) to replace three windows to each floor of each block to the rear elevation and 1 no. window to 8th Floor to front elevation of each block.
- Blocking up of existing vents.

Consultations

Halewood Town Council - No Comments Received.
Environmental Health - No objections.

Representations

N/A – No consultation required.

Planning History

22/00154/FUL - UPGRADE OF THE VENTILATION SYSTEM TO WOOLTON VIEWS, THE FAIRWAYS AND ASHTON PARK TOGETHER WITH THE INSTALLATION OF EXTRACTION EQUIPMENT

Granted – October 2022

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

ENV2 - Noise and Vibration

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The applicant has advised that recommendations from a Fire Engineers report are reflected in the amended proposed plans and elevations. The application indicates that the works are required to comply with building regulations and CFD [Computational Fluid Dynamics fire modelling] requirements.

The proposed ducting shaft that would run up the elevations of the blocks (2 no. on the rear elevation of each block) would be amended in size. The applicant has confirmed that the ductwork can maintain full compliance test certification if it is finished in powder coating and can be finished to match the existing façade.

The applicant has advised that in accordance with a design amendment to the smoke ventilation system, they are required to:

- Replace three windows per floor with louvred vents, two positioned within the corridors and a single to the lift lobby of each floor.
- An additional window to the head of the stairs on the 8th Floor.

The amendments proposed are to allow for automatically opening louvred vents to enable operation of the mechanical extract fans and ductwork. The louvred vents replacing windows will be glazed and aluminium frames finished to match the existing colour of windows across all three blocks (white).

The proposed changes would have limited impact on the external appearance beyond which would result from the approved scheme.

Conclusion

The amendments are considered to be non-material and would have no greater impact on the external appearance than the works granted planning permission under planning reference 22/00154/FUL.

Recommendation

That the non-material amendment be granted subject to the following conditions:

1. The development shall be carried out in accordance with the approved plans and documents listed in Schedule 1 and any plans and conditions attached to planning permission issued under reference 22/00154/FUL except where superseded by this decision notice.

Reason: For the avoidance of doubt.

2. Prior to installation of the ductwork, precise scheme details, which indicate the external finish and colour, shall have first been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: In the interests of visual amenities and to comply with the National Planning Policy Framework (2021), Policies CS2 and CS19 of the Knowsley Local Plan: Core Policy, adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

3. The louvred vents replacing windows indicated in the submitted Sertus Technical Data Sheet Façade Louvre Blade – Residential received 17 May 2022 (22/00154/FUL) shall be glazed with white aluminium framework in accordance with details provided by email dated 14 March 2023.

Reason: In the interests of visual amenities and to comply with the National Planning Policy Framework (2021), Policies CS2 and CS19 of the Knowsley Local Plan: Core Policy, adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20/04/2023	11661A_E:100:1:1	Rev. A	ELEVATIONS
20/04/2022	11661A_8:100:1:1	Rev. A	FLOOR 8 SMOKE VENTILATION SYSTEM LAYOUT
20/04/2022	11661A_1-7:100:1:1	Rev. A	FLOORS 1-7 SMOKE VENTILATION SYSTEM LAYOUT
07/12/2022	-	-	LOCATION PLAN
16/11/2022	-	R03 (26/09/22)	COMMON CORRIDOR VENTILATION REPORT

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: K Foster

Date: 24 April 2024

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

1. This non-material amendment relates only to the amendments set out on the approved drawings. The remainder of the development is subject to the conditions set out in planning approval 22/00154/FUL. To clarify this decision only relates to the non-material amendments that are being sought. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.

Appendix 1 – Site Photographs



Imagery ©2023 Google.





Image capture: Jul 2022 © 2023 Google