

Application for Minor Material Amendment
Variation of Condition

Supporting Statement
May 2022

Jevington Village Hall
(Old School House)
Jevington Road
Jevington
East Sussex
BN26 5QB



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1.00 Foreword

1.01 Introduction

This Statement has been prepared in support of an application for Minor Material Amendments (Variation of Condition) for consented works at Jevington Village Hall, BN26 5QB The relevant condition to be varied is Condition 2 of Planning Permission SDNP/17/06502/FUL - namely that the development is carried out in accordance with a list of approved plans.

1.02 Recent Planning History

Proposals for the extension and refurbishment of Jevington Village Hall received approval from the local planning authority in January 2019 – in the form of both Planning Permission (ref: SDNP/17/06502/FUL) and Listed Building Consent (ref: SDNP/17/06503/LIS).

More recently, a number of further approvals have been granted; including:

- SDNP/20/04060/CND: Variation of Conditions 4,6,7,8,9,10,11,12,13,17,19,20,21,22,24 and 25 of Planning Consent SDNP/17/06502/FUL; dated 08.01.21
- SDNP/20/05263/CND: Variation of Conditions 3,4,5,6 of Listed Building Consent SDNP/17/06503/LIS; dated 19.01.21
- SDNP/21/04407/DCOND: Discharge of Conditions 4,7,9,11,13 and 17 of Planning Permission SDNP/20/04060/CND; dated 21.10.21
- SDNP/21/04408/DCOND: Discharge of Conditions 3,5,7 and 9 of Listed Building Consent SDNP/17/06503/LIS; dated 21.10.21

This application is to be read in conjunction with a parallel and concurrent application for Listed Building Consent to carry out the works described in this document, together with a number of internal alterations.

1.03 Design Development

4orm Architects were appointed by the applicant in June 2021 to develop the designs and to carry out architectural duties through the construction phases to completion. Since then, a number of design refinements have been investigated, some of which require further formal approvals.

The purpose of this document is to support an application for a Variation of Condition for these design matters; including:

- Alterations to proposed plans for rebuilt lean-to side extension
- Alterations to proposed elevations to rebuilt lean-to side extension

2.00 Context

2.01 The Site and Surrounding Area

The Old School House is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest as Grade II. The building lies within the Jevington Conservation Area and the South Downs National Park.

3.00 Process

3.01 Engagement with the Local Planning Authority

Details of these proposals have been shown to and discussed informally with Ms. Stella New (Senior Development Management Officer, South Downs National Park Authority).

4.00 Design

4.01 Design Development

As noted in 1.03, the design has evolved in certain areas from the scheme that gained Planning and Listed Building Consent in 2019 (and further consents in 2021). These refinements are set down below:

4.02 Internal

The plan layout of the lean-to extension has been revised to allow the lobby to provide direct connection to Accessible w.c and store and consequent re-arrangement of these spaces.. Although these changes would not require a planning consent (but would require approval in terms of the listed building) they have resulted in changes to the exterior.

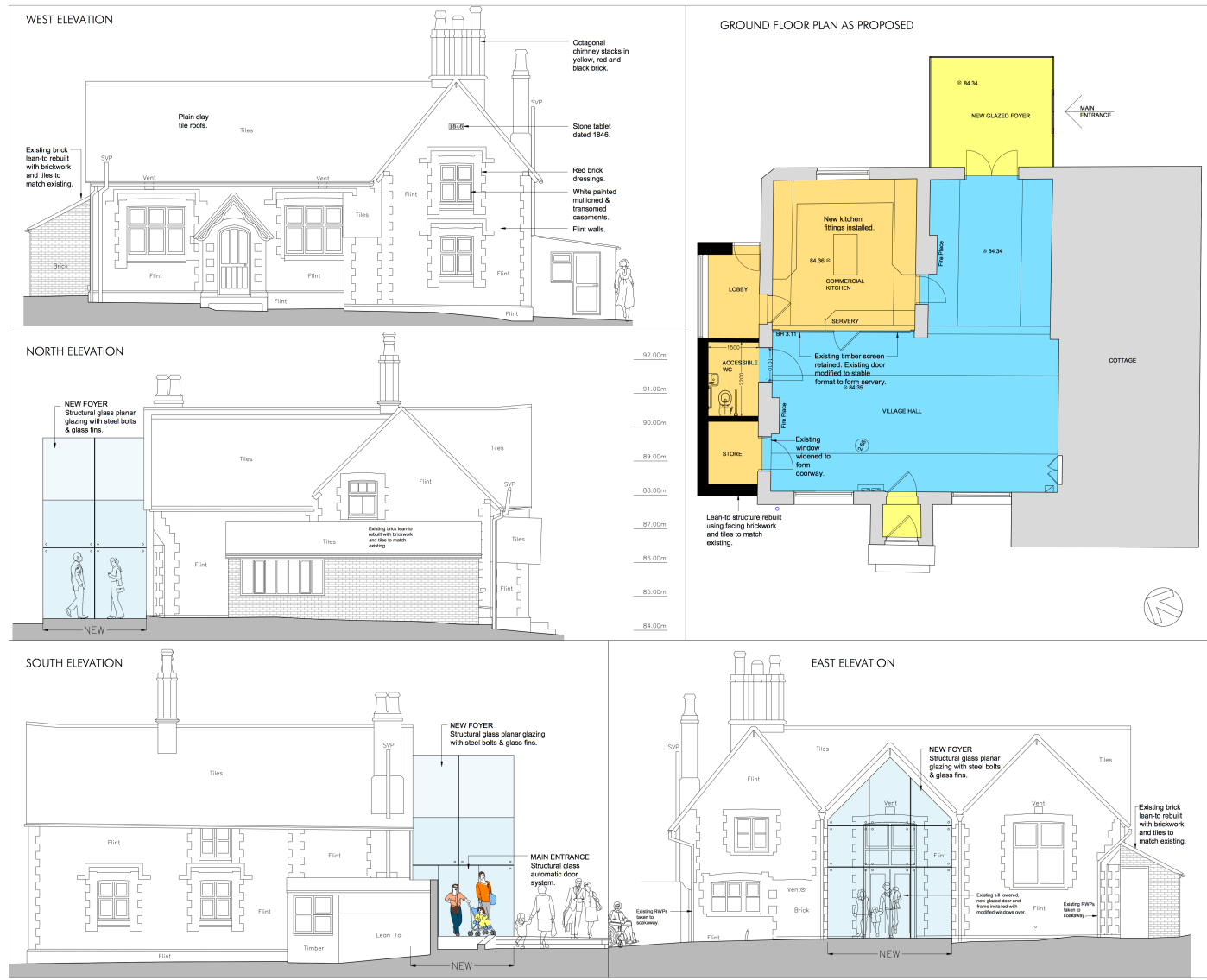
4.02 External

As a consequence of internal re-planning, the changes to the consented proposals are:

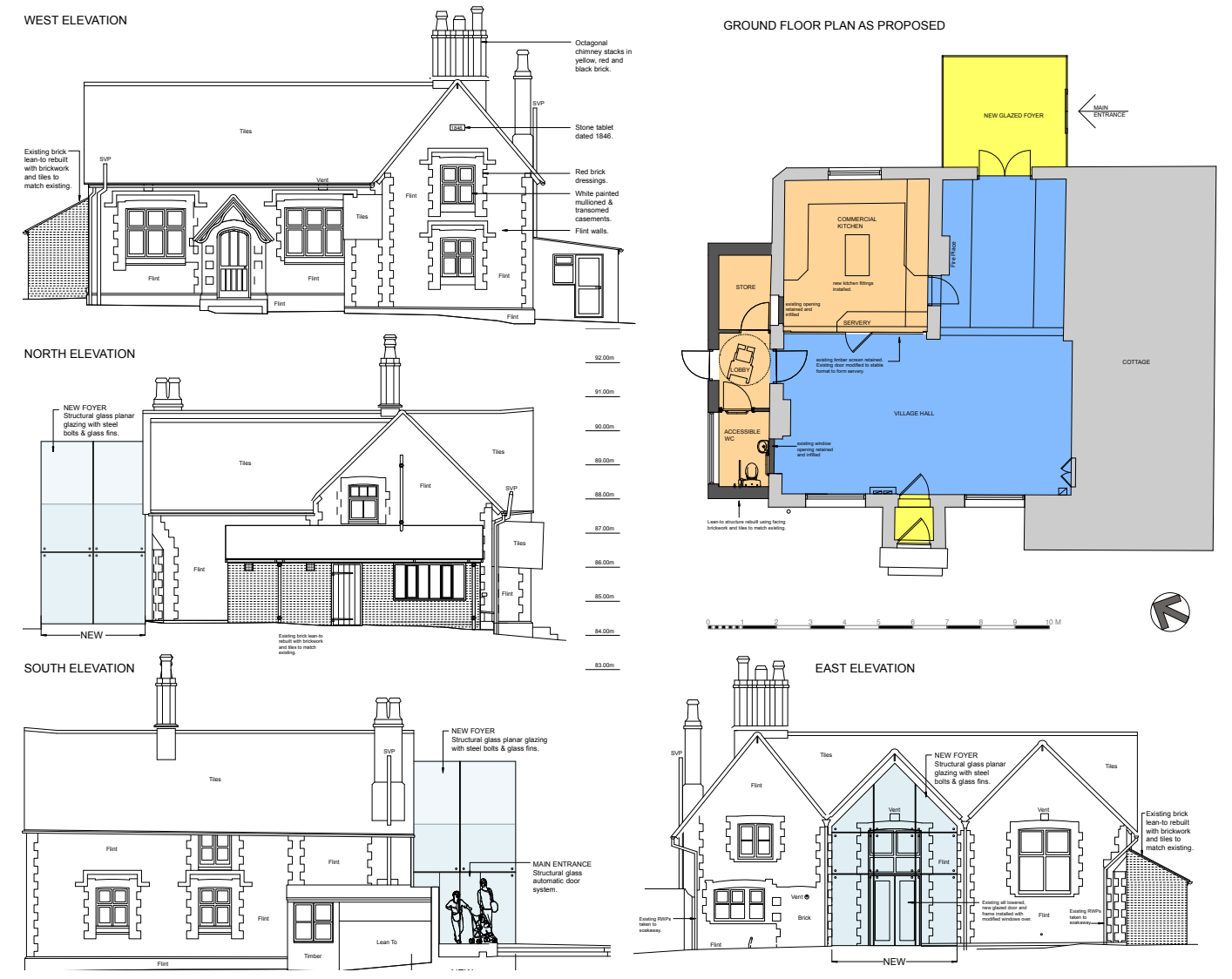
- re-location of external door from rear wall to flank wall
- re-positioning of windows in flank wall

4.03 Details

Details of external rainwater goods, window and door joinery and other external materials remain as those submitted and approved in SDNP/21/04407/DCOND: Discharge of Conditions 4,7,9,11,13 and 17 of Planning Permission SDNP/20/04060/CND; dated 21.10.21.



As Approved



As Proposed to be varied (details of external materials, rainwater goods etc. remain as those consented in SDNP/21/04407/DCOND: Discharge of Conditions 4,7,9,11,13 and 17 of Planning Permission SDNP/20/04060/CND; dated 21.10.21

5.00 Accessibility

The access arrangements for the village hall are not altered by these revised proposals.

6.0 Compliance with Policy

6.01 The Policy Context

6.01.1 National Planning Policy

An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied.

DLUCH guidance states that “*there is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.*”

6.02 Summary of the proposals and their effect

6.02.1 Internal:

Internal changes to the plan of the lean-to extension are described in a parallel and concurrent application to vary a condition appended to Listed Building Consent (ref: SDNP/17/06503/LIS)

6.02.1 External:

The scale, form, footprint, and materials of the extension remain as the consented scheme. There will be no changes to the west-facing public elevation. Elements such as fenestration and doors remain as the approved design, although are re-located.

6.03 Compliance with policy and guidance

The analysis above demonstrates that the revised proposals are of a scale and/or nature which are in no way substantially different from the one which has been approved.

7.00 Condition to be Varied: Drawings to be substituted.

Condition 2 of Planning Permission SDNP/17/06502/FUL requires the development to be carried out in accordance with a list of approved plans.

This application requests that the following drawing is substituted for the one included in that list; as summarised below:

Approved Drawing (CPL Architects)	Proposed Substitution (4orm)	Summary of Amendments
JVH.16/205A GF Plan & Elevations Proposed	4075-P-02 Plan and Elevations Proposed	Repositioning of windows on north elevation. Relocation of external door from west to north elevation.

8.00 Conclusion

This submission describes a number of small changes to a scheme that has already received Planning and Listed Building Consents. It is considered that these are of a minimal nature and, as a whole, create a better developed and improved set of proposals, which also meet the tests noted in 6.01.1 above.

The proposals have been conceived with consideration for both the significance of the listed building and also the character and appearance of the conservation area and aim to preserve and enhance the character of this part of Jevington, through high quality and contextual design

9.00 Schedule of Drawings and Documents

This document is to be read in conjunction with the following:

CPL drawings (previously approved)

- JVH.16/205A GF Plan & Elevations Proposed

4orm Drawings

- 4075-P.02 Proposed Plan and Elevations