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**Planning Services
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW**

22 March 2024

Dear Sir / Madam,

**NORTHWOOD AND PINNER COTTAGE HOSPITAL AND NORTHWOOD HEALTH CENTRE, PINNER ROAD,
HA6 1DE
SUBMISSION OF NON-MATERIAL AMEUREMENT TO APPLICATION REF: 23658/APP/2021/1296**

We enclose on behalf of our client, NHS Property Services and NHS North West London Integrated Care System, a Non-Material Amendment (NMA) application which seeks to introduce a phasing condition to permission 23658/APP/2021/1296.

Full planning permission was granted on 31 August 2023 for the following:

"Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (use class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (phased)"

Following granting of the above application, a Minor Material Amendment (S73 Application) was submitted in November 2023 under application reference 23658/APP/2023/2980 for:

"Material Amendment (S73) to amend Condition 2 (Health Centre Approved Plans) and Condition 27 (Overheating Assessment) of planning permission ref. 23658/APP/2021/1296, granted 31-08-2023 (Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (Use Class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (Phased Development))."

The S73 application is still currently under determination.

Power to Make Amendments Under S96A

Section 96a of the Act gives the power to the Local Planning Authority to "make change to any planning permission if they are satisfied that the change is not material".

S.96A(2) 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 as originally granted."

Planning Policy Practice Guidance (Reference 17a-002-20140306) states 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 power under S96A is therefore relatively broad in scope and we set out below why, in the context of the overall scheme, the amendment proposed can be dealt with by the Local Planning Authority as a non-material amendment.

Proposed Amendments

This NMA application seeks to introduce a phasing condition to the decision, pursuant to planning application ref.23658/APP/2021/1296. The proposed condition wording is set out below:

"The development hereby approved shall be carried out in accordance with the approved Phasing Plans (ref: NHSPS-N&P-DR-0001-Ph.1, NHSPS-N&P-DR-0002-Ph.1a, NHSPS-N&P-DR-0003-Ph.2 and NHSPS-N&P-DR-0004-Ph.2a) unless otherwise agreed by the local planning authority."

Whilst the description of development and conditions attached to the decision notice ref.23658/APP/2021/1296 are currently phased, with the conditions relating to either the 'Health Centre Development' or 'Residential Development', there is no approved phasing plan which details each of these phases.

The NHS are progressing forward with the detailed design of the new health centre and are looking forward to implementing the permission to enable the delivery of the health centre, ahead of the residential development.

Albeit the permission is currently phased it has become apparent whilst looking at the delivery of the health centre that to, o ensure it is clear the extent of development which falls within each phase (i.e. the Health Care or the Residential Development Element of the Scheme), phasing condition which includes an approved Phasing Plan should be introduced so to remove any ambiguity.

As demonstrated within the accompanying phasing plan, the phasing plan breaks down the Development into four sub-phases to demonstrate the sequence for the demolition of the Northwood & Pinner Cottage Hospital and the construction of the new Health Centre followed by the demolition of the Northwood Health Centre and then construction of the new residential units. In summary the proposed phasing strategy for the Development is as follows:

- Phase 1a – Partial demolition of the former Northwood & Pinner Cottage Hospital.
- Phase 1b – Construction of the new Health Centre
- Phase 2a – Demolition of the Northwood Health Centre
- Phase 2b – Construction of the residential units (Block A and B)

The introduction of a phasing plan will assist in clearly outlining the intended phases of demolition and construction of the Development. The proposed phasing plan will not alter the spirit of the permission, but instead will provide clarity on the different phases of the Development. It is therefore considered that the introduction of the proposed

phasing plan should be considered acceptable and approved by the Local Planning Authority at the earliest opportunity.

Administrative Procedure

The NMA application fee has been calculated in accordance with the Town and County Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) as £357 (including admin fee). This fee has been paid via the planning portal.

We trust that this enclosed information is sufficient for you to be able to register and validate this non material amendment planning application. Should you require any further details please do not hesitate to contact either

Anna Russell-Smith [REDACTED] / [REDACTED] Nadine James [REDACTED] / [REDACTED] or Bethan O'Sullivan [REDACTED]

evans.co.uk / 02078668683) of this office in the first instance.

Yours sincerely,

[REDACTED]
[REDACTED]

MONTAGU EVANS LLP