

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

T: 01707 357000 F: 01707 357255 E: planning@welhat.gov.uk www.welhat.gov.uk



**WELWYN
HATFIELD**

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="SW7 3TD"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Robin"/>
Surname	<input type="text" value="Moxon"/>
Company name	<input type="text" value="Arlington Business Parks GP Limited"/>
Address line 1	<input type="text" value="1230 Parkview"/>
Address line 2	<input type="text" value="Arlington Business Park"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Reading"/>
Country	<input type="text"/>
Postcode	<input type="text" value="RG7 4SA"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? Yes No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? Yes No Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Erection of a multi-franchise car dealership (sui generis use) with offices (B1 use class), workshops (B2 use class) and car storage (B8 use class), together with car parking, cycle parking, boundary treatment, landscaping, lighting and access.

Reference number:	<input type="text" value="6/2019/1411/MAJ"/>
Date of decision	<input type="text" value="04/09/2020"/>

5. Description of Your Proposal

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original application type?

- Householder development: Development to an existing dwelling-house or development within its curtilage
- Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The following non-material amendments have been made arising as a result of the detailed design process:

East Building:-

- Shape of mezzanine floor to Showroom amended
- Additional handover bay provided within Showroom B
- Shopfront glazing and openings amended to Showroom B
- Daylight panels to Workshop B amended
- Lift over-run and roof plant area parapets increased in height
- Spine wall between showrooms and customer mall / concourse altered to comprise both rainscreen and composite cladding
- Canopy to side of Workshop A omitted
- Position and design of central stair core altered
- Plant room and external plant areas amended
- High level window to staff canteen relocated

West Building:

- Service 'Drop-Off' area increased in length
- Roof over service 'Drop-Off' area amended to suit updated layout
- Location of daylight panels to workshop amended
- Locations of Louvre panel openings amended
- Open mesh cladding omitted and replaced with solid silver grey cladding
- Plant room for mechanical ventilation added
- Lift over-run height amended
- Valet building rotated and re-positioned, and reduced in height
- Waste Management compound relocated to new position adjacent to substation
- Substation and switchgear housing rotated
- Minor adjustment to position of West Building and front elevation facing Mosquito Way

Site wide:

- Reduction of 22 car parking spaces across the development. (This still falls within the range approved under the original outline planning permission for the Business Park).
- Minor adjustment to the landscaping in the south-west corner of the site to accommodate the sub-station and service ducts.

Are you intending to substitute amended plans or drawings?

Yes No

If yes please complete the following

Old plan/drawing numbers

1226-001 Rev.B
1226-003
1226-010 Rev.B
1226-011 Rev.B
1226-012 Rev.B
1226-013 Rev.B
1226-014 Rev.A
1226-015 Rev.A
1226-016 Rev.A
1226-201 Rev.A
1226-202 Rev.A
2018-22 A-140 Rev.F
2018-22 A-220 Rev.F
2018-22 A-310 Rev.A
2018-22 B-150 Rev.D
2018-22 B-155 Rev.C
2018-22 B-230 Rev.E
2018-22 C-160 Rev.E
2018-22 C-165 Rev.E
2018-22 C-170 Rev.E
2018-22 C-180 Rev.E
2018-22 C-190 Rev.C
2018-22 C-240 Rev.F
2018-22 C-330 Rev.D
2018-22 D-195 Rev.D
2018-22 S-001 Rev.C
2018-22 S-100 Rev.F
12690_104
12690_SK100 Rev.C

New plan/drawing numbers

1226-001 Rev.E
1226-003 Rev.B
1226-010 Rev.C
1226-011 Rev.C
1226-012 Rev.C
1226-013 Rev.C
1226-014 Rev.B

6. Non-Material Amendment(s) Sought

1226-015 Rev.B
1226-016 Rev.B
1226-201 Rev.E
1226-202 Rev.E
2018-22 A-140 Rev.G
2018-22 A-220 Rev.H
2018-22 A-310 gRev.B
2018-22 B-150 Rev.F
2018-22 B-155 Rev.D
2018-22 B-230 Rev.G
2018-22 C-160 Rev.G
2018-22 C-165 Rev.G
2018-22 C-170 Rev.G
2018-22 C-180 Rev.G
2018-22 C-190 Rev.C
2018-22 C-240 Rev.J
2018-22 C-330 Rev.F
2018-22 D-195 Rev.F
2018-22 S-001 Rev.D
2018-22 S-100 Rev.J
P21001-BMP-ZZ-ZZ-DR-C-0104 Rev.C05
12690_SK100 Rev.E

Please state why you wish to make this amendment

The non-material amendments have been made to the development arising as a result of the detailed design process.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

- Confirmation that the lift overrun amendments can be considered as a non-material amendment.
- Reduction of car parking spaces approved
- Amendments to landscaping scheme accepted, subject to a S73 application to vary Condition 12 of planning permission 6/2019/1411/MAJ to reflect the revised landscaping scheme.

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

9. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

29/04/2021