

# Development Management

Welwyn Hatfield Borough Council

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**WELWYN  
HATFIELD**

## Application for a Non-Material Amendment Following a Grant of Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Beadles Volkswagen Van Centre

Address Line 1

Harpsfield Broadway

Address Line 2

Address Line 3

Hertfordshire

Town/city

Hatfield

Postcode

AL10 9TF

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

Easting (x)

521643

Northing (y)

208771

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Matt

Surname

Schofield

Company Name

New Ways Ltd

### Address

Address line 1

8 Carnival Park,

Address line 2

Carnival Close

Address line 3

Town/City

Basildon

County

Essex

Country

United Kingdom

Postcode

SS14 3WN

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

Yes

No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

Yes

No

Not applicable

## Description of Your Proposal

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

Demolition of existing buildings and construction of new building comprising 118 residential apartments, layout of parking areas, landscaping, electricity substation and ancillary development.

Reference number

6/2020/3222/MAJ

Date of decision

24/03/2022

What was the original application type?

Full planning permission

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

**Householder development:** Development to an existing dwelling-house or development within its curtilage

**Other:** Anything not covered by the above category

## Non-Material Amendment(s) Sought

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

The application seeks for changes that are significantly minor and do not change the granted permission in place. Prior discussion with the planning officer was held towards having an understanding that the changes proposed would be considered and filed towards a NMA application. Some consultee responses were exchanged towards amending the changes required to suit the NMA application.

A consolidated summary report (additional relevant information attached) describes the NMA sought with changes proposed.

Please state why you wish to make this amendment

Compliance towards Building Regulations and Fire Safety, contribution towards biodiversity via Landscaping, future relocation for UKPN Substation, provision towards Building Services, secondary LV switch room and Comms room, Cumulative consolidation and secure access to Bin Stores, provision towards Communal Letter boxes, provision towards single point of entry/exit for Undercroft Parking, maintaining Architectural Uniformity and Structural Framing and provision for Façade maintenance MEWP access.

A consolidated summary report (additional relevant information attached) justifies reasons for the NMA sought with reference approved and amended drawings.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

19\_386\_PL07\_P\_Site plan\_200\_1  
19\_386\_PL08\_P\_GF plan\_100\_1  
19\_386\_PL09\_P\_1F plan\_100\_1  
19\_386\_PL10\_P\_2F plan\_100\_1  
19\_386\_PL11\_P\_3F plan\_100\_1  
19\_386\_PL12\_P\_4F plan\_100\_1  
19\_386\_PL13\_P\_5F plan\_100\_1  
19\_386\_PL14\_P\_6F plan\_100\_1  
19\_386\_PL16\_P\_Elevations 1\_100\_1  
19\_386\_PL17\_P\_Elevations 2\_100\_1  
19\_386\_PL18\_P\_Elevations 3\_100\_1  
19\_386\_PL19\_P\_Elevations 4\_100\_1  
Landscape Strategy BLA021-004  
Main roof garden BLA021-003\_1  
6th floor roof gardens BLA021-005\_1  
7th floor roof garden BLA021-006\_1

New plan/drawing numbers

22001-NMA-Application Report

HAT-RDB-XX-ST-DR-A-NMA-0002\_ AMENDED SITE PLAN- ROOF

HAT-RDB-XX-00-DR-A-NMA-0200\_ AMENDED FLOOR PLANS- GROUND FLOOR

HAT-RDB-XX-01-DR-A-NMA-0201\_ AMENDED FLOOR PLANS- FIRST FLOOR

HAT-RDB-XX-02-DR-A-NMA-0202\_ AMENDED FLOOR PLANS- SECOND FLOOR

HAT-RDB-XX-03-DR-A-NMA-0203\_ AMENDED FLOOR PLANS- THIRD FLOOR

HAT-RDB-XX-04-DR-A-NMA-0204\_ AMENDED FLOOR PLANS- FOURTH FLOOR

HAT-RDB-XX-05-DR-A-NMA-0205\_ AMENDED FLOOR PLANS- FIFTH FLOOR

HAT-RDB-XX-06-DR-A-NMA-0206\_ AMENDED FLOOR PLANS- SIXTH FLOOR

HAT-RDB-XX-EL-DR-A-NMA-0400\_ AMENDED ELEVATIONS (COMET WAY)

HAT-RDB-XX-EL-DR-A-NMA-0401\_ AMENDED ELEVATIONS (GOLDSMITH WAY)

HAT-RDB-XX-EL-DR-A-NMA-0402\_ AMENDED ELEVATIONS (NORTHEAST)

HAT-RDB-XX-EL-DR-A-NMA-0403\_ AMENDED ELEVATIONS (JETLINER WAY)

HAT-RDB-XX-ST-DR-A-LND-0002\_ AMENDED LANDSCAPE- STRATEGY

HAT-RDB-XX-00-DR-A-LND-0200\_ AMENDED LANDSCAPE- GROUND FLOOR

HAT-RDB-XX-04-DR-A-LND-0204\_ AMENDED LANDSCAPE- FOURTH FLOOR

HAT-RDB-XX-05-DR-A-LND-0205\_ AMENDED LANDSCAPE- FIFTH FLOOR

HAT-RDB-XX-06-DR-A-LND-0206\_ AMENDED LANDSCAPE- SIXTH FLOOR

## 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

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

## 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

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

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?

Yes

No

## Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Rolland Velho

Date

09/08/2023