

Supporting Planning Statement

Hertfordshire Constabulary Headquarters Redevelopment, Stanborough
Planning Reference: 6 / 2021 / 2125 / MAJ

1.0 Introduction

Vincent and Gorbings have been commissioned by Hertfordshire Constabulary to prepare and submit a S73 planning application to vary planning conditions in respect of planning permission 6/2021/2125/MAJ . The decision notice is attached at Appendix One.

On 28th June 2022 detailed planning consent 6/2021/2125/MAJ was granted by Welwyn Hatfield Borough Council for the Partial redevelopment of the Hertfordshire Constabulary Headquarters site.

This S73 planning application proposes the variation to a number of planning conditions in respect of the sequence of phasing and amendments to the Atrium building and Dog Training Facility acknowledging that such variations constitute a material minor amendment to the planning permission.

Section two sets out the justification for the application.

Appendix Two sets out the revised wording for the planning conditions.

2.0 Amendments to the approval

Current Phasing (as approved)

To provide clarity as to the sequence of the development this section explains the current approved phasing arrangement.

Phase 1

The Gosling site access road will be formed.

The Faraday and MSU buildings will be demolished.

The Dog Unit building will be constructed.

The EE+F building towards the entrance to the site will be delivered.

The temporary canteen will be provided.

The new Memorial Garden will be landscaped and existing plants relocated from their existing position.

The proposed Decant building will be constructed and the associated landscaping with this part of the work.

Phase 2

The Robertson, Braughing and Main admin building will be demolished.

The new Atrium Building will be constructed.

Phase 3

The Hitchin, Hertford and Dacorum buildings will be demolished.

The area in which the Hitchin Hertford Dacorum buildings were located will be converted to Car Parking.

The West car park and associated landscape will be formed.

The Odsey building and the temporary restaurant/canteen facility will be removed and landscaped.

Revised Phasing

Hertfordshire Constabulary wish to amend the approved phasing of the Scheme. The reason for this is to reduce the costs of the overall project to meet the Constabularies budget as well as maximising the operational benefits of the scheme as early in the development process as possible. To achieve this the team will deliver the Atrium building first with a view to delivering the Decant building at a later date. Changes in operational practice and the interim location of staff during development taking place means that it is no longer necessary to construct the Decant Building prior to the Atrium building albeit the former building will still form part of the overall long-term masterplan for the site. From a public interest perspective, development of the Atrium building first will deliver earlier operational benefits to the Constabulary and make the most dramatic improvement to the appearance and experience of the Stanborough site.

The phasing has therefore been revised so that the project will now be delivered in the following sequence.

Phase 1

The Gosling site access road will be used in its current state, a new access will be formed as indicated on the planning drawings.

The Dog Unit building will be constructed.

Works to the Faraday Car Park will be undertaken.

The EE+F building towards the entrance to the site will not be delivered.

The new Memorial Garden will be landscaped and existing plants relocated from their existing position.

Phase 2

The temporary canteen will be provided.

The Robertson, Braughing and Main admin building will be demolished.

The new Atrium Building will be constructed along with the adjacent landscape and the associated West Car Park.

Upon completion of the new Atrium building the temporary canteen will be removed from site.

Phase 3

The Faraday and MSU buildings will be demolished.

The proposed Decant building will be constructed and the associated landscaping with this part of the work.

The Hitchin, Hertford and Dacorum buildings will be demolished.

The area in which the Hitchin Hertford Dacorum buildings were located will be converted to Car Parking.

Atrium amendments

Along with the phasing there are also further amendments to the atrium building to include.

-Adjustments to the position of some windows to suit revised internal arrangements.

- Amendments to the fenestration pattern of the entrance hall curtain walling.
- Increased mezzanine floor area within the atrium to include meeting rooms and informal break out areas.

Dog Training Facility amendments

Along with the phasing there are also further amendments to the Dog Unit facility to include.

- Reduction in building footprint by approx. 70sq.m.
- Reduction in building height by approx. 400mm.
- Removal of clerestory windows.
- Reduction in overall landscape and Car Parking.
- Re-design of the Dog Kennels to a pre-fabricated solution.

3.0 Conclusion

None of the proposed changes outlined above fundamentally alter the scheme or the description of the development as a whole and once complete there will be little noticeable variance (particularly from public viewpoints) from what is already approved under planning permission 6/2021/2125/MAJ. However, they are considered 'material' in planning terms particularly as the phasing of the development is set out in approved drawings and is described within certain conditions that apply only to specific phases. We wish to therefore vary the terms of the recently granted planning permission to ensure that it meets Hertfordshire Constabulary's aspirations but in a way which minimises the time and effort both on the part of the applicant and the Local Planning Authority to achieve these changes, particularly as Hertfordshire Constabulary are keen to progress the first elements of the project in the very near future.

We submit a single application under Section 73 of the Town and Country Planning Act 1990 to amend Condition 33 of the planning permission that requires compliance with a list of approved drawings, to allow for the substitution of amended drawings where necessary to address all of the above changes, including the revised phasing and alterations to building designs where necessary. We will set out a clear schedule of the revised drawings based on the above explanation to ensure clarity as to future compliance. We will also present our understanding of the revised planning permission that will be required with any consequential changes as a result of the revised phasing to allow the LPA to expedite the planning process in the most efficient way possible and minimise any delays.

The existing planning permission is subject to a S106 and this will require a Deed of Variation (DoV) to ensure that the obligations within it relate to the new planning permission granted under Section 73.

In the meantime, information has been submitted to discharge some pre-commencement planning conditions on the existing planning permission. Should any of these be discharged by the time a S73 consent is issued, any new consent can simply require compliance with those approved details.