

Your ref: PP-12829691
Our ref: JB75446
M: [REDACTED]
E: [REDACTED]
Date: 23/02/2024

Welwyn Hatfield Borough Council – Planning Department
The Campus,
Welwyn Garden City,
AL8 6AE

Dear Sir/Madam,

PLANNING PORTAL REFERENCE: PP-12829691
APPLICATION FOR NON-MATERIAL AMENDMENT PURSUANT TO PLANNING APPLICATION
REFERENCE: 6/2022/2249/VAR. ON BEHALF OF HERTFORDSHIRE CONSTABULARY AND
WILLMOTT DIXON.
HERTFORDSHIRE CONSTABULARY, STANBOROUGH ROAD, WELWYN GARDEN CITY,
HERTFORSHIRE, AL8 6XF.

I am pleased to submit a Non-Material Amendment Application associated with the S73 Application on the above site (6/2022/2249/VAR), in collaboration with Vincent & Goring, and on behalf of Hertfordshire Constabulary and Willmott Dixon. The application is for:

“Non-Material Amendment Application for amendments to the façade and elevations of the Headquarters building pursuant to application reference: 6/2022/2249/VAR.”

This application comprises the following documentation:

1. This Covering Letter.
2. Application Form.
3. Application Fee for the amount of £357 (inc. VAT plus Service Charge) – Paid via the Planning Portal.
4. Amendments to Elevations document – prepared by Vincent and Goring.
5. Proposed Drawings as per Table 1.

The application (LPA Reference: 6/2022/2249/VAR) was approved by Welwyn Hatfield Council, with the Decision Notice issued on 25th July 2023 with the following description of development:

“Variation of condition 1 (parking), amendment of condition 3 (archaeological significance), amendment of condition 9 (phase 1 disabled access), removal of condition 10 (shipping containers), amendment of condition 13 (phase 1 main application site and Gosling Sports Centre, amendment of condition 17 (phase 2 materials), amendment of condition 20 (phase 3 submission of non-native species management plan, revision of phase numbers on condition 21 (hard and soft landscaping), 22 (cycle provision), 23 (motorcycle provision), 24 (car parking), 25 (parking), 26 (removal of temporary buildings), 27 (surface water) and variation of condition 33 (approved plans) on planning reference 6/2021/2125/MAJ.”

Prior to this, the original planning application for the site (LPA Reference: 6/2021/2125/MAJ) was granted on 28th June 2022 for the following description of development:

“Partial redevelopment of the Hertfordshire Constabulary Headquarters site”

There have been a number of applications since the approval of the original scheme, discharging the relevant conditions in order to enable development on the site. The pre-commencement conditions, pursuant to the original scheme, that have been discharged as part of this scheme are: Condition 1 (6/2022/2893/COND), Condition 2 (6/2022/2284/COND), Condition 3a (6/2022/2164/COND), Condition 3a and b (6/2023/0190/COND), Condition 6 (6/2022/2893/COND), Condition 7 (6/2022/2893/COND), Condition 8 (6/2022/2460/COND), Condition 9 (6/2022/2893/COND), Condition 15 (6/2022/2284/COND), Condition 17 (6/2022/2893/COND).

Pursuant to the Section 73 application, the following pre-commencement and above ground conditions have been discharged: Condition 1 (6/2023/1957/COND), Condition 5 (6/2023/0435/COND), Condition 6 (6/2023/1957/COND), Condition 7 (6/2023/1957/COND), Condition 10 (6/2023/1079/COND), Condition 15 (6/2023/2082/COND)

Since the Section 73 application was approved, the Contractor has moved onto the detailed design stages and as part of the process, some required changes to the elevations shown on the approved plans have been identified. These changes will additionally enable full compliance with Building Regulations. These proposed changes are minor and therefore are **non-material** in consideration of the scheme when read as a whole.

The changes that are proposed as part of this application are outlined below:

- Amendments to the proposed atrium – including a reduction in the floorspace, minor alterations to the layout, removal of external columns, repositioning of meeting rooms
- Amendments to the roof area which includes a reduction in the roof area of the atrium and the omission of rooflights. Also, 1 plant screen has been removed due to the reduction in the number of Air Handling Units required.
- Amendments to the kitchen area – increase in the size of the kitchen, reduction in the servery size and repositioning of the catering office.
- Amendments to the configurations of some of the rooms and the uses of these rooms, leading to repositioning of windows.
- Reduction in the building height by circa 500mm.
- Reduction in the height of the Glulam roof by circa 250mm.
- Amendments to the ground floor plant room with the re-positioning of doors and louvres.

The drawings that are to be superseded as part of the application, and by which plan, is outlined in the below table.

Table 1: Approved and Proposed Drawings

Approved Plan to be Superseded	Proposed Plan
Headquarters Building Proposed Ground Floor Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00250 Rev PL02)	Headquarters Building Proposed Ground Floor Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00250 Rev PL03)
Headquarters Building Proposed First Floor Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00251 Rev PL02)	Headquarters Building Proposed First Floor Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00251 Rev PL03)

Headquarters Building Proposed Second Floor Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00252 Rev PL02)	Headquarters Building Proposed Second Floor Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00252 Rev PL03)
Headquarters Building Proposed Third Floor Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00253 Rev PL02)	Headquarters Building Proposed Third Floor Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00253 Rev PL03)
Headquarters Building Proposed Lower Ground Floor Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00249 Rev PL02)	Headquarters Building Proposed Lower Ground Floor Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00249 Rev PL03)
Headquarters Building Proposed Roof Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00254 Rev PL02)	Headquarters Building Proposed Roof Plan (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00254 Rev PL03)
Headquarters Building Proposed Elevations Sheet 1 of 5 (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00260 Rev PL02)	Headquarters Building Proposed Elevations Sheet 1 of 5 (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00260 Rev PL03)
Headquarters Building Proposed Elevations Sheet 2 of 5 (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00261 Rev PL02)	Headquarters Building Proposed Elevations Sheet 2 of 5 (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00261 Rev PL03)
Headquarters Building Proposed Elevations Sheet 3 of 5 (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00262 Rev PL02)	Headquarters Building Proposed Elevations Sheet 3 of 5 (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00262 Rev PL03)
Headquarters Building Proposed Elevations Sheet 4 of 5 (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00263 Rev PL02)	Headquarters Building Proposed Elevations Sheet 4 of 5 (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00263 Rev PL03)
Headquarters Building Proposed Elevations Sheet 5 of 5 (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00264 Rev PL02)	Headquarters Building Proposed Elevations Sheet 5 of 5 (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00264 Rev PL03)
Headquarters Building Proposed Sections (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00270 Rev PL02)	Headquarters Building Proposed Sections (Drawing Reference: HCHQ-VGA-HQ-00-DR-AR-00270 Rev PL03)

These changes have been made as a result of implications uncovered following the commencement of development and the progression through to the stage 4 detailed drawings for construction. The changes are minor and reflect the needs of the future occupants.

In National Planning Practice Guidance (NPPG) it 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 local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.”

Paragraph: 002 Reference ID: 17a-002-20140306 Revision date: 06 03 2014.

The PPG further states that when making a decision:

“The local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A.”

Paragraph: 008 Reference ID: 17a-008-20140306 Revision date: 06 03 2014

In summary, the proposed changes under this Non-Material Amendment application will have no material impact on wider details pursuant to the planning permission (including any conditions), with no increase in scale or height, nor would they conflict with Local Plan policy or material considerations under the National Planning Policy Framework (NPPF, 2023).

I trust this letter is clear in setting out our position on the above matters. Our client is eager to get these changes approved, in order to ensure the smooth delivery of the much-needed Police Headquarters.

Summary

I trust that the above and the enclosed documentation is self-explanatory, but should you require any further information to allow your full consideration of this application, then please contact me at your earliest opportunity and prior to the determination of this application.

I look forward to receiving confirmation that this application has been registered and validated in due course.

Kind Regards,



Natasha Abbott MRTPI
Senior Planner

For and on behalf of Bidwells LLP

Enclosures – As detailed above.