

**Chris Carter
Assistant Director (Planning)**

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Miss N Abbott
Bidwells
Victoria House
199 Avebury Boulevard
Milton Keynes
MK9 1AU

19 October 2023

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Dear Miss Abbott,

Application Reference: 6/2022/2249/NMA2

Proposal: Non material amendment to approve alterations including: changes to fenestration detail and siting, layout alterations, removal of external columns, reduction in roof area of atrium, removal of plant screen, reduction in height of Gulam roof and reduction in overall height of building.

Location: 24 Great North Road Welwyn AL6 0PS

I refer to the above application seeking permission for a non-material amendment pursuant to householder application 6/2022/2249/VAR, which was granted planning permission for:

“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”

Section 96A of the Town and Country Planning Act 1990 (as amended) enables a Local Planning Authority to make changes to any planning permission relating to land in their area if they are satisfied that the change is not material. In deciding whether a change is material, a local planning authority must have regard to the effect of the change on the planning permission as originally granted.

This application seeks amendments as set out above. The proposed changes have largely come about as a result of rationalizing the internal spaces, as well as correcting inconsistencies between previously approved plans and elevations.

The proposed amendments are minor in scale and would not have a material effect on the quality of the approved development. The proposed changes would not alter the description of the development, nor would they materially alter the approved scheme.

In light of the above, it is considered that the proposal would not constitute a material amendment and this application is granted.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at g.gnanamoorthy@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,

G Gnanamoorthy

Ganesh Gnanamoorthy
Development Management Services Manager