

**Colin Haigh  
Head of Planning**

Mr J Brudenell  
Building 2  
Imperial Place  
Maxwell Road  
Borehamwood  
WD6 1JN

Reply To: address as below  
Direct Tel: 01707357000  
Email: [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk)

2 January 2020

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

Dear Mr Brudenell,

**Application Reference:** 6/2018/1519/MAJ

**Planning Portal Reference:** PP-07029729\_FULL

**Proposal:** Erection of 30 residential units with associated vehicular access, associated ancillary and enabling works

**Location:** Land north of Chequersfield Welwyn Garden City

I refer to the above application received by the Council seeking permission for a non-material amendment following the grant of planning permission reference 6/2018/1519/MAJ.

The non-material amendment seeks to alter the wording of condition 6, which currently states the following:

*6. Prior to any development above ground level a scheme setting out the arrangements for the delivery of accessible housing will be supplied to the Local Planning Authority in accordance with the following requirement:*

*a) A schedule of at least 12 apartments, together with appropriate plans and drawings setting out details of the number, layout and location of all units that will comply, shall be submitted to and be approved by the Local Planning Authority, with Part M4(2) of the Building Regulations 2010.*

*b) At least 12 of the apartments must meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' the delivery of which should be distributed across market and affordable tenures.*

*c) All units specified as M4(2) in the agreed schedule and plans shall be implemented in accordance with that approval and in compliance with the corresponding part of the Building Regulations in that regard.*

*d) The person carrying out the building work must inform the Building Control body which requirements apply.*

*e) Written verification of the completion of all dwellings in accordance with b) above*

Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, Herts AL8 6AE  
DX30075, Welwyn Garden City 1

Tel: 01707 357000  
[www.welhat.gov.uk](http://www.welhat.gov.uk)



*will be supplied to the Local Planning Authority within 30 days of the practical completion of the apartment blocks.*

to the proposed wording below:

*6. Prior to any development above ground level a scheme setting out the arrangements for the delivery of accessible housing will be supplied to the Local Planning Authority in accordance with the following requirement:*

*a) All 9 of the ground apartments across both Flat Block A and Flat Block B shall be provided to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' in accordance with the approved plot schedule and plan references:*

- 21188-BlockA-110 C1;*
- 21188-BlockB-110 C1 (Sheet 1);*
- 21188-BlockB-110 C1 (Sheet 2).*

*b) The person carrying out the building work must inform the Building Control body which requirements apply.*

*c) Written verification of the completion of all dwellings in accordance with b) above will be supplied to the Local Planning Authority within 30 days of the practical completion of the apartment blocks.*

Whilst the wording would result in there being 3 less accessible units, the development would still ensure that suitable housing is provided for households in need of accessible in accordance with Policies D1 and H10 of the Welwyn Hatfield District Plan 2005 and SP7 of the Draft Local Plan Proposed Submission (August 2016).

For this reason, the amendments to the wording of condition 6 and the submitted drawings are considered to be a non-material amendment to the original planning permission as the proposed changes to the accessible housing would not be materially different to that originally approved and the changes would not contravene any Planning Policy. Additionally the interests of any third party or body who participated in or were informed of the original decision would not be disadvantaged in anyway.

For the avoidance of doubt, the approved drawings are: 21188-BlockA-110 C1; 21188-BlockB-110 C1 (Sheet 1); 21188-BlockB-110 C1 (Sheet 2).

Therefore this application has been approved for amended drawings. This application applies to only the amendments listed above and no other aspects of the approved scheme.

Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely,

Clare Howe  
Principal Major Development Officer