

TW/239

22<sup>nd</sup> September 2021



Mr Chris Dale  
Head of Planning  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AE

town and country  
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Dear Mr Dale,

**Application for a Non-Material Amendment to Planning Permission 6/2019/0217/MAJ at Northaw House, Northaw**

I am writing in relation to an application I have submitted today for a non-material amendment to planning permission 6/2019/0217/MAJ. We wish to make an amendment to the above application in line with Condition 25 relating to the approved plans.

The planning permission allows for the conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, 3 dwellings within the Walled Garden, 7 dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure.

The Applicant, LW Developments, wishes to make some minor changes to the approved new-build houses in a part of the site referred to within the application documents as the "settlement area". The changes proposed by this application relate firstly to windows and doors on plots 21-26, secondly to the layout of plots 24 and 25 and lastly the access arrangement around the settlement area and the layout of car parking spaces. The table below sets out the proposed changes:

House / Location	Change Proposed	Reason	Previously Approved Drawing Numbers (to be replaced)	Drawing Numbers of the New Proposals
Settlement Unit 1 (Plots 21, 22 and 23)	Raised window cill on front elevation.	To accommodate the kitchen worktop level.	16_254_PL61A	8250-SAU-SU1-1010-DR-A-P2
	Replacement of normal Velux with conservation Velux windows.	To improve the building's appearance.	16_254_PL61A	8250-SAU-SU1-0011-DR-A-P2

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	<p>Switching of doors and windows leading to patio area.</p> <p>Omission of windows on side elevation.</p>	<p>To better accommodate furniture within the rooms.</p> <p>To provide privacy from road views, and better accommodate furniture.</p>		
Settlement Unit 2 (Plot 24)	<p>Replacement of normal Velux with conservation Velux windows.</p> <p>Omission of windows on side elevation.</p>	<p>To improve the building's appearance.</p> <p>To prevent overlooking of walled garden houses.</p>	16_254_PL64A	8250-SAU-SU2-1010-DR-A-P2
Settlement Unit 2 (Plot 25)	<p>Replacement of normal Velux with conservation Velux windows.</p> <p>Omission of windows on side elevation.</p>	<p>To improve the building's appearance.</p> <p>To provide privacy from road views, and better accommodate furniture.</p>	16_254_PL64A	8250-SAU-SU2-0011-DR-A-P2
Farmhouse (Plot 26)	<p>Removal of two ground-floor windows.</p>	<p>To accommodate the kitchen counter, and provide greater privacy from road views.</p>	16_254_PL55	8250-SAU-FH-1010-DR-A-P2
Settlement Unit 2 (Plots 24 and 25)	<p>Separation of the two houses to provide detached properties.</p>	<p>To provide a greater a separation distance between the properties, and improve residential amenity.</p>	16_254_PL03B	8250-SAU-SIT-3015-DR-A-P1
Access road within the settlement area	<p>Access road in front of plots 24 and 25 reduced in width.</p> <p>Front garden increased in depth to plots 24 and 25 and 2 parking spaces provided for each plot on a driveway, and two bay car parking spaces provided opposite.</p> <p>2 car parking spaces moved from access road to a new driveway at plot 27.</p> <p>Removal of visitor car parking spaces to the rear of plot 26, and relocation to the front of the "settlement area".</p>	<p>To reduce the amount of hardstanding.</p> <p>To provide more on-plot car parking.</p> <p>To provide more on plot car parking, and reduce views of parked cars.</p> <p>To provide more amenity space for plot 26.</p>	16_254_PL03B	8250-SAU-SIT-3015-DR-A-P1

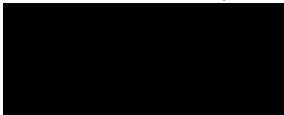
	Addition of patio areas.	To provide more useful amenity space.		
	Addition of access road to north of walled garden.	To separate traffic from the frontage of the adjacent property (the White House)		

I consider that these alterations to the buildings, and the access and car parking arrangements, are minor in nature, and following the submission of a s73 application for these changes, it has been agreed in correspondence with the Council's Case Officer, Mr William Myers, that these changes constitute non-material amendments. As such, we intend to withdraw the s73 application (reference 6/2021/2192/VAR), and proceed only with this new application for a non-material amendment to the original planning permission.

The proposed changes would not have any material effect on any of the issues which were important to the determination of the original planning application. Those issues related principally to the effect the development would have on the openness of the Green Belt, and the setting and significance of the listed buildings and curtilage listed structures within the site. Irrespective of whether these alterations were put in place or not, the result would be a development of new houses, which would have a suitable appearance within its context, as the Council has already concluded in granting planning permission. If anything, the proposed improvements would on the whole improve the appearance of the buildings and the immediate area surrounding them, particularly the use of conservation rooflights and the reduction on road parking.

I look forward to receiving confirmation that this application has been registered.

Yours sincerely,



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