

Christopher Dale
Assistant Director (Planning)

Reply To: address as below
Direct Tel: 01707357000
Email: planning@welhat.gov.uk

Bourne Parking
Endeavour House
Crow Arch Lane
BH24 1HP

17 August 2022

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr Moyse,

Application Reference: 6/2022/1084/COND

Proposed development at: Campus West The Campus Welwyn Garden City AL8 6BX

Proposal: Submission of details pursuant to condition 9 (sustainable energy) ,10 (car charging points) ,11 (CCTV) ,12 (privacy screens) ,13 (landscaping) and 14 (materials) on planning permission 6/2021/2207/MAJ

Thank you for your application requesting approval of the above details reserved by condition(s).

Condition 9 (sustainable energy)

Condition 9 of planning permission 6/2021/2207/MAJ states:

'The development shall be constructed in accordance with the principles set out in the submitted Energy Statement by Brinson Staniland Partnership dated May 2020 and shall thereafter be maintained in that form.

REASON: To ensure that the development contributes towards Sustainable Development and Energy efficiency in accordance with Policy R3 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.'

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

Tel: 01707 357000
www.welhat.gov.uk



The above condition does not require discharging. The applicant confirmed in the application form that the development will be constructed in accordance with the principles set out in the submitted Energy Statement which would ensure that the condition is sufficiently adhere to.

Condition 10 (EV charging points)

Condition 10 of planning permission 6/2021/2207/MAJ states:

'Notwithstanding the details submitted, prior to any above ground development hereby permitted details identifying the locations of 49 electric car charging points (both active and passive) shall be submitted and approved in writing by the Local Planning Authority. The electric car charging points shall thereafter be installed as approved prior to first occupation, subject to availability of local grid capacity. REASON: In the interest of sustainable transport methods. In accordance with NPPF, and Policies M2, M3, M5, M6, M8, M14, and D1 of the District Plan 2005 and SADM3 of the Emerging Local Plan.'

Submitted drawing 6409-BPL-004-GRD-P06 demonstrates that there will be the provision of 49 EV charging points (12 active and 37 passive) as per the requirement of the condition which meets the 10% requested by the highway authority. Following consultation with the Highways Authority, no objections were raised to the details provided. I can therefore confirm that sufficient information has been submitted pursuant to the requirements of conditions 10. Please note that the approved scheme must be installed prior to first occupation (subject to availability of local grid capacity) to fully satisfy condition 10.

Condition 11 (CCTV)

Condition 11 of planning permission 6/2021/2207/MAJ states:

'No above ground development shall take place until full details of closed circuit television (CCTV) cameras in connection with the development have been submitted to and approved in writing by the Local Planning Authority prior to the above ground commencement of development. The development shall thereafter be implemented in accordance with the approved plans. REASON: In the interests of public safety and amenity in accordance with Policies D1 and R20 of the Welwyn Hatfield District Plan 2005.'

The following information has been provided:

- PB 13307 14 B – Ground Level CCTV Layout
- PB 13307 15 B – Top Deck CCTV Layout

I can confirm that a sufficient level of information on the proposed CCTV cameras has been submitted pursuant to the requirements of condition 11. Please note that the development must thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Condition 12 (privacy screens)

Condition 12 of planning permission 6/2021/2207/MAJ states:

'No development shall take place above ground level until details of privacy screens for western elevation of the upper deck have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall not take place other than in accordance with the approved drawings and shall thereafter be implemented entirely as approved before the first use.

REASON: To protect the amenity of the adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan, 2005.'

The following information has been provided:

- 6409 BPL 008 Sec P02 – Sections
- 6409-BPL-022-ELE-P01 – Elevation Plans

The proposed privacy screens on the western elevation of the upper deck is shown on the plans as being over 2 metres tall which, along with the existing and proposed planting on the boundaries, is considered sufficient to maintain the privacy of the adjoining residents. I can therefore confirm that sufficient information has been submitted pursuant to the requirements of condition 12. Please note that the privacy screening must be implemented as approved prior to the first use of the development.

Condition 13 (landscaping)

Condition 13 of planning permission 6/2021/2207/MAJ states:

'Notwithstanding the submitted Landscaping Plan, no above ground development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details. The landscaping details to be submitted shall include:

- (a) Details of additional planting on the northern and western boundaries to include broadleaf and evergreen planting*
- (b) Car parking layout and markings;*
- (c) Vehicle and pedestrian access and circulation areas;*
- (d) Hard surfacing, other hard landscape features and materials;*
- (e) Planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing;*
- (f) Details of siting and timing of all construction activities to avoid harm to all nature conservation features;*
- (g) Management and maintenance details;*
- (h) Location of service runs*

REASON: In order to ensure the delivery of an acceptable scheme of landscaping and to protect the amenity of the adjoining occupiers in accordance with Policies D1 and D8 of the Welwyn Hatfield District Plan 2005.'

In this case the Landscape Officer has reviewed the submitted details (2166-TFC-00-00-DR-L-1002, 2166-TFC-00-00-DR-L-1001 and 6409-BPL-004-GRD P06) and it was considered that the landscape information supplied is appropriate and sufficient to discharge the condition. Please note the development must not be carried out other than in accordance with the approved details.

Condition 14 (materials)

Condition 14 of planning permission 6/2021/2207/MAJ states:

'No above ground development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.'

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.'

Material samples of the Cladding Panel (Corten), Cladding Fin & Privacy Screen / Headlight Screen have been provided for inspection. Furthermore, detailed drawings of the cladding arrangement have also been provided showing each fin and panel location on the building along with the proposed colours which consists of a mixture of RAL 7023, RAL 8023, RAL 8004 & RAL 2001. The Conservation Officer was consulted on the application and no objections were raised to the submitted details. I can therefore confirm that sufficient information has been submitted pursuant to the requirements of condition 14 and the proposed materials are considered to be acceptable. In order to fully comply with the requirements of condition 14, the development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

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

Yours sincerely,



Mr Raymond Lee
Senior Development Management Officer