

**Christopher Dale**  
**Head of Planning**

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L5 9PR

23 November 2021

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

Dear Sir/Madam,

**Application Reference:** 6/2018/3292/FULL

**Proposal:** Non-material amendment

**Location:** Land adjacent to 45 Broadwater Road Welwyn Garden City AL7 3AX

I refer to the above application received by the Council on 16 April 2021 seeking permission for a non-material amendment to permission ref: Application Reference: 6/2018/3292/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.

Section 6 of your application form asks us to consider the following:

- Window locations and sizes throughout the proposal amended;
- Second floor external terrace extended;
- Main entrance lobby added;
- External works updated to reflect the above changes.

The application has been modified since its initial submission with the car parking and main entrance lobby and the boundary treatments being adjusted to reflect what has previously gained planning permission.

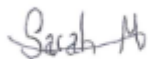
The effect of the changes to the planning permission as originally granted are now considered to be non-material and accordingly this application is approved.

For clarity the approved changes are shown on drawings ref:

310 A SITE PLAN – As proposed  
17-132-120D - Ground Floor Plan  
17-132-121E - First Floor Plan  
17-132-122F - Second Floor Plan  
17-132-123I- Third Floor Plan  
17-132-124D - Roof Plan  
17-132-150F - Elevations - Sheet 1  
17-132-151E - Elevations - Sheet 2  
17-132-152B - Elevations - Sheet 3  
17-132-153D - Street Scene Elevation  
17-132-155E - Indicative 3D Views - Sheet 1  
17-132-156E - Indicative 3D Views - Sheet 2

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at [s.madyausiku@welhat.gov.uk](mailto:s.madyausiku@welhat.gov.uk) and I will be pleased to advise you further.

Yours sincerely,



Mrs Sarah Madyausiku  
Development Management Officer