

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

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24 August 2022

**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- ref: NMA2

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

I refer to the above application received by the Council on 5 July 2022 seeking permission for a non-material amendment (NMA) 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.

Your submitted application form asks us to consider the following:

- Parapet heights across the scheme increased by 75mm due to implications arisen during construction.
- External terrace to Private Dining on third floor omitted and Private Dining size increased to infill the otherwise unused and inaccessible external space.
- Overall GIA increased due to item above. Area increase minimal at 5m<sup>2</sup> accounting to new total GIA of 5740m<sup>2</sup>.

Clarity has been sought on the overall heights of the buildings, which you have clarified in your email responses of the 27 and 29 July 2022 where you set out that the height increase by 75mm relates to the whole building including the main elevational features (taller elements facing the car park, Broadwater Road and the

courtyard). You have explained that this is proposed in order to retain the original proportions between the main parapet and the taller features.

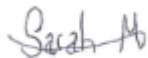
I can confirm that the effect of the changes to the planning permission as originally granted are now considered to be non-material and accordingly this application is approved.

For clarity the approved changes as part of this application are shown on drawings ref:

310 C Site Plan – As proposed  
17-132-123J- Third Floor Plan  
17-132-124E - Roof Plan  
17-132-150G - Elevations - Sheet 1  
17-132-151F - Elevations - Sheet 2  
17-132-152C - Elevations - Sheet 3  
17-132-153E - Street Scene Elevation  
17-132-155F - Indicative 3D Views - Sheet 1  
17-132-156F - Indicative 3D Views - Sheet 2

Should you require any clarification regarding the contents of this letter, please contact 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