

Mrs S Madyausiku
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

Tuesday 27 September 2022

Sent via Planning Portal Only

Dear Sarah

SECTION 96a NON MATERIAL AMENDMENT APPLICATION TO PLANNING PERMISSION 2019/1452/MAJ AT 26 STONEHILLS, WELWYN GARDEN CITY AL8 6NA

PLANNING PORTAL REFERENCE: PP- PP- 11527021

We write on behalf of Your Home Welwyn (1) Ltd in respect of the above Section 96a application to amend planning permission 2019/1452/MAJ at 26 Stonehills Welwyn Garden City AL8 6NA.

The description of development is as follows:

“Non-material amendment to condition 7 of planning permission reference 2019/1452/MAJ to facilitate the delivery of the site.”

The proposals set out in this application involve a non-material amendment to the wording of one condition to facilitate the redevelopment of the site to bring the upper floors back into active use following the closure of the former Debenhams store on site in January 2020.

The proposed changes relate to amended layouts of the proposed residential apartments on the upper floors of the building. Proposed changes have been shared with officers previously, which included changes to the red line boundary and apartment mix. Following feedback from yourself in June 2022 the applicant has amended the proposals as follows:

- Red line plan now remains the same as consented; and
- The mix of apartments now remains the same consented.

Background

The former Debenhams store at 26 Stonehills, Welwyn Garden City closed in January 2020.

In February 2020, planning permission was granted for the change of use of the first and second floors to residential and additional storey for 27 dwellings (with the ground floor retained for retail uses). The applicant at the time was Amsprop Reat Limited.

In October 2020, the site was purchased by Your Home Welwyn (1) Ltd who have brought forward development to bring the building back into use.

Proposed non-material amendment

A non-material amendment is proposed to condition no.7 to substitute five approved plans as listed below:



Previous Plan (as approved under ref: 6/2019/1452/MAJ)	New Plan for approval
Proposed First Floor Plan 7654-P102	Proposed First Floor Plan jw984-161 B
Proposed Second Floor Plan 7654-P103	Proposed Second Floor Plan jw984-162 C
Proposed Third Floor Plan 7654-P104	Proposed Third Floor Plan jw984 - 423 A
Proposed Roof Plan 7654-P105	Proposed Roof Plan jw984 - 424
Proposed Elevations West and South 7654-P302	Proposed Elevations jw984-231

The proposed amendments relate to the internal layout of the upper floors and are the result of a new developer and project architect coming onboard during the construction phase of works on site and resolving previous inefficiencies in the proposed floor layouts.

This Section 96a application does not seek to reopen or revisit the 'in principle' acceptability of the proposals, as this has been agreed and approved by virtue of the original planning permission. The application therefore focusses only on determining the acceptability of the proposed non-material amendment.

The application red line boundary remains the same as consented. The description of development has not changed in terms of the overall number or mix of apartments. The proposed changes do not increase the height of the proposed development or fundamentally change the design of the building. The proposed change to windows on the south western elevation do not increase overlooking in any way and match the existing fenestration on the building's other elevations.

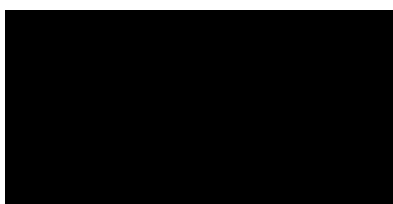
Overall, the proposals continue to accord with the Development Plan and would not result in any new or greater adverse impacts than the extant planning permission.

Planning application fee

The requisite planning application fee of £234 alongside the £32.20 (including VAT) service charge has been submitted online via Planning Portal. We trust that the above and enclosed provide sufficient information to enable you to validate and determine the application.

Should you require any additional information or wish to discuss any of the above in further detail, please do not hesitate to contact me.

Yours sincerely



Andrew Johnston

Director

M: [Redacted]

E: [Redacted]