

# SMB

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Herts AL8 6AE

1 February 2023

Our Ref: SB/ijb/2021/18

Dear William,

**APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION  
6/2019/2714/OUTLINE DATED 24 AUGUST 2022**

**APPLICATION REF: 6/2019/2714/NMA**

**LAND AT ONE YMCA, 90 PEARTREE LANE, WELWYN GARDEN CITY AL7 3UL**

**ON BEHALF OF ONE YMCA**

Further to our recent telephone conversation and subsequent e mail exchanges I attach the following documentation comprising revisions to the above-mentioned NMA application:

- Drawing no.47-WPA-ZI-SP-DRA-3010 RevP2 – Proposed Site Plan
- Drawing no.47-WPA-ZI-SP-DRA-3101 RevP2 – First Floor Plan
- Drawing no.PO3-WPA-ZZ-00-DRA-7008 – Proposed substation
- Revised Design Changes
- Biodiversity Supplement in relation to the proposed beehives

All other drawing submitted with NMA application on 9 December 2022 (and the “comparative drawings” submitted on 22 December 2022) remain part of the revised hostel development. Indeed, the drawings comprising the NMA application are listed on page 6 of the Revised Design Changes document.

The separate planning application (ref:.6/2022/2797/FULL) for an electricity substation on the site has today been withdrawn via a separate e mail.

The inclusion of the proposed UK Power Network Substation into the NMA arises from the need to accommodate the increase in requirements to the approved development (as



described above) as well as providing future infrastructure/resilience for the residential units in addition to the local area generally should this be required. The proposed substation will be of GRP (glass-fibre reinforced polyester) construction and have a pitched roof. The floorspace will be 18.8sqm. It will be single storey and located unobtrusively at the rear of the site as shown and will not impact on the visual appearance of the proposed hostel.

The full details of the proposed substation are shown on drawing no. PO3-WPA-ZZ-00-DRA-7008. There will be no loss of parking spaces.

The revised proposed site layout incorporating the electricity substation is shown on Drawing no.47-WPA-ZI-SP-DRA-3010 RevP2. Importantly, the proposed hostel will still be served by 28 vehicular parking spaces.

The NMA maintains the double-height space above the reception area on the ground floor (see Drawing no.47-WPA-ZI-SP-DRA-3101 RevP2 – First Floor Plan). This will provide additional light to the ground floor reception and was a “feature” on the originally approved drawing no. 8057/P111 which refers to this space as “double height lobby”.

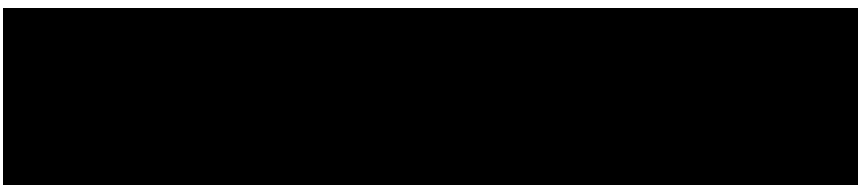
A revised drainage strategy forms planning application no.6/2023/0013/CON seeking discharge of conditions nos.5, 29 and 33 attached to planning permission 6/2019/2714/OUTLINE . This was submitted on 4 January 2023. The statutory determination period for this application expires on 1 March 2023.

All landscaping and other related features will be subject to detailed approval via discharge of conditions nos.13, 14, 41 and 42 attached to planning permission 6/2019/2714/OUTLINE.

Similarly, a revised energy strategy will be submitted in due course as an application to modify conditions nos. 9 and 37 attached to planning permission 6/2019/2714/OUTLINE.

I trust that you now have everything required to determine the NMA application.

Yours sincerely,



**Simon Birnbaum BA Dip UPI MRTPI  
DIRECTOR  
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