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Planning Department

Welwyn Hatfield Borough Council Offices
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

8th August 2022

Dear Sir / Madam,

**Re: Application for non-material amendments to permission: 6/2021/2207/MAJ
Campus West The Campus Welwyn Garden City AL8 6BX**

On behalf of our client Welwyn Hatfield Borough Council ("the Applicant"), I enclose details comprising an application for non-material amendments to permission 6/2021/2207/MAJ, which was granted by the Local Planning Authority on 17th December 2021. The description of development for 6/2021/2207/MAJ was as follows:

"Expansion and adaptation of existing car park, including construction of new single suspended level parking deck, reorganisation of road and pavement arrangement, introduction of additional cycle parking, junction improvements and associated landscaping improvements"

This application is made under Section 96a of the Town and Country Planning Act 1990 (as amended).

Non-Material Amendments Proposed

The change proposed as part of this application will facilitate the delivery of this critical project in a timely manner. The suggested change will not affect the design of the project approved as part of the original planning permission. The amendments sought comprise the following element:

- **Non-Material Amendment 1**

The proposed amendment relates to condition 8 of the above planning permission and the associated timing included in the first part of the condition, which we refer to as Part A for consistency with the remainder of the existing condition.

Current wording

The current wording of condition eight is replicated below for reference:



'Notwithstanding the details indicated on the submitted drawings, no on-site works above slab level shall commence until a detailed scheme for the off-site highway improvement works as indicated on drawing numbers (1) SK-T-07-Rev B, (2) SK-T-03-Rev C, (3) SK-T-01-Rev C have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Part B) Implementation / Construction Prior to the first use of the development hereby permitted, the improvement works referred to in Part A of this condition shall be completed in accordance with the approved details.'

The required amendment relates to the timing of approval of the detailed scheme of junction improvements. Currently, above slab level works are restricted until the approval is in place. An amendment to this restriction is proposed to facilitate the delivery of the car park and associated improvements in a timely manner.

Proposed new wording

'Part A) Notwithstanding the details indicated on the submitted drawings, no use of the building shall take place until a detailed scheme for the off-site highway improvement works as indicated on drawing numbers (1) SK-T-07-Rev B, (2) SK-T-03-Rev C, (3) SK-T-01-Rev C have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Part B) Implementation / Construction Prior to the first use of the development hereby permitted, the improvement works referred to in Part A of this condition shall be completed in accordance with the approved details.

Reason

Since Part B, in its current form, restricts the development's use until the completion of the off-site highways improvements per the approved detailed design, it is not felt necessary or reasonable to have a two-stage approach.

The reason for the condition in its current form is to *'To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity and in accordance with Policy...'*

We contend that this objective can be achieved proportionately and reasonably through the suggested amended condition since ultimately the outcome will be the same – the car park will not be able to be used until the junction improvements are delivered.

Due to the relatively complex nature of the junction improvement and the time involved in securing agreements of the detailed designs, the current wording of the condition is unreasonably impacting the delivery of this important development for the town centre.



Drawing Numbers and Additional Information

The proposed change does not require changes to the approved drawings or those referenced in the condition.

Conclusion

As has been outlined above, it is our view that the proposed non-material change to the condition will facilitate the delivery of the car park while having no adverse impacts and still achieve the stated objective of the condition.

I would appreciate it if officers could let me know if they have any queries regarding the above or concerning any of the information submitted.

Yours sincerely

Chris Lloyd MRICS
Director