



2 John Street  
London WC1N 2ES  
020 7234 0234  
azurbanstudio.co.uk

**Planning Department**

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

8<sup>th</sup> 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 an incorrectly labelled drawing that forms part of the Transport Statement.

**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 referenced drawing SK-T-01-Rev C.

#### 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) 352/003/1250/001 RevA 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

Drawing SK-T-01 rev C forms part of the Transport Statement – Appendix D (Concept Designs for Off-Site Improvements).

At the time of submission, it was assumed that further iteration of design development would take place in relation to these concept designs, including engagement with the Local Planning Authority and Highways Authority. This evolution of the detailed design is embedded in the wording of the approved condition.

Drawing SK-T-01 rev C is incorrectly titled: Bridge Road/The Campus Toucan Crossing. When in fact, the drawing shows a Puffin Crossing. This was caused by a typographical error during the production of the Transport Statement and is not material to the proposed concept design. It is the intention of the Applicant to deliver a junction improvement in this location almost identical to the Concept Design Drawing

The substituted drawing - 352/003/1250/001 RevA, shows a Puffin Crossing in the same location and dimension as those in the original drawing. However, any reference to Toucan Crossing has been removed. It should be noted that the



Transport Statement also references Toucan Crossin on page 26 where it should read Puffin.

The proposed change is procedural and will not impact the design or operation of the car park or the junction improvement. It is limited to rectifying a discrete typographical error and facilitating the approval process detailed within the condition.

### ***Drawing Numbers and Additional Information***

<b>Drawings as approved or referenced</b>	<b>Proposed replacement drawings</b>
SK-T-01-Rev C	352/003/1250/001 RevA
All other drawings	No change

### ***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