

**Christopher Dale  
Assistant Director (Planning)**

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Mr Christopher Lloyd  
2 John Street  
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11 August 2022

**Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) (England)  
Order 2015**

Dear Mr Christopher Lloyd,

**Application Reference:** 6/2021/2207/NMA

**Proposed development at:** Campus West The Campus Welwyn Garden City AL8 6BX

**Proposal:** Non-material amendment to the wording of condition 8 (off-site highway improvement works) of planning permission 6/2021/2207/MAJ.

Thank you for your recent application under S96a of the Town and Country Planning Act 1990 for a non-material amendment pursuant to full planning permission 6/2021/2207/MAJ which was granted on 17 December 2021.

This NMA application proposes to amend the wording of condition 8 of 6/2021/2207/MAJ which states:

*'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.*

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*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.'*

It is noted that the condition currently restricts any works above slab level until a detailed scheme of off-site highway improvement works is submitted and approved in writing by the Local Planning Authority. It is proposed to change the timing in which such details are submitted and approved, from 'prior to above ground works' to 'prior to the first use' instead to allow the construction of the approved car park to take place. The applicant states that the proposed amendment is required as the complex nature of the junction improvement works and time involved in securing agreements of the detailed designs is impacting the delivery of the approved development. The proposed revised condition wording is as follows:

*'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.'*

The proposed amendment to condition 8 is considered to be minor in relation to the original approval; the resulting scheme would not alter the nature or description of the development; the amendments would not result in a detrimental impact on the appearance of the development or the wider character of the area; the amendments would not have any additional impact on the residential amenity of neighbouring properties or to highway safety and would not be contrary to development plan policies. Moreover, this aspect of the application was not subject to any public comments and the objective of the original condition will still be achieved. Accordingly, the amendment sought is considered to be non-material and this application is granted.

Please note that this application applies only to the amendments outlined above and no other aspect of the approved scheme. All conditions on the original planning permission must be complied with.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at [r.lee@welhat.gov.uk](mailto:r.lee@welhat.gov.uk) and I will be pleased to advise you further.

Yours sincerely,



Mr Raymond Lee  
Senior Development Management Officer