

Christopher Dale
Assistant Director (Planning)

Reply To: address as below
Direct Tel: 01707357000
Email: planning@welhat.gov.uk

Mr Christopher Lloyd
2 John Street
London
WC1V 2ES

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 to refer to a revised drawing. The condition 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.

Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, Herts AL8 6AE
DX30075, Welwyn Garden City 1

Tel: 01707 357000
www.welhat.gov.uk

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 applicant seeks to remove reference to drawing number SK-T-01-Rev C contained within Appendix D of the Transport Statement as due to a typographical error, it was incorrectly titled: Bridge Road/The Campus Toucan Crossing where in fact, the drawing shows a Puffin Crossing. It is proposed instead to refer to a new drawing 352/003/1250/001 Rev A which shows a Puffin Crossing in the same location and dimension as those in the original drawing contained within the Transport Statement but with the reference to Toucan Crossing being removed. It is also proposed that references to Toucan Crossing within Transport Statement be read as Puffin Crossing instead. 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.'

In this case, 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 amendment would not result in a detrimental impact on the appearance of the development or the wider character of the area; the amendment 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 acceptable in accordance with the submitted drawing:

- 352/003/1250/001 Rev A - Traffic Signal Detailed Design

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 and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lee', written in a cursive style.

Mr Raymond Lee

Senior Development Management Officer