

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01717/NMA	Extend roof stacks to the MFB buildings by 1 metre in height (as non-material amendment to planning permission 18/01764/FP granted 18.01.2019).	Johnson Matthey Plc Orchard Road Royston Hertfordshire SG8 5HE

Submitted Plan Nos

0303-TCRI-BWT-A1-XXX-DR-A-2002 0303-TCR1-BWT-A1-ZZZ-DR-A-2104 X2JM-220-000-AUT-001-0005-03 1

1.0 Policies

2.0 Site History

2.1 Various history at this site. Relevant applications are as follows:

2.2 **18/01764/FP** - Erection of 4/5 storey refinery building split into two parts; The admin block (5 storey's) consisting of changing, office and admin functions, and the Process block (4 storey's) containing the refining processes, following demolition of existing Western Block building. Construction of a new storage and packing building following demolition of existing building. Internal refurbishment of two other buildings.

Conditional Permission

3.0 Representations

3.1 **Environmental Health** - No objections.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site lies within an Employment Area in Royston, as allocated within the Local Plan. Johnson Matthey's site ownership covers approximately one third of the Employment Area.

4.2 **Proposal**

- 4.2.1 The following amendments to the original planning permission ref:18/01764/FP are proposed:

“Extend roof stacks to the MFB buildings by 1 metre in height (as non-material amendment to planning permission 18/01764/FP granted 18.01.2019).”

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously granted scheme.
- 4.3.2 The parent permission under ref: 18/01764/FP was for the erection of a sizable development comprising 4 and 5 storey refinery buildings and associated infrastructure for refining purposes, including roof stacks. The development has been built out on site and following receipt of technical advice; the proposal seeks to increase the height of two of the roof stacks on these buildings by 1.0m. The approved building's height, excluding the roof stacks, measures approximately 21.0m in height from ground level. The approved roof stacks to this measure approximately 27.2m in height according to the approved drawing and it is latter measurement that is proposed to increase.
- 4.3.3 As such, it is considered that the proposed increase in height of two of the stacks by 1.0m would retain the general scale and appearance that was approved under the parent planning permission. The material difference between the approved and proposed plans in respect of the stacks is unnoticeable, given the considerable scale of the development permitted and the modest increase proposed herein. As such, the proposed development is considered to be a non-material amendment to the previously approved application.
- 4.3.4 Following consultation with the Councils EHO, they have advised that they have no objections to the proposed changes, as *“this would improve both the dispersion of emissions and noise propagation in my view and anyway would have a limited impact”*.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are not considered to be a 'material' alteration to the previously granted planning permission. It is recommended that the non-material amendment is **AGREED**.

5.0 **Recommendation**

- 5.1 That the non-material amendment is **AGREED**

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 August 2024	