

DD: 07810 508440
E: jack.gandy@bidwells.co.uk
Date: 19/07/2024

Mr Tom Rea
North Hertfordshire District Council – Planning Department
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Mr Rea,

APPLICATION FOR A S73 VARIATION OF CONDITIONS APPLICATION TO PLANNING PERMISSION 23/02625/FP: 'ERECTION OF INDUSTRIAL BUILDING (3CR ANNEX), LINK BRIDGE AND OTHER ASSOCIATED WORKS'.

GATES 8 AND 9 (3CR ANNEX), JOHNSON MATTHEY PLC, ORCHARD ROAD, ROYSTON, HERTFORDSHIRE, SG8 5HE.

Bidwells LLP (the 'Agent') write on behalf of our client, Johnson Matthey Plc (the 'Applicant'), to enclose a S73 'Variation of Conditions' planning application, pursuant to planning permission 23/02625/FP, which planning approval was granted by North Hertfordshire District Council for the construction of the £CR Annex industrial building, link bridge, alongside other associated works.

Site Context and Recent Planning History

The application site has, in the past, been used as a car park. It has remained vacant and unused for a number of years however and it is served by Gates 8 and 9 via Orchard Road to the south.

On 18th January 2019, planning permission reference 18/01764/FP was granted by North Hertfordshire District Council for a new refinery building to the east of the application site. This is referred to as the 'Main Facilities Building' (MFB Building) and which represents the long term replacement for the PGMR (Platinum Group Metals Refinery) building further east.

Earlier this year, full planning permission 23/02625/FP was granted by the Council on 22nd February 2024 for the building termed 3CR Annex (3rd Century Metals Refinery) on the car park to Gates 8 and 9. This performs the same operations as the MFB buildings, hence the 'annex' terminology, as well as a connecting 'link bridge' between the two buildings. Following this approval, Condition 3 (Construction Management Plan) has been fully discharged under reference 24/00957/DOC).

The proposed variations to 23/02625/FP

Since planning permission was granted for 23/02625/FP, there are some key amendments required to the details of that permission. The three key updates are:



Bidwell House, Trumpington Road, Cambridge CB2 9LD
T: 01223 841841 E: info@bidwells.co.uk W: bidwells.co.uk

- Erection of an external staircase and supporting platform against the north elevation of the approved 3CR Annex;
- Additional 'process' floorspace to the roof of the building; and
- External elevations changes, including material colour and associated changes.

The supporting, detailed Planning Statement, as well as the Design and Access Statement (DAS) explain the full extent of these changes. The planning statement sets out the merits of the proposal and assesses the proposed amendments against the Council's Development Plan Framework, as well as why the S73 application is the appropriate application type for submission of these amendments.

The proposed amendments would not materially impact upon the permission previously approved (including to its description of development) and the delivery of the proposal would result in significant benefits to the wider area.

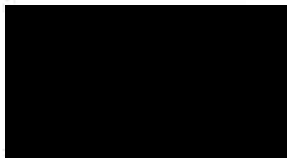
Conclusion

I trust that the plans and detail submitted within this planning application enable you to positively determine that the required amendments proposed are acceptable within this S73 submission.

Given that Condition 3 of planning permission 24/02625/FP has already been discharged, it is requested that on issue of any approval, that the condition wording is updated to reflect a planning condition compliance.

If however, you require any clarity with any part of the submission prior to determination, please do not hesitate to contact me.

Kind regards



Jack Gandy MRTPI BSc. (Hons) MSc
Principal Planner

Enclosures

- Completed Application Form
- Cover Letter
- Supporting Reports and Technical Information
 - Planning Statement
 - Design and Access Statement (X2JM-220-000-AUT-001-0001-00, Rev. 2)
 - Topographical Survey (X2JM-210-000-SKT-001-0002-01, Rev. 0)
 - Transport Technical Statement.
 - Travel Plan (2021) with cover note: 'Adopted Green Plan and Emerging Travel Plan'.

- Preliminary Ecological Appraisal Report (Revision DV1, October 2023).
 - Biodiversity Metric 4.0 Calculation Sheet: No uplift
 - Biodiversity Metric 4.0 Calculation Sheet: With grassland uplift
 - Condition Sheet: Individual Trees.
 - INVC Noise Assessment (October 2023, Revision 1).
 - BREEAM Guidance Note GN40: Reporting Template for Ecology Assessment in BREEAM and HQM (September 2023).
 - Annex Building Drainage Philosophy (X2JM-210-000-DBD-001-0001-00, Rev 0A).
 - Drainage Layout (X2JM-210-000-SKT-001-0001-01).
 - Process Flow Diagram (T10 Draught Scrubbing) (02-3CR-T10-PF0001).
 - Parking Surveys (held between 30th October 2023 and 10th November 2023).
- Proposed Plans
 - Location Plan (X2JM-220-000-AUT-001-0001-01, Rev. 2).
 - Existing Site Layout Plan (X2JM-220-000-AUT-001-0001-02, Rev. 2).
 - Proposed Site Layout Plan (X2JM-220-000-AUT-001-0001-03, Rev. 2).
 - Proposed West Elevation Plan (X2JM-220-000-AUT-001-0006-06, Rev. 2).
 - Proposed North Elevation Plan (X2JM-220-000-AUT-001-0006-07, Rev. 2).
 - Proposed East Elevation Plan (X2JM-220-000-AUT-001-0006-08, Rev. 2).
 - Proposed South Elevation Plan (X2JM-220-000-AUT-001-0006-09, Rev. 2).
 - Proposed Ground Floor Plan (Level A) (X2JM-220-000-AUT-001-0006-01, Rev. 2).
 - Proposed First Floor Plan (Level B) (X2JM-220-000-AUT-001-0006-02, Rev. 2).
 - Proposed Second Floor Plan (Level C) (X2JM-220-000-AUT-001-0006-03, Rev. 2).
 - Proposed Third Floor Plan (Level D) (X2JM-220-000-AUT-001-0006-04, Rev. 2).
 - Proposed Roof Plan (X2JM-220-000-AUT-001-0006-05, Rev. 1).
 - Proposed Section A-A (X2JM-220-000-AUT-001-0006-11, Rev. 2).
 - Proposed Section B-B (X2JM-220-000-AUT-001-0006-12, Rev. 2).
 - Proposed Link Bridge (Elevation, Floor Plan and Section (X2JM-220-000-AUT-001-0007-01, Rev. 2).
 - Street Elevation (South) – Existing and Proposed (X2JM-220-000-AUT-001-0001-04, Rev. 2).
 - Proposed 3D Annex – Bird’s Eye View (X2JM-220-000-AUT-001-0001-05, Rev. 2)
 - Condition 3 ‘Construction Management Plan’ – 24/00957/DOC
 - Decision Notice: 24/00957/DOC
 - Construction Traffic Management Plan (Rev. 0, dated 17th April 2024)

- Previously approved, and now superseded, plans (approved under 23/02625/FP)
 - Location Plan (X2JM-220-000-AUT-001-0001-01, Rev. 1).
 - Existing Site Layout Plan (X2JM-220-000-AUT-001-0001-02, Rev. 1).
 - Proposed Site Layout Plan (X2JM-220-000-AUT-001-0001-03, Rev. 1).
 - Proposed West Elevation Plan (X2JM-220-000-AUT-001-0006-06, Rev. 1).
 - Proposed North Elevation Plan (X2JM-220-000-AUT-001-0006-07, Rev. 1).
 - Proposed East Elevation Plan (X2JM-220-000-AUT-001-0006-08, Rev. 1).
 - Proposed South Elevation Plan (X2JM-220-000-AUT-001-0006-09, Rev. 1).
 - Proposed Ground Floor Plan (Level A) (X2JM-220-000-AUT-001-0006-01, Rev. 1).
 - Proposed First Floor Plan (Level B) (X2JM-220-000-AUT-001-0006-02, Rev. 1).
 - Proposed Second Floor Plan (Level C) (X2JM-220-000-AUT-001-0006-03, Rev. 1).
 - Proposed Roof Plan (Level D) (X2JM-220-000-AUT-001-0006-04, Rev. 1).
 - Proposed Section A-A (X2JM-220-000-AUT-001-0006-11, Rev. 1).
 - Proposed Section B-B (X2JM-220-000-AUT-001-0006-12, Rev. 1).
 - Proposed Link Bridge (Elevation, Floor Plan and Section (X2JM-220-000-AUT-001-0007-01, Rev. 1).
 - Street Elevation (South) – Existing and Proposed (X2JM-220-000-AUT-001-0001-04, Rev. 1).
 - Proposed Site Plan: 3D Annex – Bird's Eye View (X2JM-220-000-AUT-001-0001-05, Rev. 1)