

Our Ref: HB/KN/0151/21

18 March 2025

Planning
North Hertfordshire District Council
Council Officers
Gernon Road
Letchworth
Hertfordshire
SG6 1JF

via the Planning Portal

Dear Sir/Madam,

**Application for Non-Material Amendment to Planning Permission 23/01947/FP
Planning Portal Reference PP- 13866065**

We are instructed by Greene King Commercial Investments Ltd to submit the enclosed application for non-material amendment to planning permission 23/01947/FP which granted consent for the following development:

“Erection of new convenience retail unit (Class E); alterations to means of access and reorganisation and extension of car park, including the change of use of land from residential gardens and the installation of EV charging points; demolition of outbuildings to pub and external alterations including the erection of garden pergola and structures, new patio and external lighting and installation of new cold store and covered walkway to back of house and replacement of part of kitchen extraction system.”

The application seeks to vary condition 2, 7 and 13 and secure a number of minor non-material alterations to the scheme.

The application has been submitted via the Planning Portal. Alongside with the application form, the submission comprises a number of amended plans which substitute those already approved:

Approved Drawings	Amended drawings
Proposed Site Plan - 2097 18R	Proposed Site Plan - 2097 18S



Proposed Boundary Treatment Plan - 2097 23E	Proposed Boundary Treatment Plan - 2097 23F
Proposed Street Scene - 2097 27B	Proposed Street Scene - 2097 27C
Proposed Tree Removal Plan - 2097 25E	Proposed Tree Removal Plan - 2097 25F
Proposed EV - 2097 28B	Proposed EV - 2097 28C
Proposed Site Section - 2097 31E	Proposed Site Section - 2097 31F
Proposed Store Elevations - 2097 40C	Proposed Store Elevations - 2097 40D
Proposed Store Floor and Roof Plan - 2097 41A	Proposed Store Floor and Roof Plan - 2097 41B
Proposed Site Access Plan - 2022-6822-007 P5	Proposed Site Access Plan - 2022-6822-007 P6

Background

The application seeks approval for a number of minor non-material changes to the approved scheme that have arisen as part of the detailed design process. The changes do not fundamentally change the scheme for which planning permission has been secured.

Proposed Alterations

The proposed alterations are as follows:

- Change entrance door from double sliding door to single sliding door
- Relocation of ATM
- Additional of vents/ covers to yard and rear elevation
- Minor relocation of wall to service yard
- Omission of 1 EV upstand / 2 space due to lack of power within the grid



This necessitates a change to the listed approved drawings, which condition 2 requires the development to be carried out in accordance with.

It also requires an amendment to be made to the drawing reference in condition 7 and 8. These should be reworded as follows:

Condition 7:

“Prior to the first occupation hereby permitted the vehicular access improvements as indicated on drawing 2022/6832/007 P5, shall be completed and thereafter retained. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and shall be secured and undertaken as part of the s278 works or other such agreement”.

Condition 8

Prior to the first occupation of the development hereby permitted visibility splays measurement shown on drawing number 2022/6832/007 P05 shall always be maintained free from any obstruction between 600mm and 2.0 metres above the level of the adjacent highway carriageway”.

With regard to condition 13 this needs to be reworded as follows:

“Prior to completion, the proposed new development shall incorporate a minimum of 2 Electric Vehicle (EV) ready charging spaces, a minimum of 1 of these shall be dedicated for disabled use. The charging spaces shall be retained and made available for customer and staff use thereafter”.

Assessment

The proposed alterations to the exterior of the building are very minor in scale and non-material. They are also necessary to meet the end users' operational requirements.

With regard to the EVC spaces these have been reduced from 4 spaces to 2 spaces due to insufficient power. The spaces have however been future proofed with the laying of all below ground cables and ductwork. The development has Building Regulations approval and as was discussed at the planning application stage, EV provision is now a Building Regulations matter and not a planning matter.

The proposed alterations do not fundamentally change the scheme for which planning permission has been obtained. The changes represent good design and do not raise any technical or planning policy issues.

Accordingly, we consider the changes to be acceptable and trust that consent can be granted for this non-material amendment as soon as possible.



If you have any queries or wish to discuss any matters further, please do not hesitate to contact me.

Yours faithfully,



Helen Binns BA(Hons) MTPL MRTPI
Associate Director



Cc Shane McNulty, Greene King Commercial Investments Ltd

