



Town and Country Planning Act 1990 (as amended)

NON-MATERIAL AMENDMENT

Application No: PL/0444/25 (CC0202)

Description & location of development:

**APPLICATION FOR THE DEMOLITION OF 4NO. EXISTING BUILDINGS
AND THE CONSTRUCTION OF A NEW 2 STOREY EDUCATION
SUPPORT CENTRE WITH ASSOCIATED SOFT AND HARD
LANDSCAPING, CAR PARKING AND ACCESS**

**AT: NORTH HERTS EDUCATION SUPPORT CENTRE, BRIAR PATCH
LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 3LY**

**To: Mrs Andrea Gilmour
Hertfordshire County Council
Property
Robertson House
Six Hills Way
Stevenage
SG1 2ST**

**In pursuance of its powers under the above Act and the Orders and
Regulations for the time being in force thereunder, the Council hereby
PERMITS the non-material amendment proposed by your application
received 30 March 2026.**

**The changes sought are changes to the approved plans as set out under
Condition 2 (Approved Plans), Condition 9 (Tree Retention and
Protection) and Condition 10 (Services/Utility Provision). These
changes are summarised in the cover letter dated 26 March 2026, which
accompanied the application.**

Dated: 1 MAY 2026

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TEAM LEADER, DEVELOPMENT MANAGEMENT**

The non-material amendment will allow minor changes and small-scale repositioning, reorientation or the removal of elements from the approved scheme, to better align with the operational needs of the approved scheme and to address logistical constraints during the construction process.

The primary considerations in approving this non-material amendment are as follows:-

- 1. There is no change to the use of the approved scheme.**
- 2. The mansafe roof system is replaced with a full roof edge handrail is set back from the face of building and 250mm below the top of the parapet to minimise the visual impact.**
- 3. The lower roof plant deck replaces a solid screen with louvres to improve air flow but is the same approved colour, and there is no change to the mass of the building. The roof vent terminals have been repositioned, but have not increased in size or number.**
- 4. The pump house and a larger sprinkler have been repositioned and a 2.4m timber closed board fence added to protect against unauthorised access. The built form remains discretely located to the north of the main building, adjacent to the car park. Similarly, the bin store has been enlarged and enclosed by a 2.0m hit and miss timber fence but remains located adjacent to the car park.**
- 5. An additional downpipe has been added to accommodate runoff requirements, which is consistent with the existing proposed downpipes.**
- 6. The external ground floor plant area has been removed and incorporated into the first floor external plant area. This area is**

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to be landscaped with ornamental planting. There is further additional planting across the site to reflect the removal of two trees (T51 and T55) which were dead and posed a safety risk.

7. The external gym furniture has been reorientated in line with the needs of the school, but there is no change to the mass of the equipment.



Case Officer:

Date: 16 April 2026

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the details submitted in the application dated 24 January 2025, other than as modified by the discharge of conditions within this permission.

- Planning Statement (WSP, January 2025, Ref: 001)
- Design and Access Statement (Saunders Boston Architects, January 2025, Ref: 2040)
- Design and Access Statement Addendum (1) Rev 04 dated 20th March 2026
- BPL SBA XX XX DR A 701 Location Plan
- BPL SBA XX XX DR A 703 Proposed Block Plan P03 dated 20/03/26
- BPL SBA XX XX DR A 704 Proposed Site Plan P04 dated 20/03/26
- BPL SBA XX 00 DR A 710 Proposed Ground Floor Plan
- BPL SBA XX 01 DR A 711 Proposed First Floor Plan
- BPL SBA XX XX DR A 724 Proposed Site Elevations P06 dated 20/03/26
- BPL SBA XX XX DR A 725 Proposed Elevations P07 dated 20/03/26
- BPL SBA XX RF DR A 712 Proposed Roof Plan P05 dated 20/03/26
- BPL SBA XX ZZ DR A 715 Proposed Sections (1) P05 dated 20/03/26
- BPL SBA XX ZZ DR A 716 Proposed Sections (2) P05 dated 20/03/26
- BPL SBA XX ZZ DR A 717 Proposed Sections (3) P05 dated 20/03/26
- BPL SBA XX XX DR A 723 Proposed Site Sections P06 dated 20/03/26
- P1449-ONE-ZZ-XX-DR-L 0001 Landscape Masterplan 1 P14 dated 26/03/26

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- P1449-ONE-ZZ-XX-DR-L 0001 Landscape Masterplan 2 P12 dated 23/03/26
- P1449-ONE-ZZ-XX-DR-L 0001 Planting Plan 1
- P1449-ONE-ZZ-XX-DR-L 0001 Planting Plan 2
- SP617-ONE-ZZ-ZZ-DR-E-2101 External Lighting Plan
- SP617-ONE-ZZ-ZZ-DR-E-2400 Internal Lighting Plan
- SP617-ONE-ZZ-00-DR-M-2400 Ground Floor
- SP617-ONE-ZZ-00-DR-M-2400 First Floor
- Archaeological Desk-based Assessment (AOC Archaeology Consultants, December 2023, Ref: 27515)
- Ecological Impact Assessment (Elmaw Consulting, December 2024, no reference no.)
- BNG Metric Spreadsheet by email dated 27 January 2025
- Construction and Traffic Management Plan, Construction Environmental Management Plan and Dust Management Plan (Ashe, November 2024, Ref: SP617)
- Energy Statement (Twin & Earth, December 2024, Ref: TEO626)
- Drainage Strategy, Assessment of Flood Risk & Sustainable Drainage System Statement (BCAL Consulting, January 2025, Ref: 10050-BCL-XX-ZZ-RP-C-0001-A_Drainage Strategy & FRA)
- Foul Sewage and Utilities Statement (Ashe, November 2024, Ref: SP617) + Utilities Plans 1-6
- Site Investigation Report (Ground Engineering, February 2024, Ref: C16080)
- Landscape and Visual Impact Appraisal (November 2024, OneCreative, Ref: P1464-ONE-ZZ-XX-RP-L-0001)
- Noise Impact Assessment (DBX Acoustics, January 2025, Ref: 24002-R01B-JT)
- Sustainability Appraisal (WSP, January 2025, Ref: 70123334)
- Transport Assessment (Stomor, January 2025, Ref: ST3160/TA-2501-Briar Patch Lane, Rev 2 dated 13/05/2025)
- School Travel Plan (Stomor, January 2025, Ref: ST3160/STP-2501-Briar Patch Lane)
- Tree Survey and Impact Assessment (Keen Consultants, January 2025, Ref: 2032-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevB) Rev C dated March 2026)
- 2032-KC-XX-YTREE-TCP01RevB Tree Constraints Plan
- 2032-KC-XX-YTREE-TPP01RevB Rev C Tree Protection Plan
- Construction Environmental Management Plan and Dust Management Plan (Ashe, November 2024, Ref: SP617)
- Landscape General Arrangement Plan P1449-ONE-ZZ-XX-DR-L-1000 Rev C04 dated 16/02/26

Reason: To ensure the development is carried out in accordance with the approved plans

Tree Retention and Protection (Model Condition)

9. Unless otherwise agreed in writing, all trees to be retained within the site shall be retained and protected from damage during

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construction in accordance with the relevant British Standards (BS5837:12), and as shown in 2032-KC-XX-YTREE-TPP01RevB Rev C Tree Protection Plan. Any tree(s) that is damaged during construction or that dies within five years of the development shall be replaced with a specimen tree of the same species. Replacement planting must take place within the first planting season.

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area.

Services/Utility Provision (Model Condition)

10. Unless otherwise agreed in writing, any trenching works for service or utility provision which encroach within the root protection area (RPA) of trees on site (as recorded in tree survey 2032-KC-XX-YTREE-TPP01RevB Rev C Tree Protection Plan) shall be carried out by hand to avoid root damage. No roots of a diameter greater than 50mm shall be cut.

Reason: To protect the health and condition of existing trees on site.

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