



**North
Herts
Council**

Correspondence address:

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

**Application for Removal or Variation of a Condition following Grant of Planning Permission or
Listed Building Consent**

**Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)**

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Gate 8 and Gate 9, Johnson Matthey PLC
Address Line 1	Orchard Road
Address Line 2	
Address Line 3	
Town/city	Royston, Hertfordshire
Postcode	SG8 5HE

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
534744	241319

Description

Gate 8 and Gate 9, Johnson Matthey PLC

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Johnson Matthey PLC

Address

Address line 1

Johnson Matthey PLC

Address line 2

Orchard Road

Address line 3

Town/City

Royston

County

Hertfordshire

Country

United Kingdom

Postcode

SG8 5HE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Jack

Surname

Gandy MRTPI

Company Name

Bidwells LLP

Address

Address line 1

Bidwell House

Address line 2

Trumpington Road

Address line 3

Town/City

Cambridge

County

Country

United Kingdom

Postcode

CB2 9LD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of Industrial Building (3CR Annex), Link Bridge and other associated works.

Reference number

23/02625/FP

Date of decision (date must be pre-application submission)

22/02/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2: Approved Plans

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Please refer to the attached cover letter and supporting planning statement as to why the Decision Notice for 23/02625/FP needs to be updated.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The Decision Notice needs to be updated through the amended plans replacing the plans that were approved for planning application 23/02625/FP.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Email dated 16 May 2024

Date (must be pre-application submission)

16/05/2024

Details of the pre-application advice received

Bidwells sent an informal email to the above Officer, with context about the three key proposed alterations to the S73 application. Based on the information he was provided, the Officer advised that, in his professional opinion, that a S73 application was appropriate for this development, quoting also: 'The new floorspace appears to be set back from the main front (Orchard Road facing elevation) of the new 3CR Annex building so that reduces any additional impact'.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Jack

Surname

Gandy

Declaration Date

18/07/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jack Gandy

Date

19/07/2024