

Planning & Building Control Services
 Civic Centre
 The Water Gardens
 Harlow Essex CM20 1WG
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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

Yes

No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

Yes

No

Not applicable

Description of Your Proposal

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

Application for reserved matters following outline planning permission under planning reference HW/OUT/22/00286 seeking consent for the following: Appearance - aspects and materiality of the buildings (concourse hall and cycle hub), the canopy and the surrounding spaces which affect the way they look, including the exterior of the development. Landscaping - the improvement of the site and the surrounding area, including planting trees, planters, screens, fixed furniture and amenities for the passengers and visitors of the new Sustainable Transport Hub and Interchange. Layout of the proposed development- including the buildings layout, routes and open spaces within the development and the way they are laid out in relations to the buildings and spaces outside the development. Scale - includes information on the size of the development, including each proposed building and canopy, all in line with the outline proposal.

Reference number

HW/REM/23/00272

Date of decision

15/10/2023

What was the original application type?

Outline planning permission: All matters reserved

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
- Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendment to Conditions 02, 03 & 05 to exclude demolition from the requirements. Amended condition wording below.

Condition 02 - Prior to the commencement of development, except for demolition, hereby approved, a method statement shall be submitted to, and approved in writing by the Local Planning Authority, demonstrating how noise will be mitigated during the permitted working hours of the demolition and construction phases. The works shall thereafter be undertaken in accordance with the approved details.

REASON: To protect the amenity of noise sensitive properties.

Condition 03 - Prior to the commencement of development, except for demolition, hereby approved, a dust emissions statement shall be submitted to, and approved in writing by the Local Planning Authority, demonstrating how dust suppression will be mitigated during the permitted working hours of the demolition and construction phases. The works shall thereafter be undertaken in accordance with the approved details.

REASON: To protect the amenity of the area from excessive dust emissions.

Condition 05 - Prior to the commencement of development, except for demolition, details of the proposed materials will be submitted to and approved in writing by the Local Planning Authority. The construction will thereafter be undertaken in accordance with the approved details.

REASON: In the interests of the visual appearance of the development hereby approved.

Please state why you wish to make this amendment

Required in order to manage the effective delivery and implementation of the project. In addition the amendments seek to avoid duplication between conditions.

Are you intending to substitute amended plans or drawings?

- Yes
- No

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Declaration

I/We hereby apply for Non-Material Amendment 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

- McBains

Date

02/11/2023