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Dear Rob

Planning Permission 121270/00/2018: The Hut Group Headquarters at Airport City North Non-Material Amendment Application

Please find enclosed an application for a non-material amendment to Planning Permission Ref: 121270/00/2018 (approved 20 December 2018), in accordance with Section 96(a) of the Town and Country Planning Act 1990 (as amended). The Applicant is Airport City LP.

The Planning Permission relates to:

“Outline application with all matters to be considered for development comprising: The erection of a 6 storey building comprising 26,803 sqm gross office floorspace (use class B1(a)) and erection of a 6 storey multi-storey car park to provide 1,147 parking spaces, landscaping and public realm, with vehicular access onto Enterprise Way and associated works (Phase 1); and, Outline application with all matters reserved for 39,673 sq. m gross office space (use class B1(a)) and associated car parking (maximum 832 spaces) (Phases 2 and 3)”

Background

The Hut Group is committed to delivering their world-class Headquarters scheme at Airport City North, with a target to be completed by 2022. In order to allow the scheme to be delivered in line with the construction programme, a first phase of enabling works is proposed. Once the Applicant has started the enabling works on site (i.e. commenced development), it triggers a number of conditions whereby information is requested within a certain timeframe from the commencement of development. These conditions are: 18 (ventilation and odour strategy); 20 (acoustic insulation scheme); and 22 (junction details).

Now that a more detailed construction programme in place, it is considered that the information requested in these three conditions is specific to a more progressed stage of development and detailed design of Phase 1 than that envisioned in the construction programme three months following the commencement of the enabling works. Therefore, this application seeks to amend the trigger points of these three conditions to the commencement of the above ground works for any phase, to align with the detailed design programme.

Proposed Non-Material Amendments

The proposed amendments to the wording of the conditions are suggested below in **red (bold)** text.

- Condition 18: “Within three months of the commencement ~~of the development a scheme of the above ground works for any phase. details~~ for the extraction of any fumes, vapours and odours from the premises hereby approved ~~for that phase~~ shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.”
- Condition 21: “The development hereby approved shall include a building lighting scheme and a scheme for the illumination of external areas. Full details of such a scheme ~~for each phase of development~~ shall be submitted to and approved in writing by the local planning authority within three months of the commencement of development ~~of the above ground works for each phase~~. The approved scheme shall be implemented in full before the development is first occupied and shall remain in operation for so long as the development is occupied.”
- Condition 22: “Within three months of the commencement of ~~development the above ground works~~, full technical details of the priority junction vehicular access from Enterprise Way and associated highway works shall be submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details.”

Summary of Amendments Proposed

The proposed amendments do not alter the form of the development approved and the outstanding detail will be dealt in line with the proposed time triggers. It has been concluded that the changes will not materially alter the originally approved scheme and are therefore considered to be non-material to its determination.

The proposals will contribute towards the successful delivery of this landmark development, a scheme which is supported by planning policy objectives at national and local levels. Approval of the proposals would therefore support planning and regeneration benefits associated with Airport City proposals as a whole.

Application Documentation

The Application is supported by:

- Application Form; and
- Application Fee of £234.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Frances Hampson (0161 455 6766 / fhampson@deloitte.co.uk).

Yours sincerely



Eve Grant
For Deloitte LLP