

STRATEGIC PLANNING COMMITTEE SUPPLEMENTARY AGENDA

9 July 2026

The following report is attached for consideration and is submitted with the agreement of the Chairman as an urgent matter pursuant to Section 100B (4) of the Local Government Act 1972

6 P0867.25 - JEWSON, 307-309 SOUTH STREET, ST. ALBANS (Pages 3 - 4)

Addendum to Committee Report attached

**Zena Smith
Head of Committee & Election
Services**

This page is intentionally left blank

ADDENDUM REPORT FOR STRATEGIC PLANNING COMMITTEE – 9th July 2026

Agenda Item No. 6	
Application Ref:	P0867.25
Address:	Jewson, 307-309 South Street
Amendment to Committee Report <u>Section 3: Recommendation</u> To correct paras. 3.3 and 3.4 to such that they read: 3.3 Agreement that the Director for Planning <i>and Public Protection or the Assistant Director for Planning</i> has delegated authority to negotiate the detailed wording of the legal obligation to secure the obligations set out above. 3.4 Agreement that the Director for Planning <i>and Public Protection or the Assistant Director for Planning</i> has delegated authority to issue the planning permission and impose the conditions as set out in Appendix 1 of this report, or to alter the wording of planning conditions as necessary. <u>Section 19: Planning Obligations</u> To remove reference to the 'Carbon Offset Payment' from the list of proposed obligations. The proposal has been amended during the course of the application to achieve a carbon reduction saving of 117% when compared to the baseline, inclusive of a 16% improvement through 'be lean' measures. On this basis, no carbon offset payment would be required Amendment of Planning Conditions (Appendix 1) <u>Condition 2: Approved Plans</u> To update Drawing No. 300 'Proposed Elevations' revision number from 'Rev. 05' to 'Rev. 06'. Updated plans were received, which amended details of the mechanical plant in order to ensure the scheme meets the carbon reduction policies of the London Plan. <u>Condition 4: Gas Protection Measures</u> To amend the trigger for part (b) of this condition from 'Prior to above ground works' to 'Prior to Occupation'.	

The construction sequence means that some above ground works need to be completed before the gas resistant membrane and floor slab are installed. As such it is not possible to provide a Verification Report until the above ground works are finished.

Condition 6: Cycle Parking

To delete reference to 'visitors' of the development.

Changing facilities, lockers, and showers are unlikely to be used by any visitors of the Jewson site, as customers to the builders merchant's branch will not arrive by cycle due to the nature of trade, and large materials to be collected.

Condition 11: Noise Barrier

To amend condition 11 so that it starts "Notwithstanding the submitted details, prior to the first use of the development hereby approved..."

Condition 15: Noise from Plant

To include reference to the 'Technical Note' (22/04/26).

The Technical Note was submitted to update the noise mitigation for mechanical plant, following the amendment to the proposal to ensure carbon reduction targets would be met.

Additional Representations

Following the publication of the committee report, one additional representation has been received raising the following considerations:

- The BNG for this site is 6%, below the statutory minimum of 10%, and off-site mitigation has not been set out within the submission. Off-site mitigation must be secured under this permission.
- The hours of use recommended by the council's Environmental Health team should be secured by condition.
- Traffic routing for customers and deliveries should avoid using residential roads and this should be secured by condition.

Officer Response:

- Off-site mitigation to ensure the scheme achieves a 10% uplift in BNG is secured through a mandatory condition which is automatically applied to all relevant planning permissions. Additionally, the submission of the required BNG plan would be secured as a planning obligation.
- The hours of use and delivery times recommended by the council's Environmental Health team have been secured as conditions (Conditions 16 and 17).
- The suggested condition relating to traffic routing would not be enforceable and would therefore not meet the six tests required of a planning condition. Neither the council nor the applicant would have any means of monitoring or preventing the use of public roads near the site by members of the public.