



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING DECISION NOTICE – CONSENT

N6/2009/1054/LB

**PART DEMOLITION AND ALTERATION OF THE EXISTING LISTED BUILDING
FOR COMMUNITY USES**

**at: FORMER ROCHE PRODUCTS LTD BROADWATER ROAD WELWYN
GARDEN CITY**

Agent Name And Address

MISS L RIGG
DPP
63-67 WEST ONE
BROMHAM ROAD
BEDFORD
MK40 2FG

Applicant Name And Address

GEORGE WIMPEY NORTH THAMES
C/O AGENT

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **GRANTS** listed building consent to the works described above and proposed by you in your application received with sufficient particulars on 02/06/2009 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details WGC AL (0) 200, WGC AL (0) 201, WGC AL (0) 211, WGC AL (0) 250, WGC AL (0) 251, WGC AL (0) 252, WGC AL (0) 260 and WGC AL (0) 261 received and dated 02 June 2009 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

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3. Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all making good of the existing building shall be carried out in materials and finishes which closely match, like-for-like, those historic materials and finishing details used in the existing building or structure to accord with usual conservation good practice and to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials and finishes should be submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure that the special architectural and historic interest, character and appearance of the building are properly maintained, in accordance with PPG 15 and standard conservation good practice.

4. Notwithstanding the details shown on the approved drawings listed in condition 2 above, no works shall take place until detailed plans of the west elevation are submitted to and agreed in writing by the Local Planning Authority. The required plans shall be submitted at 1:5 scale illustrating the detail of the proposed new door openings, frames and doors as identified on approved drawing WGC AL (0) 260. The works shall then be implemented in accordance with these approved details.

REASON: To protect the historic fabric and aesthetic quality of the Listed Building in accordance with Planning Policy Guidance Note 15.

5. Prior to the commencement of demolition or enabling works, the developer shall record details of the existing building by measured plans, text and shall undertake a photographic record survey of the building as existing to the satisfaction of the local planning authority.

REASON: The building is Grade II Listed and a record should be made before it is altered in accordance with the provisions of Policy R27 of the Welwyn Hatfield District Plan, adopted 2005.

6. No development shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the programme and method for the partial demolition and the steps required to be taken during the process of work to secure the safety and stability of that part of the building that is to be retained.
- ii. details of adequate support and shelter arrangements to be provided at all time to the walls and roof whilst the building works are carried out.
- iii. details of any repair works proposed.
- iv. details of any materials to be removed which in the opinion of the Local Planning Authority should be salvaged for re-use.
- v. details of proper and adequate protection to those features/areas of the building noted as being of special interest in the listing description or noted as areas that are sensitive to change in the applicants Heritage Statement (received and dated 02 June 2009) for the duration of the works.
- vi. measures to control the emission of dust and dirt during the works.

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REASON: To ensure that the building is protected during demolition and construction, that articles and materials that are of an intrinsic quality are available for re-use and to prevent the total or partial collapse of the building in the interests of protecting the character and appearance of the listed building.

7. No demolition works hereby approved shall commence until a contract for the redevelopment of the site has been made and confirmed and planning permission has been granted for the redevelopment for which the contract provides (either in accordance with the provisions of planning application N6/2009/1053/MA or otherwise an alternative application). A copy of the contract shall be submitted to and accepted in writing by the Local Planning Authority prior to the commencement of these works.

REASON: The works are only permitted by virtue of the wider redevelopment to be carried out in accordance with the provisions of Policy R27 of the Welwyn Hatfield District Plan, 2005.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION

The proposal has been considered against Planning Policy Guidance PPG15, East of England Plan 2008 policy ENV6, and Welwyn Hatfield District Plan 2005, Policy R27, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see officers report which can be inspected at these offices).

INFORMATIVES

Section 8(1)-(2) of the Listed Buildings and Conservation Areas Act 1990 requires the Royal Commission on the Historical Monuments of England (RCHME) to be allowed at least one month to record a listed building before demolition takes place (unless they indicate that they do not wish to record it). English Heritage has assumed the statutory recording activity formerly undertaken by the Royal Commission on the Historical Monuments of England, which merged with English Heritage in 1999. For further information please contact the English Heritage Architectural Investigation Section at 37 Tanner Row, York, Y01 6WP.

Date: 28/07/2009



Tracy Harvey
Head of Development Control