

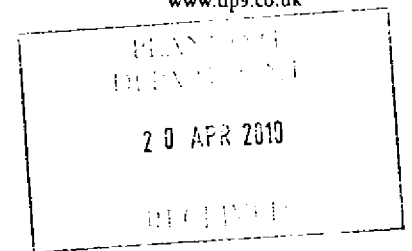
JWP/AG/EC/DP2225

19th April 2010



Mr Richard Aston
Planning Department
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

100 Pall Mall
London SW1Y 5NQ
telephone 020 7004 1700
facsimile 020 7004 1790
www.dp9.co.uk



Dear Richard,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
SHREDDED WHEAT FACTORY, BROADWATER ROAD, WELWYN GARDEN CITY,
HERTFORDSHIRE, AL7 3AX.**

On behalf of our client Spenhill Regeneration Ltd please find enclosed applications for planning permission and listed building consent for *"the erection of a palisade security fence for a temporary period of three years"* around the northern and eastern elevations of the Shredded Wheat Factory, Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3AX.

This covering letter provides background to the proposals and summarises the content of the submission.

We enclose 8 paper copies of the following:

- Completed Planning Application Forms and Certificates;
- Completed Listed Building Consent Application Forms and Certificates;
- Design and Access Statement prepared by Allies and Morrison;
- Drawing No. 568_07_01_000 Site Location Plan;
- Drawing No. 568_07_01_001 Existing Site Plan;
- Drawing No. 568_07_01_002 Proposed Site Plan;
- Drawing No. 568_07_01_003 Proposed Vehicular Access;
- Drawing No. 568_07_01_004 Security Fence and Access Gates typical elevations.

The submission is also accompanied by a cheque for the planning application fee made payable to Welwyn Hatfield Borough Council for £170.

Background

The site is 3 hectares in area and is located on a vacant industrial estate on the junction of Broadwater Road and Bridge Road.



The site is bound to the south by Hyde Way and beyond this to the south lies the Broadwater Road industrial estate. To the west of the site lies a Network Rail road which provides emergency access to the railway line which borders the west of the industrial estate. Directly to the north of the site lies Bridge Road and directly to the east lies Broadwater Road.

The Shredded Wheat Factory was statutorily Grade II Listed on 16th January 1981. The listing description only refers to the silos, the grain house and part of the original production building, however other later buildings and extensions that are attached are also listed by virtue of that attachment.

Spennyll Regeneration Ltd is currently in discussions with the Council regarding the wider redevelopment of the site on Broadwater Road.

However, in the meantime the building is currently vacant and has already been subject to several instances of trespass. Spennyll would like to secure the site in order to prevent unauthorised access to the site, where there is both a risk to health and safety and to prevent the further deterioration of the listed building.

The Proposal

Spennyll are seeking to secure the building by the most efficient and complementary means possible. There is already an existing palisade fence which bound the west and south-east corners of the site, however the north and east of the site is largely unprotected.

It is therefore proposed that the fencing that is the subject of the application will be in keeping with the existing security fence which is already located partially around the site.

The fence will be 2.5 metres in height and will comprise 25mm vertical steel bars fixed to the upper and lower horizontal rails with 60mm by 80mm main vertical fixing posts at 3 metre intervals.

The palisade fence will consist of galvanised steel and will be a colour and finish that will be in harmony with the setting of the listed building.

Three vehicular and pedestrian access gates are proposed within the palisade fencing; two on the northern elevation and one in the eastern elevation. These access gates will utilise the two existing vehicular access points from both Bridge Road and Broadwater Road.

In addition, at the north-eastern corner of the site an information board is proposed to be attached to the palisade fencing which presents an opportunity to provide information about the factory's history and significance.

Planning Policy

Currently, planning applications are assessed against the saved policies within the Welwyn Hatfield District Plan which the Council adopted in 2005. However, the Council is currently preparing their Local Development Framework which will eventually replace the policies within the District Plan.

In March 2009 Welwyn Hatfield Borough Council published for consultation the Core Strategy Issues and Options.



Design

Policy D1 of the Welwyn Hatfield District Plan (2005) seeks to ensure a high quality of design in all new development. This should take account of the character and setting of the area.

Policy D3 of the District Plan requires all new development to incorporate the principles of continuity and enclosure to distinguish between public and private spaces.

Paragraph 7.22 states that *“the means of enclosure should provide both privacy and security without becoming a dominant visual feature of the site. Regard should be paid to the character of the area when choosing the form of enclosure to be incorporated.”*

The Core Strategy Issues and Options (2009) document seeks to promote through the use of good design, safe access and the safe use of spaces both during the day and at night.

The proposed fence will not be visually dominant within the site as the outer boundary of the site is screened by a hedge. Attention has been paid to ensure that the factory buildings remain the most visually dominant feature of the site by ensuring that there are gaps retained in the fencing.

The character of the area is industrial and the design of the fence is in keeping with the existing palisade fence on the site.

Heritage

The Shredded Wheat Factory was statutorily Grade II Listed on 16th January 1981. The English Heritage Listing Description is as follows:

BRIDGE ROAD, The Nabisco Shredded Wheat Factory

968/1/28 BRIDGE ROAD 24-OCT-02 THE NABISCO SHREDDED WHEAT FACTORY II 1925. Architect Louis de Soissons. Two concrete ranges, at right angles with links. Southern range consists of giant range of cylindrical concrete drums 15 bays long with flat oversailing capping with railings right over the whole top. Behind this is a plain attic storey with 28 plain windows with plain capping over. On one end elevation is a 3 bay projecting tower rising just above the main roof level. At the west end of the range is a 2 bay wing with large windows, the southern bay of 3 storeys and the northern of 4. Flatroofs. Adjacent is a 7 bay, 4 storey block, with large windows divided by narrow piers and small scale structural divisions between the storeys, making it almost wholly glass. Flat oversailing capping at roof level.

The proposed fence will be adjacent but not physically attached to the wall of the factory building and therefore will not have an impact upon the fabric of the listed building. The main heritage consideration is therefore considered to be the impact of the proposal on the setting of the listed building.

Planning Policy Statement 5 (PPS5) “Planning for the Historic Environment” was published in March 2010 and sets out planning policies on the conservation of the historic environment.



The overarching aim of PPS5 is that *“the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.”*

Policy HE7 of PPS5 sets out the policy principles to guide the determination of applications for consent relating to heritage assets. Paragraph HE7.4 states that local planning authorities should take in to account *“the desirability of sustaining and enhancing the significance of heritage assets and of utilising their positive role in place shaping.”*

Policy R25 of the District Plan “Works to Listed Buildings” has not been saved and therefore the main planning policy with regard to heritage consists of PPS5.

The Core Strategy Issues and Options (2009) document sets out the Council’s emerging planning policy strategy with regard to the historic environment. The strategy states that *“in order to protect, conserve, and enhance the historic environment of the Borough we will continue to protect conserve and enhance the historic environment of the Borough through the use of statutory powers and non-statutory measures.”*

The proposed fence will secure the site and assist in sustaining the significance of the Shredded Wheat Factory and preventing further deterioration of the Grade II listed building. It is therefore considered that the proposals comply with all levels of planning policy.

Summary

The Shredded Wheat Factory is Grade II Listed, is currently vacant, and has been subject to several instances of trespass.

The proposed security fence is urgently required for a temporary period of three years in order to secure the site for both health and safety reasons and to prevent the further deterioration of the listed building.

The proposed fence will not detract from the character or appearance of the listed building. It has been designed to match the existing palisade fence which already partially surrounds the site, and will allow for maximum visibility of the factory building, whilst providing high security.

The proposal complies with all levels of planning policy, providing temporary and valuable means of enclosure which will provide safety and security to the building. The proposal promotes the safe use of the site and the protection of the Grade II Listed building.

Should you wish to discuss the application please contact either Adam Gostling or Emma Cleasby at this office.

Yours Sincerely,

DP9

DP9