



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2017/2496/VAR
Date: 01/12/2017

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Former Shredded Wheat Factory, Bridge Road, Welwyn Garden City, AL8 6UN

The application seeks to amend the wording of Conditions 1 and 3 of planning permission N6/2015/0293/LB.

The existing wording of Condition 1 and the proposed amendments (**in bold**) are set out below:

*Prior to the commencement of any works **of repair or restoration** to the Listed Buildings, the applicant shall submit to, and have approved in writing by, the Local Planning Authority a detailed specification for the proposed works. Drawings shall be provided at 1:20 scale for typical elevations and sections and 1:5 for sectional details.*

The submitted specification shall include:

i) A schedule of repairs to the listed building;

ii) INTERNAL

- A method statement for removing buildings, walls and forming openings in floors;*
- Details and samples of materials to be used, including the interior finish;*
- Precise details of new staircases, alterations to existing staircases, lifts; WC accommodation;*
- New floors (including finishes and protection of existing finishes); ceilings, exposed services and/or ducts/suspended ceilings/raised floors;*
- Internal insulation and finishes;*
- Partitions, opening doors/frames;*
- Secondary windows;*
- Heating and ventilation installations (strategic drawings)*
- Conservation, retention and recording of historic grain chutes etc. in silo building;*

iii) EXTERNAL

- External envelope including windows and doors;*



- *Repairs and decoration of existing concrete and steel fabric;*
- *Chimney vent stacks, grilles and all enclosure of plant;*
- *Antennae and solar installations;*
- *Steps, ramps, flush thresholds and handrails;*
- *Repair, re-furbishment and re-glazing of historic metal windows*

The approved specification shall be implemented in full, prior to the occupation of the 200th residential unit, unless otherwise agreed in writing by the Local Planning Authority.

The existing wording of Condition 3 is as follows:

No demolition works hereby approved shall commence until a contract for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides (either in accordance with the provisions of planning application N6/2015/0294/PP or otherwise an alternative application). A copy of the contract shall be submitted to and receipt acknowledged in writing by the Local Planning Authority.

It is proposed to amend the wording to the following:

No demolition works hereby approved shall commence until a Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing how the retained Listed Buildings will be secured and maintained prior to the implementation of a new scheme. The approved Method Statement shall be implemented immediately following the completion of each phase of the demolition.

In accordance with the National Planning Policy Framework (NPPF), any development proposal that would result in harm to the significance of a heritage asset should be weighed against a public benefit or securing the optimum viable use of the asset (para.134). Furthermore, the NPPF requires local planning authorities to give great weight to the assets conservation, with greater weight given to more important assets (para.132). It also acknowledges that significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The planning permission granted (N6/2015/0293/LB) identified harm to the Grade II Listed former Shredded Wheat Factory arising from the proposed works of demolition, alteration and restoration to the heritage asset. This was weighed against the public benefits of the wider redevelopment of the site, including the restoration and repair of the listed building and securing its viable future use. This resulted in a public benefit which allowed the scheme to be approved.

As such, the existing condition has been carefully worded to secure the repair and restoration of the listed building, its future use and continued preservation. It is therefore considered that the existing conditions are reasonable and justified.

The proposed re-wording of Conditions 1 and 3 would not ensure the repair and restoration of the listed building and its future use and conservation following the demolition works consented, and could also result in the listed building being exposed for an indeterminate period of time, which would not sustain or enhance its significance.

I therefore advise that this application is refused as it would undermine the restoration and repair of the listed building and securing its viable future use, which was integral to the original application being approved.

Yours sincerely,

Hannah Rae
Historic Buildings Consultant
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter