



FAO: Planning Department,  
Welwyn Hatfield Borough Council

Ref: 6/2019/1299/VAR  
Date: 23/07/2019

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

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

The application is for the variation of Condition 52 (provision of open space and play space) on planning permission 6/2018/0171/MAJ, dated 15th February 2019 to remove the skate park, in association with planning application 6/2019/1330/FULL.

As part of the wider planning permission 6/2018/0171/MAJ, permission was granted for the erection of a two storey Train Operating Company (TOC) building to the west of the site, south of the existing pedestrian bridge over the railway line. To the east of the building was a skate park.

The TOC is no longer required and so it is proposed to replace the approved two storey building with a five storey building (four full storeys with a fifth storey occupying approximately one third of the roof) on a larger footprint, removing the skate park from the approved scheme. The proposed building is positioned alongside approved six and seven storey buildings.

The loss of open communal area, in the form of the skate park, appears to undermine the scheme and its original intention to provide areas of open communal and activity space – a recognised intention of the historic Garden City development. Open spaces allow the prominence of the former factory to be appreciated. The approved skate park was located in a position with views towards the former factory in between other approved buildings, and also allowed the existing pedestrian railway footbridge to remain a prominent feature of this part of the site. Whilst the loss of the open space is considered to be negative, this concern in itself is unlikely to have a harmful adverse impact on the setting of the listed building.

Yours sincerely

Maria Kitts BA (Hons) MA PGCert  
Senior Built Heritage 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*