

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 30 MARCH 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

N6/2015/0293/LB

FORMER SHREDDED WHEAT FACTORY, BRIDGE ROAD, WELWYN GARDEN
CITY, AL8 6UN

PART DEMOLITION, REPAIR, RESTORATION, EXTENSION AND CONVERSION
OF THE FORMER SHREDDED WHEAT FACTORY COMPLEX TO INCLUDE
DEMOLITION OF ALL BUILDINGS AND STRUCTURES EXCEPT THE ORIGINAL
1920'S SILOS, PRODUCTION HALL, GRAIN STORE AND BOILER HOUSE.
REFURBISHMENT AND CHANGE OF USE OF THE RETAINED LISTED
BUILDINGS TO PROVIDE 2 CLASS C3 RESIDENTIAL UNITS, A CLASS C1
BOUTIQUE/BUDGET HOTEL, CLASS B1(A) OFFICES, A CLASS CLASS A4
PUB/BAR, A CLASS CLASS D1 CRÈCHE AND A CLASS D2
GYM/DANCE/EXERCISE STUDIO

APPLICANT: Mr M Witham

AGENT: David Lane Associates

(Peartree)

1 Background

- 1.1 This application is linked with the main planning application under reference N6/2015/0294/PP which is considered elsewhere on the agenda for the meeting of the Development Management Committee on 30 March 2017 and is for the wider redevelopment of this site.
- 1.2 The determination of this application for listed building consent has been delayed in order that it can be considered at the same time as the application for the redevelopment of the wider site.

2 Site Description

- 2.1 The application site is located to the east of Welwyn Garden City town centre.
- 2.2 The application proposes works to the former Shredded Wheat factory complex, a complex of buildings that has been vacant for a number of years. These buildings sit to the north of Hydeway between the east coast mainline railway and Broadwater Road.

- 2.3 The buildings on the site comprise a set of garages, boiler house, grain house, grain silos, production hall, manufacturing hall, administration building, factory dispatch building and oil tanks.
- 2.4 The buildings are currently in a poor state of repair.

3 The Proposal

- 3.1 Listed building consent is sought for the partial demolition, restoration, repair and conversion of the former Shredded Wheat factory complex.
- 3.2 It is proposed to demolish all elements of the complex other than the first phase of development constructed between 1924-1926.
- 3.3 Specifically, it is proposed to demolish and remove the oil storage tanks, factory dispatch building, administration building, manufacturing hall and 27 of the grain silos as well as the garage building on Hydeway.
- 3.4 The remaining elements of the complex, the boiler house, grain house, production hall and the 18 original grain silos would be retained and restored to be put to a range of new uses. Specifically, the following works to the retained buildings are proposed:

The Production Hall

- 3.5 Externally, it is proposed to restore the eastern elevation with the reinstatement of the original grand entrance stair. The main concrete structure will be repaired, restored and redecorated and this will include the reinstatement of the original glazed tiles and painted brick work. The 1960s Seaporcel green panels will be removed and the original glazed tiles and painted brick work reinstated. The existing mix and match of windows will be replaced with new uniform metal units to the original proportions. The new windows will be double glazed. Extraneous and redundant industrial equipment that remains on the external elevations, such as fire escape stair cases, will be removed.
- 3.6 The second floor already sits asymmetrically to the rest of the building and it is proposed that the eastern wall will be moved out to the east to enable the insertion of a new circulation lightwell. Plant to service the building will be located above this, set back from the edge of the building.
- 3.7 Internally, an open plan layout will be created or reinstated on all floors with the demolition of more recent partitions and sub-divisions. The existing south west internal staircase will be retained. The original main entrance to the building will be reinstated on the eastern side of the building and the existing staircase retained and restored. The principal internal change will be the insertion of a new circulation core which will provide access to all floors. A new stair will also be added at the western side of the building to provide access from the west.

Grain House, Boiler House and Silos

- 3.8 The main structures of the Grain House and Boiler House are to be retained. Internal partitions and structures relating to the now redundant use will be removed. Windows will be replaced in line with the proposals for the production hall. The single storey connection between the Grain House and Production Hall will be removed along with extraneous pipework, railings and ducts. The Boiler House will be maintained as a single volume.
- 3.9 It is proposed to demolish 27 silos which would mean that 18 silos are retained. Externally, the painted concrete structure will be restored and repaired. Internally, floors and partitions would be inserted in order that the building can be adapted to a new hotel use. Windows, in metal, will be inserted on each floor within the recesses between each silo. The top floor will be converted to a residential use and the structure will be stripped back to its concrete frame to enable the insertion of glazing.

4 Reason for Committee Consideration

- 4.1 This application is presented to the Development Management Committee because it represents a linked part of the wider proposals for the regeneration of this site, the determination of which should be made by elected members in order to serve the public interest.

5 Relevant Planning History

- 5.1 Listed Building Consent was granted in January 2011 for Works for and including part demolition, repair, restoration, extension and conversion of the former Shredded Wheat factory complex to provide retail (A1 and A3), business (B1), heritage centre (D1) and energy centre. This consent was granted subject to conditions and was considered in conjunction with a planning application for the redevelopment of the remained of the site.
- 5.2 Planning application N6/2015/0294/PP should also be considered. This is a live planning application for the redevelopment of the wider site to include Outline planning permission for part demolition, repair, restoration, extension and conversion of the former Shredded Wheat factory complex to include demolition of all buildings and structures except the original 1920's silos, production hall, grain store and boiler house. Refurbishment and change of use of the retained listed buildings to provide 2 Class C3 residential units, a Class C1 boutique/budget hotel, Class B1(a) offices, a Class A4 pub/bar, a Class D1 crèche and a Class D2 gym/dance/exercise studio. Erection of up to 850 Class C3 dwellings to potentially include up to 80 Class C2 (and/or C3 assisted living units), Class A1 retail, Class A3/A4 restaurants/café/bars/pubs, Class D1 community use and healthcare and Class D2 gym/dance/exercise studio floorspace. Provision of external space for leisure and recreation to include a linear park, external games/play area, allotments and a skate park. Creation of internal estate roads, paths, vehicle and cycle parking. Associated highway works comprising the widening of footways and the provision of cycle ways to Broadwater Road and Bridge Road, works to Hyde Way, junction remodelling works and the erection of a

new footbridge from Bridge Road. Phase 1 (Blocks 2,3,4,5,6 & 7 on land to the north and west of Hyde Way and northern part of Block 1) – Includes Appearance, Means of Access, Landscaping, Layout and Scale in addition to all associated highway works . Phase 2 (Blocks 8,9,10,11 & 12 and southern part of Block 1 on land to the south of Hyde Way) – Includes Means of Access with Layout, Scale, Appearance and Landscaping reserved.

5.3 The site is also subject to the adopted Broadwater Road West Supplementary Planning Document (SPD) 2008 which was prepared to support Policy EMP3 of the District Plan which identifies the site as an area of opportunity for mixed use development.

5.4 There is also an extensive list of applications detailing minor works to the listed buildings which have been considered over the years. These are not considered relevant to these more significant proposals and so have not been detailed here.

6 Planning Policy

6.1 National Planning Policy Framework – Chapter 12 ‘Conserving and enhancing the historic environment’.

6.2 Welwyn Hatfield District Plan 2005

Policy R27 – Demolition of Listed Buildings

Policy R29 - Archaeology

6.3 Broadwater Road West Supplementary Planning Document 2008.

7 Site Designation

7.1 The site lies within Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

7.2 The site is allocated as EA1 (Employment Area) in the Welwyn Hatfield District Plan 2005.

8 Representations Received

8.1 The application was advertised by means of site notice, press notice and neighbour notification letters. 11 representations were received, although these were in relation to the associated planning application and no comments, specific to the listed building consent application, were made

9 Consultations Received

9.1 Representations were received from the following bodies:

9.2 **Historic England** – Object to the demolition of the 27 grain silos but consider the remainder of the proposals to be broadly appropriate in their approach to the remainder of the complex.

- 9.3 **WHBC Conservation Officer** – Objects to the proposals, principally in respect to the demolition of the 27 grain silos.
- 9.4 **Council for British Archaeology** – Advises that the condition of the later additions to the complex should be considered carefully before any demolition is agreed. Objection is raised to the demolition of the 27 grain silos
- 9.5 **Twentieth Century Society** – Objects to the demolition of the 27 grain silos, which it considers would cause substantial harm. `

10 **Analysis**

10.1 The main issues to be considered in the determination of this application are:

1. Whether the works to the listed buildings are appropriate having regard to Chapter 12 of the National Planning Policy Framework (NPPF) and District Plan Policy R27.

10.2 Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. The specific historic environment policies within the NPPF are contained within paragraphs 126-141. Paragraph 131 of the National Planning Policy Framework (March, 2012) states, ‘In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness’

10.3 Policy R27 ‘Demolition of Listed Buildings’ of the Welwyn Hatfield District Plan 2005 takes a criteria based approach to considering proposals for complete, or partial demolition of any building of special architectural or historic interest. Specifically, the policy states that:

“Listed Building Consent for the complete or partial demolition of any building of special architectural or historic interest will not be granted other than in the following exceptional circumstances:

- i) *Clear and convincing evidence has been provided that it is not practicable to us the building for its present or previous use and that no viable alternative use can be found, and that preservation in some form of charitable or community ownership is not possible;*

- ii) *The physical condition of the building has deteriorated, to a point that it can be demonstrated that demolition is essential in the interests of public safety. A comprehensive structural report will be required to support this criterion;*
- iii) *Demolition or major alteration will not be considered without acceptable detailed plans for the site's development. Conditions will be imposed in order to ensure a contractual obligation has been entered into for the construction of the replacement building(s) and or the landscaping of the site prior to the commencement of demolition; and*
- iv) *Where, exceptionally, consent is granted for the demolition or major alteration to a listed building, before any demolition or major alteration takes place, applicants will be required to record details of the building by measured drawings, text and photographs, and this should be submitted to and agreed by the Council'.*

- 10.4 In respect of the proposed works to the listed buildings themselves, advice from Historic England (HE) is largely supportive, except with regard to the proposed demolition of the 27 later silos. HE acknowledge that, whilst the historic fabric of the buildings and, to some degree, their significance would be affected by the alterations that are required for conversion and demolition, the approach to the majority of the complex is broadly appropriate. HE set out that, having assessed the significance of the factory complex, the loss of the later production floor and offices would not materially harm the significance and special interest of the factory. With regard to the 27 silos which are proposed to be demolished it is the view of HE that this loss would materially harm the significance and special interest of the factory complex
- 10.5 With regard to the proposed demolition of the 27 silos the architects for the scheme undertook a masterplan study of how the scheme would have to change if all of the silos were retained. This showed that a wide range of design changes would be required including; the omission of building 7B, resulting in the deletion of 26 residential units and 253sqm of A3/A4 floor space, due to its location on the site of the later silos. A lowering of the height of the surrounding buildings would also be required. In order to preserve the setting of the additional retained silos, the architects also anticipate that building 7D would have to be shortened, likely to lead to the loss of a further 4 or 5 residential units. It is also suggested that the majority of the 5 four storey town houses in block 7, fronting Louis de Soissons Gardens would be significantly affected by overshadowing from the silos, both internally and externally in their garden areas. It is suggested that the microclimate in the immediate area would also be adversely affected. 2 four storey town houses in block 6 would also be omitted in order to maintain the formal nature of the space. The loss of these townhouses would also result in reduced overlooking of the Louis de Soissons Gardens public space. The retention of the silos would allow for the creation of two additional penthouse apartments.
- 10.6 To summarise, the retention of all of the silos is predicted to result in the loss of 38 residential units from the scheme, the creation of 2 new penthouses and the loss of between 380 and 680sqm of A3/A4 floorspace

- 10.7 Consideration of the level of harm caused to the listed buildings needs to be made. The view of Historic England is that the proposals are flawed in respect of the grain silos. They consider that the proposed demolition of the later silos would outweigh benefits to the significance of the shredded wheat factory that would follow from other aspects of the work. They express the view that, whilst this harm would be serious, it would not be “substantial harm” in the terminology of the NPPF.
- 10.8 Paragraph 132 of the NPPF states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight.... Any harm or loss should require a clear and convincing justification”.
- 10.9 If it is accepted that the proposed demolition of the 27 silos would cause harm to the significance of the heritage asset, but that this harm is less than substantial, then paragraph 134 of the NPPF is engaged. This paragraph states that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use”.
- 10.10 The public benefits of the proposed scheme, that is subject of the related planning application, are many and varied and it is legitimate to consider whether they would outweigh the harm that would be caused to the listed buildings. Firstly, the scheme will help to deliver the regeneration of a brownfield site, close to the centre of the town, which has been vacant for 9 years. It would help to deliver the aims of the Council’s adopted Broadwater Road West SPD. The scheme will deliver up to 850 new dwellings, and forms a key part of projected housing delivery in the Borough. There will be significant improvements to the built environment within and around the site, including high quality public spaces and high quality landscaping. The scheme will also deliver community benefits in the form of a community centre building, healthcare facility and local jobs both during and post construction. The core 1920s listed buildings would be retained, refurbished and put to a viable new use enabling their conservation for the future. The site would be opened up through a series of public spaces and improved permeability and connectivity. The scheme would enable significant improvements to the surrounding highway network and a wide range of biodiversity improvements.
- 10.11 All of the factors set out above must be weighed against the less than substantial harm that would be caused by the demolition of the 27 silos.
- 10.12 Protecting and enhancing the historic environment is one part of the environmental role of the planning system and in turn, the environmental role is one of three, along with the economic role and the social role, which together form the three dimensions of sustainable development, as envisaged by paragraph 7 of the NPPF. The NPPF advises that these roles are mutually dependent and that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including; making it easier

for jobs to be created, moving from a net loss of bio-diversity to a net gains, replacing poor design with better, improving the conditions in which people live, work, travel and take leisure and widening the choice of high quality homes.

- 10.13 The proposed scheme would deliver all of these positive improvements as envisaged by the NPPF, including to the historic environment, by virtue of the restoration of the original listed buildings and their conversion to a viable future use. It should be borne in mind that the applicant has demonstrated the likely effect that the retention of all of the silos would have on the scheme, including the loss of a number of residential units. The applicant has demonstrated, and had verified by the Council, the limited viability of this scheme. The retention of all of the existing silos on the site is considered likely to compromise that overall viability to a level that would compromise the scheme as a whole. Indeed, it is the works to the listed buildings that form much of the high level of costs associated with the proposals.
- 10.14 As with the associated planning application it is considered that the significance of the listed buildings would be harmed by the demolition of the later 27 silos, but when compared with the range of other benefits that would result from the scheme it is considered that this harm is outweighed.
- 10.15 In reaching this conclusion, account has been taken of the desirability of sustaining and enhancing the significance of the heritage asset and putting them to viable use. The applicant has proposed a viable use for the original 18 grain silos, the production hall, boiler house and grain house and the alterations to these buildings are found to be acceptable in principle. However, justification has been made that the demolition of the other, later, additions would be significantly beneficial to the preservation and enhancement of the remainder of the designated heritage asset as a whole.
- 10.16 Account has also been given to the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality. The retention of the original complex of buildings that formed the Shredded Wheat factory would be a positive focus for the wider development on the wider site. The production hall in particular provides an opportunity to support the economic vitality of the area in its new use as an office. This is a role that would also be supported by the re-use of the silos as a hotel and the grain house and boiler house as café/pub uses.
- 10.17 Finally, account has been given to the desirability of new development making a positive contribution to local character and distinctiveness. The proposed demolition of the later additions to the factory complex provides the opportunity to better reveal and restore the original complex of buildings, both externally and internally. The Shredded Wheat factory is iconic to Welwyn Garden City and the wider proposed new development provides an opportunity for the original buildings to be restored and enjoyed for the future.
- 10.18 The comments that have been received from all parties have been carefully considered in reaching this conclusion. In particular the comments made by all parties in relation to the proposed demolition of the 27 silos. Historic

England are the statutory advisor in respect of heritage matters and they have concluded that, whilst harm would be caused as a result of the proposals, this harm would be less than substantial. It is on this basis that this application has been considered.

10.19 In terms of the criteria based approach of Policy R27 of the District Plan, it is considered that for point (i), the approach that has been taken by the applicant is that demolition of the later additions to the listed building would be beneficial to the preservation and enhancement of the heritage asset as a whole and therefore alternative uses, for the elements to be demolished, have not been sought. Given that Historic England have taken the view that, with the exception of the later silos, the proposed works to the listed building are generally supported, this is considered to be a reasonable approach. With regard to the later range of silos that are proposed to be demolished, evidence has not been provided to show that these have been marketed for an alternative use. However, the applicant has provided evidence to show that the retention of these 27 silos would compromise the remainder of the scheme to the extent that viability would be adversely affected. This, on a scheme that is already shown to be unviable. A judgement must therefore be taken as to whether the harm is justified by the other benefits, a conclusion that has been reached elsewhere in this report.

10.20 The other requirements of Policy R27 can be satisfactorily controlled by conditions.

Protected Species:

10.21 As mentioned earlier in this report, this application is linked to planning application N/2015/0294/PP for the wider redevelopment proposals for the site. The planning application is accompanied by an Environmental Statement (ES) which includes an Ecological report. The site is identified, on the whole, to be of low ecological value. Bat surveys have been undertaken and found that bats were not present at the site at that time, and habitat for bat roosts on the site are poor. Measures to keep a watching brief have been proposed and will be controlled by conditions on the linked planning application.

Conditions

10.22 Planning Practice Guidance Policy governs the use of conditions in planning and the power to impose conditions when granting planning permission is very wide. If used properly, conditions can enhance the quality of development and enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. The objectives of planning, however, are best served when that power is exercised in such a way that conditions are clearly seen to be fair, reasonable and practicable. Conditions should only be imposed where they are both necessary and reasonable, as well as enforceable, precise and relevant both to planning and to the development to be permitted. In considering whether a particular condition is necessary, both officers and members should ask themselves whether planning permission would have to be refused if that

condition were not to be imposed. If it would not, then the condition needs special and precise justification.

- 10.23 Conditions are proposed to accord with the provisions of Policy R27 of the District Plan in order to ensure, as best can be done, that the new development proposed to follow the demolition of the listed buildings, will take place. Conditions requiring the submission of detailed specifications of the works to the listed buildings, a demolition method statement and a listed building management and maintenance plan are also included.

11 Conclusion

- 11.1 The level of harm that would result, from the proposed works of demolition, alteration and restoration of the listed buildings, has been identified as being less than substantial. This harm has been weighed against the wider proposed redevelopment of this site and the public benefits that would come with that, not the least of which is the restoration and repair of the original listed buildings and their viable future use.

12 Recommendation

- 12.1 It is recommended that listed building consent be approved subject to the following conditions:

1. Prior to the commencement of any works 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.

REASON: In order that the works to the listed building are undertaken in an appropriate manner and timeframe in accordance with Section 12 of the National Planning Policy Framework and Policy R27 of the Welwyn Hatfield District Plan 2005..

2. 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.

3. 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.

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.

4. Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all making good of the existing buildings 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 the historic and architectural significance of the buildings is properly maintained.

5. Prior to the first occupation of any of the retained Listed buildings, the applicant shall submit to, and have approved in writing by, the Local Planning Authority a Listed Building Management and Maintenance Plan. The approved plan shall then be implemented in full on site in perpetuity.

REASON: In order to ensure that the Listed buildings are maintained in an appropriate manner following the completion of the development in accordance with Chapter 12 of the National Planning Policy Framework.

DRAWING NUMBERS

6. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
2455-T-00-0027-Z01	05	Demolition - First Floor Demolition	25 February 2015
2455-T-00-0030-Z04	05	Demolition - Fourth Floor Demolition	25 February 2015
2455-T-00-0026-Z00	05	Demolition - Ground Floor Demolition	25 February 2015
2455-T-00-0033-ZXX	05	Demolition - North & South Elevations	25 February 2015
2455-T-00-0032-Z06	05	Demolition - Roof Plan Demolition	25 February 2015
2455-T-00-0028-Z02	05	Demolition - Second Floor Demolition	25 February 2015
2455-T-00-0025-ZXX	05	Demolition - Site Plan Demolition	25 February 2015
2455-T-00-0029-Z03	05	Demolition - Third Floor Demolition	25 February 2015
2455-T-00-0034-ZXX	05	Demolition - East & West Elevations	25 February 2015
2455-T-00-0031-Z05	05	Demolition - Fifth Floor Demolition	25 February 2015
2455-T-04-0001-ZO1	03	Blocks 4 & 5 - Upper Ground Floor	25 February 2015
2455-T-04-0040-ZXX	03	Blocks 4 & 5 - Typical Facade Detail	25 February 2015
2455-T-04-0004-ZO4	03	Blocks 4 & 5 - Third Floor Plan	25 February 2015
2455-T-04-0007-ZO7	03	Blocks 4 & 5 - Sixth Floor Plan	25 February 2015
2455-T-05-0023-ZXX	03	Blocks 4 & 5 - Silo Courtyard Elevations	25 February 2015
2455-T-04-0003-ZO3	03	Blocks 4 & 5 - Second Floor Plan	25 February 2015

2455-T-04-0010-Z10	03	Blocks 4 & 5 - Roof Plan	25 February 2015
2455-T-04-0008-ZO8	03	Blocks 4 & 5 - Seventh Floor Plan	25 February 2015
2455-T-04-0030-ZXX	04	Blocks 4 & 5 - Sections	25 February 2015
2455-T-04-0005-ZO5	03	Blocks 4 & 5 - Fourth Floor Plan	25 February 2015
2455-T-05-0022-ZXX	04	Blocks 4 & 5 - North & South Elevations	25 February 2015
2455-T-04-0020-ZXX	03	Blocks 4 & 5 - North and South Elevations	25 February 2015
2455-T-04-0041-ZXX	03	Blocks 4 & 5 - Main Grand Entrance Stair	25 February 2015
2455-T-04-0000-ZO0	03	Blocks 4 & 5 - Lower Ground Floor	25 February 2015
2455-T-04-0021-ZXX	04	Blocks 4 & 5 - East & West Elevations	25 February 2015
2455-T-04-0002-ZO2	03	Blocks 4 & 5 - First Floor Plan	25 February 2015
2455-T-04-0006-ZO6	03	Blocks 4 & 5 - Fifth Floor Plan	25 February 2015
2455-T-04-0009-ZO9	03	Blocks 4 & 5 - Eighth Floor Plan	25 February 2015
2455-T-00-0001-ZXX	03	Site Plans - Existing Site Plan Indicating Phase 1 & 2	25 February 2015
2455-T-00-0014-ZXX	04	Site Plans - Existing - Full Extent	25 February 2015

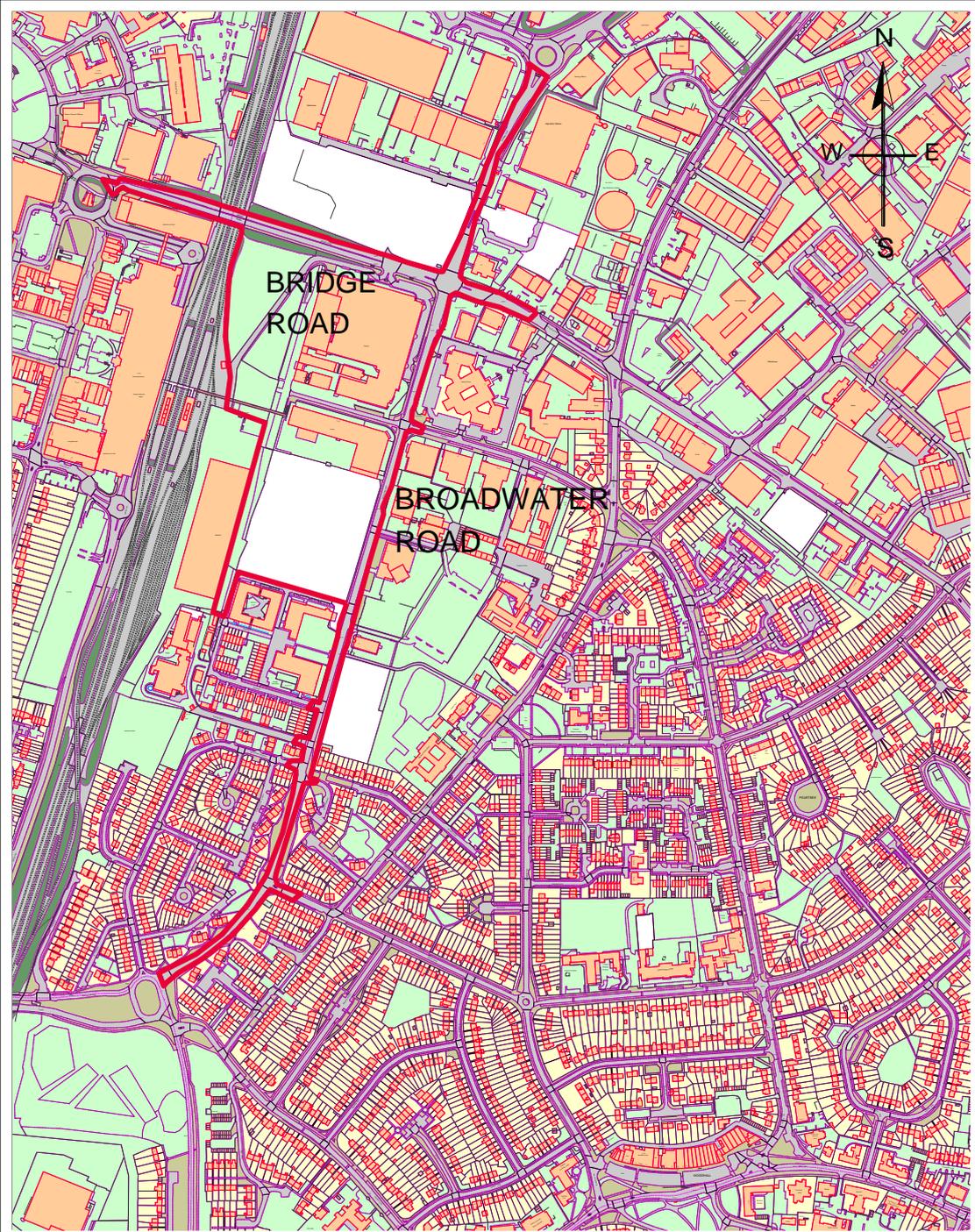
REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Positive and Proactive Statement

The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer’s report which can be inspected at these offices).

Chris Carter, (Planning)

Date: 17 March 2017



	Title: Former Shredded Wheat Factory, Bridge Road, Welwyn Garden City	Scale: DMC
	Project: DMC Meeting	Date: 2017
Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Drawing Number: N6/2015/0293/LB & N6/2015/0294/PP	Andrew Windscheffel
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