

To: DLA Town Planning Ltd
5 The Gavel Centre
St Albans
AL3 6PQ

Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1300 daily.

**Notice of Decision
Planning (Listed Buildings and Conservation
Areas) Act 1990
Planning (Listed Buildings and Conservation
Areas) Regulations 1990
Approval of Listed Building Consent**

To: DLA Town Planning Ltd

Application No: N6/2015/0293/LB

Date of Approval: 30 March 2017

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 5 years from the date hereof to: -

Development: 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

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

Applicant: Mr Mark Witham

Application Date: 13 February 2015

In accordance with the conditions listed below: -

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, refurbishment 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-	03	Blocks 4 & 5 - Sixth Floor	25 February 2015

0007-ZO7		Plan	
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-ZOO	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.



Colin Haigh
Head of Planning

Planning (Listed Buildings and Conservation Areas) Act 1990

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If this is a decision on an application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- In all other cases, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.