



[REDACTED]

10 June 2022

Dear David Elmore

RE: 6/2020/3420/MAJ

Biopark, Broadwater Road, Welwyn Garden City, AL7 3AX

The Twentieth Century Society has been alerted to the Planning Appeal concerning the application for the “Demolition of existing buildings and construction of 289 residential units (Use Class C3) and community hub (Use Class E/F.2), with public realm and open space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.”

The Society wishes to register its objections to the proposed redevelopment which is within the setting of the Welwyn Garden City Conservation Area, and of the nearby Grade II former Roche office building and Grade II former Shredded Wheat factory.

As required under Section 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard shall be had to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework (NPPF, 2021) includes paragraph 199 which 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 [...] This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” Paragraph 200 states that any harm to, or loss of, significance (including from development within its setting), should require clear and convincing justification.

In the Society’s view, the proposed high-rise, high-density scheme would be an overdevelopment of the site. It is our view that the proposed design and massing of the

development would not respect the character of the local area, and would have a detrimental impact on the setting of nearby designated heritage assets. A more sympathetic, low-rise residential development would be better suited to this location. For these reasons, we support the council's decision to refuse planning permission.

Yours sincerely,



Coco Whittaker

Caseworker

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Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.