

Part I

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 9 NOVEMBER 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2016/1883/LB

FORMER ROCHE PRODUCTS SITE, 40 BROADWATER ROAD, AL7 3AY

CHANGE OF USE OF FORMER ROCHE PRODUCTS FACTORY (CLASS B OFFICES, RESEARCH AND MANUFACTURING) TO PROVIDE 34 RESIDENTIAL UNITS (CLASS C3) ACROSS BASEMENT, GROUND AND FIRST TO THIRD FLOORS, WITH ASSOCIATED EXTERNAL ALTERATIONS INCLUDING EXCAVATION TO THE REAR LIGHTWELL OF SOUTHERN ELEVATION, ADDITIONAL AND ALTERED FENESTRATION TO THE NORTHERN AND SOUTHERN ELEVATIONS, CREATION OF ADDITIONAL CAR PARKING AND ASSOCIATED LANDSCAPING, TOGETHER WITH INTERNAL ALTERATIONS INCLUDING THE SUBDIVISION AND RECONFIGURATION OF FLOORSPACE, THE INTRODUCTION OF 5 NEW SPIRAL STAIRCASES AND PROVISION OF SERVICING WITHIN THE BUILDING.

APPLICANT: Taylor Wimpey North Thames

AGENT: Rapleys

(Peartree)

1 Site Description

- 1.1 The Roche Products Factory is a Grade II listed building built in 1938-1940 as the headquarters for Roche, an international pharmaceutical company. The building is this country's only example of the architecture of Otto R Salvisburg, a modernist architect whose work in Berlin has been recognised as a UNESCO World Heritage Site.
- 1.2 The building was innovative in its time for its use of steel-reinforced concrete and layered ribbon windows. It featured clean, unadorned lines, painted render finishes, a flat roof and a deep eaves overhang. The form of the building is roughly L-shaped with office accommodation located on the front of the pre-application site in the two and a half/three storey wing. The rear wing is four stories high and was originally used for laboratories but was later adapted for office use. There is a single-storey addition on the west and south sides of the four storey block. This was part of an E-shaped single-storey structure that was partially demolished to make way for the new housing to the west.

- 1.3 Other buildings were added on the surrounding site over the years and used for manufacturing. Roche vacated the entire site some years ago. The surrounding buildings were demolished to facilitate redevelopment for residential use further to planning permission Ref No N6/2010/1776/MA. The previous use of the listed building, the subject of this pre-application submission, was an office (Use Class B1). It is still vacant as the permitted change of use and conversion to community uses has not been implemented and has expired (ref nos. N6/2010/1776/MA and N6/2009/1054/LB). The building has been the subject of vandalism and fallen into some disrepair. The Local Authority has been pursuing the repair of the listed building (the render and, potentially, the steel frame of the frontage) with the current owner
- 1.4 The application site includes the vehicle access road from Broadwater Road known as Otto Road. This road contains some existing car parking spaces, which are normally occupied but are not allocated to residential units on the surrounding sites. The site also includes the area of open space to the south side of the building.

2 The Proposal

- 2.1 Listed Building consent is sought for change of use of the building to residential and conversion into 34 flats, provision of 37 car parking spaces and landscaping of the open space.
- 2.2 The application was accompanied by a Heritage Statement. A Schedule of Works was provided which identifies the works to the building divided into elements to be Retained, Relocated and Reused, Removed and Introduced/Reinstated.
- 2.3 The key heritage and architectural features would be **retained**. These include:
- the overall geometric shape,
 - internal concrete stair structures, curved steel stair structure and the brass and rails and original tiles (where these exist below rubber matting),
 - external doors, travertine walls and floors in entrance lobby
 - boardroom at first floor: parquet floor, fireplace, original bronze window frames, panelling and wooden window surrounds,
 - at ground floor the concierge/reception room would become a post room and include archive material and a display on the history of the building.
- 2.4 Items **removed** include the bronze windows in the south elevation at ground and first floor. Some of these have already been removed. They will be replaced with double glazed aluminium units designed to reflect the form and appearance of the original bronze ones. The steel spiral stair at the entrance

from ground to first floor would be replaced with a new structure. The old kitchen and WC fittings, which are not original would be removed together with internal partitions (excepting those in the Director's offices on the first floor).

2.5 The items to be **reinstated** include the glass block work to the curved stairwell and the tiled surfaces to the other stair cases.

2.6 **Introduced** items include:

- the partitions to create the internal walls to corridors and flats,
- new windows and door openings in the south side at basement level and an excavated basement level patio;
- enlarged window openings in the north elevation at ground floor level
- spiral stairs: three between basement and ground floor and three between first and second floor in the office wing.

2.7 **Externally**, the curved wall would be retained and a gate inserted. The landscaping of the open space to the south will be worked up in detail under condition on Listed Building Consent. The aim for this area is to reflect and enhance the setting of the Art Deco listed building while introducing informal use by including seating for the enjoyment of residents of the building.

2.8 The car parking area will be laid out and landscaped. Details of landscaping also to be worked up under condition.

3 Reason for Committee Consideration

3.1 This application is presented to the Development Management Committee because it accompanies the planning application for this proposal (6/2016/1882/MAJ), which has been called in by Councillor Cowan for the following reasons:

"It appears to be a departure from the SPD in having no community content when the SPD said the whole building was to be for community use.

It is a departure from the WHBC guidelines in having no social housing and the justification given in the Applicant's report is spurious on two grounds.

I note that most of the promised parking already exists and is in use."

4 Relevant Planning History

4.1 N6/2016/N015/PA - Change of Use and Conversion of Listed Building into 32 Residential Flats with Landscaping and Parking. Advised change of use would require justification and evidence of marketing for the preferred use (B1 or community use). Affordable housing required at 30%. Parking should

meet Council adopted standards. The proposal would involve harmful alterations to the building. More sympathetic design would include fewer units, less alteration to windows, greater retention of original fabric, opening southern elevation to open space and screening of basement excavations. Open space should be laid out and planted appropriately for the setting of the listed building e.g. geometric layout softened by planting should be considered. The northern elevation of the site should be landscaped so that the feature staircase is a focal point when viewed from within the pre-application site and from the site to the north.

- 4.1 S6/2015/1472/PA - Pre application advice for the conversion of existing Grade II building, erection of a two storey addition to existing single storey rear wing to provide 34 residential apartments and associated parking for all units. Advised to avoid making extensions. Also advised to minimise impact on fabric and retain/reinstate as much as possible. Concern expressed at amount of subdivision of building. Change of use from office /community use requires justification and market assessment. Setting of listed building also important. Relationship with land to the North is important to enhance focus on spiral staircase.
- 4.2 N6/2011/2520/DS – Discharge of conditions 4 (Details of west elevation), 5 (Record of Listed Building), and 6 (Construction Method Statement) of N6/2009/1054/LB. Approved 6.3.2011.
- 4.3 N6/2010/1776/MA - Erection of 209 dwellings, retain and alter Listed Building for community uses, associated open space, landscaping, car parking and new access. Approved 9.3.2011.
- 4.4 N6/2009/1053/MA - 207 dwellings, retain and alter Listed Building for community uses, associated open space, landscaping, car parking and new access. Refused 25.9.2009.
- 4.5 N6/2009/1054/LB - 207 dwellings, retain and alter Listed Building for community uses, associated open space, landscaping, car parking and new access. Approved 28.7.2009.

5 Planning Policy

- 5.1 National Planning Policy Framework (126-141)

Welwyn Hatfield District Plan 2005

Supplementary Design Guidance, February 2005

Supplementary Planning Guidance, Broadwater Road West, December 2008

Supplementary Planning Guidance, Parking Standards, January 2004

Interim Policy for Car Parking Standards and Garage Sizes, August 2014

Planning Obligations, Supplementary Planning Document, February 2012

6 Site Designation

- 6.1 The application building is Listed Grade II. The site lies within Broadwater Road Employment Area (EA1) of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005. It is also located within the area covered by the Broadwater Road West Supplementary Planning Guidance 2008.

7 Representations Received

- 7.1 The application was advertised by means of site notice, press notice and neighbour notification letters. Eight representations have been received from neighbouring occupiers. Their comments relating to heritage issues may be summarised as:

- support in principle for the proposed change of use to residential to bring the building into use and decrease antisocial behaviour and vandalism of building;

These comments are subject to concerns about the levels of parking and layout of pedestrian route on Otto Road. These issues are addressed in the report for the planning application (6/2016/1882/FULL)

Details of comments from the Welwyn Garden City Society are set out below at paragraph 8.4.

8 Consultations Received

- 8.1 No response has been received from the following consultees. Comments were due by 31.10.16

- Hertfordshire Gardens Trust

- 8.2 **Welwyn Hatfield Borough Council Conservation Officer** - The proposed change of use to residential involves subdividing the building with a consequent loss of openness and flexibility to the internal spaces. Harm to the historic and architectural significance of the building should be reduced to as little as possible. The proposed layout would result in the loss of the horizontal openness inside the building. It also makes additional openings in the floor slabs. The intention should be to minimise intervention and harm. Larger wider open plan units on one level would fundamentally cause less harm. The elevations of the administrative wing are compromised by the excavation of the basement on the south side and alterations to the windows in the north side and result in a loss of historic fabric. The proposed change of use and alterations to the fabric constitute a significant harm.

The setting of the listed building has already been compromised by the already built out housing development as part of an overall planning approval. To some extent, the design has proved the initial fundamental concerns that

housing is a poor fit with the character of this building and the wrong option for its re-use.

The proposed change of use and alterations to the building would significantly harm the significance and setting of the listed building and would not conform to the NPPF 2012 paras 7, 8, 9, 131, 132, 134, Historic England- “Conservation Principles” and Historic Environment Good Practice Advice in Planning Note 3, Emerging Core Strategy CS11; and the Local Plan Policies D1 and D2. The Planning (Listed Buildings and Conservation Areas) Act 1990.

- 8.3 **20th Century Society** – The building is nationally significant and has been vacant for some time. There is a need to ensure the future of this heritage asset via a beneficial use. Conversion to residential does not pose particular concerns. The proposals indicate a sympathetic approach, preserving original fabric and the significant form and massing of the building. The basement area is not of high value. However, the garden area is an important element in the overall composition. The light well and patio will erode and cause some harm to the setting. The Society would propose avoiding such an extensive intervention in the green area.
- 8.4 **Welwyn Garden City Society** - The Society, while regretting the loss of the production and administrative employment enjoyed on this historically significant site, recognises that this scheme retains and enhances the original building and its main architectural features in the conversion to residential use. The Society recommends this application for approval.
- 8.5 **Welwyn Garden City Heritage Trust** - The Roche Building is an extremely important building both locally and nationally being the only remaining example of an Otto Salvisberg industrial design left in the UK. After some concerns over the proposals to add an extension at the rear, now withdrawn, and given the complexities of the site versus the need to maintain the original integrity of the design WGC Heritage Trust is pleased to register its support for the proposals submitted in the current application. We accept that there are aspects of the proposals that do not quite produce an ideal result for leisure space but that is offset by the good location in terms of access to transport links, especially rail. That being the case we hope the LPA will see fit to approve the proposals so that the long overdue refurbishment of this iconic building can begin without further delay.
- 8.6 **Welwyn Hatfield Borough Council Landscaping and Ecology Department** – no objection to removal of trees close to the building. Advised regarding choice of species and maintenance of layout. Recommended cellular rooting systems for trees along northern boundary and inclusion of seating in open space and topiary trees to provide shade.
- 8.7 **Councillor Beckett** – I am concerned about the lack of any affordable housing, additional parking spaces and lack of landscaping. I understand there is no outside seating planned and no biodiversity increase.

9 Analysis

9.1 The considerations for the listed building and full planning application are considered separately. However, the heritage considerations under the planning application are the same in respect to the impact of the development that requires planning permission. Therefore the heritage considerations will be discussed solely under the listed building application, but will also apply to the planning application.

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

1. The impact of the proposed development on the fabric and setting of the Listed Building (NPPF paras 126-141).

9.3 Policies set out in National Planning Policy Framework (NPPF 2012) seek retention and enhancement of heritage assets. Further to Section 12 of the NPPF, great weight should be given to the conservation of heritage assets, and their significance can be harmed by alterations both to the asset and to its setting. The significance of an asset can be harmed or lost through alteration or destruction and local authorities are required to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

9.4 As required by NPPF paragraphs 131-132, any proposal on the site should sustain and enhance the significance of the listed building, secure a suitable use that enables its conservation and appropriately treat its setting. The criteria which need to be satisfied by any development proposals for alteration or extension of a listed building include

- (i) respecting the character, appearance and setting of the building (in terms of design, scale and materials),
- (ii) retention of architectural and historic features and
- (iii) retaining the building's historic form and integrity.

As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. The NPPF requires that alterations to listed structures should be kept to a minimum and be sympathetic to the original overall form and detailing.

9.5 The building's historic form and integrity will be retained: no extensions or demolition are proposed. The key features of architectural and historic significance which are still present in the building would also be retained and where necessary repaired and reinstated as original. This pertains principally to the board room area, entrance lobby, the three stair cases and materials. These aspects are considered acceptable and welcomed.

9.6 The main issues relate to the proposed alterations to the exterior and the alterations to and subdivision of the internal spaces. The NPPF requires

these to respect the character and appearance and setting of the building in terms of design, scale and materials. These are considered below.

9.7 The main areas of concern in conservation terms are:

a) Amount of vertical subdivision. The subdivision of the internal space into 34 flats necessitates new dividing walls between flats and between rooms within the flats and creation of new corridors in the four storey block. The ceiling heights within the building have already been reduced by false ceilings to conceal ducting and light fittings. These would be removed and replaced; the higher ceilings would allow for concealing of service ducts for flats. The submitted Design and Access Statement states that the internal layout has been designed to use the original structures e.g. existing columns and partitioning. This results in a sympathetic alignment of walls with window pier and retention of internal circulation areas around the three staircases and their landings. The impact on the internal fabric will depend upon the means of fixing new walls to the original fabric. Details of this can be sought through conditions to ensure the most sympathetic methods are used. The impact on the external appearance will be minimised by using the existing distinctive pattern of window bays in all elevations to position the dividing walls between flats and between rooms within the flats. This allows retention of the existing window bay pattern, which is a distinctive feature of the building's character and appearance.

b) The introduction of five spiral staircases in the administrative wing. The south half of the wing contains two floors while the north half contains three storeys with lower head room. The existing spiral stair between first and second floor was probably a later installation and cuts through the concrete slab floor structure. Two additional spiral stairs are proposed between the first and second floors to enable use of the lower headroom on the second floor as bedrooms and bathrooms. Three spiral stairs are introduced between the basement and the ground floor to enable bedrooms to the three basement flats to be positioned at ground floor with full height windows. The insertion of spiral stairs through the concrete floor slab would affect the concrete floor slabs, which would constitute an element of harm that would be localised in the east wing. This element of the proposal is intended as a solution to enable fuller and more effective use of the unusual floor layout in this part of the building.

c) Windows on northern and western elevations. The proposal includes the creation of larger windows at ground floor level in the northern elevation of the east wing and the west elevation of the west wing. The original windows in the north elevation are 1m high and set in three rows, one on each floor and vertically aligned. The proposal would lower the cills of the ground floor windows to create 2m high windows, still vertically aligned with the ones above. While this element would result in the loss of some original fabric, the proposed dimension of the windows is proportionate to the existing ones, maintains the alignment with windows above and replicates the window dimensions used in the four-storey west wing. The new windows on the west elevation of the west wing at ground floor would be similar and would replicate those on the upper floors of that elevation. As such, the proposed alterations

are considered to be sympathetic to the original building and to respect its character, subject to the window frames matching those of the existing windows. It is recommended that this detail be secured by condition.

d) Replacement of bronze windows on southern elevation with double-glazed aluminium frames. This element would represent a loss of original historic fabric. However, the replacement with double glazing is proposed to enable windows to perform to modern standards. The same dimensions would be retained and the colour can be replicated. It is recommended that details of the replacement window frames are secured by condition to ensure the frame shapes and colour and texture are sympathetic. The bronze frames in the east elevation to the boardroom would be retained and treated with secondary glazing. The details of this can also be secured by condition.

e) Excavation of basement on southern elevation. The introduction of windows and doors in the southern elevation of the basement would involve a loss of fabric to the basement walls. The openings would be aligned with windows above and the doors would reflect the size and shape of the windows on the ground and first floors above. The windows at basement level would be shorter reflecting the dimensions of windows on the north elevation. As such, while the proposed basement openings would result in a loss of fabric and consequent harm, they would reflect the character and appearance of the original building so that the harm would not be substantial. The land immediately adjacent to the building would be excavated to provide basement area access to these units and south-facing patio areas. The excavation would be screened from the open space to the south with a small grass bund and would not be easily visible from publically accessible locations on Broadwater Road so that the setting of the listed building would not be significantly affected.

- 9.8 The proposed alterations to the building are not considered to substantially harm the listed building. The subdivision, spiral stairs and excavation at basement level, subject to conditions over details, would give rise to a low level of harm while enabling effective use of the unusual floor levels in the east wing. The alterations to windows and new openings would be sympathetic and respect the style and pattern of fenestration in the original building. Consequently the proposals are considered acceptable and, subject to conditions over the use of appropriate materials, would preserve and enhance the character and appearance of the listed building.
- 9.9 As required by National Planning Policy Framework (NPPF 2012) paragraphs 131-132, any proposal on the site should, appropriately treat its setting. The proposal does not involve any extensions to the listed building so that its original built form would remain prominent on the site.
- 9.10 The development incorporates alterations the site frontage, which is a key part of the setting of the Listed Building. These include repairing the low wall facing Broadwater Road, retention and landscaping of the area in front of the “porte cochere” and a hedge along the site frontage.

- 9.11 The area to the north of the building on Otto Road would be reconfigured to provide some additional car parking spaces and would be landscaped. The area covered by tarmac would be reduced and the car park enhanced with planting. The landscaping would include fastigiated (thin canopied) trees between the parking spaces which would allow views out of the application site and into it from the north (the former Shredded Wheat Factory site) and along Broadwater Road. This would enable the refurbished curved stair-well to be appreciated from some distance from public view points around and enhance the setting of the listed building from this aspect.
- 9.12 To the south side of the building the area of public open space would be landscaped. When the building was built this area was lawn with no additional planting. A few trees have been introduced. There is one significant tree in the middle of the grass, which would be retained. However, the other trees are closer to the building and have grown to obscure views of the west wing. The removal of these trees would enable the architectural style and form of the listed building to be better appreciated and is supported. The proposed low grass bund would screen the basement excavation while allowing views of the south elevation of the administrative (east) wing. The detailed landscape scheme will be sought through condition and a scheme encouraging informal use of the open space by residents, including seating and appropriate planting, will be sought.
- 9.13 The setting of the listed building would, overall, be enhanced by the proposed landscaping scheme and enable better appreciation of the architectural form and features of the building. The harm to the setting of the listed building resulting from the excavation on the south side is acknowledged. However, the design of the bund and landscaping around the building result in the harm being less than substantial and the overall proposal is acceptable subject to details and the benefits being delivered early in the redevelopment of the site as a whole. It is recommended that details of and implementation of the landscaping are sought through a condition on the relevant planning application (6/2016/1882/MAJ).

10 Conclusion

- 10.1 For the Listed Building Consent conditions to ensure the listed building is enhanced and protected are necessary. These include approval of material samples, a Demolition and Construction Method Statement, retention of significant features and making good of original fabric and submission of details for certain works to the listed building. The fenestration on Broadwater Road would require careful treatment to achieve adequate sound attenuation and the details of the new windows and frames would be required by condition on any Listed Building Consent. The impacts of new dividing walls and servicing systems on the listed building structure would require careful consideration and details would be sought by condition on any Listed Building Consent or by further Listed Building Consent applications.

11 Recommendation

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

1. No development to the Listed Building (except the approved demolition works) shall take place until samples of the materials, including a sample render panel, sample glazing panels, partial window frame, roof materials and coping tiles, to be used in the construction of the external surfaces of the building hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. Prior to installation of any internal floor finishes, wall coverings and lighting in the communal areas, the following details shall be submitted to and agreed in writing by the Local Planning Authority:

(a) samples of materials to be used;

(b) brochure illustrations; and

(c) statements for fixing.

The development shall be implemented in accordance with the approved details.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

3. No works hereby approved to the Listed building shall take place (including any works of demolition in accordance with the approved drawings and plans) until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

(a) the programme and method for the partial demolition and the steps required to be taken during the process of the work to secure the safety, stability, security and weather-proofing of that part of the building that is to be retained.

(b) details of adequate support and shelter arrangements to be provided at all times to the walls and roof whilst the building works are carried out.

(c) details of any repair work proposed

(d) details of any materials to be removed which in the opinion of the Local Planning Authority should be salvaged for re-use.

(e) details of proper and adequate protection to those features/areas of the building noted as being of special interest in the listing description or noted as areas of significance in Appendix 3 of the applicants' Heritage Statement (Turley, dated September 2016) for the duration of the works. This protection shall remain in place throughout the period of works and only temporarily removed to effect repairs or adjustments to these elements.

(f) measures to control the emission of dust and dirt during the works.

(g) Where existing fabric is disturbed to effect approved removals, it shall be reinstated like for like or to the written approval of the Local Planning Authority.

A timetable for implementation of the above shall be submitted to the Local Planning Authority for approval and shall subsequently be implemented in accordance with those details.

REASON: To ensure the building is protected during demolition and construction, that articles and material that are of an intrinsic quality are available for re-use and to prevent the total or partial collapse of the building in the interests of protecting the character and appearance of the listed building in accordance with the National Planning Policy Framework 2012.

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 building 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.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework 2012 and standard conservation good practice

5. Notwithstanding the details shown on the approved drawings, no works to the Listed Building (excluding the approved demolition works) shall take place until the following listed building details have been submitted to and agreed in writing by the Local Planning Authority:

(a) reinstatement of glass block stair wall and doors (elevations at scale 1:20 and sections at 1:5)

(b) proposed new door openings and frames (elevations at scale 1:20 and sections at 1:5)

- (c) proposed new window openings and frames (elevations at scale 1:20 and sections at 1:5)
- (d) details of the proposed internal partitions and walls and means of fixing (elevations at scale 1:20 and sections at 1:5)
- (e) details of new spiral staircases (part elevations at scale 1:20 and sections at 1:5)
- (f) new-build external walls infilling of previous door and window openings (part elevations at scale 1:20 and sections at 1:5)
- (g) new ceilings (sections at scale 1:20)
- (h) sound insulation (sections at scale 1:20)
- (j) ventilation and extraction plant and flues; and
- (k) alterations to the fabric of the building to accommodate plumbing.

The development shall be implemented in accordance with the approved details and, subsequently, shall not be changed.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

6. No development to the Listed Building (except the approved demolition works) shall take place until representative samples of the existing renders of the original listed building have been analysed. The renders to be analysed shall be agreed with the Local Planning Authority prior to analysis. The subsequent render used on the building shall be based on the agreed representative sample and shall not be changed.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the National Planning Policy Framework and standard conservation good practice.

DRAWING NUMBERS

7. 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 |
|--------------------|------------------------|--------------------------|----------------------|
| 15.7594 | 401P3 | Existing Sections 2 of 2 | 13 March 2017 |
| 15.7594 | 500P9 | Proposed Site Layout | 12 May 2017 |
| 15.7594 | 600P5 | Proposed Basement Layout | 13 March 2017 |

| | | | |
|---------------------|-------|----------------------------------|---------------|
| 15.7594 | 601P5 | Proposed Ground Floor Layout | 13 March 2017 |
| 15.7594 | 602P5 | Proposed First Floor Layout | 13 March 2017 |
| 15.7594 | 603P5 | Proposed Second Floor Layout | 13 March 2017 |
| 15.7594 | 604P5 | Proposed Third Floor Plan | 13 March 2017 |
| 15.7594 | 605P3 | Proposed Roof Plan | 13 March 2017 |
| 15.7594 | 700P6 | Proposed Elevations 1 of 2 | 13 March 2017 |
| 15.7594 | 701P6 | Proposed Elevations 2 of 2 | 13 March 2017 |
| 15.7594 | 800P3 | Proposed Building Section 1 of 2 | 13 March 2017 |
| 15.7594 | 801P3 | Proposed Building Section 2 of 2 | 13 March 2017 |
| 15.7594 | 200P6 | Existing Basement Layout | 13 March 2017 |
| 15.7594 | 201P6 | Existing Ground Floor Layout | 13 March 2017 |
| 15.7594 | 202P6 | Existing First Floor Layout | 13 March 2017 |
| 15.7594 | 203P6 | Existing Second Floor Layout | 13 March 2017 |
| 15.7594 | 204P6 | Existing Third Floor Layout | 13 March 2017 |
| 15.7594 | 300P4 | Existing Elevations 1 of 2 | 13 March 2017 |
| 15.7594 | 301P4 | Existing Elevations 2 of 2 | 13 March 2017 |
| 15.7594 | 400P3 | Existing Sections 1 of 2 | 13 March 2017 |
| 1055/57/1_ SLP01 | 2017 | Location Plan | 17 May 2017 |
| 6004.LM.01 | E | Landscape Masterplan | 13 March 2017 |
| 6004.HSP.4 .0 | B | Hard Surface Plan 1 of 2 | 13 March 2017 |
| 6004.HSP.4 .1 | B | Hard Surface Plan 2 of 2 | 13 March 2017 |
| 15.7594/100 0 | P1 | Proposed Bin Store Details | 13 March 2017 |
| 15.7594/300 0 | P1 | Proposed Site Section 1 of 2 | 13 March 2017 |
| 15.7594/300 1 | P1 | Proposed Site Section 2 of 2 | 13 March 2017 |

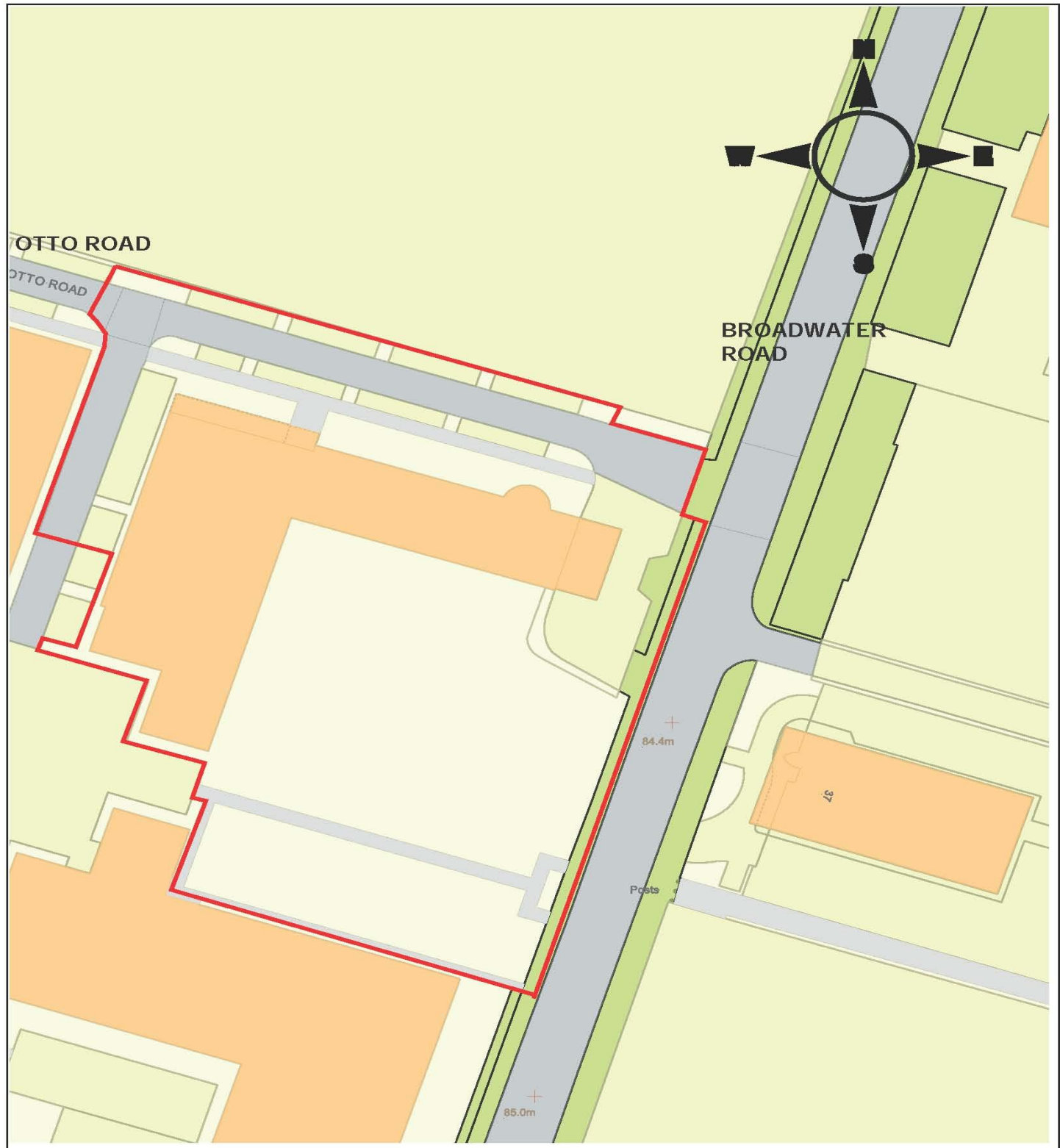
REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Informatives

1. Any additional plant or machinery (e.g. extractor flues) may need Listed Building Consent. You are advised to contact the Local Planning Authority for advice on this matter.
2. You are advised that the internal finishes, new partitions, doors, bars and counters are to be informed by the photographs of the original building when first completed.

June Pagdin, (Planningt)

Date: 26.10,2017



Council Offices, The Campus
Welwyn Garden City, Herts, AL8 6AE

Title: Former Roche Products Site 40 Broadwater Road
Welwyn Garden City

Scale: DNS

Date: 2017

Project: DMC Committee

Drawing Number:
6/2016/1883/LB

Drawn: Baras Mast-Ingle

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