

R & D Marine Ltd,
Meadow Works,
Clothall Road,
Baldock,
Hertfordshire.
SG7 6PD

Alex Howard,
North Herts Council,
PO Box 10613
Nottingham,
NG6 6DW

21st / July / 2025

Dear Alex Howard,

Ref: Proposed Whitehorse Service Station Redevelopment
on Clothall Road, Baldock, Hertfordshire, SG7 6PD
Application Ref: 25/01514/FP

We write on behalf of R & D Marine Ltd, owners of the factory that has a common boundary with the right-hand side of the Whitehorse Service station site when the Service Station is viewed from Clothall Road.

We currently have two major concerns about the proposed Whitehorse Service Station redevelopment.

- 1) The planning documents mentions “existing wall retained” with regard to the boundary wall with our, R & D Marine, site.

Unfortunately, the entire boundary wall fell into our car parking area in 2024! Fortunately, it happened during nighttime hours, when no cars or persons were present – no one was harmed. Today, merely substantially deteriorated foundations remain. This situation is obviously unacceptable.

We would expect the wall to be rebuilt, including its foundations, in brick, with appropriate buttresses and/or pillars, to ensure the new wall does not suffer the same fate as the previous wall! The new wall should match the original wall with regard to height, which can be determined by the witness marks on the remaining front wall.

- 2) The plan for the new car wash shows its proposed location on the boundary with our site – **this is entirely unacceptable.**

The proposed location of the new car wash is considerably closer to our boundary and our buildings than was the case with the previous car wash, which stands approximately 10 metres from our common boundary!

As shown, the new car wash structure would tower over the replaced boundary wall, detracting from the visual aesthetic both from our office and from the street.

The car washing device, as planned, would be closer to our offices than it would if a boundary walkway were included and thus we would be exposed to greater noise and eyesore.

Our site would also be prone to more over spray from the car wash when in operation if the new car wash were located on the boundary.

One must ask oneself, why have the architects worked so hard to put the new car wash behind the primary buildings on the edge of the site? The answer is simple. As the architects well know, the car wash will be an ugly and awkward looking structure and best pushed to the very perimeter of the site to maximise the aesthetic appeal of the service station. The proposed new car wash location is no less than an admission that it is undesirable in appearance and operation and best placed where it blights a neighbour's site rather than detracting from the Whitehorse Service Station site.

We demand that no part of the car wash be built within 0.8m of the boundary of the service station site.

It should also be noted that our site, which is considerably narrower than the Whitehorse Service Station site and has had many extensions over the last 40 years, including one very recently, has retained and respected a minimum

0.8m walkway around the entire site boundary. This enables sensible access for maintenance, security and enhances the site's aesthetic appeal.

We look forward to receiving your reply, which we anticipate will acknowledging our concerns and accept that changes must be made to the plans as presented.

Yours sincerely,

Andy Firth B.Eng. Ph.D. Cambridge

Alex Firth B.Eng.