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27 January 2025

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Planning Portal ref: PP- 13713022
Our ref: 556

Dear Sir,

Application for the Erection of new commercial buildings (flexible B2 and B8) with access, parking, landscaping and associated works
Land at Pixmore Avenue, Letchworth Garden City, Hertfordshire, SG6 1JT

On behalf of our client, ASHE Construction Ltd, we have submitted a planning application via the Planning Portal under reference: PP- 13713022 for planning permission for the erection of new commercial buildings (flexible B2 and B8) with access, parking, landscaping and associated works.

The application comprises the following:

- The application forms, duly completed;
- This letter;
- Application Drawings:
 - Site location plan ref. 271 P01-;
 - Proposed Site Plan ref. 271 - 001 P12;
 - Existing Site Plan ref. 271 - 002 P01;
 - Proposed Block Plan ref. 271 - 003 P02;
 - Proposed Site Plan Landscaping ref. ref. 271 - 004 P02;
 - Proposed Plans ref. 271 - 010 P01;
 - Proposed Elevations ref. 271 - 014 P7;
 - Indicative Site Sections ref. 271 - 015 P5;
 - Roof Plans ref. 271 - 016 P3;
 - Proposed Street Scene ref. 271 - 017 P1;

- External Works Plan ref. 114828-CAL-XX-XX-DR-D-0500 - P2;
- Daylight Sunlight Note;
- Design and Access Statement;
- Flood Risk & Drainage Strategy;
- Ground Appraisal Report;
- Lighting Strategy;
- Noise Assessment;
- Preliminary Ecological Appraisal and Reptile Survey, Biodiversity Net Gain Assessment, BNG Metric;
- Tree Note; and
- Transport Statement.

The planning application fee of £9,984 has been paid via the Planning Portal. I would be grateful for the Council's confirmation of receipt of the application in due course.

The Site & Planning History

The largely rectangular undeveloped application site is located on Pixmore Avenue, at the corner of Protea Way, within Letchworth Garden City. The site extends to around 0.26 hectares and currently comprises hardstanding, overgrown grass and scrub, as well as scattered trees.

The site lies within a designated employment area but near to residential properties to the south and west. The Letchworth Conservation Area also lies to the south west of the site and there are a number of nearby designated heritage assets.

The site has been vacant since at least 2007 and is currently enclosed by Heras fencing, of an unkempt appearance with low level scrub. The site previously included an industrial warehouse building which was cleared more than 10 years ago.

Planning permission has been granted twice for a new building on the site. In October 2006 (reference: 06/01562/1) permission was granted for a two storey office building with a pitched roof. Most recently planning permission was granted for a three storey homeless shelter in 2021.

Proposed Development

The proposals include 2 new commercial buildings which will each accommodate 2 individual warehouse units each with first floor mezzanine offices. The units would operate flexibly within use Class B2 and B8 i.e. for employment related uses. A flexible permission will ensure that the buildings are able to meet changing market requirements and are less likely to remain vacant in the future.

Further information of the proposals is outlined in detail in the accompanying Design and Access Statement (DAS) and Planning Statement.

Assessment & Conclusions

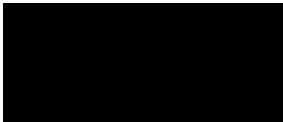
The proposed development will result in a high quality employment use scheme, which is consistent with the sites employment area designation. The proposed use, scale and design are consistent with buildings and uses within the wider area and the design has been carefully considered to preserve the character and appearance of the area and would have no impact upon the setting of the nearby conservation area and heritage assets.

The accompanying Planning Statement demonstrates that the proposals are in compliance with the relevant Development Plan policies, Supplementary Planning Documents and the NPPF. The proposals raise no adverse technical considerations such as transport, drainage, sustainability, and ecology etc and would result in the re-use of a vacant brownfield site which currently detracts from area.

The proposal should therefore be considered acceptable, and the Local Planning Authority are requested to grant planning permission accordingly.

Please do not hesitate to contact me should you require any further information

Yours faithfully



Baldip Basi

Associate

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