

From: Lisa Hughes
Sent: 02 July 2012 08:39
To: Planning
Subject: FW: Herts CC historic environment unit comments: S6/2012/0719/MA + S6/2012/0720/CA - 17-23 Church Street, Hatfield

Lisa Hughes
Principal Development Management Officer (South Team)

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From: Andy Instone [mailto:andy.instone@hertsc.gov.uk]
Sent: 29 June 2012 17:33
To: Lisa Hughes
Subject: Herts CC historic environment unit comments: S6/2012/0719/MA + S6/2012/0720/CA - 17-23 Church Street, Hatfield

Dear Lisa,

Thank you for consulting me, I am sorry for the delay in replying.

The applicant has submitted a Heritage Statement with this application. Although it contains some useful information, it appears to have been written by a planning consultant rather than an archaeologist. The document discusses the NPPF but unfortunately has not consulted our Historic Environment Record (HER). NPPF paragraph 128 states that "*As a minimum the relevant historic environment record should have been consulted*". Also paragraph 44 of the Heritage Statement says that the applicants are "happy" for the County Archaeologist to carry out a watching brief on the development. This office does not carry out archaeological investigations ourselves, we monitor works on behalf of Welwyn Hatfield Council.

The site lies partly within and adjacent to Area of Archaeological Significance No.17, as identified in the Local Plan. This notes the medieval settlement of Hatfield (HER6822) which is called *Hetfelle* in Domesday Book. It is also recorded in a 10th century charter of Ely Abbey. Excavations in Hatfield have found evidence of medieval occupation. The parish church of St Etheldreda dates from the 13th century. The nearby Hatfield House and gardens were built in the early 17th century on the site of a 15th century palace and are Grade I Listed as being of architectural and historic significance (HER2027, LB158402) as is the Bishop's Palace to the west of the House (HER2932, LB158407). Other Listed building are close to the site. The oldest, 2-6 Church Street dates from the 16th century (LB158347)

OS mapping from the 19th century shows buildings within Zone 1.

The proposed development is therefore likely to have an impact on heritage assets, and I recommend that the following provisions be made, should you be minded to grant consent:

1. the archaeological recording of the structures subject to development/demolition in their present form. This will include the recording of any original features, fittings or equipment present that will be altered, removed or demolished during the proposed development;
2. the archaeological monitoring and recording of the demolition including any grubbing out of foundations;
3. an archaeological evaluation of the proposed development sites (both Zone 1 and Zone 2) after demolition of the standing structures, but before any further development commences.
4. Such appropriate mitigation measures indicated as necessary by that evaluation. These may include:
 - a) the preservation of any remains *in situ*, if warranted,
 - b) appropriate archaeological excavation of any remains before any development commences on the site, with provisions for subsequent analysis and publication of results,
 - c) archaeological monitoring of the groundworks of the development (also including a contingency for the preservation or further investigation of any remains then encountered),
 - d) such other provisions necessary to protect the archaeological Interests of the site.

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow the policies included within Policy 12 (para. 141, etc.) of the National Planning Policy Framework. In this case *three* appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants. I suggest the following wording (based on model condition 55 DoE circ. 11/95):

A No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. *The programme and methodology of site investigation and recording*
2. *The programme and methodology of site investigation and recording as suggested by the archaeological evaluation*
3. *The programme for post investigation assessment*
4. *Provision to be made for analysis of the site investigation and recording*
5. *Provision to be made for publication and dissemination of the analysis and records of the site investigation*
6. *Provision to be made for archive deposition of the analysis and records of the site investigation*
7. *Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

B The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

If planning consent is granted, I will be able to provide a design brief detailing the requirements for the investigations and provide information on professionally accredited archaeological contractors who may be able to carry out the investigations. Please allow 5-10 working days for this document to be issued and a further 5-10 working days for consideration of any submitted archaeological Written Scheme of Investigation. The applicant should send a copy of this letter to their archaeological contractor.

Yours sincerely,

Andy Instone
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 Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DN

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Hertfordshire – County of Opportunity

Dear Andy

You have been invited by Welwyn & Hatfield Borough Council(Development Control Officer) to consult on the following application using the DataSpace Consult Live system:

Application ID: S6/2012/0719/MA + S6/2012/0720/CA Mrs L Hughes Application Owner: Welwyn & Hatfield Borough Council(Development Control Officer)

Applicant: Brooks Murray Architects

Location: 17-23 Church Street, Hatfield

Deadline Date: 18/05/2012 00:00:00

Description: Demolition of 17-23 Church Street and garages and erection of 12 dwellings

In order to participate in this consultation, please click the following link:

<http://www.consultlive.co.uk/index.aspx?appID=9094>

Kind Regards,

Welwyn & Hatfield Borough Council(Development Control Officer)

Any reply to this email will be logged against the consultation.

If you have problems with this link, please email the Consult-Live help team - helpdesk@resolutiondm.com quoting reference: EM009

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