

[REDACTED] PS JW

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**From:** Peter Jefcoate  
**Sent:** 01 July 2013 14:04  
**To:** Planning  
**Subject:** FW: Herts CC historic environment unit comments - S6/2013/1087/FP Essendon Country Club

Admin,

Please register as a consultant response for this application

Many thanks

Peter

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**From:** Andy Instone [mailto:Andy.Instone@hertfordshire.gov.uk]  
**Sent:** 28 June 2013 19:36  
**To:** Peter Jefcoate  
**Subject:** Herts CC historic environment unit comments - S6/2013/1087/FP Essendon Country Club

Dear Peter,

Thank you for consulting me on the above application.

The site lies within Area of Archaeological Significance 68 as identified in the Local Plan and Bedwell house is Grade II listed. The Historic Environment Record (HER) notes that the manor of Bedwell Park (HER 11513) dates to at least 1388, and a licence to enclose 800 acres was granted in 1406. The estate was acquired by Sir John Say in 1466, and he rebuilt or altered the existing manor house, probably using the 'tiles called brick' recorded as being brought from Hatfield in 1470. The park, this early record of the use of brick, and a recorded visit by Princess Mary in 1522 imply a house of importance.

The buildings extant in 1700 were engraved by Drapentier, and an estate map from 1765 shows gardens all around the house and an avenue along the western edge (HER 12761). Humphrey Repton is believed to have completed some work on the park. It has been suggested that English Heritage conduct a site visit to the park to consider if inclusion on the Register may be appropriate (HER 9558). The house itself was re-fronted in the later 1700s, and extensively re-built in the 19<sup>th</sup> century. This re-building included the construction of a walled kitchen garden within view of the house. This was disguised by the erection of a Pulhamite wall or 'cliff', a rock garden feature made of artificial stone by James Pulham and Son in Broxbourne, and now considered to be one of their finest pieces of landscaping to survive in the county (HER 5709).

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:

*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 development shall not be occupied/used until the archaeological investigation and post investigation assessment has been completed in accordance with the programme set out in the Archaeological Written Scheme of Investigation approved under condition (A) and the provision made for analysis,*

*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.

Yours sincerely,

**Andy Instone**  
**County Planning Archaeologist**  
**Historic Environment Unit**  
Postal Point EMG CHN108  
Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DN  
t: 01992 555241 Comnet / Internal: 25241

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Please note that HCC email addresses are changing. Please note my new address:  
[andy.instone@hertfordshire.gov.uk](mailto:andy.instone@hertfordshire.gov.uk)

-----Original Message-----

From: DataSpace Consult [<mailto:system@dataspaceconsult.co.uk>]  
Sent: 19 June 2013 16:48  
To: Andy Instone  
Subject: Consultation Invite: Essendon Country Club {-11237-0-}

Dear Andy

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

Application ID: S6/2013/1087/FP - Mr P Jefcoate  
Application Owner: Welwyn & Hatfield Borough Council(Development Management Officer)  
Applicant: Terence C Burton MCIAT  
Location: Essendon Country Club  
Deadline Date: 21/06/2013 00:00:00

Description: DEMOLITION OF FARM COTTAGES (2 DWELLINGS) ADJACENT TO CLUB HOUSE AND BARN ADJACENT TO PULHAM HOUSE. ERECTION OF DETACHED HOUSE WITH DOUBLE GARAGE ADJACENT TO PULHAM HOUSE ON EXISTING BARN SITE WITHIN

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

<http://www.consultlive.co.uk/index.aspx?appID=11237>

Kind Regards,  
Welwyn & Hatfield Borough Council(Development Management 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](mailto:helpdesk@resolutiondm.com) quoting reference: EM009

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