



Sent: 11 January 2010 02:52
To: Rebecca Morgan
Cc: Simon Chivers; Robin Uff
Subject: The former de Havilland gatehouse, Comet Way, HATFIELD- S6/2009/2554/FP

Grade II listed building.

Becky-

As discussed during our conversation on Friday 8 January- please refer to earlier pre-application advice dated 28 February 2009.

Conservation & design advice

The proposed **removal of the internal partitions & associated alterations**- to effectively create an open interior space, would be damaging to the special interest of this 1930s Moderne gatehouse. Such demolition would, it is considered, significantly reduce the integrity of the surviving structure in removing the plan form of the original gatehouse. Any future use & proposed alteration of this rare building type should respect the surviving character, appearance & plan form & be prepared to sympathetically adapt to the constraints of the surviving gatehouse- rather to impose a use, involving unrealistic requirements, which would, it is felt, simply not be compatible with the preservation & enhancement of the character & appearance of the listed building. Any proposed alterations should be low-key & seek to thoughtfully retain & repair the intrinsic character & thus preserve the spirit of the building.

As noted before- the surviving floor & wall tiling in the small entrance area are also of interest & to be conserved.

Recommend: Refusal- The proposed demolition & alteration would be unacceptable in the resulting impact on the special interest, character & appearance of the Grade II listed building- by reason of the damaging effect of the removal of internal walls & associated alterations, which would be detrimental to the special interest of the original plan & integrity of the listed building.

Comment: The point discussed relating to extensive alteration to nearby listed buildings is not considered to be relevant or a precedent for any proposed demolition or alteration to the gatehouse. Each building is different & the circumstances are unique. Larger buildings can often be far more difficult to reuse in terms of economic viability & in attracting new users- & thus frequently need greater levels of intervention' upgrading to conform to current day standards & expectations & alteration to achieve the necessary viability.

Robin Uff Conservation & Design Consultant BEAMS

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