



Mrs Sarah Madyausiku
Planning
Welwyn Hatfield Borough Council

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County Hall, Pegs Lane
HERTFORD SG13 8DN**

Contact Alison Tinniswood
Tel 01992 555276
My ref P06/18/2497-1
Your ref 6/2018/2497/FULL
E-mail:
historic.environment@hertfordshire.gov.uk

Date: 6th November 2018

Dear Sarah,

Re: Change of use of the existing grade 2 listed building from office (B1) to 4 x residential flats (C3) with associated internal and external alterations. - 1-5 Park Street Hatfield AL9 5AT

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting me on the above application. I note that it succeeds a previous application for a similar proposal at the site on which this office commented (application ref. 6/2017/1368/FULL).

As previously notified, the proposed development site is in Area of Archaeological Significance No 17 as identified in the Local Plan. The structure subject to alteration in the proposed development is nos. 1, 3 & 5 Park Street, a Grade II Listed timber-framed building with 17th century origins within the Old Hatfield conservation area [Historic Environment Record No 6825].

The proposed internal alterations would result in significant changes to the interior of the building and some loss of historic fabric. It is also possible that some of the historic 17th century core of the building will be exposed during the proposed works.

I believe therefore that the proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological interest and I recommend that the following provisions be made, should you be minded to grant consent:

1. The archaeological building recording of the standing structures in their present form, before any development commences.
2. the archaeological recording of all interventions to the fabric of the building in areas where such works might reveal additional information relating to the development of the building, and for the purpose of recording any

original historic features (etc.) that may be exposed;

3. analysis of the results of the archaeological work with provisions for the subsequent production of a report and an archive, and the publication of the results, as appropriate;
4. such other provisions necessary to protect the archaeological interests of
5. 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 para. 199, etc. of the National Planning Policy Framework, relevant guidance contained in the National Planning Practice Guidance, and in the Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015).

We believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. We further believe that these recommendations closely follow the policies included within Policy 12 (para. 141, etc.) of the National Planning Policy Framework. and the guidance contained in the Historic Environment Planning Practice Guide.

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. We suggest the following wording:

A No 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 for post investigation assessment;*
3. *Provision to be made for analysis of the site investigation and recording;*
4. *Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
5. *Provision to be made for archive deposition of the analysis and records of the site investigation;*
6. *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 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 has been made for analysis and publication where appropriate.

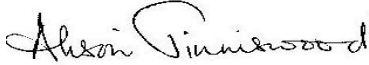
If planning consent is granted, I will be able to provide detailed advice concerning the requirements for the investigations, and to provide information on professionally

accredited archaeological contractors who may be able to carry out the necessary work.

I hope that you will be able to accommodate the above recommendations.

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

Yours sincerely,

A handwritten signature in black ink that reads "Alison Tinniswood". The signature is written in a cursive style with a large initial 'A'.

Alison Tinniswood BA MA ACIfA
Historic Environment Advisor
Environmental Resource Planning