

Environment and Infrastructure  
Director: Mark Kemp



David Elmore  
Planning  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City AL8 6AE

Natural, Historic & Built Environment  
Advisory Team

Hertfordshire County Council  
Postal Point CHN 108  
County Hall  
Pegs Lane  
Hertford, Herts SG13 8DF

Tel: 01992 555241  
Email: [historic.environment@hertfordshire.gov.uk](mailto:historic.environment@hertfordshire.gov.uk)  
My ref: 6-20-0311-1  
Your ref: 6/2020/0311/MAJ  
Date: 8 April 2020

Dear David

**Re: Engineering works comprising ground works and shaping of land to create a golf course (used only in conjunction with the Nyn Park Estate dwellinghouse) and erection of an associated single storey maintenance building | Nyn Park, Well Road, Northaw, Potters Bar, EN6 4BS**

### **ARCHAEOLOGICAL IMPLICATIONS**

Thank you for consulting us on the above application.

The site of Nyn Park is noted by the Historic Environment Record (HER4743). Nyn Hall was the manor house of Northaw, which belonged to St Albans Abbey from the eleventh century until the Dissolution. It was purchased in 1552/3 by Ambrose Dudley, Earl of Warwick He was the brother of Robert Dudley, the famous Earl of Leicester a favourite of Queen Elizabeth I who stayed at Nyn Hall in August and October of 1585.

The Earl 'raised here a stately house from the ground, and contrived it in very beautiful order, gracing it with delightful gardens and walks, and sundry other pleasant and necessary devices' (Chauncy, H, *The Historical Antiquities of Hertfordshire*, 1700): A stone-built medieval hall probably dating to the early fourteenth century, was incorporated into a magnificent Tudor mansion. This was a substantial building, far larger than the later nineteenth century house.

The Tudor mansion was demolished in 1774, probably because it was so large and sprawling that it did not easily permit contraction. A late nineteenth century account states that according to the then owner the remains of the moat were still visible, and the foundations of the Tudor mansion could be traced under the lawns in front of the house 'in certain phases of weather'. A new, smaller manor house was built between

1811 and 1822, adjacent to the old site. Major alterations took place between 1874 and 1894 and the house was destroyed by fire in 1963.

The design and access statement submitted with this planning application notes that at least part of the site was previously used as a golf course during the early to mid-twentieth century. Furthermore the site has been subject to recent development including a new main house and landscaping. This was for planning permission 6/00/1639/FP, *erection of dwelling house and restoration of Nyn Park Estate*. This office was consulted on that application. We advised that an archaeological condition was attached to consent, should this be granted.

However our advice that an archaeological condition was attached was not implemented. Therefore we have no information as to the current condition of any heritage assets at Nyn Park, or the impact of this proposal on them. I note that The Gardens Trust are unable to comment on this application due to a lack of information.

With the above in mind, I believe that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest. I recommend that the following provisions be made, should you be minded to grant consent:

1. An archaeological desk-based assessment which includes a historic gardens assessment and a historic impact assessment of the proposed development site before any development commences. These should include a site visit(s). **These reports should be submitted before any development commences.**
2. Such appropriate mitigation measures indicated as necessary by these assessments. This may include:
  - a) the preservation of any remains *in situ*, if warranted, including historic garden and historic landscape features,
  - b) appropriate archaeological recording of standing structures on the site,
  - c) an archaeological evaluation of the proposed development site **before any development commences**. This may be via geophysical survey and/or test trenches/pits and/or a 'strip map and record investigation,
  - d) the archaeological recording of any historic garden and landscape features
  - e) appropriate archaeological excavation of any remains before any development commences on the site, including an appropriate programme of environmental sampling, with provisions for subsequent analysis and publication of results,
  - f) archaeological monitoring of the groundworks of the development (also including a contingency for the preservation or further investigation of any remains then encountered),
  - g) and such other provisions as may be 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 16 (para.199, etc.) of the National Planning Policy Framework and the guidance

contained in Historic England's Historic Environment Good Practice Advice in Planning Note 2 (2015).

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 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 evaluation of the site;*
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 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 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,



Andy Instone  
Senior Historic Environment Advisor  
Environmental Resource Planning

