



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2017/2594/LB
Date: 03/01/2018

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Oshwal Centre, Coopers Lane Road, Northaw, Potters Bar, EN6 4DG

The application is for internal alterations to Hook House at the Oshwal Centre, Northaw.

Hook House is a Grade II listed, Tuscan-style villa of painted stucco, which dates from the early nineteenth century. The listed building consists of two to three storeys with attics and has a central four storey gabled tower.

The alterations to the interior of the listed building involve the merging of the existing male and female bathrooms, the removal of the existing WC and store room within the office space and the partial conversion of the existing canteen space to form a female bathroom. The merging of the existing male and female bathrooms would involve the removal of existing modern partition walls and the insertion of new lightweight partition walls to reconfigure this space to a ladies bathroom. As this element of the proposals would involve modern fabric, it is considered that it would not impact upon the significance of the listed building. Similarly, the proposed works within the office space would involve the removal of modern partition walls. As such, it is considered that these proposals would not impact upon the significance of the listed building and are considered acceptable.

The proposed works within the dining hall/canteen comprise the infilling of the existing hatch and doorway between these two rooms and the insertion of lightweight partition walls within the canteen space to create a female bathroom. It is considered that these works would not have a significant impact on the special interest of the listed building. It is also proposed to insert double doors within the south wall of the dining hall and to infill the two existing doorways. This would involve a minimal loss of historic fabric and it is considered that this element of the proposals could be reconsidered to retain access via the two existing doors.

It is also noted that the double doors between the proposed kitchen and dining area within the new extension have been amended to double swing doors and it is considered that traditional double doors would be more appropriate within the listed building.



In conclusion, I would have no objection to the granting of approval of this scheme, subject to the amendments as set out above.

Yours sincerely,

Hannah Rae
Historic Buildings Consultant
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter