



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

Direct Dial: 07554 437321

Our ref: L01168699

10 February 2020

Dear Mr Elmore

Arrangements for Handling Heritage Applications Direction 2015

THE LISTED HANGAR, MOSQUITO WAY, HATFIELD, AL10 9AX Application No. 6/2019/3062/LB

Thank you for your letter of 31 January 2020 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

We note that although the Design and Access Statement makes a brief reference to the listed status of the building it erroneously states it is listed grade II, rather its true grade of II*. We also note that there is no detailed information of the significance of the fabric that would be removed from the building in terms of its date and provenance, as required in paragraph 189 of the National Planning Policy Framework (NPPF). This is necessary in order to avoid or minimise conflict between a heritage asset's conservation and any aspect of the proposal, and also to assess where there may be harm to significance.

We therefore recommend that prior to the determination of this Listed Building Consent application, your authority should be satisfied that the applicant has submitted sufficient information so that the proposal can be properly assessed and the application determined, in accordance with the principles of the NPPF, and that any harm that is identified is substantiated by clear and concise justification (paragraph 194 NPPF).

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189 of the NPPF.



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Historic England

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Neville Doe

Assistant Inspector of Historic Buildings and Areas

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