



Historic England

Ms Kirsty Shirley

Direct Dial: [REDACTED]

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

Our ref: P01567220

5 November 2023

Dear Ms Shirley

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**THE LODGE, 2 NORTHAW PLACE THE LODGE COOPERS LANE NORTHAW
POTTERS BAR EN6 4NQ
Application No. 6/2023/1703/HOUSE**

Thank you for your letter of 16 October 2023 regarding the above application for planning permission. We refer you to the following published advice which you may find helpful in determining the application.

Historic England Advice

The Lodge forms part of the historic context of the grade II* listed Northaw Place and is some 85m north of the grade II* listed Dower House. Development in its setting could therefore affect the historic significance of the heritage assets. The proposed new building would serve as an outbuilding to the Lodge. Provided it is of suitable scale, materials and design it need not detract from the wider setting or harm the designated heritage assets.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective in this (paragraphs 7 and 8). The significance of listed buildings can be harmed or lost by development in their setting. The NPPF states that clear and convincing justification should be made for any such harm and that 'great weight' should be given to the conservation of listed buildings irrespective of the level of harm caused (paragraphs



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
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199 and 200). This justification should be especially convincing where harm to buildings of a high grade of listing is concerned.

We have considered this application in terms of this policy and would not object to the proposals in principle. However, we feel that the design of the proposed new building could be improved to achieve a more traditional appearance and avoid the potential for harm to significance of the listed building in terms of the NPPF, paragraphs 200 and 202. We would recommend the Council consider seeking amendments to the proposals, perhaps including the use of traditional roofing materials (slate or tile) and timber weatherboard cladding set above a brick plinth. More traditional glazing patterns might be used for the fenestration and the roof given bargeboards and oversailing eaves. All of this might give a more traditional appearance suited to the setting. We are content to leave this matter to the Council and their historic buildings advisors along with the determination of the application without further reference to Historic England.

Recommendation

Historic England has no objection to application in principle, but would recommend the Council consider seeking amendments (or setting conditions) to the proposals to give a more traditional appearance suited to the setting. 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 7, 8, 199 and 200 of the NPPF. In determining this application you should bear in mind the statutory duty of section 66(1) 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. We are content to leave this matter to the council along with the determination of the application without further reference to Historic England.

Yours sincerely

David Eve
Inspector of Historic Buildings and Areas

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