

FAO: Planning Department,
Welwyn Hatfield Borough Council



Ref: 6/2018/0137/LB
Date: 11/12/2019

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

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

The application is for external refurbishment including replacing the existing render and paint.

Oshwal House (formerly The Hook House) is a grade II listed building dating from 1839 (list entry no. 1173884) with later alterations and extensions. It is an imposing, asymmetrical former country house in an Italianate style with rendered elevations under slate roofs. The earliest element of the building stands at two storeys, with a later 19th century four-storey gabled tower and extensions at two storeys with attics.

A Heritage Statement and report from Mike Wye & Associates Ltd. (specialists in traditional building materials) have provided sufficient information on the need to replace the existing render. Cracks and poor patch repairs have damaged the existing render and caused (or have the potential to cause) water ingress which will harm the building. The proposed use of lime render is fully supported; it is a traditional material which is sympathetic both in appearance and performance (moisture permeable). It has been confirmed that "Option 1. Traditional external lime rendering" (as per the Mike Wye & Associates report dated 18th May 2017) will be employed. The specification listed in the same report is acceptable.

There are no objections to the granting of listed building consent. If approved, the following condition should be applied:

- Any decorative banding, string courses, cornices and ashlar lines within the existing render finish shall be exactly replicated in the new render finish.
- Details of the colour of external limewash, or type and colour of external paint, shall be submitted to the Local Planning Authority and approved in writing prior to the painting of the new render.

Yours sincerely

Maria Kitts BA (Hons) MA PGCert
Senior Built Heritage 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