



FAO: Planning Department,  
Welwyn Hatfield Borough Council

Ref: 6/2018/2225/LB  
Date: 12/11/2018

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

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

The application is for repair and maintenance to walls, floors and timber fixtures, repainting and waxing to match the existing treatments, the installation of wainscoting in the bridge rooms, reinstatement of existing doorways, creation of new doorways and installation of ensuite bathrooms.

Oshwal House (formerly The Hook House) is a grade II listed building dating from 1839 (list entry no. 1173884).

The proposed alterations are considered to be acceptable as they do not cause undue harm to the overall significance of the listed building. The highest degree of change is confined to the later 19<sup>th</sup> century section of the house on the first floor, predominantly in areas where alterations and additions have already been made in the mid-late 20<sup>th</sup> century. The most significant rooms on the ground floor (and their fixtures and fittings) remain unchanged and the first floor plan remains legible. The insertion of the ensuite 'pod' in room 28 curtails the volume of this original room. However, on balance, the proposed 'pod' is acceptable given the long-term use of the building, the reversibility of the intervention, and the glazing detail to the edges which provides a lighter touch and proposes to allow the original proportion of the room to be understood.

The faux stone wainscoting to the ground floor bridge rooms is a somewhat incongruous feature given the historic timber panelling in other rooms, however, a detail drawing has demonstrated that it will not interfere with any historic features and is a reversible addition, although more permanent in appearance than other forms of decoration (painting or wallpaper for example). It does, however, have some benefit in protecting the lower part of the walls in these heavily used rooms.

It is recommended that listed building consent is granted subject to the following conditions:

- Additional details of the junction between the new ensuite bathroom walls and existing walls in room 28, at a scale between 1:1 and 1:20 as appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any works commence on the installation of the ensuite bathroom.



- The new wainscoting panels, or batons supporting them, shall not be affixed to the skirting boards unless otherwise agreed in writing with the Local Planning Authority.
- Any repairs carried out to walls, floors, ceilings or timberwork shall be carried out on a like-for-like basis using matching materials unless otherwise agreed in writing with the Local Planning Authority.

This is supported by paragraphs 190, 192 and 193 of the NPPF.

Yours sincerely

A handwritten signature in black ink that reads "M. R. Kitts". The letters are cursive and somewhat stylized.

Maria Kitts BA (Hons) MA PGCert  
Senior 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*