



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2019/2165/HOUSE

Date: 15/10/2019

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *Just House, Coopers Lane, Northaw, Potters Bar, EN6 4NJ*

The application is for the erection of front garden dwarf wall with steel railings and electric gates and installation of two new accesses following removal of existing.

The site is located adjacent to Spinney Cottage (to the north), a grade II listed cottage, formerly a bakery, with 17th century origins but largely dating from the 18th century (list entry no. 1100981). To the south west of the site is the grade II* listed Northaw Place and grade II garden wall (list entry nos. 1100972 and 1100973). Northaw House is c.1690 in date with alterations made throughout the 19th century. It is an imposing three storey neo-classical mansion with a large, square porch supported on Doric columns. To the south east of the site is the grade II listed Northaw House (list entry no. 1100970) and its associated grade II listed stables (list entry no. 1100971). Northaw House dates from the late 17th century with white rendered elevations under a slate roof standing at two storeys with attics.

The streetscene along Coopers Lane and Well Road forms an element of the settings of the listed buildings. They are roads with a predominant rural character which contributes to the settings of the listed buildings. The rural streetscene permits an appreciation of both Northaw Place and Northaw House as rural country houses on the edge of Northaw village both set within large grounds and surrounding parkland. The entrances to both of these properties are relatively formal and demarked with gates, brick piers and estate fencing, however, these boundary treatments respond to the historic status of the buildings and are considered to preserve the rural character of the road.

The proposed railings and gates are distinctly suburban in character and detract from the rural character of the road, to the detriment of the settings of the nearby listed buildings. Whilst the key elements of the listed building's settings are preserved, the addition of an incongruous boundary treatment within the streetscene does impact the rural characteristics of their settings.

Whilst there are no objections in principle to the installation of gates and the alteration of the access into the site, the design of any proposal should respect the rural appearance of the road in order to preserve its distinct character and the settings of the listed buildings. The design as proposed is considered to be unsympathetic and detracts from the settings of the listed buildings. There is a low level of less than substantial harm caused to their significance, as per paragraph 196 of the NPPF.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M.R. Kitts'.

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