



FAO: Planning Department,  
Welwyn Hatfield Borough Council

Ref: 6/2019/2952/HOUSE  
Date: 11/12/2019

## 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 a replacement of existing timber fence with new 2m high timber fence. This follows the refusal of an application for the erection of new gates and railings (6/2019/2165/HOUSE).

The site is located adjacent to Spinney Cottage (to the north), a grade II listed cottage, formerly a bakery, with 17<sup>th</sup> century origins but largely dating from the 18<sup>th</sup> 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 19<sup>th</sup> 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 17<sup>th</sup> century with white rendered elevations under a slate roof standing at two storeys with attics.

The streetscene along Coopers Lane and Well Road is an element of the setting of these listed buildings. They are roads with a predominantly rural character which makes a positive contribution to their settings. 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. Whilst several close boarded fences have been erected along this stretch of road, many are softened or partially screened by established planting and hedges.

The proposed 2 metre high close boarded fence is a more solid boundary treatment than the existing picket fence and slightly detracts from the rural character of the road. The impact of the proposed fence could be lessened through a slight reduction in height and by planting which would soften its blank frontage along the road. The property already benefits from a mature hedge/planting along its boundary, but this is not shown on the proposed drawings. It is vital that this is retained and supplemented where gaps have developed.

If it is confirmed that the existing hedge will be retained and supplemented where necessary, then there would be no objections to the proposal. A slight reduction in height would also be beneficial. If



this were proposed, the rural characteristics of the streetscene would largely be preserved and there would be no detrimental impact on the settings of the listed buildings identified above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M.R. Kitts'. The letters are cursive and somewhat stylized.

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*