



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2021/1527/HOUSE
Date: 21/07/2021

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 22 Rooks Hill, Welwyn Garden City, AL8 6ET

The application is for the erection of part two-storey extension to rear with a garage conversion.

The property is located within the Welwyn Garden City Conservation Area.

There are no objections to the rear extensions as they are sympathetically designed. In principle, the conversion of the garage and its linking to the main house is acceptable, however, the proposal will see the alteration of the streetscene through the loss of the existing garage and its relocation to create a larger gap.

The flat roofed garages between houses are a feature of the streetscene and many are part of the original layout of the Garden City. In this case, it is understood that the two neighbouring garages are not contemporaneous with the houses, being constructed later and both at different times, however, they do largely follow the established pattern of the neighbouring properties.

If the existing garage were retained (and converted) there would be no objection to the proposal as there would be no detrimental impact on the Conservation Area. The original garage doors (seen elsewhere) were side-hung timber doors with glazing to the top third. The use of this style of door could be a potential solution to allowing access to the rear of the property – one door could be fixed shut and one opening with an internal corridor wall between the two allowing access to the rear.

As proposed, the alteration to the garage is considered to have a detrimental impact on the character and appearance of the streetscene resulting in a low level of 'less than substantial' harm to the significance of the Conservation Area. Paragraph 202 of the NPPF (2021) is relevant.

Yours sincerely

Maria Kitts BA (Hons) MA PGCert
Principal 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

