



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2021/1791/VAR
Date: 16/11/2021

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *Nyn Manor, Vineyards Road, Northaw, Potters Bar, EN6 4PQ*

The application is for the variation of condition 4 (approved plans) on planning permission 6/2019/1813/FULL.

The below comments follow the submission of revised drawings to show the machinery shed 'as built' to include glazed bi-fold doors behind the roller shutters as well as the additional rooflights and other changes.

Concerns were raised in the last consultation letter regarding the number of rooflights. It was considered that they resulted in a cluttered roof slope facing the listed barn, contrasting with the simple, uninterrupted roof of the barn. It was not considered that the rooflights *alone* would result in harm to the significance of the listed buildings. However, the amended drawings show the addition of glazed bi-fold doors behind the roller shutters. These have further altered the appearance of the building by introducing additional fenestration which is more domestic in character, contrasting with its agricultural use and undermining its utilitarian appearance. Similarities in the appearance of the machinery shed and the non-listed barn to the west have been noted in the Planning & Heritage Statement but it is understood that the non-listed barn is in ancillary use to the farmhouse and so has a more domestic appearance.

The cumulative effect of the additional rooflights and the glazed bi-fold doors results in a building with a more domestic appearance which does not relate to the functional character of the farmyard which is an important element of the setting of the group of listed buildings (Nyn Manor Farmhouse, list entry no. 1348169; stables, list entry no. 1295991; and barn and wall, list entry no. 1100976). The changes to the building are considered to result in a low level of 'less than substantial' harm to the significance of the listed buildings due to inappropriate development within their settings.



Paragraph 202 of the NPPF should be considered along with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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