



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2021/1791/VAR
Date: 17/08/2021

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.

Nyn Manor Farm contains a group of three grade II listed buildings forming a farmyard: Nyn Manor Farmhouse dating from the early 19th century (list entry no. 1348169); a stable of 17th century origin with 19th century alterations (list entry no. 1295991); and a 17th century barn and wall also with 19th century alterations (list entry no. 1100976). The machinery store is located to the north-east of the group of listed buildings.

The hay barn and machinery store were approved under 6/2019/1813/FULL. The design of the windows and the number of rooflights to the machinery store were revised prior to approval due to concerns raised during the application. It is now proposed to alter the design of the windows and introduce more rooflights.

Initial comments on 6/2019/1813/FULL noted that there was no objection to the scale or form of the machinery store but that the fenestration and number of rooflights resulted in a building with a greater visual prominence, detracting from the settings of the listed buildings. The design was revised and approved with three rooflights on each roofslope.

There are no objections to the changes to the elevations, however, there remain concerns that the number of rooflights results in a cluttered roofslope facing the listed barn, contrasting with the simple, uninterrupted roof of the barn. The design of the building could certainly be improved by reducing the number of rooflights to avoid the 'peppered' appearance. However, as the other changes to the scheme are acceptable, it is considered that the rooflights alone do not result in harm to the significance of the listed buildings.



As there is no harm to significance, the proposal is considered to be compliant with Section 16 of the NPPF and 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