



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2021/2414/HOUSE
Date: 23/11/2021

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 12 Wilkins Green Lane, Hatfield, AL10 9RT

The application is for the erection of 2 storey front and side extensions, single storey front and side extension, new detached double garage and associate landscaping works.

The property is located to the north west of the Grade II* listed Torilla, a 1934-5 modern style concrete house (list entry no. 1348145). Further to the south east is Great Nast Hyde, an early-mid seventeenth century Grade II listed house (list entry no. 1173761).

The proposals include extensions to the existing house and the erection of a new garage. It is proposed to increase the height of the single storey elements to two storeys resulting in an increase in massing but not in overall height.

The existing house is relatively well screened from both listed buildings by existing mature boundary planting and trees and there are no proposals to alter this. It is not considered that the proposals will have a detrimental impact on the setting of either listed building, and no harm will be caused to their significance in accordance with Section 16 of the NPPF and Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are no objections raised.

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

