



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2021/3422/MAJ
Date: 04/02/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Salisbury Square Hatfield AL9 5AD

The application is for: Erection of 1 x building containing 3 x flats, 11 x offices and 1 x retail unit (Use Class E), erection of 5 x terrace houses with parking and associated works, involving demolition of existing shopping parade with 7 x maisonettes above, alterations to existing parking area and erection of a parking area.

The site is located within the Old Hatfield Conservation Area. There are several grade II and a single grade II* listed building nearby, which are predominantly along Park Street to the east of the site. These include 1, 3 and 5 Park Street (grade II*; list entry no. 1100999); The Old Coach House (grade II; list entry no. 1296116), and The Horse and Groom Public House (grade II; list entry no. 134818). The site is also within the wider setting of Hatfield House (grade I), the Old Palace (grade I), St Etheldreda's Church (grade I), and Hatfield Park Registered Park and Garden (grade I).

Demolition of existing shopping parade

A similar scheme was approved under S6/2011/1994/MA. The principle of demolishing the existing buildings and redeveloping the site has previously been accepted. The loss of the existing buildings is not considered to be harmful to the significance of the conservation area. The shopping parade does not contribute to the significance of any of the nearby listed buildings as part of their setting and its demolition would not harm the significance of these listed buildings.

Erection of 5 terrace houses

The proposed terrace along Arm and Sword Lane will mirror the houses opposite and will reinstate an attractive and traditional streetscene. It is stated within the Design and Access Statement that the construction of these houses will be carried out in the same quality of materials, finish and detailing as those on the northern side of the street, therefore there would be no objections. However, further detail is required on the design and materials of the windows and doors, and it is recommended that a condition requiring the submission of further details on the proposed designs and materials is part of any consent.



Erection of mixed-use building

The building to replace the shopping parade is three storeys with a bronze clad link. The building has been designed to appear as an organic development of a terrace of buildings on individual plots. While the bronze clad link will read as a modern addition, it will also reduce the bulk and massing of the building and create a more interesting street scene. Overall, the design is sympathetic to the locality and appropriate in scale. Its height is appropriate, and in terms of long views from Hatfield House it will not be any greater visibility than the current building. The building's design is in keeping with the character and appearance of the conservation area, therefore there are no objections. However, further detail is required on the design and materials of the windows, doors and shopfronts, and it is recommended that a condition requiring the submission of further details on the proposed designs and materials is part of any consent.

New parking area

The new parking area has been designed to complement Salisbury Square, the surrounding area and nearby designated and non-designated heritage assets. The materials proposed are suitable and are in keeping with the character and appearance of the conservation area. However, as part of the proposals several trees are being removed from outside York House. While it is understood that this is the make space for the parking spaces that are currently located in the north of the site, further trees should be added to scheme to the west of York House. A soft landscaping condition may be appropriate.

Overall, the proposed demolition of the shopping parade and construction of new buildings with a traditional design and use of high-quality materials will improve the appearance of the conservation area, and will improve views along Arm and Sword Lane, from Hatfield Station and from the Great North Road. The proposals will not harm the significance of any of the nearby listed buildings, and long views from Hatfield House will be preserved. Subject to the recommended conditions, the proposals are considered to enhance the character and appearance of the conservation area, and preserve the special interest of the listed buildings, in line with Sections 72(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 the NPPF.

Similar to the conditions on the previous approval (S6/2011/1994/MA), it is recommended that landscaping details are conditioned (previous Condition 5) and external materials conditioned (previous Condition 6). It is also recommended that the external materials condition covers details of new windows and doors. These conditions need not be pre-commencement.

Yours sincerely

Sam Davis

Sam Davis BA (Hons) MA
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