



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2022/0529/HOUSE
Date: 20/04/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 159 Parkway, Welwyn Garden City, AL8 6JA

The application is for the construction of two rear dormers to facilitate the conversion of the loft to habitable space.

This application follows the refusal of a previous application (6/2021/1643/HOUSE) for the construction of two pitched roof dormers to the rear and two rooflights to the front.

The property is located within the Welwyn Garden City Conservation Area. Parkway is a key component of the layout and design of the Garden City and the buildings lining it are important elements of its overall character and appearance. No. 159 forms part of this important group.

An objection was raised previously due to the proposed rooflights and dormers detracting from the uniformity and largely uninterrupted appearance of the roofscape of the terrace. Whilst the rooflights have now been omitted and the design of the dormers amended to incorporate a flat roof rather than a pitched roof, this concern still remains. The impact on the streetscene of Parkway is limited but it appears that the dormers will be visible in glimpsed views between buildings on Rooks Hill and Stanborough Close and, as noted previously, a lack of visibility from public areas does not equate to a lack of harm as the rears of buildings are seen from neighbouring gardens which are also within the Conservation Area. Dormers would be an incongruous feature to the terrace.

Whilst improved through the removal of the previously proposed rooflights, the proposed dormers are still considered to cause 'less than substantial' harm to the significance of the Conservation Area and paragraph 202 of the NPPF should be applied. Consideration should also be given to paragraph 199 which affords great weight to the conservation of heritage assets and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

There may be scope for rear rooflights as these would be less visually intrusive.



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