



FAO: Planning Department,  
Welwyn Hatfield Borough Council

Ref: 6/2022/0  
Date: 22/04/2022

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

### **RE: The Old Vicarage Vineyards Road Northaw Potters Bar EN6 4NZ**

The application is for the erection of a single storey rear extension to grade II listed property following partial demolition of existing double garage to single

The Old Vicarage is a Grade II listed building (list entry no. 1173973) dating from 1752 with 18<sup>th</sup> and 19<sup>th</sup> century additions. The building is primarily constructed of red brick and has a gambrel roof. Historically it had ancillary buildings that were attached to its east side, these were demolished in the latter half of the 20<sup>th</sup> century to allow for Vicarage Close Road. The property is also within Northaw Conservation Area.

There are objections to the principle of a single storey rear extension in this location. While the double storey extensions are later additions, they date from the 19<sup>th</sup> century and it is clear that the design intention was to create a symmetrical appearance for the rear elevation. The symmetrical appearance is an important part of the attractive appearance of this elevation which has remained largely unaltered since the 19<sup>th</sup> century. A single storey rear extension in the location proposed would not only alter the symmetrical appearance it would also hamper the understanding of the development of the house and the design intention of the 19<sup>th</sup> century. Therefore, an extension in this location is not considered appropriate. A small extension may be better sited on the east side of the house, attached to the east wing, where ancillary buildings were formerly located. However, it is advised that before any new proposals are submitted for Listed Building Consent that pre-app advice is sought from the Welwyn Hatfield Borough Council.

There are no objections to the partial demolition of the garage.

The current proposal is considered to be contrary to Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 the NPPF.

Yours sincerely

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*