



FAO: Planning Department,  
Welwyn Hatfield Borough Council

Ref: 6/2022/1355/MAJ  
Date: 28/07/2022

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

**RE: *Beales Hotel, Comet Way, Hatfield, AL10 9NG***

The application is for the demolition of existing building and construction of 145 residential units (Use Class C3) with private and communal amenity space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.

The site is located approximately 1.3 miles to the west of Hatfield House (Grade I listed) and its associated parkland (Hatfield Park Registered Park and Garden, registered at Grade I) which also includes the Old Palace (Grade I listed) and, immediately to the west of Hatfield Park, St Etheldreda's Church (Grade I listed). Whilst these assets are at a distance from the site, tall buildings within Hatfield can impact on views west from these assets due to the elevated position of Hatfield House and Park.

The site is also within proximity to five listed buildings which are associated with the De Havilland Aircraft Company in Hatfield:

- British Aerospace Gatehouse (Grade II)
- British Aerospace Offices (Grade II)
- British Aerospace Staff Mess (Grade II)
- Flight test hangar, offices, fire station and control tower (Grade II\*)
- The Comet Hotel (Grade II) (constructed in the 1930s as part of the development of the area around the De Havilland site)

A Heritage Statement has been submitted to assess the potential impact of the development on these heritage assets. Photographs from the listed buildings towards the site have been provided as part of the assessment of the impact and, in the case of Hatfield House and Registered Park and Garden, verified views showing a wireframe of the proposed development have been provided to better illustrate the effects of the proposal.

The site currently makes no particular contribution to the setting of the heritage assets. The increase in massing and height as proposed is unlikely to have a detrimental impact on the settings of the five listed buildings associated with the De Havilland Aircraft Company. Whilst in certain viewpoints the proposed building may be visible, its visibility within the setting of the assets is not



considered to result in any harm to their significance as the proposed building will form part of the existing built form of the twentieth and twenty-first century development in this part of Hatfield.

Pre-application advice was provided on a scheme for a nine-storey building (6/2021/0010/PA) and concerns were raised that a building of this height could detract from the views from Hatfield House and Park by introducing additional built form within the wider landscape. Particularly as views outwards from Hatfield House and Park contribute to an appreciation of their significance and form an important aspect of their setting. The proposed building has now been reduced to seven storeys and the verified views within the Heritage Statement demonstrate that whilst the proposal may be visible in views from Hatfield House and Park, its visibility is not harmful to the significance of the assets. The proposed building will form part of the existing urban form in the wider landscape setting of the assets and will not be an intrusive addition nor break the line of the horizon.

The proposal is not considered to result in any harm to the significance of the above heritage assets in accordance with Section 16 of the NPPF and Section 16(2) 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*