



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2022/1657/HOUSE
Date: 13/08/2022

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 and two front rooflights to facilitate the conversion of the loft to habitable space.

This application appears to be the same as a previously refused application (6/2021/1643/HOUSE). No new information has been provided in the form of a Heritage Statement or viewpoint photographs, therefore the comments are repeated below.

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 is raised as the proposed rooflights and dormers detract from the uniformity and largely uninterrupted appearance of the roofscape of the terrace and the contribution it makes to the streetscape. The addition of these features undermines the character and appearance of the building and this part of the Conservation Area. Whilst the dormers are not visible from Parkway, the rear roof slope appears to be visible from Stanborough Close and, in any case, 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 and the front rooflights are an unsympathetic addition to the streetscene.

The proposals are 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.

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