



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2022/1853/MAJ
Date: 22/09/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *Eisai Limited European Knowledge Centre, Mosquito Way, Hatfield, AL10 9SN*

The application is for the construction of a 4,012sqm extension to the existing warehouse space (Use Class E) with associated plant and works including the relocation of a bicycle shelter, re-routed internal access road and landscaping.

The site is located within close proximity to four listed buildings:

- Grade II listed former British Aerospace Offices (list entry no: 1251143) - now part of Hatfield Police Station;
- Grade II listed former British Aerospace Staff Mess (list entry no: 1262931) - now part of Hatfield Police Station;
- Grade II listed former British Aerospace Gatehouse to the south of the former Staff Mess (list entry no: 1251144); and
- Grade II* listed former Flight Test Hangar and Offices (list entry no: 1376561) - now the David Lloyd gym.

Pre-application advice (6/2020/3084/PA) has been provided on the scheme.

As recognised at pre-application stage and within the submitted Heritage Statement, the proposal will result in a change to the settings of these buildings. However, it is noted that their settings have already undergone substantial change with the re-development of the former aerodrome and the proposal does not detrimentally impact attributes of their settings which contribute to their significance.

The Heritage Statement and CGI visualisations of the proposed scheme provide a good basis for understanding the potential impacts of the scheme on the settings and significance of the heritage assets. The proposals are not considered to adversely affect the settings of the listed buildings, particularly considering the existing buildings on the site and the previously approved scheme. The proposed landscaping scheme including the taller planting along the western side of Goldsmith Way, which was recommended in the Heritage Statement at pre-application stage, is an



improvement to the scheme in regards to the backdrop of the Gatehouse when viewed from Comet Way.

No objections are raised as the significance of the listed buildings is not harmed and their special interest is preserved, as per Section 16 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conditions covering external materials and to secure the implementation of the landscaping scheme would be beneficial in ensuring the best development within the settings of the listed buildings.

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