



FAO: Planning Department,  
Welwyn Hatfield Borough Council

Ref: 6/2023/0810/EIA  
Date: 07/06/2023

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

**RE: *Former Hook Estate and Kennels, Northaw, EN6 4BY***

The application is for a request for Screening Opinion to enquire if there is a requirement for an Environmental Impact Assessment ('EIA') in respect of a proposed retirement living (C2 – extra care) led scheme on the site of the Former Hook Estate and Kennels.

The site forms part of the grounds historically associated with Hook House (now the Oshwal Centre) a Grade II listed early Victorian villa. To the north east of the site is a Grade II listed barn at Park Farm, however, this listed building is unlikely to experience any 'significant' impacts in EIA terms.

In regards to heritage, the assessment states that the potential pre-mitigation effects (at operational stage) are likely to be of a 'low magnitude'. The site is currently undeveloped. No information has been provided on the contribution the site makes to the significance of the listed building but in its undeveloped state, it at least contributes to an appreciation of the historic isolated location of the house and its position in the surrounding rural landscape. There is also a likelihood of historic functional or ownership links between the site and the listed building, which would also contribute to its significance. The scale of the proposed scheme including up to 150 dwellings, ancillary community facilities, extensive landscaping, and car parking would appear to fundamentally alter the character and use of the site and this part of the setting of the listed building. There are concerns that this would not be a 'low magnitude' impact on the setting and significance of the listed building, but could potentially be much greater. There is very little information from which to determine if this impact would be 'significant' in EIA terms, however, the fundamental change in the landscape is likely to result in harm (less than substantial) to the significance of the Grade II listed building.

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*