



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2023/1018/HOUSE
Date: 20/07/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 55 Longcroft Lane, Welwyn Garden City, AL8 6EB

The application is for the erection of a garden room to rear garden to use as a home office & gym.

The site is located within the Welwyn Garden City Conservation Area. The rear garden of no.55 is adjacent to the Osborn Way car park.

There are no in principle issues with a well-designed outbuilding in the rear garden, however there are concerns that the proposed materials of grey cladding, black felt and grey uPVC windows are not in keeping with the characteristic material palette of the Conservation Area. The typical red clay roof tiles and red bricks contribute strongly to the area's character and appearance.

The proposed building will be of low visibility but there is potential for glimpsed views of the proposed structure from the car park. Views of the rears of the houses along Longcroft Lane are secondary within the Conservation Area and do not necessarily permit a good appreciation of the area's character and appearance, nevertheless it is important for new buildings to preserve the area's character and appearance.

If the proposed materials are improved to be more sympathetic with the Garden City vernacular there would be no objections to the proposal. Due to the incongruous material palette the proposal is considered to result in the very lowest level of less than substantial harm to the Conservation Area and paragraph 202 of the NPPF is relevant. Consideration should also be given to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in which special regard should be given to the desirability of preserving the character and appearance of a conservation area.

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