



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2023/1703/HOUSE
Date: 07/09/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *The Lodge, 2 Northaw Place, Coopers Lane, Northaw, Potters Bar, EN6 4NQ*

The application is for the erection of an outbuilding for ancillary use to the main dwelling.

The Lodge is a historic entrance lodge associated with the Grade II* listed Northaw Place (list entry no. 1100972) located to the west. The late seventeenth century garden wall to the south west of the site is also listed at Grade II (list entry no. 1100973). The Lodge has been heavily extended and altered but it still contributes to an appreciation of the history and significance of the listed building and forms part of the group of buildings and structures associated with the former estate. It contributes to the setting of the listed Northaw Place, as does its garden which was historically part of the estate.

There are no objections in principle to a well-designed outbuilding of an appropriate scale. The garden benefits from mature planting and trees, and a building would be filtered in views from Coopers Lane and from the grounds of the listed building to the west. However, the proposed building is large in its footprint and is not sympathetic in its materiality or detailing. A smaller building utilising traditional materials and details, including a natural slate roof and timber weatherboarding (if cladding is preferred, although render/brick may also be acceptable) would be appropriate as it would be in keeping with the surrounding traditional buildings and a more sympathetic addition to the historic estate of Northaw Place.

As proposed, due to the unsympathetic design and detailing, the outbuilding is not considered to preserve the setting of the listed building. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that LPAs shall have special regard to the desirability of preserving the setting of a listed building. The harm to the significance of the listed building of Northaw Place is a very low level of 'less than substantial' harm and so paragraph 202 should be applied. However, this could be overcome with a more sympathetic, traditional design and materials.

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