

Environment Director & Chief Executive:
John Wood



June Pagdin
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts.
AL8 6AE

**Natural, Historic & Built Environment
Advisory Team
Post Point CHN 108
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN**

Contact Andy Instone
Tel 01992 555241
Email
historic.environment@hertfordshire.gov.uk

Date 20 December 2017

**RE: 6/2017/2746/LB Comet Hotel St Albans Road West Hatfield AL10 9RH -
Extension and refurbishment of the Grade II listed building (Use Class C1)
following demolition of existing rear and side extensions. Erection of student
accommodation (Sui Generis) with landscaping and associated works**

Dear June,

Thank you for consulting us.

The Historic Environment Record (HER) notes that archaeological investigations to the north of the proposed development at the former Hatfield Aerodrome uncovered an extensive Bronze Age landscape as well as finds from the Palaeolithic, Iron Age and Romano-British periods. Some of the proposed development is in a currently undeveloped part of the site.

We believe that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest, we recommend that the following provisions be made, should you be minded to grant consent:

1. The archaeological field evaluation of the area of the area of the proposed development, prior to the commencement of works.
2. such appropriate mitigation measures indicated as necessary by that evaluation. These may include:
 - a) the preservation of any remains in situ, if warranted,
 - b) appropriate archaeological excavation of any remains before any development commences on the site, with provisions for subsequent analysis and publication of results,

- c) archaeological monitoring of the groundworks of the development (also including a contingency for the preservation or further investigation of any remains then encountered),
3. the analysis of the results of the archaeological work, with provisions for the subsequent production of a report and an archive, and the publication of the results, as appropriate;
4. such other provisions as may be necessary to protect the archaeological interests of the site.

We believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. We further believe that these recommendations closely follow the policies included within Policy 12 (para. 141, etc.) of the National Planning Policy Framework. and the guidance contained in the Historic Environment Planning Practice Guide.

In this case three appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants. We suggest the following wording:

A No development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. *The programme and methodology of site investigation and recording;*
2. *The programme and methodology of site investigation and recording as required by the evaluation;*
3. *The programme for post investigation assessment;*
4. *Provision to be made for analysis of the site investigation and recording;*
5. *Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
6. *Provision to be made for archive deposition of the analysis and records of the site investigation;*
7. *Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

B The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

If planning consent is granted, I will be able to provide a design brief detailing the requirements for the investigations and provide information on professionally accredited archaeological contractors who may be able to carry out the investigations. Please allow 5-10 working days for this document to be issued.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andy Instone', written over a horizontal line.

Andy Instone

Senior Historic Environment Advisor
Environmental Resource Planning