



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2021/2571/FULL
Date: 05/04/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *Judges, Judge's Hill, Northaw, Potters Bar, EN6 4NL*

The application is for the erection of a single storey building to rear for use as additional dining space for existing restaurant.

Judges (formerly The Sun Inn) is a Grade II listed building (list entry number: 1173908) dating to the seventeenth century with late eighteenth-early nineteenth century extensions and refronted c.1900. The building is also located within the Northaw Conservation Area which includes the core of the historic village centred on the triangular village green between Judges and the Grade II* listed, late Victorian Church of Thomas a Becket (list entry number: 1348170). Within close proximity to Judges (to the north-west) is Vernons House also listed at Grade II (list entry number: 1100977) and dating from the seventeenth century with substantial eighteenth century rebuilding.

This application follows the serving of a Listed Building Enforcement Notice (upheld at appeal PP/C1950/F/19/3243041) for the removal of a covered seating area at the rear of the building. It is proposed to replace this with a detached single storey building immediately adjacent to the rear of the listed building with a hipped roof and rendered elevations to match the main building.

An objection is raised as the proposed building is considered to be detrimental to the setting of the listed building and harmful to its significance. The scale of the proposed building and its proximity to the listed building are unsympathetic to its special interest. It will dominate the rear elevation of the building and, despite being freestanding, will appear as a large extension due to its proximity to the building and the infilling of the space between the listed building and other existing outbuildings to the rear. Furthermore, the large bi-fold doors and rooflights do not respond to the character of the listed building.

The proposal is considered to result in 'less than substantial' harm to the significance of the listed building and paragraph 202 of the NPPF is relevant. Paragraph 199 states that great weight should be given to the conservation of heritage assets. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 should also be considered as this requires special regard to be given to the desirability of preserving the setting of a 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