



Historic England

Ms Louise Sahlke
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Direct Dial: 01223 582751

Our ref: P01454294

23 February 2022

Dear Ms Sahlke

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**HERTFORDSHIRE CONSTABULARY, STANBOROUGH ROAD, WELWYN
GARDEN CITY, AL8 6XF
Application No. 6/2021/2125/MAJ**

Thank you for your letter of 2 February 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Welwyn Garden City is of national importance. Being England's second garden village, it was able to build on the lessons learned from Letchworth and create a truly new city in the countryside. The impressive Broadway running through the centre of the city, creating a vista out towards open land from the campus that created the civic core, created a sense of space and connection with the countryside beyond. This open vista broadly survives in modern day Welwyn and despite the position of a radio mast in the centre of the view, the uninterrupted view of the countryside beyond is still possible.

The Police Headquarters site is adjacent to the Welwyn Garden City Conservation Area. The Landscape and Visual Impact Assessment (LVIA) has assessed the views from Brocket Hall (a grade II registered park and garden) and Hatfield House (Grade I) and we agree with the conclusion that there will be limited visibility from these areas. The view from the white bridge within Welwyn Garden City, is essential to the open vista and creates this sense of a town in the countryside. The LVIA has shown that the building, despite its increased size would be marginally more visible within the view than the existing.

Policy Context

Paragraph 199 of the NPPF states that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater that weight should be)



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Paragraph 200 of the NPPF states that Any harm to, or loss of significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Historic England's Position

Historic England considers that your local authority should make sure that there is enough information provided with this application to be certain that the new building will not impact upon the views from the white bridge down to the open space beyond. A further drawing showing the actual view with the proposed building could go some way to alleviating concerns in this area. The LVIA shows that the building will be hidden behind existing mature trees but a well-designed material palette which is sympathetic to the surroundings and the view could be beneficial in helping it to blend in.

We do not object to the principle of the redevelopment of the Police Headquarters site subject to the assurances above.

Recommendation

We do not object to the principle of the redevelopment of the police headquarters site subject to your local authority being certain that the view from the Broadway will not be impacted.

We consider that the application may meet the requirements of the NPPF, in particular paragraph numbers 199 and 200.

In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Lynette Fawkes

Inspector of Historic Building and Areas

E-mail: lynette.fawkes@historicengland.org.uk