

From: Joseph Dunn <joseph@napc.uk>

Sent: 08 September 2023 11:40

To: Kirsty Shirley <k.shirley@welhat.gov.uk>

Cc: Joss Muir <Joss@napc.uk>

Subject: RE: Planning Application at The Lodge, 2 Northaw Place The Lodge Coopers Lane Northaw Potters Bar EN6 (6/2023/1703/HOUSE)

Good morning Kirsty,

Thank you for your email and I hope you are well.

We are happy for the Listed Building Consent application (6/2023/1747/LB) to be withdrawn if it is no longer necessary.

Regarding the Householder application (6/2023/1703/HOUSE), whilst I respect the Conservation Officer's points, I must respectfully disagree that the proposal will harm the setting and character of the Listed Building of Northaw Place. The Planning, Design and Access Statement submitted with the application sets out the principle of the proposal and pages 9-10 include a dedicated section on heritage, and how the proposal has been carefully designed to have as little impact as possible on the listed building and its setting, but for completeness, I have provided our response below to the Conservation Consultant's points.

The Conservation Officer notes that The Lodge has been heavily extended and altered in previous years. The Lodge has little architectural interest and whilst it is appreciated that it used to be part of the wider estate, the building itself is not recognised for its architectural or historic significance. The dwellings situated in Northaw Place have seen applications approved for ancillary development over the years –

including swimming pools, pool houses, tennis courts and detached garages. The addition of an annexe at The Lodge would not harm the pattern and form of development of the wider estate.

On approach to The Lodge, a large beech hedge (an alternative to evergreen hedging) screens any views from the access way to the application site (see below). This hedge and thick vegetation screen any views into and out of the site. Glimpsed views of The Lodge can only be seen on passing the entrance, the proposed location of the annexe ensures it is not dominant in this view, protecting the listed buildings setting.



Regarding the annexe's design, the design has been kept as simple and as neutral as possible to respect the local character. The materials have been chosen to ensure that it clearly appears as an ancillary structure and does not compete with The Lodge. The grey green cladding allows the annexe to blend into the surrounding landscape of trees and vegetation and ensures it will assimilate into its surroundings. The pitched roof allows the annexe to resemble the design of a traditional outbuilding and creates a more 'cottage-like' character, which again, is more respectful of the character of the site, as opposed to a flat roof, where the annexe's massing and dominance would be heightened. The Consultant notes that the annexe would have *'a very low level of 'less than substantial' harm'* on the listed building.

The scale of the annexe is considered appropriate in its context. It will have a footprint of 89 sqm, which is subordinate to the 244 sqm footprint of the dwelling, especially when considered within the wider site context, which has an overall area more than 0.6 ha (6,000 sqm). We therefore consider that the scale of the proposed annexe is not excessive.





Based on the above, we would reiterate that the proposal is acceptable when considering its impact on the nearby listed building/wall.

I hope this has cleared up any concerns with the application and I welcome your thoughts on the above. May I also ask for an update of your thoughts on the associated LDC application (6/2023/1704/LAWP). I look forward to hearing from you.

Kind regards,

Joe

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