



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2021/1508/HOUSE
Date: 10/08/2021

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *Just House, Coopers Lane, Northaw, Potters Bar, EN6 4NJ*

The application is for the installation of an external swimming pool.

The site is located to the south of Spinney Cottage, a Grade II listed cottage, formerly a bakery, with 17th century origins but largely dating from the 18th century (list entry no. 1100981). To the south west of the site is the Grade II* listed Northaw Place and grade II garden wall (list entry nos. 1100972 and 1100973). Northaw Place is c.1690 in date with alterations made throughout the 19th century. To the south east of the site is the Grade II listed, late 17th century Northaw House (list entry no. 1100970) and its associated Grade II listed stables (list entry no. 1100971).

The rural character of the area makes a positive contribution to the settings of the listed buildings. It is noted that the existing trees and planting will be removed to accommodate the pool (drawing no. AR/A3/006A). As the pool is adjacent to the boundary with Spinney Cottage it is recommended that planting/hedging is included along the boundary. Some planting is shown on the proposed ground floor plan (drawing no. AR/A3/006A) and further details can be reserved by condition.

There are no objections in principle to the installation of an outdoor pool as it is not considered to be detrimental to the settings of any of the nearby listed buildings and will not harm their significance, in accordance with Section 16 of the NPPF (2021) and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. As noted above, planting along the boundary would better preserve the rural character of the setting of Spinney Cottage and it is recommended that a soft landscaping scheme is reserved by condition.

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

