



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2022/1078/COND
Date: 20/06/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Northaw House, Coopers Lane, Northaw, Potters Bar, EN6 4NG

The application is for the approval of details pursuant of Condition 1 (Construction/Repair Method Statement), Condition 2 (Window and Door Details) and Condition 3 (Materials) on planning permission 6/2020/0930/VAR.

1. No development to the Listed Buildings on the site shall take place until a detailed construction/repair method statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development must not be carried out other than in accordance with the approved method statement. The method statement must include details of:

a) a detailed survey of the existing structure in order to confirm the extent of the repairs that will be required to make the building structurally sound and meet relevant Building Control Legislation. This should include fire protection, acoustic insulations and thermal insulation, including new wall, floor and ceiling build up;

b) The position, type and method of installation of all new and relocated services and related fixtures, including communications and information technology servicing.

c) details of all repairs, re-instatements and replacement including the methods to be used for the removal of the historic fabric and its repair or replacement;

d) a detailed specification of all the proposed materials to be used (i.e. type and origin/manufacturer, mortar mix, pointing profile and finish, jointing width and bond of the brickwork, band, string or dentil courses, parapets and copings, cills, and corbelling to chimney cappings, plasterwork/render, wood lath, brick, stone, tile and rainwater goods); and



e) repair works should be considered on a case-by-case basis.

The “Historic Building Recording” has been submitted but, whilst a good record of the building, this does not contain the detail required by point (a) of Condition 1. It is not a detailed survey of the buildings which can be used to inform the extent of repair needed. The “Schedule of Works for Restoration” is insufficient in its content and detail. Specific details are missing as there is no room-by-room/elevation-by-elevation assessment of the works required. The Plan provides an overview of the general approach to the restoration and repair of Northaw House, Ballroom Wing, Walled Garden, Stable Block and Oak Cottage but specific details on the features or issues found in each room or elevation are missing. For example, it is known that window shutters on the ground floor are affected by rot but there is no mention of window shutters in the Plan or the detail on how this will be dealt with. The store attached to the Garden Wall has been demolished but the Restoration Plan does not address the rebuilding of this structure. In terms of usability, details on general methodology are located at the end of the document but are not cross-referenced in the main schedule, for example, whilst repointing is mentioned in the schedule (4.3) details on raking out the joints is further detailed under point 200 but this is not cross-referenced.

A “Report & Budget Estimate” has been submitted for the repair of the Garden Wall. This details the work required and is accompanied by drawings. Works have already been carried out and, in some instances, are not in accordance with this document. For example, section F-F showing the north elevation notes the removal of newer masonry and shows the higher element of the wall in its original location. The wall has been rebuilt with a higher section adjacent to Oak Cottage.

Timber frame repair details are provided but there is no drawing to show where these repairs are needed or a condition report to justify why they are needed.

The details submitted are insufficient to discharge Condition 1. The information does not contain the detail specifically required by all parts of the condition.

2. No development to the Listed Buildings on the site shall take place until detailed drawings of all proposed new and/or replacement doors and windows together with a detailed specification of the materials, construction and finishes, have been submitted to and approved in writing by the Local Planning Authority. Details must be provided which clearly show a section of the glazing bars and/or mullions, frame mouldings, door panels, method of opening, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch and sill detail. Subsequently the works to the doors or windows must not be carried out other than in accordance with the approved details.

Window details submitted show a 6-over-6 sash window. The section drawings show 16mm double glazing, but the elevation drawing (MJ/001) noted that all windows will be single glazed to match existing and “final details to be signed off following condition survey carried out under Listed Building consent - 6/2020/0930/VAR”. The materials detail sheet for the main house notes windows will be Ventralla (as per the drawings) but these details show double-glazing.

Details of casement windows are provided for the Stable Block (Jen Weld casements) but the elevation is shown with a top hung fanlight which differs from the approved drawings for side hung casements with four lights to each casement (rather than six shown in the detailed drawing). The approved drawings also included plain glazed windows at ground floor (east elevation). The materials sheets note the use of ‘plain casements’ but there are no details for these.

Details of a 'Longleat' external door are provided but the Stable Block is to have a 'Burlghley' door according to the materials sheet. The materials sheet for the main house also notes a 'Burlghley' door. No details of this door have been provided. In addition, it is not clear where on the main house this door is proposed as it would not be acceptable where there are surviving historic doors and this style (having consulted the website) does not appear to match the approved drawings or be appropriate for the main house.

It would also be expected that the window and door details tie in with the repair method statement specified in Condition 1 as only those windows and doors shown to be beyond viable repair should be replaced with new. Window and door schedules have been provided but are not accompanied by plans/elevations to show the locations of the windows/doors or any condition survey.

The details submitted are insufficient to discharge Condition 2. It is also unclear which details relate to which building and locations on the buildings.

3. Prior to above ground development samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. This shall include:

a) Additional drawings that show details of new windows, doors eaves, verges, fascias and cills, by section and elevation; and

b) Details and colours of all external lights, alarm boxes or satellite dishes to be fixed to the of the new buildings.

The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

Sheets noting "materials to be used in the construction of the external surfaces of the buildings" have been submitted but these do not contain specific details of materials (e.g. types, colours, manufacturers of bricks or slates).

The sheets note the design of the windows including the Jeld Wen plain casements but no details are provided of this window type – the detailed drawing shows a multi-paned casement with a top hung fanlight. As noted above, some of the door details are also missing.

A typical eaves detail has been provided but this does not account for the variation in eaves detail across the listed buildings on the site.

There are no details of any alarm boxes or satellite dishes.

The details are insufficient to discharge Condition 3.

Yours sincerely

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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