



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2023/0397/HOUSE
Date: 04/06/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *The Cottage, Oshwal Centre, Coopers Lane Road, Northaw, Potters Bar, EN6 4DG*

The application is for the erection of part-rear and side single storey extension with internal alterations following the demolition of rear lean too extension, two sheds and removal of a caravan.

The property is located to the south west of the Grade II listed 'Hook House' (now the Oshwal Centre) which is an early Victorian villa dating to 1839 built in a Tuscan style with painted stucco elevations under a slate roof (list entry no. 1173884). The Cottage is the historic lodge to the house and is located at the entrance to the driveway from Coopers Lane Road. It is likely that the lodge was built soon after the construction of the main house; it does not appear on the Tithe map (surveyed 1838 and but published 1849) but appears on the 1896 OS map. The form of the building appears to be relatively unaltered from the footprint show on the historic maps. The small projection to the rear (show on the existing floorplans as a bathroom) appears to date to the late 1890s, first appearing on the 1898 OS map. As is typical of the design of lodges, The Cottage is a modest, single storey building constructed in a style to mirror the main house. Its painted stucco elevations, slate roof, prominent chimney stacks, and deep overhanging eaves all reference the Hook House (Oshwal Centre) and contribute to its significance.

Due to the building's age, position at the entrance to the historic estate, historic function as a lodge, and ownership in connection with Hook House, it is likely that the building is curtilage listed as per Section 1(5)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A Heritage Statement has been submitted with the application, but it does not meet the requirements of paragraph 194 of the NPPF. There is no account of the history or significance of the building and no assessment of the impact on the significance of The Cottage or Hook House. It is not agreed that The Cottage does not "hold any significant heritage value in its own right" (para. 4.1). As the original nineteenth century lodge to a Grade II listed house in a relatively unaltered condition (externally) which is still located at the entrance into the estate, the building makes a positive contribution to the setting of the Grade II listed building. It is also of architectural interest (as noted above) and historic interest as part of the wider historic estate.



The proposals are not sympathetic to the historic form and proportions of the building and are not based on an understanding of its significance. The scale of the proposed extensions undermines the scale of the lodge building and its historic form. Elongating the south east elevation creates an uncharacteristic long elevation fronting the drive. The proposed flat roofed elements (between existing and new gabled projections on the north west elevation, and projecting from the north east elevation) are incongruous additions to the building which do not relate to its traditional form.

Substantial internal alterations are proposed with no assessment of the potential loss of historic fabric and planform which would result in harm to the building's significance by impacting its architectural interest.

The proposal is considered to cause harm to the significance of the listed building by unsympathetically altering a curtilage listed structure, its historic lodge building. The setting of the listed building would also be detrimentally altered. The harm is 'less than substantial' and paragraph 202 of the NPPF is relevant. Consideration should also be given to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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