



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2017/2523/HOUSE
Date: 19/12/2017

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: East Lodge, Judge's Hill, Northaw, Potters Bar, EN6 4NL

The application is for the demolition of the existing carport structure and erection of a new oak framed, open sided carport at East Lodge, Northaw.

East Lodge is a detached property located on the south west side of Judge's Hill. The building is not listed, however it is located within Northaw Conservation Area.

The proposed works comprise the demolition of the existing single storey carport structure and the erection of a new oak framed, open sided carport with pitched slate roof, which would roughly occupy the footprint of the existing carport. It is considered that the proposed design and materiality of the carport would be in keeping with the character and appearance of the conservation area. The carport would be set back from the road and largely screened from view by the existing boundary fence and hedgerow along Judge's Hill. Although the proposals would result in a slight increase in height in comparison to the existing carport, which would likely result in the roof of the carport being visible above the boundary, it is considered that views of the proposed carport from the public realm would be very limited. Overall, it is considered that the proposed works would result in a minimal change which would not cause harm to the character and appearance of the conservation area. I therefore have no objection to this scheme.

It is noted that the boundary treatment along Judge's Hill could potentially be altered in the future, which could result in more visibility to the application site. It is therefore recommended that the retention of this boundary treatment is required by condition.

Yours sincerely,

Hannah Rae
Historic Buildings 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