

Mr William Myers  
Planning  
Welwyn Hatfield Borough Council

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Contact Simon Wood  
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My ref P06/19/0218  
Your ref 6/2019/0218/LB  
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Date: 13 March 2019

Dear William,

**Re: Conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, construction of 2 Gate Lodge dwellings, 3 dwellings within the Walled Garden, 7 dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure - Northaw House Coopers Lane Northaw Potters Bar EN6 4NG**

#### **ARCHAEOLOGICAL IMPLICATIONS**

Thank you for consulting me on the above application.

Please note that the following advice is based on the policies contained in the National Planning Policy Framework.

We were previously consulted for pre application advice on a similar scheme to the above development (6/2017/1839/PA). We advised that a programme of archaeological works comprising historic building recording and trial trenching evaluation take place to be secured by appropriate conditions on any planning permission.

The information submitted with the current planning application confirms our pre application recommendations. Numerous standing structures of heritage value, including Northaw House itself, its stables, the walled garden and several outbuildings will be subject to fundamental change and loss of historic fabric. We therefore continue to advise that all standing structures undergoing alteration be subject to a programme of archaeological historic building recording (to Historic England Level 3) prior to

development commencing. In addition, intrusive works to the standing buildings should be monitored where it is possible that historic fabric may be revealed.

There is still considerable potential for as yet unidentified post medieval below ground archaeological remains, perhaps related to the 17<sup>th</sup> or 18<sup>th</sup> century house, to be impacted by the proposed development. As a result we continue to advise that an archaeological trial trenching evaluation take place in the areas to be developed, post any planning consent, followed by whatever mitigation measures may be necessary, as suggested by the results of the evaluation.

With the above in mind, I believe that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest. I recommend that the following provisions be made, should you be minded to grant consent:

- 1) The archaeological building recording (to Historic England Level 3) of all standing structures to be altered, prior to any development taking place;
- 2) the archaeological trial trenching evaluation of those areas to be subject to ground disturbance, prior to any development taking place;
- 3) such appropriate mitigation measures indicated as necessary by that evaluation. These may include:
  - a) the preservation of any archaeological remains *in situ*, if warranted;
  - b) the appropriate archaeological excavation of any remains before any development commences on the site, with provisions for subsequent analysis and publication of results;
  - c) the archaeological monitoring and recording of the ground works of the development, including foundations, services, landscaping, access, etc. (and also including a contingency for the preservation or further investigation of any remains then encountered);
- 4) the archaeological monitoring and recording of all interventions to the fabric of the building in areas where such works might reveal additional information relating to the development of the building, and for the purpose of recording any original historic features (etc.) that may be exposed;
- 5) the analysis of the results of the archaeological work, with provisions for the subsequent production of a report and an archive, and the publication of the results, as appropriate;
- 6) such other provisions as may be necessary to protect the archaeological interests of the site.

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow the policies included within Policy 16

(para.199, etc.) of the National Planning Policy Framework. and the guidance contained in Historic England's Historic Environment Good Practice Advice in Planning Note 2 (2015).

In this case three appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants. I suggest the following wording:

**A** *No development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:*

1. *The programme and methodology of site investigation and recording;*
2. *The programme and methodology of site investigation and recording as suggested by the evaluation;*
3. *The programme for post investigation assessment;*
4. *Provision to be made for analysis of the site investigation and recording;*
5. *Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
6. *Provision to be made for archive deposition of the analysis and records of the site investigation;*
7. *Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

**B** *The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)*

**C** *The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.*

If planning consent is granted, I will be able to provide detailed advice concerning the requirements for the investigations, and to provide information on professionally accredited archaeological contractors who may be able to carry out the necessary work.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely,

Dr Simon Wood FSA Scot  
Historic Environment Advisor  
Environmental Resource Planning