



FAO: Planning Department,  
Welwyn Hatfield Borough Council

Ref: 6/2019/0918/HOUSE  
Date: 10/05/2019

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

**RE: *Northaw Place, Coopers Lane, Northaw***

The application is for the formation of a new vehicular access following removal of existing close boarded boundary fence and erection of post and rail boundary fence and hedge with timber gate.

Northaw Place is a grade II\* listed house (list entry no. 1100972) dating to c.1690 with alterations made throughout the 19<sup>th</sup> century. It is an imposing three storey neo-classical mansion with a large, square porch supported on Doric columns. The rear, garden elevation is red brick and the front elevation clad in c.1860s cement render. The former outbuildings associated with the house and the former gate lodge along Coopers Lane are now in separate ownership.

The proposed driveway roughly follows the line of the historic driveway as depicted on 19<sup>th</sup> century maps. The current driveway appears to date to the 1980s when the lodge and other outbuildings became separate dwellings to the main house. The historic driveway ran alongside the lodge and approached Northaw Place from the east providing visitors with a long view of the principal and most prominent elevation of the house. As described within the accompanying Heritage Statement, the proposed scheme intends to reinstate this approach and provide the house with its own access.

The boundary along Coopers Lane will be finished with a timber post and rail fence with native hedging and a timber five-bar gate. This maintains the rural appearance of the lane which is characterised by dense planting. The simple fence and gate do not compete with the existing entrance to Northaw Place which has a far more formal character with brick piers and gates.

The proposed access, driveway and boundary treatment are considered to be in keeping with the setting of the listed building and will not harm its significance. The reinstatement of the historic line of the driveway (or close to) serves to enhance the significance of the house by revealing historic viewpoints of the principal elevation of the house.

No objections are raised to the granting of planning permission and it is recommended that a condition requires photographic details of the new gravel hardstanding of the driveway to be submitted and approved.



Yours sincerely

A handwritten signature in black ink that reads "M.R. Kitts". The letters are cursive and somewhat stylized, with the first letters being larger and more prominent.

Maria Kitts BA (Hons) MA PGCert  
Senior 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*