



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2021/0072/MAJ & 6/2021/0071/LB
Date: 13/03/2021

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

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

The application is for repair, refurbishment and 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 new Gate Lodge dwellings, 4 new dwellings on the East Drive, 3 new dwellings within the Walled Garden, 7 new 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.

The information below can be read in addendum to my consultation on 6/2019/0217/MAJ which addresses most aspects of the development.

It is understood that this application is identical to 6/2019/0217/MAJ with exception of a proposal for an additional 6 units in the form of:

- An east and west Gate Lodge providing 2no residential units. These were previously submitted as part of the 2019 application but later removed from 6/2019/0217/MAJ; and
- Two pairs of semi-detached units arranged as workers' cottages on the east drive. These units formed part of earlier pre-application discussions but were omitted from the formal submission of 6/2019/0217/MAJ.

I was consulted on the above items as part of pre-application discussions before they were omitted from a final scheme under application 6/2019/0217/MAJ.

The above items are considered to be the most harmful elements (to the setting of the heritage assets). There may be potential for the 'gatehouse type' structures although the east example should be set further east in a less prominent position and within a smaller domestic boundary.

The two sets of workers cottages are considered to be the most inappropriate. I was consulted on these during pre-application. These are based on the location of buildings shown on a historic map



but I do not consider this precedent given the historic buildings have long since been demolished and their form and use is unknown. This area of the site has long been open land and the construction of dwellings here will detract from both the listed stables and Northaw House.

I recommend the council test the enabling need for these additional dwellings as these would undermine the quality of development the applicant has achieved to date.

Should the viability demonstrate that additional funds are required, I recommend the council explore other means by which the applicant can deliver this scheme. This may include solutions such as off-site enabling development.

Yours sincerely

Tim Murphy IHBC MCIfA
Historic Environment Manager
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