

Mr William Myers
Planning
Welwyn Hatfield Borough Council

**Postal Point CHN 108
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN**

Contact Simon Wood
Tel 01992 588039
My ref P06/21/0072
Your ref 6/2021/0072/MAJ
historic.environment@hertfordshire.gov.uk

Date: 23 February 2021

Dear William,

Re: 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.- Northaw House Coopers Lane Northaw Potters Bar EN6 4NG

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting me on the above application.

This is a resubmission of previous application 6/2019/0217/MAJ, with the addition of several new dwellings. Archaeological conditions were placed on consent in that instance. While some of the archaeological work has taken place, the same conditions should be placed on consent in this instance to ensure all essential fieldwork and reporting takes place, and to the agreed standards.

The new dwellings on the East Drive are not in a location that appears to have any particular archaeological potential. The scope of the completed archaeological evaluation is therefore sufficient to comprise the evaluation element of the recommended archaeological work. We do, however, await a satisfactory evaluation report in order to comment on any potential future requirements.

The archaeological Written Schemes of Investigation submitted for the previous application are likely to suffice for condition A below, if resubmitted.

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 submission of an appropriate archaeological evaluation report, 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