



FAO: Planning Department,  
Welwyn Hatfield Borough Council

Ref: 6/2021/2192/VAR  
Date: 04/09/2021

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

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

The application is for the of condition 25 (drawing numbers), on planning permission 6/2019/0217/MAJ.

The proposed amendments concern the new-build houses approved as part of 6/2019/0217/MAJ and are detailed within the covering letter. Most amendments are to the windows and rooflights, as well as separating the buildings on plots 24 and 25 and altering some of the access roads and parking arrangements.

There are no objections to the proposed amendments as they do not alter the previous assessment of the scheme and are no greater in their impact on the setting of the Grade II listed Northaw House or stables. As noted in comments on 6/2019/0217/MAJ, development within setting of the listed building causes some degree of 'less than substantial harm', although efforts have been made to mitigate this harm through the location of new buildings and their detailing and design. However, there are notable heritage benefits arising from the scheme (as detailed previously) and paragraph 202 should be applied considering the heritage benefits as part of any public benefits arising from the scheme.

Yours sincerely

Maria Kitts BA (Hons) MA PGCert  
Principal 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*

