



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2022/2306/HOUSE
Date: 17/11/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 5 Densley Close, Welwyn Garden City, AL8 7JX

The application is for a garage and loft conversion with rooflights to provide living accommodation, replacement windows and doors, installation of solar panels to modified garage roof, installation of EV charger to garage side wall and modifications and alterations to fenestration.

The property is located within the Welwyn Garden City Conservation Area. It makes a positive contribution to the character and appearance of the Conservation Area as part of a set-piece of matching and complementary houses on Densley Close.

There are no objections to the conversion of the garage, including the change to the garage doors, or the alterations to the ground floor fenestration at the rear.

However, the number and random placement of the proposed rooflights detracts from the unaltered roofscape of the house as well as the wider streetscene. It is recommended that the rooflights are removed entirely. There is also an objection to the proposed solar panels to be mounted at an angle on the garage roof. They will appear conspicuous within the streetscene and will detract from the architectural interest of the house and the surrounding buildings by introducing an incongruous feature. If they can be reduced in number, located to the rear of the garage and significantly reduced in height then they may be acceptable as their visual impact would be greatly reduced.

As proposed, the scheme is not supported as it does not preserve the character or appearance of the Conservation Area and results in 'less than substantial' harm to its significance. Paragraph 202 of the NPPF is relevant as well as Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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