



Historic England

Mr Raymond Lee
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

Direct Dial: 01223 582751

Our ref: P01552343

6 December 2022

Dear Mr Lee

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**CAMPUS WEST, THE CAMPUS, WELWYN GARDEN CITY, HERTFORDSHIRE,
AL8 6BX**

Application No. 6/2022/2533/VAR

Thank you for your letter of 16 November 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The lighting scheme for this new structure was part of a large discussion at pre-application and application stage. Historic England have been clear in our view that external and internal lighting should be kept to the absolute minimum to avoid the prominence of the structure within the Campus landscape.

The letter accompanying the application states that the additional external lighting is proposed to provide additional lights to new pay meters situated within stairwell locations. It is difficult to tell in the proposed plan which of the external lights are additional from those approved in the original application but, it appears that the external lights marked as blue on the submitted plan, in 3 instances, do not correspond with either stairwells or parking meters. If new lights are required, are others able to be removed?

At present, we consider that justification should be provided for the additional illumination due to the additional impact of the lighting upon the character of the Conservation Area. It therefore would not accord with the information requirements of paragraph 194 of the NPPF.

Recommendation

Historic England has concerns regarding the application on heritage grounds.



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We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 194 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Lynette Fawkes

Inspector of Historic Building and Areas

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