



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2024/0071/HOUSE
Date: 13/02/2024

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 38 Barleycroft Road Welwyn Garden City AL8 6JU

This application is for erection of a part single, part double storey rear extension to replace existing rear extension, single storey side extension and conversion of existing outbuilding, raising of roof to existing garage, installation of a rear dormer window to facilitate a loft conversion. Insertion of first floor side window, installation of rooflights in existing roof.

The property is located in the Welwyn Garden City Conservation Area. The property makes a positive contribution to the significance of the Conservation Area by virtue of its scale, form and appearance. The property also has group value with the neighbouring properties that are consistent in design.

There would be no principle objection to a two-storey rear extension. However, the proposal would introduce an untraditional crown roof area which would not relate well to the traditional duo-pitched form of the host. I recommend that the two-storey roof form is amended. Rooflights to the flank roof slopes would not be supported in principle, these would be visible within the streetscene and would be an uncharacteristic feature that would not preserve the unadorned, traditional roofscape. The annotations indicate that the roof covering would be replaced; the existing rooftiles may be original and there are concerns regarding the loss of historic fabric.

There would be no principle objection to extending the property at single storey. The single storey, hipped side extension appears to be an original extension as it is present on the other properties that are of the same design. The 1970s sunroom extension to the front of the single storey hipped roof element is not a positive addition as it infills the space between the hipped extension and front building line, undermining the set-back position of the hipped extension and consistency of the group. There are concerns that the addition of the curved parapet would exacerbate the appearance of the front extension and would result in an awkward arrangement between the curved parapet and the hipped roof (this also applies to the relationship between the craft room rear extension and the hipped roof extension). A simple parapet to the front may be acceptable as this could improve the appearance of the existing flat roof, but the upstand should be kept to the minimum.



The proposals would fail to preserve or enhance the character and appearance of the Conservation Area, and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 should be considered. With regards to the National Planning Policy Framework the level of harm is considered to be 'less than substantial' as per paragraph 208. 'Great weight' should be given to the heritage asset's conservation as per paragraph 205.

Yours sincerely

Seren Wilson BA (Hons) MSc
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