



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2019/1452/MAJ
Date: 30/07/2019

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 26 Stonehills, Welwyn Garden City, AL8 6NA

The application is for the change of use for conversion of first and second floors from (A1 Use) Retail to (C3 use) residential and additional storey for 27 dwellings.

The site is located within the Welwyn Garden City Conservation Area and has been identified as a building of 'key townscape merit' within the area due to the strong positive contribution it makes to the character and appearance of the area. It is considered to be a non-designated heritage asset under the provisions of the NPPF (para. 197) as well as directly contributing to the overall significance of the conservation area, a designated heritage asset.

The Heritage Statement has documented the history of the building and dates it to the 1950s; a later phase of the Garden City development. It adheres to the characteristic pared-back neo-Georgian architectural style of the Garden City and utilises red brick and pantiles, both typical of the Garden City and the conservation area. Forming a pair with the building opposite on Stonehills, this symmetry has been interrupted by the addition of dormers to Stonehills House opposite (granted permission in 2016).

The proposed conversion of the upper floors to residential use raises no objections as the contribution the building makes to the character and appearance of this part of the conservation area will remain unchanged. The retention of the ground floor as retail space is supported and is a fundamental element of the building's character and original use.

It is proposed to raise the height of the mansard roof and insert a large number of flat-headed dormers to serve a third floor. The basic form of the mansard roof will remain, and the dormers will reflect others found throughout the town centre of the Garden City, including those on Stonehills House opposite. Due to the heights and density of the buildings within the town centre, and the design of the mansard roofs sitting low behind parapets, roofs are not particularly prominent in views. The roof of no.26 contributes to the long view from the end of Stonehills looking south towards no.26, but here it is seen in conjunction with Stonehills House which now contains dormer windows within the roof. For these reasons, the proposed roof extension and dormer windows will



not detract from the character or appearance of the conservation area or cause harm to its significance.

No objections are raised. Should planning permission be granted it is recommended that conditions ensure the roof tiles and material of the new windows match the existing (uPVC windows would not be acceptable).

Yours sincerely

A handwritten signature in black ink, appearing to read 'M.R. Kitts'.

Maria Kitts BA (Hons) MA PGCert
Senior 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