



FAO: Planning Department,  
Welwyn Hatfield Borough Council

Ref: 6/2020/1837/FULL  
Date: 03/09/2020

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

**RE: 54 Bridge Road, Welwyn Garden City, AL8 6UR**

The application is for the erection of new detached dwellinghouse to the rear garden.

The site is located within the Welwyn Garden City Conservation Area. Nos. 54 and 52 Bridge Road and the cottages at nos. 50 and 48 pre-date the construction of the Garden City and date from the nineteenth century. Nos. 54 and 52 were built as estate workers cottages. They are considered to be “key buildings” within the WGC Conservation Area Appraisal and provide an understanding of the area prior to the establishment of the Garden City; they are positive contributors to the significance of the Conservation Area. The public footpath to the rear of the site is the route of the former Luton and Dunstable Branch railway line and some of the large trees were likely part of Sherrardspark Wood located to the north of the former railway line.

Historically, the land to the rear of nos. 54 and 52 was undeveloped and the houses of the Garden City were laid out in a linear pattern along the northern side of Bridge Road. The proposed dwelling is at odds with the prevailing linear development and impacts on the setting of nos. 54 and 52 by infilling the undeveloped land between them and the pre-Garden City features of the former railway line and Sherrardspark Wood.

The proposed dwelling is relatively well screened from Bridge Road due to its position towards the rear of the plot. However, the loss of some hedgerow for the creation of the driveway has a negative impact on the streetscene by undermining its verdant character, which is typical of the Garden City.

The proposed dwelling is not considered to preserve the character or appearance of the Conservation Area, contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It undermines the appreciation of the group of buildings and features in this location which pre-date the establishment of the Garden City and is out of keeping with the linear development pattern. It is therefore considered to cause ‘less than substantial harm’ to the significance of the Conservation Area and paragraph 196 of the NPPF should be considered. Great



weight should be afforded to the conservation of heritage assets as per paragraph 193 of the NPPF.

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*