



FAO: Planning Department,  
Welwyn Hatfield Borough Council

Ref: 6/2021/3107/HOUSE  
Date: 04/02/2022

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

### **RE: 2 Densley Close Welwyn Garden City AL8 7JX**

The application is for: Erection of 1 x carport involving demolition of existing carport

The house is located within the Welwyn Garden City Conservation Area, and is within the characterisation area known as Residential Areas. This area has a suburban and residential character, and while there is variation in the size, type and design of houses one of the common styles is Arts and Crafts, of which 2 Densley Close is one.

The house dates to the 1930s (it does not appear on the 1923 OS map but does on the 1938 OS map, which depicts the initial laying out of Densley Close) and was designed by architect Louis de Soissons.

Not enough detail has been supplied regarding the changes to the carport, contrary to paragraph 194 of the NPPF. The drawings show a simple, flat roofed structure but the submitted 'Pro-Port Canopies' brochure contains photographs of mono-pitch and apex canopies, so it is not clear what is proposed. However, it is clear that a modern, aluminium and polycarbonate carport is not in keeping with the character and appearance of the conservation area, and therefore not appropriate. When discussing the Residential Area, The Welwyn Garden City Conservation Area Appraisal states that 'Small but unthinking alterations....can irreversibly degrade an otherwise interesting "original" house, or a whole group of houses' and this would be the case with the proposals as they currently stand. This is not to say that in principle a new carport or garage is not acceptable, only that any design would need to be in keeping with the character and appearance of the house and the conservation area, and would need to not project beyond the front elevation of the house

There are no objections to the demolition of the current carport which is a later alteration.

The proposals do not preserve or enhance the character or appearance of the Conservation Area, contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The harm to the significance of the Conservation Area is 'less than substantial' and paragraph 202 of the NPPF is relevant.



Yours sincerely,  
Sam Davis

Sam Davis BA (Hons) MA  
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*