

Heritage Statement

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Description of development: 7 dwellings, garages and access

Site address: The Foundry, Brookend Lane, St Ippolyts, Herts, SG4 7NX



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1.0 INTRODUCTION

- 1.1.0 This heritage statement has been prepared to support a planning application for the redevelopment of land at The Foundry, Brook Lane, St Ippolyts for the erection of 7 dwellings and access.
- 1.1.1 The site lies adjacent to a Grade II listed building, The Foundry but is in separate ownership to it.
- 1.1.2 Part of the site boundary abuts the St Ippolyts Conservation Area boundary.
- 1.1.3 The site has been the subject of a previous permission for redevelopment with 7 dwellings on 2 March 2016 reference 14/02200/1.

2.0 SITE & SURROUNDING AREA

2.1.0 Introduction.

St Ippolyts is located in between the A602 (Stevenage Road) and the B656 (Codicote Road), 2 km (1.2 mi) south-east of Hitchin, Hertfordshire. The parish of St Ippolyts has a wide spatial spread so it includes concentrated C20th residential development to the west of the site off the Codicote Road together with the heart of the historic village to the east. The application site is located to the west of the village, on the south side of Brookend Lane, the access road from the village to Codicote Road.

2.1.1 Site.

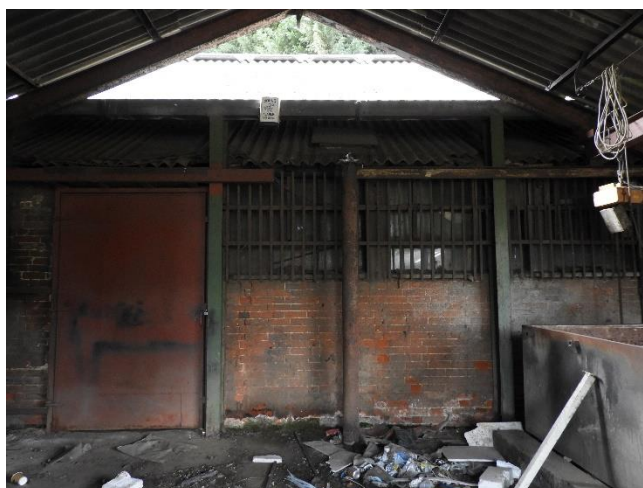
The application site has a frontage to Brookend Lane and occupies land located between a Grade II listed building known as 'The Foundry House' to the west and Ippolyts Brook to the east. The site curves around the curtilage of Foundry House with open countryside to the north, south and east.

2.1.2 The site has been in separate ownership from Foundry House for many years but has evidently been part of the curtilage of the listed building originally. The site is currently occupied by a range of buildings that date from the C19th to the mid/lateC20th.

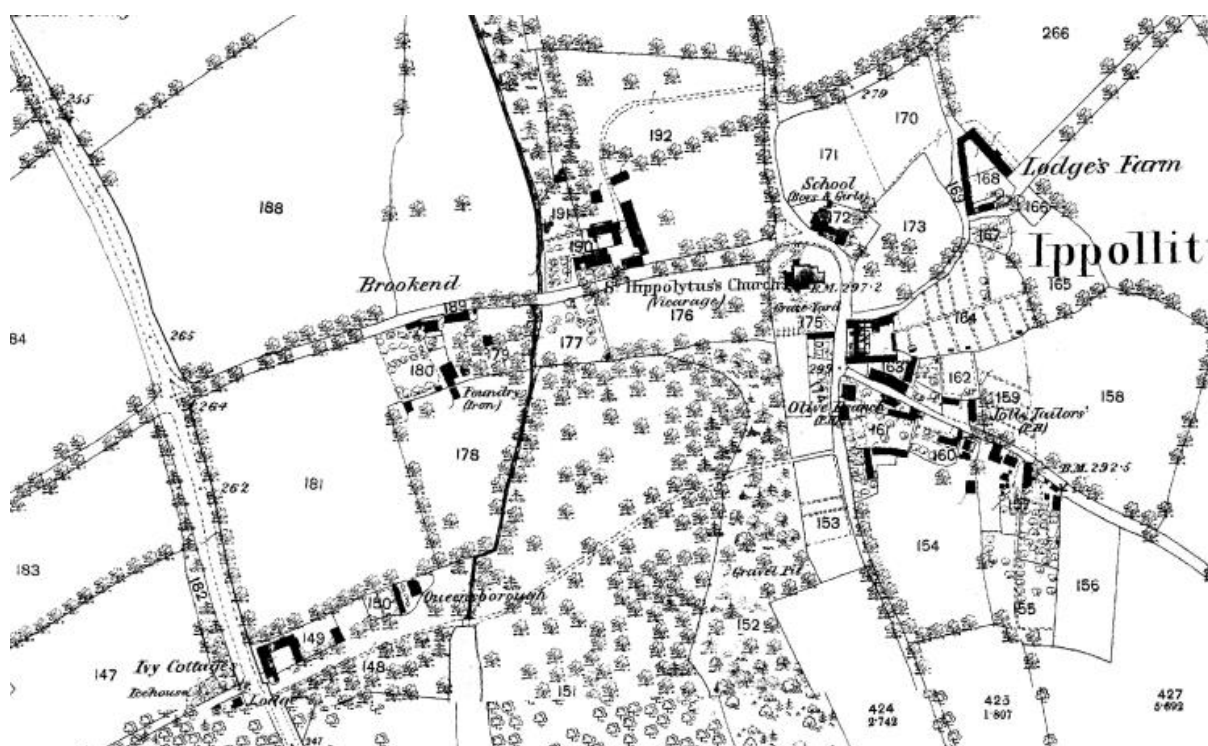


C19th brick barn on application site frontage.

The foundry use is understood to have commenced about 1880. The oldest buildings extant on the site are the single storey brick-built barn illustrated above and an outbuilding located to the rear of Foundry House and now partially enclosed by the later buildings on the site. Both buildings can be identified on the 1881 OS sheet below. Furthermore the 'Foundry' is specifically identified.



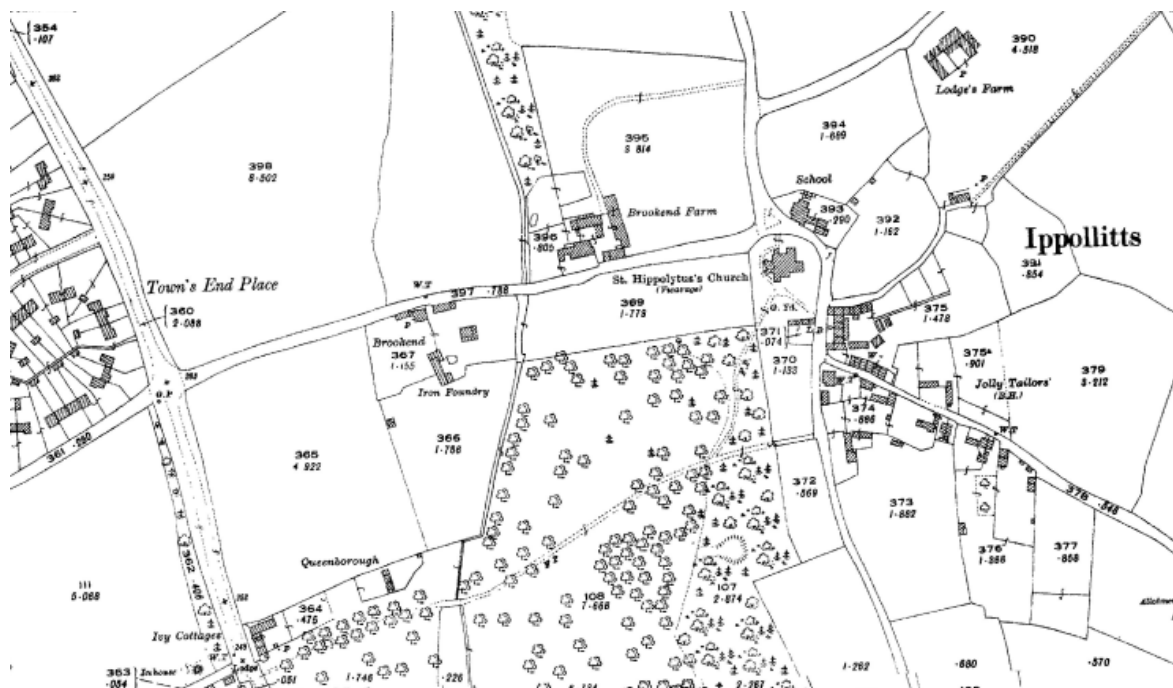
What is thought to be the original foundry building to the rear of Foundry House.



Landmark
INFORMATION GROUP

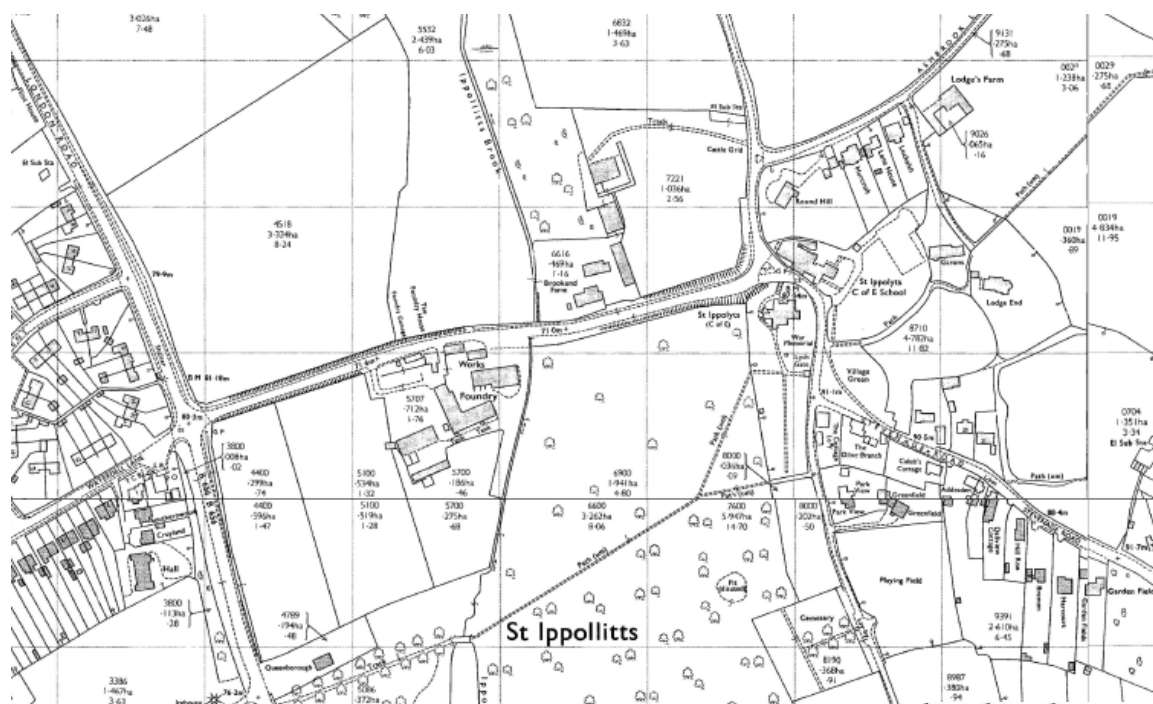
Landmark Historical Map
County: HERTFORDSHIRE
Published Date(s): 1881
Originally plotted at: 1:2,500

2.1.3 Examination of OS records indicates that the gradual accretion of buildings on the site. In the early part development was restricted to an increase in size of the original foundry building to the rear of Foundry House. By 1972 the arrangement of buildings visible on the site today was in place. They are mainly a mix of brick and portal structures, including a tall chimney and hopper. Many are now decayed and in a poor state of repair. They are illustrated on page 6.



Landmark
INFORMATION GROUP

Landmark Historical Map
County: HERTFORDSHIRE
Published Date(s): 1924
Originally plotted at: 1:2,500



Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1972-1981
Originally plotted at: 1:2,500

2.1.4 Buildings on the site.



- 2.1.5 The level site is partially enclosed on the Brookend frontage and partially open with a featureless parking area. The remaining boundaries are obscured in overgrown vegetation.



2.2.1 Surrounding area.

The site of the Grade II listed building, The Foundry House abuts the west boundary of the application site. The two-storey brick building was listed on 28 May 1987. The list description is as follows,

'House. Mid C19. Grey brick with plastered soffit to wide overhang of steep hipped slate roof. A 2-storeys, 2-cells, central passage, double-pile, end-chimneys plan house, on roadside, facing N. N front symmetrical with 2 windows to each floor, central recess of same size over former central doorway now a window. Recessed sash window with 6/6 panes and flat gauged buff brick arches on both floors. C20 small rear and W side extensions. Foundry established a century ago. Included for group value.'



As illustrated, the front of Foundry House is partially obscured by vegetation on the roadside boundary. It is separated from the application site by a C20th brick wall which bounds its access and driveway, shown below. The house has been the subject of some

unsympathetic alterations, including replacement UPVC windows and a flat roofed rear extension. The latter can be seen quite clearly from the application site, the relationship is illustrated below.



- 2.2.2 Foundry Cottage is located on the west side of Foundry House. It is also a Grade II listed building, with a listing date of 28 May 1987 and is described thus,

'House. Early C18. Timber frame, roughcast. Painted brick W lean-to. Old red tile gambrel roof, half hipped at E end, slated W lean-to. A 1 1/2-storeys, 2-cells, end-chimneys plan house, backing onto road, facing S. S front has 2 box dormers, 2 3-lights casement windows and door in middle. Projection of lower part of E gable probably an oven. Single large box dormer on N.'



- 2.2.3 The application site, Foundry House and Foundry Cottage occupy part of the flat valley of the St Ippolyts brook. Open farmland stretches to the north and west, up to the Codicote Rd and to the south. To the east of the brook is an area of parkland that stretches up to the cluster of buildings around St Ippolyts Church which signifies the core of the village. The tower of the Grade I listed parish church (see Appendix 1 for list description), dating from the C11th, dominates the landscape and can be clearly seen from the application site as shown below where it is viewed above the boundary vegetation to the site and in juxtaposition with the buildings on site.



Views of the Parish Church from the application site

- 2.2.4 The Parish Church is the key listed building within the St Ippolyts Conservation Area which lies on the right bank of the Ippolyts brook which bounds the application site. The Conservation Area was designated in 1970, having boundary changes in 1979 and 1990. A Conservation Area Character Statement was published in September 2019. Open pasture, a former park located to the west of the church up to the brook (and the application site) is identified as a significant open space. In addition, trees bounding the south side of Brookend Lane are identified as 'significant trees'. The site of the Parish Church is enclosed in its graveyard. There are open views to the west which include the application site in its countryside setting as illustrated below.



The application site nestled in the valley bottom viewed from the graveyard to St Ippolyts Church.

2.2.5 Brookend Lane connects the application site with the heart of the village to the west. The highway is characterised by the roadside trees which provide enclosure and mitigate views of the application site from the east. The only notable structures between the application site and the core of the village are Brook End Farmhouse with its attendant barn to the rear, located on the north side of the road. This Grade II listed building dates from the C17th or earlier but owes its current external appearance to C18th alterations. The C17th barn to the rear is also Grade II listed. (List description are a found in Appendix 1). The house is set behind a substantial clipped boundary hedge but is screened from the application site by further trees and shrubs to the west boundary.



Left: view westwards past Brook End farmhouse on right towards the application site in the middle distance. Right: view from corner of application site east up Brookend Lane. Brook End Farmhouse is obscured by vegetation on the left of the photograph.

- 2.2.6 To the right of the Ippolyts brook there is a tract of open parkland/pasture which extends up to the boundary of the graveyard to the Parish Church. It is illustrated in the west facing view in the photograph of the application site from the graveyard on page 9 and below.



Open pasture on the right side of the brook. A roof on the application site is just glimpsed through the hedges in the middle of the view.

3.0 PROPOSAL

- 3.1.0 The application proposal seeks the demolition of all of the existing structures on the site. It will be redeveloped with 7 new dwellings, comprising 5 detached units and a pair of semi-detached dwellings arranged about a curving cul de sac with a broadly central access to Brookend Lane.
- 3.1.1 A detached house will be located in the north-west corner of the site frontage adjacent to the site of the listed building Foundry House. This dwelling will be set back from the site frontage, at a point corresponding to the mid-point of the gable of Foundry House. The pair of semi-detached dwellings will be located on the Brookend Lane frontage on the east side of the site access. The layout also includes garages to serve the individual units.
- 3.1.2 The design of the application proposal is founded in the design and materials of local barns. The dwellings are one and a half storeys in height with deep pitched and hipped tile roofs that provide first floor accommodation. The walls will have brick plinths with horizontal timber cladding. Windows and doors will have timber frames, with the use of conservation type rooflights. Design details include exposed rafter feet and feature projecting porches.
- 3.1.3 The application is accompanied by a detailed plan to illustrate proposed hard and soft landscaping. The listed building will be enclosed by a 1.8m high boundary wall. The existing wall will either be repaired or replaced and extended according to its condition. Low boundary hedges will be used to define individual sites and the Brookend Lane boundary. The east and south boundaries to the brook and open countryside respectively will be marked by native species hedges with wildflower seeding within the site.

4.0 POLICY CONTEXT

4.1.1 Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 66 (1) imposes the following duty on decision makers;

‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authorityshall have special regard to the desirability of preserving the building or its setting.....’

Section 72 (2) refers to conservation areas and states that;

‘Special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.’

4.2.0 National Planning Policy Framework

4.2.1 A core principle of the National Planning Framework (the Framework) is to conserve heritage assets, so that they can be enjoyed for their contribution to the quality of life for this and future generations. Paragraph 190 requires that account be taken of

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to a viable use consistent with their conservation*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring*
- *the desirability of new development making a positive contribution to local character and distinctiveness*
- *opportunities to draw on the contribution made by the historic environment to the character of place.*

4.2.3 Paragraph 197 states that,

‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than sufficient to understand the potential impact of the proposal on their significance.’

4.2.4 Paragraph 199 continues,

‘when considering the impact of development on the significance of a designated asset, great weight should be given to the asset’s conservation (the more important the asset, the greater weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 4.2.5 Paragraph 200 advises that,
'Any harm to, or loss of significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'
- 4.2.6 In addition paragraph 201 says,
'Where a propose development will lead to substantial harm to (or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.....'
- 4.2.7 The concept of 'less than substantial harm to the significance of a heritage asset 'is discussed at paragraph 202, in so far as,
'this harm should be weighed against the public benefits of the proposal...'
- 4.3.0 **Local Planning Policy**
- 4.3.1 North Hertfordshire District Local Plan No.2 with Alterations 1996 (saved)
This is the extant local plan for the district the time period for which has now expired but some policies have been saved for Development Management purposes. The only saved policy relating to the historic environment is Policy 16: Areas of Archaeological Significance and other Archaeological Areas which is not relevant to the current application.
- 4.3.2 North Hertfordshire Local Plan 2011 -2031 Proposed Submission Local Plan incorporating Proposed main Modifications (November 2018)
This is the emerging local plan to succeed the above. It is at an advanced stage towards adoption. The following design and heritage policies are relevant to this application:

Policy SP9: Design and sustainability.
The Council considers good design to be a key aspect of sustainable developments. We will:
a. Support new development where it is well designed and located and responds positively to its local context:
c. Assess proposals against detailed policy requirements set out in this Plan and the Design SPD;

Policy SP13 Historic Environment
The Council will balance the need for growth with the proper protection and enhancement of the historic environment. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:
a. Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting;

- b. Identifying sites on the national register of Heritage at Risk or the local risk register;*
- c. Periodic reviews of Conservation Areas and other locally designated assets; and*
- d. Publication of detailed guidance.*

Policy D1: Sustainable design.

Planning permission will be granted where development proposals:

- a. Respond positively to the site's local context;*
- b. Take all reasonable opportunities, consistent with the nature and scale of the scheme, to:*
 - i. create or enhance public realm;*
 - ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS);*
 - iii. reduce energy consumption and waste;*
 - iv. retain existing vegetation and propose appropriate new planting;*
 - v. maximise accessibility, legibility and connectivity;*
 - vi. future proof for changes in technology and lifestyle;*
 - vii. design-out opportunities for crime and anti-social behaviour; and*
 - viii. minimise the visual impact of street furniture and parking provision;*
- c. Have regard to the Design SPD and any other relevant guidance; and*
- d. For residential schemes, meet or exceed the nationally described space and water efficiency standards.*

Policy HE1: Designated heritage assets.

Planning applications relating to Designated heritage assets shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assess the significance of heritage assets, including their setting, impacted by the proposal;*
- ii. Justify and detail the impacts of any proposal upon the significance of the designated asset(a); and*
- iii. Inform any necessary mitigation measures to minimise or mitigate against any identified harms:*

Planning permission for development proposals affecting Designated Heritage assets or their setting will be granted where they (as applicable):

- a. Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;*
- b. Incorporate a palette of materials that will make a positive contribution to local character or distinctiveness, where it is appropriate and justified.*

4.3.3 Design and Supplementary Planning Document July 2011

This document was developed as additional policy advice by North Hertfordshire District Council as part of the emerging Local Development Framework. It was published in July 2011.

4.4.0 Conservation Area

The St Ippolyts Conservation Area was designated in 1970, having boundary changes in 1979 and 1990. A Conservation Area Character Statement was published in September 2019.

4.4.0 **Policy Guidance**

4.4.1 **Conservation Principles, Policies and Guidance. English Heritage (now Historic England) April 2008.**

This is the core document which sets out the approach to the protection of the historic environment. It states that the idea of significance lies at the core of the principles. And *'Significance is a collective term for the sum of all of the heritage values attached to a place.'*

4.4.2 Since people can value historic places in many ways, this document shows how they can be grouped into four categories of values i.e., evidential, historical, aesthetic and communal values.

4.4.3 The guidance accepts that the historic environment will be subject to development and advises that;

'New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.'*

4.4.4 **Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2. March 2015**

The purpose of this advice note is to provide information to assist all parties involved in the implementation of historic environment policy in the NPPF. It points out at Paragraph 4 that:

“Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets that they may affect. The first step is for all applicants to understand the significance of any affected heritage asset and if relevant the contribution of its setting to its significance”

- 4.4.5 The advice note provides guidance on a structured approach to the assembly and analysis of relevant information. This includes the understanding of both the significance of a heritage asset and the impact of any proposal on that significance together with considering the need to avoid, minimise or mitigate any impacts on significance as well as looking for opportunities to enhance significance. The degree to which information is gathered will depend on the nature or level of significance/impact in each individual case.
- 4.4.6 Paragraphs 7 -11 advise on the assessment of significance as part of the application process. This section indicates that an understanding of the nature, extent and level of significance are important since they enable an understanding of the need for and best means of conservation, how adaptable an asset may be and in total, how policies should be applied.
- 4.4.7 **The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) December 2017**
This document provides advice on understanding the setting of heritage assets and how it may contribute to the significance of heritage assets and allow that significance to be appreciated.
- 4.4.8 Paragraph 8 of the guidance refers to the NPPF (Glossary) that:
‘the setting of heritage asset is not fixed and may change as the asset and its surroundings evolve’
- 4.4.9 Paragraph 9 reminds us that
‘setting is not itself a heritage asset nor a heritage designationits importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance’.
- 4.4.10 The advice also recognises that conserving or enhancing heritage assets by taking their settings into account need not prevent change and that change may be positive.

5.0 ASSESSMENT

5.1.0 Introduction.

5.1.1 The application site does not contain any heritage assets, but it adjoins the curtilage of one heritage asset, Foundry House, lies near another, Foundry Cottage and abuts the boundary of the St Ippolyts Conservation Area. A further heritage asset, Brook End Farmhouse is located within the Conservation Area boundary, some 200m away from the application site. The heritage issue raised by the proposal is the potential impact of the proposal on the setting of the identified heritage assets. This in turn requires the examination of the contribution of the setting of each heritage asset to its significance.

5.2.0 **Significance/Character**

5.2.1 The application of the policies pertaining to the Historic Environment in the National Planning Policy Framework (henceforth the NPPF) requires that an understanding of the significance of any heritage asset that may be affected by development is demonstrated as the basis for decision making. The level of detail 'should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on (their) significance.' (NPPF p194).

5.2.2 Advice on the assessment of significance is provided by Historic England in 'Conservation Policies, Principles and Guidance. April 2008' (see p. 4.4.1 above). Stating that

"Significance is a collective term for the sum of all of the heritage values attached to a place."

It identifies the groupings of values for assessment which are evidential, historical, aesthetic and communal values.

5.2.3 The heritage assets directly affected by the application proposal are Foundry House and to a lesser degree the adjacent Foundry Cottage and the St Ippolyts Conservation Area. A further heritage asset located in the near vicinity of the application site is Brook End Farmhouse. The potential impact of the proposal is restricted to the setting of the identified assets. It is thus necessary to identify what contribution, either positive or negative, the application site make to those settings.

5.2.4 Foundry House and Foundry Cottage derive their significance from their age and survival, in addition to their means of construction and to a lesser degree their external appearance. Foundry House is likely to have been built as a 'gentleman's' residence in the countryside just outside the core of the village, in a rural setting. The fitting of modern windows and a flat roofed rear extension have had a negative impact on the appearance of the building.

5.2.5 The development of the industrial use of the Foundry site, particularly in the latter half of the C20th, resulting in an assortment of brick and portal framed buildings of various shapes and sizes together with the installation of equipment and areas of open hardstanding. These detract from the otherwise rural setting of both Foundry House and Foundry Cottage, thus not making any contribution to the significance of these buildings.

5.2.6 The statement of the special interest of the St Ippolyts Conservation Area contained within the Conservation Area Appraisal identifies the key characteristics which may also be viewed as contributing to its significance. These are,

1. St Ippolyts Church sitting on a raised area within the village on a ridge and visible from a distance, fitting for its location at the centre of a parish covering a number of nearby villages.
2. The central green in addition to several pre-C19th buildings, other complementary buildings of later periods and the C19th school.
3. The westwards extension to Ippolyts Brook to include some of the agricultural land within which the settlement has developed.

The statement of special interest concludes,

'...the church and brook essentially being the lowest and highest parts of the landscape here, though in relative proximity. The effect created is one of rising or climbing into the centre of the Conservation Area which serves to heighten the landscape significance of the church at its centre and its setting as a heritage asset.'

The rural setting of the Conservation Area is considered to make a notable contribution to its significance, it speaks of the relationship with its rural surroundings and is reflected in the inclusion of the open land adjacent to the application site.

5.2.7 The Grade II listed Brook End Farm House, with Grade II listed barn to the rear, are located within the western edge of the Conservation Area, to the east of the application site. The significance of these buildings lies in their age, construction, and appearance. The location on the edge of the village tells of the function of the buildings in relation to the surrounding landscape. In this instance the rural setting of the buildings makes a positive contribution to the significance of the building.

5.3.0 **Impact of the application proposal on the setting of heritage assets.**

The application proposal will result in the complete clearance of the existing buildings on the site and replacement with 7, one and a half-storey dwellings. The design that has evolved is based on the form and materials that can be observed in rural barns in the county. This includes sweeping tiled roofs over timber clad walls based on brick plinths. The cart entry feature of many local barns has been repurposed to provide the focal point of the entrance to the buildings, with variations in design detail from house to house. The use of the roof space for bedroom accommodation assists in reducing the height of the

buildings and the design of the sweeping roof roots the buildings into the site. The overall impact of the development will be much less assertive than the existing sprawl of buildings across the site and will comply with local design policy aims to ensure that new development contributes to local distinctiveness.

5.3.1 Foundry House and Cottage

The application proposal includes the provision of a detached house and a pair of semi-detached house on the site frontage. They are both set back in a similar building line that permits the creation of front gardens bounded by hedges. The barn like design will enable these new buildings to sit respectfully back from the listed structures such that they will not compete with the roadside position of the listed buildings or the formal design of Foundry House. This set back will allow Foundry House and Cottage to retain prominence in the streetscene, but they will be flanked by buildings of a scale and appearance that reflect the rural location.

5.3.2 St Ippolyts Conservation Area.

The core of the Conservation Area focuses on the Grade I listed church and its immediate environs on the ridge above the application site. However, the boundary extends to the Ippolyts brook to include some of the open land, and agricultural setting which contributes to the development of the village (see para. 5.2.6 above). There is clear intervisibility between the application site and the graveyard surrounding the church as illustrated by the photograph on page 10. Although the development of the application site as a foundry could be viewed as a historically complementary industrial use to the agricultural surroundings, the manifestation of modern buildings has had a severely poor impact on the appearance of the site, the agricultural hinterland and thus to views out of the Conservation Area.

5.3.3 The introduction of the application scheme will replace the existing poor quality and visually disruptive buildings with a collection of dwellings that will meld much more satisfactorily with the surrounding agricultural landscape. The combination of the design of the new buildings and the attendant landscaping will result in a development that will have an appearance more like a farmstead when viewed from the ridge above.

5.3.4 Brook End Farmhouse and barn.

These Grade II listed buildings lie some 200ms to the east of the application site, which can only be described as in its wider environs and setting. There is no intervisibility as such between the sites. The farmhouse is set back behind a formal hedgerow to Brookend Lane with significant trees and shrubs intervening between both sites on both sides of the lane. Nevertheless, the overall improvement in the visual appearance of the application site, particularly the removal of the featureless hard surfacing to Brookend Lane and

introduction of complementary designed buildings will improve the wider setting of these listed buildings

5.4.0 Adherence to policy – Planning (Listed Buildings and Conservation Areas) Act 1990

5.4.1 This Act requires that where applications for development are likely to affect the setting of a listed building the decision maker should,

‘shall have special regard to the desirability of preserving the building or its setting.....’

In this instance there are no threats to the retention of any listed buildings. The proposal will not preserve the existing setting of Foundry House and Cottage which currently detracts from their significance, but will result in an enhancement of the setting by the removal of poor quality and inappropriate buildings. Similarly, the visual improvement to the site will have a beneficial effect on the wider setting of Brook End Farmhouse which is situated in the close environs of the application site.

5.4.2 Advice in the Act on the consideration of development proposals that will affect Conservation Areas requires that,

‘Special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.’

The application site lies within the setting of the St Ippolyts Conservation Area. The Ippolyts brook serves as part of the boundary to the application site and the western edge of pasture that has specifically been included in the Conservation Area as representative of its agricultural setting. The clearance of the application site and introduction of a landscaped development of dwellings designed to reflect the rural surroundings will enhance both the physical setting of the Conservation Area and will be beneficial to views out of the Conservation Area over the site.

5.4.3 The proposal will thus be in accordance with national planning policy advice.

5.5.0 Adherence to policy – National Planning Policy Framework

A core principle of the historic environment policies of the NPPF is to conserve heritage assets, so that they can be enjoyed for their contribution to the quality of life for this and future generations. As set out in paragraph 190 (see 4.2.1 above) it is seen as desirable that heritage assets are sustained and enhanced, and that new development makes a positive contribution to local character and distinctiveness. Central to the application of policies is an understanding of the significance of any heritage asset that may be affected by development proposals. The Framework says that

‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation’

And that

‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction or from development within its setting) should require clear and convincing justification.’

5.5.1 The application proposal does not result in any loss of heritage assets nor adverse impact on their settings. The nature of the proposal is such that there will be a marked visual improvement to the site by the removal of unsightly redundant industrial buildings and their replacement with residential development designed to enhance the site and wider locality. The beneficial visual impact of the proposal will enhance the significance of identified heritage assets by reason of the enhancement of their settings. This applies to both listed buildings and the Conservation Area. The proposal will not result in any ‘harm’ in NPPF terms. Accordingly, there is no conflict with NPPF policies

5.6.0 **Adherence to policy – Local Planning Policy**

5.6.1 Policies from the now outdated local plan, the North Hertfordshire District Local Plan No.2 Alterations 1996 have been saved for Development Management purposes pending the final adoption of the replacement plan, the North Hertfordshire District Local Plan 2011 - 2031 Proposed Submission Local Plan Incorporating Main Modifications (November 2018). None of the saved policies of the existing local Plan refers explicitly to heritage other than Archaeology.

5.6.2 The aims of the emerging local plan policy with respect to the Historic Environment in essence are to ensure the protection and enhancement of heritage assets, that proposals for development are based on an understanding of the significance of any heritage asset that might be affected by development and are fully justified, and that all development makes a contribution to local character and distinctiveness. These are expressed in policies SP9, SP13, HE1 and the Design SPD.

5.6.3 As already expressed with regard to compliance with the 1990 Act and NPPF above, the proposal will enable the removal of redundant, poor quality buildings from the application site. The dwellings that will replace them have been designed with the rural location at the forefront of the design process, resulting in a small housing scheme that will be assimilated into the site in a manner that enhances the setting of heritage assets and the wider agricultural setting. The result will be a development that makes a positive contribution to local distinctiveness and responds to the local context as required by the policies of the emerging local plan.

6.0 SUMMARY

- 6.1. The application site is located in an area of open countryside to the east of the village of St Ippolyts. It occupies flat land on the south side of Brookend Lane and is bounded by the Ippolyts brook to the east. It is the site of a former foundry which occupies land adjacent to a Grade II listed building Foundry House. The application site and Foundry House are in separate ownerships. The use dates from the late C19th but the buildings now evident on site are predominantly late C20th in date. These comprise brick and portal framed structures, open sided barns and plant together with a quantity of surrounding hardstanding. The use has ceased such that the site is now unkempt and has a poor visual appearance.
- 6.2 The application proposal includes the demolition of all buildings and structures on the site and their replacement with 7 residential units. A detached dwelling and a pair of semi-detached dwellings will be located on either side of an access into the site. The remaining dwellings and garages will be located along a short curving cul de sac. The design of the dwellings is inspired by the form of local barns. The one and a half storey buildings will have timber clad wall on brick plinths under sweeping tiled roofs with feature porch details emulating barn entrances. The scheme includes details for landscaping to enhance both the site and its boundaries with the surrounding rural area.
- 6.3 Whilst there are no heritage assets within the site, it lies adjacent to or in close proximity to the sites of heritage assets. These are Foundry House, Foundry Cottage, Brook End Farmhouse and the St Ippolyts Conservation Area. The key heritage issue raised by the proposal is its potential impact on the setting of these buildings.
- 6.4 The current condition and appearance of the application site has a strongly negative impact on the immediate setting of Foundry House and Foundry Cottage, buildings that would have derived some degree of significance from their rural setting. To a lesser degree there is a similar impact on the broader setting of Brook End Farmhouse. The site lies adjacent to the western rural extension of the St Ippolyts Conservation Area, included in the boundary to reflect the rural origins of the settlement. The rural surroundings of the Conservation Area make a positive contribution to the significance of this heritage asset. The current appearance of the site is intrusive to this rural setting and is clearly visible from the core of the Conservation Area on the ridge above.
- 6.5 The proposed redevelopment of the site, with purpose designed dwellings which will reflect the local vernacular, set in a carefully landscaped environment will serve to enhance the rural setting of the Conservation Area. As such this will make a positive contribution to the significance of the Conservation Area.

- 6.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes duties to preserve listed buildings and their settings and to preserve or enhance the character of conservation areas. The application proposals will not result in the loss of any listed buildings, nor will they have any detrimental impact on their settings. The proposal will restore a more sympathetic setting to Foundry House and Foundry Cottage. It will enhance the setting of the Conservation Area.
- 6.7 The policies of the NPPF are founded on the protection of the historic environment by sustaining and enhancing the significance of heritage assets. All development proposals must be based on an understanding of the significance of all heritage assets which has been the purpose of this assessment
- 6.8 The emerging NHDC Local Plan heritage and design policies seek to protect the historic environment, support new development that is well designed and responds positively to its local context so that it makes a positive contribution to local character and distinctiveness. It is the local expression of the national policies contained in the 1990 Act and the NPPF. This application will fulfil the local policy objectives providing a high quality, positive contribution to the local built environment.

7.0 APPENDICES

List descriptions

Brook End Farmhouse: Grade II: listed 28/5/1968

House. C17 or earlier W wing brick cased in 1712, main range renovated 1729 and largely rebuilt after fire c.1775. Timber frame exposed on W side of W wing, wing cased in narrow red brick in irregular bond. Main range in red and blue brick. Steep old red tile roofs hipped generally but parapeted front gable to W wing. A large 2-storeys irregular house, set back a little from road facing S. Main range parallel with road has projecting W wing, large rearwall chimney, and an C18 full height rear service block linked to W wing by a formerly open arcaded brick passage recessed into back of house. On S front slightly projecting W wing has 2 plat- bands, moulded coping bricks to raking gable parapet, 2 low, wide flush box sash windows with 4/4 panes and segmental arches, rendered square sundial panel, Britannia fire insurance mark, and iron letters M N S as anchorage for internal longitudinal timbers. Main range has 4 windows to 1st floor, plat-band, parapet, 3 windows to ground floor, and entrance at LH. Flush box sash windows with segmental arches. Sashes altered in early C19 to 3/3 panes with margin lights. 6-panels, half-glazed front door in wooden doorcase with tapered fluted pilasters, full entablature, and dentilled triangular pediment. 3-lights casement window to 1st floor rear of W wing which has a crow-stepped E side to gable fossilised in later addition but moulded raking gable parapet to other slope. Round-arched arcade with fat impost blocks. Inscription inside said to be 'MNS 1729'. (RCHM (1911)130 no.3: inf Mrs. Rance: inf the owners).

Barn at Brook End Farmhouse: Grade II: listed 28 May 1987

Barn. C17. Timber frame on red brick sill, dark weatherboarded, brick casing to lower part of S gable. Steep pitched roof formerly thatched now slated. A tall 4-bays barn at E side of yard facing W with S gable towards road. Double door in 2nd bay from S. Jowled posts, unjowled mid-bay posts, staggered mid-height rail, straight tension braces, long straight braces to tie- beams, convex curved queen-struts to collar. One purlin to each roofslope. The barn appears to have been a symmetrical 5-bays structure until a bay was removed from S end.

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