

Alex Howard  
Development Control  
North Hertfordshire District Council

**Postal Point CHN 108  
Hertfordshire County Council  
Farnham House, Six Hills Way,  
Stevenage, SG1 2FQ**

Contact Andy Instone  
Tel 01992 555241  
My ref P01/26/0073-1  
Your ref **26/00073/FP**  
[historic.environment@hertfordshire.gov.uk](mailto:historic.environment@hertfordshire.gov.uk)

Date: 11 February 2026

Dear Alex,

**Re: Conversion of existing 3 bed house into No.2 two storey independent dwellings - 1 x 1 bed, 1 person and 1 x 2 bed, 3 person. Creation of parking, bin storage facilities and private amenity space to include erection of picket fence, rear patio and front driveway. | 165 Weston Way Baldock Hertfordshire SG7 6JG**

## **ARCHAEOLOGICAL IMPLICATIONS**

Thank you for consulting us on the above application.

The proposed development is located on the southern outskirts of the historic town of Baldock. The historic environment record (HER) notes that Baldock was the site of one of the largest and most significant Late Iron Age and Roman period settlements in southern Britain, with areas of domestic and/or agricultural occupation and large burial areas. A large zone in the centre of the town is a Scheduled Monument, representing part of the core of settlement and burial activity.

Baldock was also a substantial medieval town, founded in the twelfth century by the Knights Templar. It was centred on two elongated triangular marketplaces on High Street and Whitehorse Street, with burgage plots extending along Church Street and Hitchin Street.

The proposed development is circa 850 metres to the south of the known extent of the medieval town, and 1 kilometre to the south of the Scheduled part of the Roman town, although substantial Roman occupation evidence, including human remains, is known considerably closer to this site.

The Roman road from Baldock towards Verulamium passes near to the east of the proposed development area (Historic Environment Record no. 4635). It is likely that occupation, probably in the form of farmsteads, will have extended to the south along this road from the main town. Evidence of Romano-British occupation in the form of pottery has been found to the north of the site (HER no. 4861), as well as further to the east at 31 London Road (HER no. 1061). Two human skeletons, probably of Late Iron Age/Roman date, have been found at Woodland Way, just over 300m to the east (HER no. 16070),

indicating that human burials do continue much further to the south than the large cemeteries immediately surrounding the Roman town.

I believe that the proposed development should be regarded as likely to have an impact on heritage assets of archaeological interest and I recommend that the following provisions be made, should you be minded to grant consent:

1. the archaeological monitoring of all groundworks related to the development, including foundation trenches, service trenches, hard landscaping, and all other ground impact, including a contingency for the preservation or further excavation of any remains encountered;
2. the analysis of the results of the archaeological work with provision for the subsequent production of a report and an archive, and the publication of the results;
3. such other provisions as may be necessary to protect the archaeological interests of the site;

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow the policies included within Policy 16 of the National Planning Policy Framework. In this case three appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants. These are referred to as A, B and C but can be numbered at your convenience. I suggest the following wording:

***A No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:***

1. *The programme and methodology of site investigation and recording*
2. *The programme for post investigation assessment*
3. *Provision to be made for analysis of the site investigation and recording*
4. *Provision to be made for publication and dissemination of the analysis and records of the site investigation*
5. *Provision to be made for archive deposition of the analysis and records of the site investigation*
6. *Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

***B The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)***

***C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.***

If planning consent is granted, I will be able to provide detailed advice concerning the requirements for the investigations, and to provide information on professionally accredited archaeological contractors who may be able to carry out the necessary work.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely,

Andy Instone  
Senior Historic Environment Advisor, Hertfordshire LEADS  
Environmental Sustainability

*Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.*