

Mr & Mrs Hendricks

15 Deards End Lane
Knebworth
SG3 6NL

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Planning Submission – Replacement Garage

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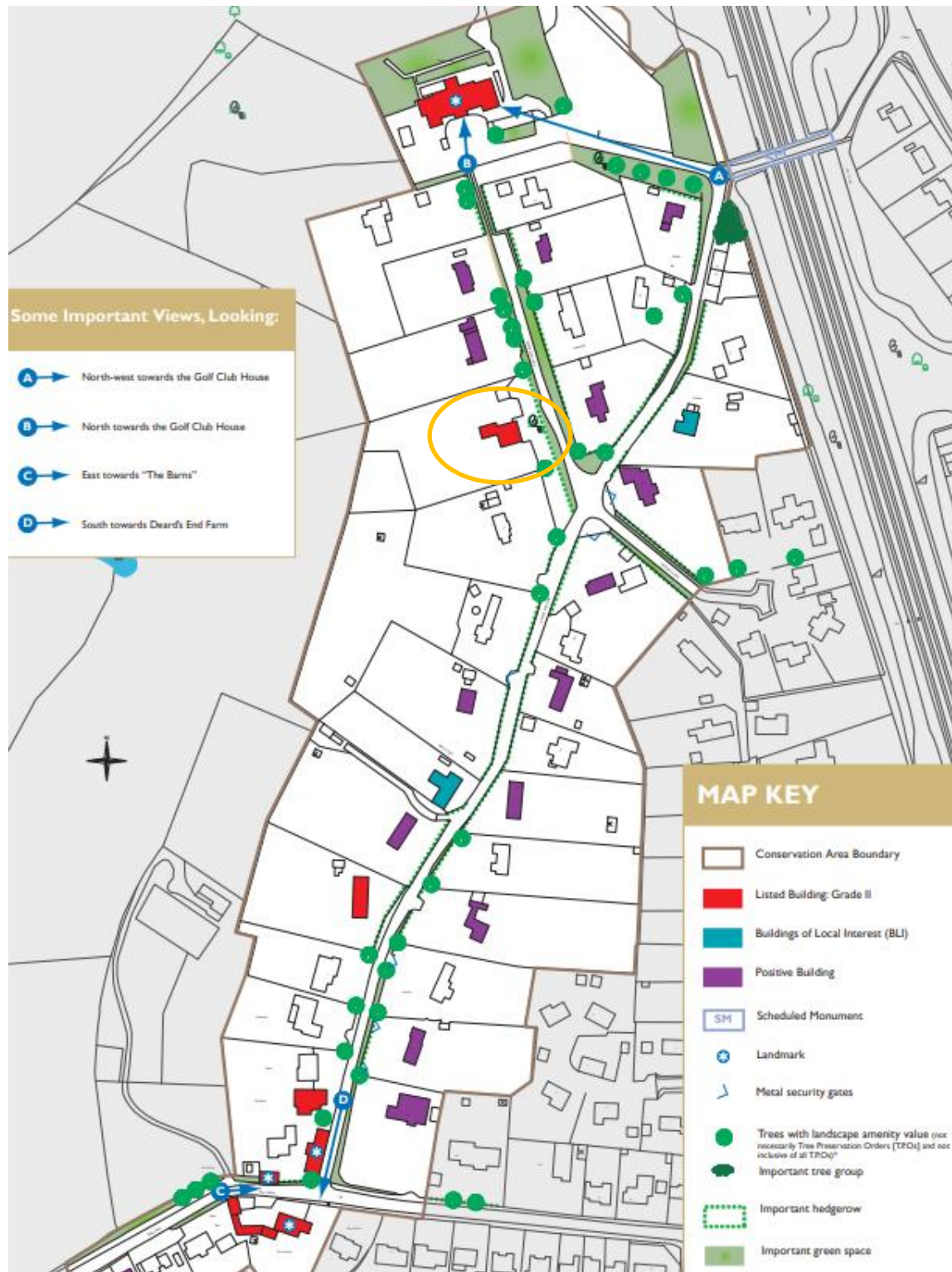


Figure 1 - Conservation Area, 15 Deards End Lane highlighted

1. Introduction

1.1 The Application

This application site falls within the curtilage of a Grade II-listed building and within the Deards End Lane Conservation Area in Knebworth. Therefore, the application for the installation of a replacement garage needs to be accompanied by a Heritage Impact Assessment. The purpose of this document is to assess any impacts of the proposed development on any Heritage Asset and the local Conservation Area. The scope of this statement is limited to heritage issues and the depth of analysis undertaken is commensurate with the anticipated impacts, which are both highly limited and positive.

2. Procedural Background

2.1 Listed Building

The dwelling, 15 Deards End Lane (also known as Beacon House), is a Grade II Listed dwelling. The official listing details are:

TL 22 SW KNEBWORTH DEARD'S END LANE (west side)
3/136 No 15 (Beacon House) 14.1.77
GV II

House. 1912 by Sir Edwin Lutyens. Neo Georgian style. Red brick with lighter red brick dressings. Steeply hipped pantile roof with 2 central rectangular chimney stacks. Square plan. 1 storey and attics. 5-window road elevation has central pedimented doorcase flanked by 2 flush sash windows each side, the door and windows with shallow panels over. 3 hipped casement dormers. Deep moulded wood eaves cornice. Left elevation has a central shaped gable with an arched window and dormers each side. (Lutyens Arts Council Catalogue, 1981).

Listing NGR: TL2460720672

There are two other buildings designed by Sir Edwin Lutyens within Deards End Lane as part of the original scheme for Knebworth Garden Village (both Grade II Listed), and all with similar New-Georgian and Arts and Crafts detailing. No.15 Deards End Lane not only benefits from the significance of its connection with a renowned architect, but the dwelling has retained the prominent design features and also within its sympathetic extensions and alterations.

2.2 Conservation Area

The Deards End Lane Conservation Area was designated in April 1984 (see Figure 1). The special interest of the area derives from a number of architectural, historic and environmental factors, including:



Figure 2 – 15 Deards End Lane (Google Map)

- Historic routes to the settlement of Old Knebworth
- Deards End Farm dating back from the 15th century
- Deards End Lane's connection with Sir Edwin Lutyen's 1910 plan for Knebworth Garden Village and its three buildings (including no.15) (Figure 2)
- 20th century residential development using Neo-Georgian and Arts and Crafts designs
- High hedge borders and mature trees throughout, creating enclosure
- Visual links to the countryside from Park Lane

Although the Knebworth Garden Village was never realised in full, the relationship of buildings to open spaces is quite consistent within each residential site. Dwellings are set back from the Lane and mostly concealed by hedgerows. The prominent materials are red brick in Flemish bond, and roofs are pantile of plain clay tiles, with some replaced with concrete tiles.

Deards End Lane not a through-road and lacks public parking or pavements. The section of road where no.15 is located is unadopted and not maintained by the Hertfordshire Highways Network. Its narrow width does not allow for roadside parking. Although the road and building are significant in the setting, public vehicle access is limited but this does not exclude the site from the need to preserve its setting for all to appreciate.

2.3 National Planning Policy Framework

The National Planning Policy Framework (NPPF 2024) sets out in Section 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

207. 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 is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.



Figure 3 - Southern access to 15 Deards End Lane



Figure 4 - Northern access to 15 Deards End Lane near garage

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

212. 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 the more important the asset, the greater the 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.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

2.4 Local Heritage Policies

The key local policy is deemed to be Policy SP13: Historic Environment. This policy states that great weight will be given to the asset's conservation and the management of its setting. The Council will pursue a positive strategy for the conservation and enjoyment of the historic environment through maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance.

Another key local policy is HE1: Designated heritage assets. This policy requires all applications relating to Designated Heritage Assets or their settings to include a Heritage Assessment/Justification Statement that assesses the significance of the asset and its setting and justifies and details the proposal's impacts on the historical significance. Planning permission will be granted where (paraphrased) will lead to less than substantial harm to the significance of the heritage asset and this harm is outweighed by the public benefit including securing the asset's optimum viable use.

3. Heritage Impact Assessment

3.1 Status of Heritage Asset

The dwelling's significance to the area was established by its connection with Sir Edwin Lutyens and the area's plans for the Knebworth Garden Village. No.15 Deards End Lane is a detached, 2-storey

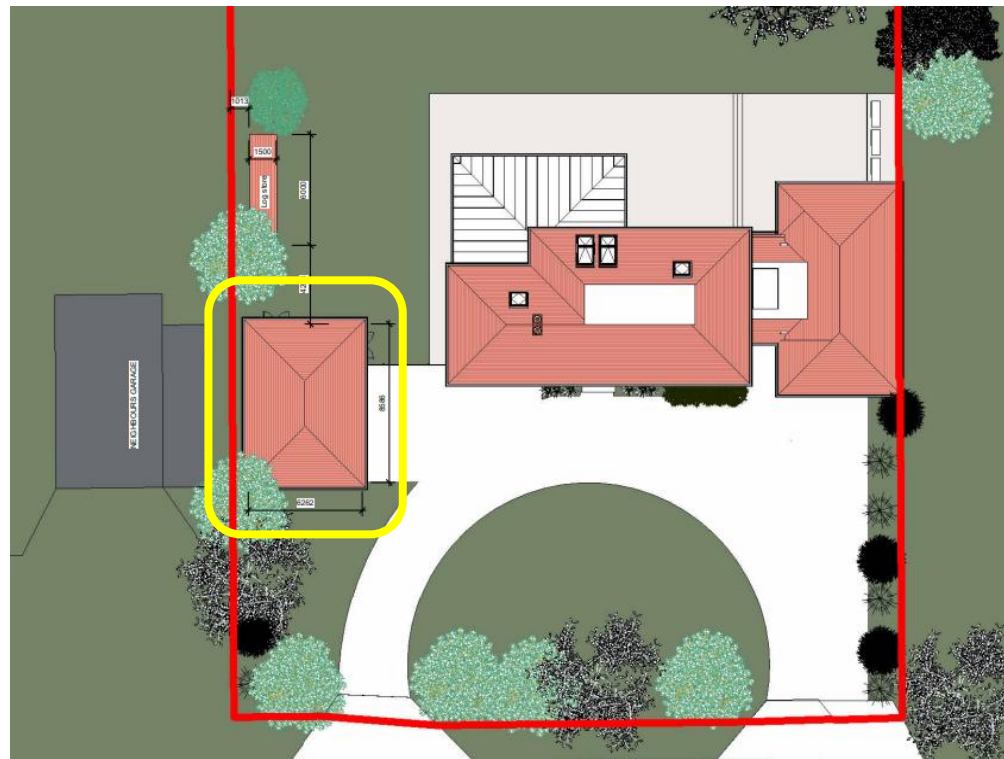


Figure 5 - No17 Deards End Lane approved carport/garage adjacent proposal's existing garage

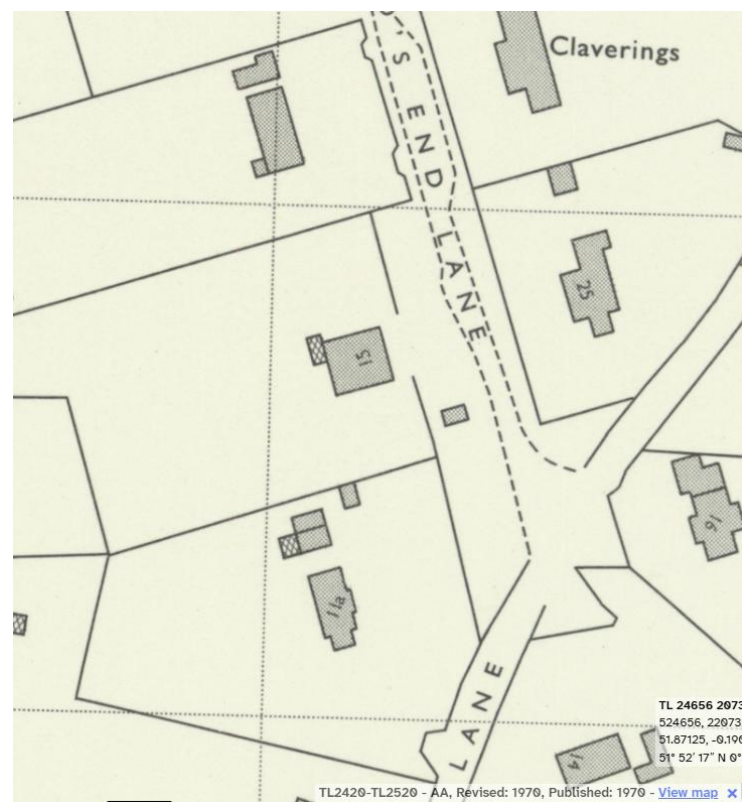


Figure 6 - 1970 O/S map of no15 Deards End Lane without garage structure

dwelling that is positioned within a substantial plot. The dwelling is screened from the lane with a hedgerow and mature trees with a semi-circular driveway. The existing dwelling and its curtilage have benefitted from previous extensions and alterations, including a rear dwelling extension and roof extensions with additional dormer windows. The detached flat-roof garage was also built along the north side boundary adjacent the driveway (see Figures 3-4).

There are several examples of incidental buildings within area residences positioned near Deards End Lane and visible from the roadside, such as no12A (ancillary garage conversion), no17 (detached carport/storage building as per site plan in Figure 5, and extension to original garage), and no21A (garage). The proposal's original garage to be replaced is not historic to the listed building or its setting as when viewed within historic maps (see Figure 6).

The historic significance of the listed dwelling by virtue of its scale, design, detailing and retention of original features make this an important building which makes a positive contribution to the Conservation Area.

3.2 Heritage Assessment

The application comprises the demolition of a garage estimated to have been built around 1980-1990s and built with an incongruous flat roof design. The proposed replacement garage is designed to complement the existing listed dwelling but remain subservient given its position to remain within the side garden (12m away from the dwelling) and limited height up to 5.9m at ridge height. The result will match the hipped roof design seen within the wider area utilising matching materials. The introduction of PV panels will not be within a front-facing roof slope and will not detract from views of the listed building. The proposal will maintain its incidental relationship as it will be used for parking, home gym, dog run and a home office. Therefore, the listed building will retain its dominance and significance of the overall site to be appreciated within the Conservation Area.

3.3 Assessment of Harm

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The replacement garage will not result in removal of any historic fabric to the site or impact the significance of the listed dwelling. Although the replacement garage will include a room in the roof, the design is considered an improvement compared to the existing garage. There will only be a slight increase to its original footprint and not be built any closer to the listed building, maintaining its subservient relationship. What will be seen from the public realm will not interrupt any wider views to and from the listed dwelling or impact wider views within the Conservation Area. This proposal will



Figure 7 - Existing street scene with listed dwelling and modern flat-roof garage

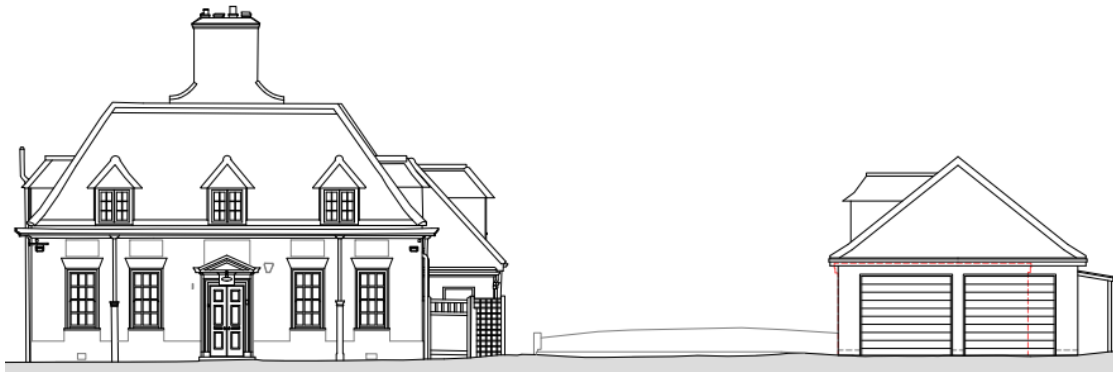


Figure 8 - Proposed street scene

maintain the site's semi-rural appearance and continue its public benefit within the Knebworth Conservation Area (see Figures 7-8.)

4. Conclusion

Given the above it is considered that the replacement garage will enhance the setting of the listed building with its similar design and use of materials, and as such meet the requirements of both Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements of the policies of the Development Plan. The proposal therefore causes no harm to the integrity of the heritage asset or significance of the area and should therefore be supported.