



FAO:  
Planning Department,  
**North Hertfordshire Council**

Ref: 24/02317/FP  
Date: 19/12/2024

## **BUILT HERITAGE ADVICE**

Dear Sir / Madam,

### **RE: Glebe House, Church Lane, Reed, Hertfordshire, SG8 8AL**

Built heritage advice concerning an application for the siting of solar panel array 30x 500w panels (six rows) within the garden area of the above address.

Glebe House is located within the Reed Conservation Area, to which it makes a positive contribution (as identified in the Character Statement for the Conservation Area, 2019 and referred to in the applicant's supporting statement). To the immediate south east of the application site is the Grade I listed St Marys Church (list entry number: 1102559), which has Norman origins and is thought to date from the eleventh century. There are three scheduled monuments in proximity to the application site, the closest of which is the Double Moat and Fishpond at Queenbury, east of the site (list entry number: 1010754). The other two scheduled monuments are the moated site at Goodfellows Farm (list entry number: 1010751 to the north, also a Grade II listed building, list entry number: 1347397) and the moat at Reed Hall (list entry number: 1013343 to the south, also a Grade II listed building, list entry number: 1175670). The high number of designations in such a small, rural area indicates the historic and important nature of the setting of Glebe House.

The high amount of archaeology within this area requires careful consideration and the local authority should seek advice from their archaeological advisors in this regard.

The introduction of solar panels within the setting of the identified designated assets and within the Conservation has the potential to harm the significance of these assets through incongruous unsympathetic development within their setting. This can include the visual effects of the development, as well as noise, changes in land use and increased activity. Proposed mitigation measures against the visual effect can also be harmful to the setting of heritage assets, dense planting within an open landscape, for example, could limit existing views from an asset or change the appreciation of it within its location.

The existing planted quality of Church Lane features dense and high hedgerow along the roadside, interspersed with trees; the garden curtilage of buildings along the lane are all heavily planted. As such, the proposed solar panels will be largely concealed by existing vegetation within the public realm, furthered by the proposed additional box hedge to this eastern boundary. Further additional planting and boundary hedging to the west is intended to conceal the panels from the remainder of Glebe House's garden area. A post and rail fence will be installed to the west of the existing boundary hedge to Church Lane, within the garden curtilage of the house. The solar panels will be 1.33m high.



Although the solar panels will be a modern intervention to this very historic and significant area, I feel the application has demonstrated that the impact upon the Conservation Area and surrounding listed buildings will be negligible. Glebe House is not listed, and any visibility of the panels will be very minor and fleeting on the approach to the listed buildings to the south of the application site; the listed buildings are not visually experienced in conjunction with the application site. In terms of noise and movement, the impact should be minimal and is unlikely to affect the tranquillity of this section of the Conservation Area. The visual quality of the panels will only be experienced within the garden of Glebe House, and even then, it would be limited to when one is stood directly within the panels, or perhaps when stood in an upper floor of the dwelling.

Therefore, the proposals are considered to comply with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990, preserving the setting of the identified listed buildings and the significance of the Conservation Area.

Yours sincerely,

Laura Johnson

Senior Built Heritage Consultant  
Historic Environment Team  
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*