

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	24/02230/FPH
CASE OFFICER:	TH
APPLICATION SITE:	2 Lodge Temple Dinsley, St Albans Highway, Preston, Hitchin, Hertfordshire, SG4 7RU
DESCRIPTION OF WORKS:	Single storey rear and side extensions and insertion of front dormer window following demolition of existing outbuilding and greenhouse.

RECOMMENDATION:

I raise **NO OBJECTION** to the scheme as it will satisfy the provisions of Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on building's character and the setting to Temple Dinsley

The proposal will have a small but noticeable impact upon the building's form and appearance and a small impact upon the wider setting to Temple Dinsley.

Harm, preserve or enhance.

The proposal would not harm the host building's character as a Lodge House.

DETAILED ANALYSIS AND CONSIDERATIONS:

These comments are in response to latest consultation dated 10 November 2025 and with a deadline of 3 December 2025 and follows receipt of document entitled '**6 Lodge, Temple Dinsley, Preston Heritage Statement – The Gardens Trust and Historic Buildings and Places**' prepared by Croe Architects. I question why it is now called '6 Lodge'?

Although this document was received on 4 November and refers to The Gardens Trust and Historic Buildings and Places, the comments from the former were not received until 3 December whilst Historic England replied with a non-intervention letter dated 13 November 2025.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 66(1) & 72(1)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

The content of the Heritage Statement together with the responses from The Gardens Trust and Historic England does not change my previous recommendation which was NO OBJECTION.

OFFICER: Mark Simmons

DATE: 16/12/2025