

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01094/FP
CASE OFFICER:	TH
APPLICATION SITE:	Land to the rear 34, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UU
DESCRIPTION OF WORKS:	Erection of nine dwellings including access, parking and landscaping.

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal satisfies the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of para 135(c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on the setting of Designated Heritage Assets

The proposal will have a minor impact upon the setting of the Ickleford Conservation Area and not to the extent that harm would be occasioned thereto. The proposal will not harm the significance of nearby listed building include the grade II listed St Katherine's Church.

SITE CONTEXT:

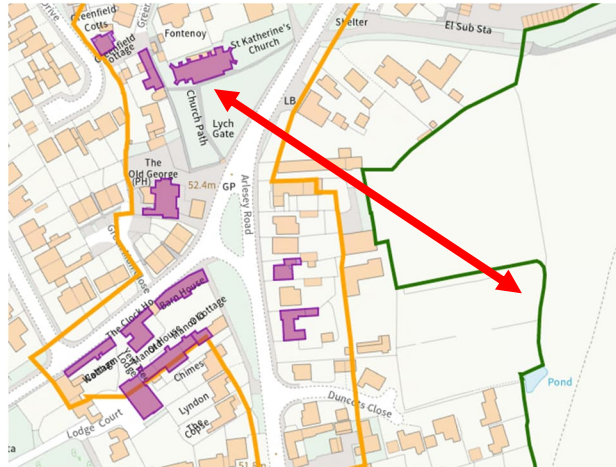
The site lies to the east of the southern end of the Ickleford Conservation Area which is a Designated Heritage Asset. This is an allocated site under Policy IC1 in the Local Plan and the number of dwellings proposed is the same as the estimate for the site identified in the policy (see below).

The second bullet point in the policy is noted, and the case informs me that *"The main Conservation matter is the retention of the vista to/from the church steeple as required by the allocation and the beefing up of landscaping to the boundaries"*.

Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
Policy IC1	Land at Duncots Close - Address existing surface water flood risk issues through SUDs or other appropriate solution; - No built development in north-east corner of site to protect views from Grade I listed church; - Retain and reinforce planting along site boundaries to minimise heritage and Green Belt impacts; - Archaeological survey to be completed prior to development; and - Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.	9 homes

DETAILED ANALYSIS AND CONSIDERATIONS:

I would not necessarily say that there is a vista towards the north-east corner of the application site or vice versa from the application site towards the church.



The Planning, Design, Access & Heritage Statement (April 2025) prepared by Phillips Planning Services Ltd states the following at page 3:

2.9 The most important listed building (Grade I) is St Katharine's Church which is located approximately 135 metres from the north west corner of the site on the north west side of Arlesey Road. The church is set well back from the Arlesey Road and separated from it by the area annotated on the Conservation Map as a significant area of trees and open space (dark green hatching). The following photographs show views from the church in the direction of the site and from Arlesey Road toward the two listed properties

and the following at page 34:

No Built Development to North East Corner

ii. As previously agreed the development would have no adverse impact upon the view corridor from the church.

There would perhaps be a glimpse view of the roofs of part of the development in the photo below left but even if this were possible I see no case to suggest that this will occasion harm to the significance of the Ickleford Conservation Area or to St Katherine's Parish Church or to several grade II listed buildings located west.



I note Ickleford Parish Council's response below under the subheading 'Heritage':

Having witnessed with other development applications, house designs can change from those originally put forward. In the case of one site, house heights were altered to accommodate a third floor, bringing the roof lines much in view of the surrounding Conservation Area, thankfully this was refused.

However, with St Katherine's Church (Grade 1) being situated on a rise, and the proposed development in a lower elevation, once all foliage has fallen during the Autumn and Winter months, the new development could well be visible. Visibility would undoubtedly be impaired for the Grade 2 Ivy Cottage, Grade 2 Orchard Cottage and their neighbours in Arlesey Road, all being located within the Conservation Area and overlooking the Site.

I have not been to site to view the application site from within the curtilage of either Orchard Cottage or Ivy Cottage but there would appear to be a clearer view towards the site from Ivy Cottage. The view would be impeded by the proposed dwelling on Plot 3 but dwellings immediately east of Plot 3 on Plots 4 to 7 are also on this alignment.



HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Section 66(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:

This is an allocated site, and the amount of development does not exceed the estimate stated under Policy IC1 in the Local Plan. I have not identified any harms that would deem this proposal unacceptable in heritage terms.

OFFICER: Mark Simmons

DATE: 23/01/2026