

BUILT HERITAGE STATEMENT ADDENDUM

Codicote House, The Park, Heath Lane, Codicote, Hitchin, Hertfordshire,
SG4 8YU

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Prepared for:**Rysaffe Fiduciaires Sarl as Trustee of the Malt Trust**

EXECUTIVE SUMMARY

This Built Heritage Addendum has been researched and prepared by RPS, on behalf of Rysaffe Fiduciaires Sarl as Trustee of the Malt Trust. This report concerns Codicote House, The Park, Heath Lane, Codicote, Hitchin, Hertfordshire, SG4 8YU (hereafter referred to as “the Site”). The Site includes the Grade II listed Codicote House and its surrounding gardens. The report has been prepared to accompany planning and listed building consent applications for proposed alterations to the listed building. This report should be read in conjunction with the other documents and drawings that form part of those applications.

The Site contains the Grade II listed Codicote Lodge, NHLE ref: 1296186, now known as Codicote House, which lies within the Codicote Conservation Area. No other built heritage assets will be affected by the proposed development.

The proposed development comprises:

Removal of the existing modern spiral stair and raising of the existing courtyard garden walls in matching brickwork to form a new single storey part-enclosure to courtyard and two storey gabled addition. Internal and external alterations.

The proposals are exactly as described in the consented planning and listed building consent applications ref: 19/01579/LBC and 19/01578/FPH. The 2019 scheme is referred to throughout this report as “the consented scheme”. As part of the previous applications, a *Design and Access Statement (Incorporating a Heritage Statement)* was prepared by Malcolm Fryer Architects, dated June 2019. This is referred to within this report as “the previous *Heritage Statement*” and is included as Appendix A. This report has been prepared as an Addendum to the previous *Heritage Statement*.

The consented scheme was approved subject to condition 8th November 2019. This application is for exactly the same scheme, as the previous consent is due to lapse 7th November 2022. This report has been prepared to provide an updated assessment of the impact of the proposed development given any changes to the baseline and policy context and guidance.

RPS agree with the findings of the Conservation Officer, as laid out comments dated 29th October 2019 in relation to the consented scheme, that the proposed development would cause no harm to the significance of the Grade II listed Codicote House, thus preserving its special interest. It is also considered that the consented and the proposed development would cause no harm to the character and appearance of the Codicote Conservation Area, thus preserving its significance.

The proposed development is in accordance with legislation, and national and local policy in terms of built heritage.

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Fryer Architects, June 2019 Submitted as part of 19/01578/FPH and 19/01579/LBC
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1 INTRODUCTION

- 1.1 This Built Heritage Addendum has been researched and prepared by RPS, on behalf of Rysaffe Fiduciaires Sarl as Trustee of the Malt Trust. This report concerns Codicote House, The Park, Heath Lane, Codicote, Hitchin, Hertfordshire, SG4 8YU (hereafter referred to as “the Site”). The Site includes the Grade II listed Codicote House and its surrounding gardens. The report has been prepared to accompany planning and listed building consent applications for proposed alterations to the listed building. This report should be read in conjunction with the other documents and drawings that form part of those applications.
- 1.2 The Site contains the Grade II listed Codicote Lodge, NHLE ref: 1296186, now known as Codicote House, which lies within the Codicote Conservation Area. No other built heritage assets will be affected by the proposed development.
- 1.3 The proposed development comprises:
Removal of the existing modern spiral stair and raising of the existing courtyard garden walls in matching brickwork to form a new single storey part-enclosure to courtyard and two storey gabled addition. Internal and external alterations.
- 1.4 The proposals are exactly as included in the consented planning and listed building consent applications ref: 19/01579/LBC and 19/01578/FPH. The 2019 scheme is referred to throughout this report as “the consented scheme”. As part of the previous applications, a Design and Access Statement (Incorporating a Heritage Statement) was prepared by Malcolm Fryer Architects, dated June 2019. This is referred to within this report as “the previous Heritage Statement” and is included as Appendix A. This report has been prepared as an Addendum to the previous Heritage Statement.
- 1.5 The consented scheme was approved subject to condition 8th November 2019. This application is for exactly the same scheme, as the previous consent is due to lapse 7th November 2022. This report has been prepared to provide an updated assessment of the impact of the proposed development given any changes to the baseline and policy context and guidance.
- 1.6 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably *GPA2: Managing Significance in Decision-Taking in the Historic Environment* has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Addendum. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.7 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

Legislative and Policy Framework of the Consented Development

- 2.1 The previous planning policy context of the consented development is outlined on Page 5, Section 3.0 of the previous *Heritage Statement*.

Legislative and Policy Framework of the Proposed Development

- 2.2 The legislative and planning policy context to the proposed development is listed in full within Appendix B of this report. While the legislative context remains the same, since the 2019 submission the following relevant planning policy and guidance has been updated or issued:
- National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)
 - Planning Practice Guidance (PPG)
 - Report on the Examination of the North Hertfordshire Local Plan 2011-2031 Appendix – Main Modifications, specifically policies SP13 and HE1 (September 8th 2022)
 - Codicote Conservation Area Character Statement (dated November 2019)
- 2.3 The policy and guidance updates do not materially alter the previous approach to the assessment of the proposed development.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 This section identifies which built heritage assets have the potential to be affected by the proposed development. It provides an assessment of their significance in line with paragraph 194 of the NPPF. This section also notes how the built heritage baseline may have changed since the previous scheme was consented, noting how this may affect the wider assessment.

Assessment of Heritage Assets

Heritage Baseline of the Consented Development

- 3.2 The previous *Heritage Statement* fully assessed the significance of Codicote House (Grade II listed under the name of Codicote Lodge) and the impacts of the 2019 scheme on that significance (Section 8.0 of the previous *Heritage Statement*).
- 3.3 In summary, the significance of the Grade II listed building lies in its architectural and historic interest as a late eighteenth or early nineteenth century country house. The significance of the building lies primarily in its historic core, known previously as “Codicote Lodge”. The composition of this part of the building and its architectural features are indicative of its late Georgian date and contribute to its significance. Features contributing to the architectural interest of the building include the proportions of the façade, its projecting canted bays, sash windows and central pediment. The building has historic interest through the age of its built fabric and its architectural style, illustrating contemporary architectural tastes. The building also has historic interest as it was constructed in the location of an older building which has since been demolished.
- 3.4 The proposals are located to the eastern extents of the service wing of Codicote House. The service wing is a later building, with the proposals being located to part of the building that has undergone much change over time. The area affected by the proposals therefore makes a minimal contribution to the significance of the listed building as a whole.

Heritage Baseline of the Proposed Development

- 3.5 Assessment work undertaken by RPS has identified that the proposed development additionally has the potential to affect the significance of the Codicote Conservation Area, in which the Site is located.
- 3.6 The significance of the conservation area is derived as a whole from its character and appearance as a historic village once owned by the Abbey of St Albans. The character of the conservation area is defined by the historic route of the High Street, centred on the village green. The open space of the green provides a focal point that allows for an understanding of this area as the likely location of a historic market. This area is fronted by the oldest extant building in the conservation area, the sixteenth century former inn, George and the Dragon. Other open spaces within the conservation area include the area around Codicote House, which allow for an understanding of this part of the area as the grounds of a former historic country house.
- 3.7 The built form within the conservation area contributes to its character and appearance. The historic buildings fronting the village green allow for an understanding of its historic interest as an important open space. The later buildings fronting this area, while of less historic interest, are still some of the largest in the conservation area. These help to distinguish this area as an important open space. Buildings of note include the eighteenth century Pond House (Grade II) and the early twentieth century Bell Motel.
- 3.8 The later eighteenth and nineteenth century buildings along the High Street, many of which are listed in their own right, allow for an understanding of the linear development of the conservation area

during this period. The conservation area also includes buildings along St Albans Road, which are more agricultural in character and historic use. This allows for an understanding of the historic rural character of the settlement.

- 3.9 Unifying built features and materials within the conservation area contribute to its character. These include the use of red brick and tiled roof, and the generally domestic, smaller scale of most of the buildings. This allows for a contrast with the larger buildings referenced above which indicate important areas and spaces. The conservation area also has historic interest derived from the number of timber framed buildings which make up its built environment, allowing for an understanding of the historic architectural vernacular of the area.

Contribution of the Site to the Significance of the Conservation Area

- 3.10 Codicote House is a key building within the conservation area, contributing positively to the area's character and appearance by its individual architectural quality and wider identity as part of a country estate adjacent to the principal settlement. It assists a broader understanding of the local pattern of settlement whilst illustrating higher status contemporary architectural tastes.
- 3.11 The proposals are located to the eastern extents of the service wing of Codicote House. The service wing is a later part of the house with the proposals being located to part of the building that has undergone much change over time. Whilst acknowledging the positive contribution that Codicote House makes to the character and appearance of the conservation area, the particular area affected by the proposals makes a minimal contribution to that significance.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

Description of the Consented Development

- 4.1 The consented development is described as the *“Removal of the existing modern spiral stair and raising of the existing courtyard garden walls in matching brickwork to form a new single storey part-enclosure to courtyard and two storey gabled addition. Internal and external alterations.”*
- 4.2 The consented development is described in more detail in Section 9.0 of the previous *Heritage Statement*. The design development of the proposals, including their response to pre-application discussions, can be found at section 9.1 of the same report.

Description of the Proposed Development

- 4.3 The proposed development is exactly as consented in the previous scheme. Further details of the proposed development can be found in the documents and drawings that accompany this application.

Assessment of Impact

Assessment of Impact of the Consented Development

- 4.4 The impact of the consented development on the significance of the Grade II listed building is outlined in broad terms in Section 10.0 of the previous *Heritage Statement*. The previous *Heritage Statement* concludes:

These proposals to partially enclose the service courtyard and provide new vertical circulation to the service wing of Codicote House preserve and enhance the character of the heritage asset. The proposals have sought to balance the significance of the historic building with the provision of a long-term sustainable use of the heritage asset as a multi-generational family home.

The proposals to alter and extend the service range and courtyard of the house have been designed to reveal and enhance the character of the heritage asset through the removal of negative interventions and the provision of new circulation additions in a sensitive traditional manner. The proposals seek to be generally low intervention and generally involve elements of lower historical significance. In accordance with best conservation practice, the new interventions have been designed to be reversible where possible, to employ contemporary detailing only where appropriate, and to replicate historical detail where important to minimise impact. In accordance with local policy HE1, the proposals will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance and incorporates a palette of materials that make a positive contribution to the local character and distinctiveness of the heritage asset. (pg. 20, Malcolm Fryer Architects, 2019)

- 4.5 No explicit assessment was provided concerning the potential impact of the proposals on the significance of the Codicote Conservation Area. However, as referenced above, the previous *Heritage Statement* does reference the impacts to the local character of the area.
- 4.6 The Council agreed with this assessment, as laid out in the Conservation Officer comments dated 29th October 2019 which stated:

It is considered that the proposal will not harm the special character of this grade II listed building or harm the character or appearance of the Codicote Conservation Area. I, therefore, raise NO OBJECTION on the basis that the proposal will satisfy Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the

NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Main Modifications November 2018).

Assessment of Impact of the Proposed Development

- 4.7 The proposed development is identical to that consented. For completeness, RPS have prepared an assessment of the impact of the proposed development on the significance of the relevant heritage assets, in line with current legislation, policy and guidance.

Codicote Lodge (now Codicote House), Grade II Listed Building

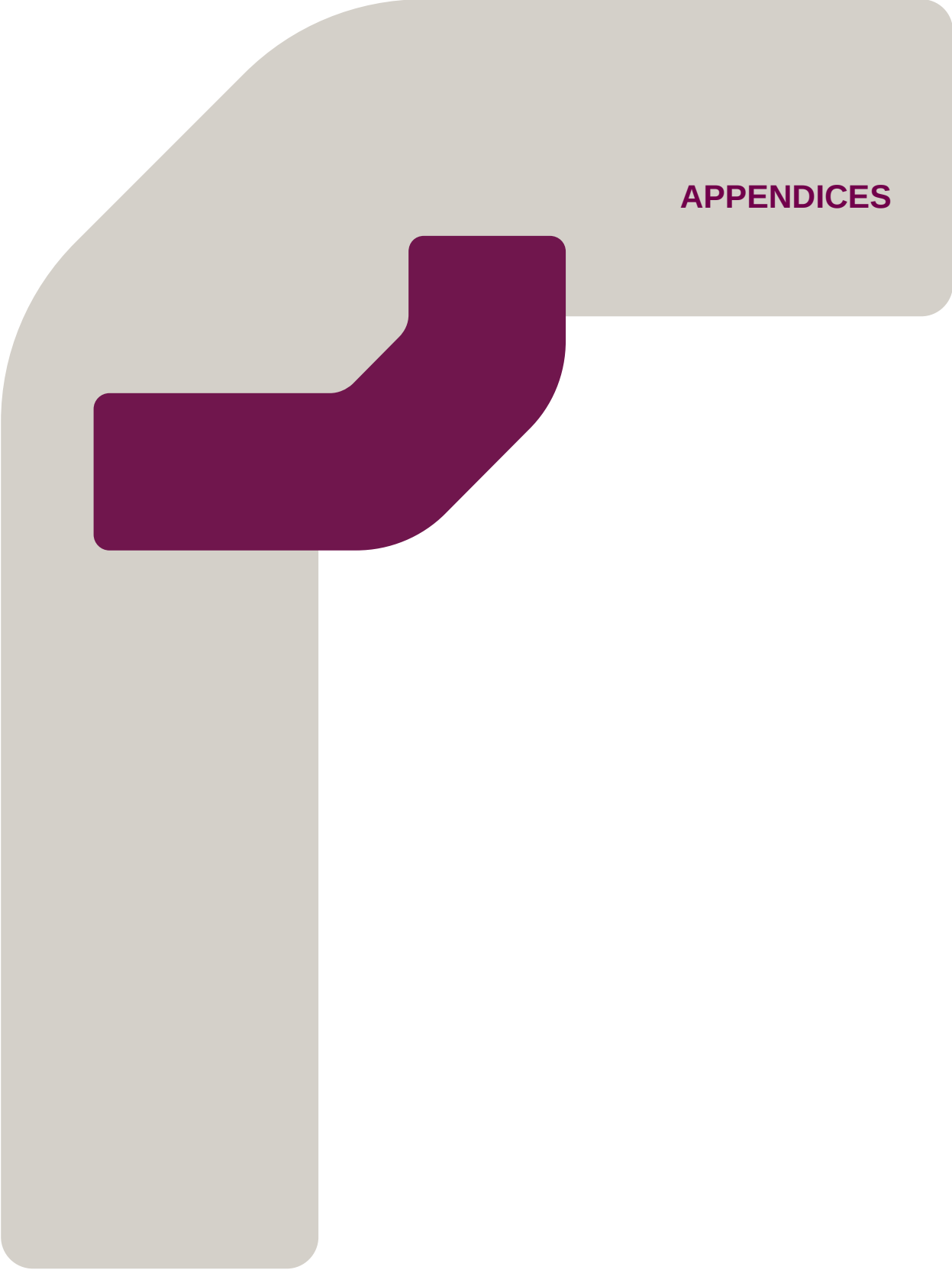
- 4.8 The proposals are considered to be a modest addition and alteration to a part of the building that has a higher tolerance to heritage change, as a later addition to the property that has previously undergone various changes. The design of the proposals has been carefully considered to maintain the existing subservience to the service wing while responding to its minor architectural and historic interest. The proposals achieve this through avoiding the removal of historic fabric of significance, and through a design approach refined following pre-application discussion to utilise form and features appropriate to this part of the building.
- 4.9 RPS agree with the conclusions of the Council from the consented scheme, that the proposals now replicated in the proposed development would cause no harm to the significance of the Grade II listed Codicote House, thus preserving its special interest.

Codicote Conservation Area

- 4.10 The proposed development would alter one small part of the conservation area, which would only be appreciable from the immediate grounds of Codicote House. The changes brought about by the proposed development would be broadly neutral in nature, with a heavily localised impact. The changes would not impact upon the experience and appreciation of the conservation area's character and appearance.
- 4.11 Where appreciable, the proposals present a considered addition to a small part of a larger building complex, in relation to a range which is a later addition and which has undergone previous alteration. Through the considered massing, form, detailed design and materiality (as outlined in pp. 19-20 of the previous *Heritage Statement*), the proposals respond to and reinforce the existing character of this part of the conservation area.
- 4.12 RPS agree with the conclusions of the Council in that the proposed development would cause no harm to the character and appearance of the Codicote Conservation Area, thus preserving its significance.

5 CONCLUSION

- 5.1 This Built Heritage Addendum has been prepared by RPS, on behalf of Rysaffe Fiduciaires Sarl as Trustee of the Malt Trust concerning the Site.
- 5.2 The Site contains the Grade II listed Codicote House (listed as Codicote Lodge, NHLE ref: 1296186) and is located within the Codicote Conservation Area. No other built heritage assets will be affected by the proposed development.
- 5.3 The proposed development comprises:
Removal of the existing modern spiral stair and raising of the existing courtyard garden walls in matching brickwork to form a new single storey part-enclosure to courtyard and two storey gabled addition. Internal and external alterations.
- 5.4 The proposals are exactly as included in the consented planning and listed building consent applications ref: 19/01579/LBC and 19/01578/FPH.
- 5.5 The consented scheme was approved subject to condition 8th November 2019. This application is for exactly the same scheme, as the previous consent is due to lapse 7th November 2022. This report has been prepared to provide an updated assessment of the impact of the proposed development given any changes to the baseline and policy context and guidance.
- 5.6 RPS agree with the conclusions of the Council in relation to the previously consented scheme, that the proposals now replicated in the proposed development would cause no harm to the significance of the Grade II listed Codicote House, thus preserving its special interest. It is also agreed that the consented and the proposed development would cause no harm to the character and appearance of the Codicote Conservation Area, thus preserving its significance.
- 5.7 The proposed development is in accordance with current legislation, and national and local policy in terms of built heritage.
- 5.8 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.



APPENDICES

Appendix A

Design and Access Statement (Incorporating Heritage Statement)
Prepared by Malcolm Fryer Architects, June 2019
Submitted as part of 19/01578/FPH and 19/01579/LBC

Codicote House (formerly Codicote Lodge)
Codicote, Hertfordshire SG4 8YU



Design & Access Statement
Proposed Addition to the Service Range Courtyard
(Incorporating Heritage Statement)
June 2019

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1.0 Introduction

The following Design and Access Statement (incorporating Heritage Statement) has been prepared by Malcolm Fryer Architects to support a planning and listed building application to extend into the existing service range courtyard of Codicote House (formerly Codicote Lodge) in Codicote, Hertfordshire. The proposals included in this application received pre-application advice in October 2017 (ref 17/02239/1PRE).

Codicote House is a small country house in a parkland setting on the edge of Codicote town. It most likely dates from the early nineteenth century and was built on the site of an earlier house. Until 1990 it was known as Codicote Lodge, and that is the name used in the Statutory Listing description. The house has undergone substantial changes through the generations. It was extensively refurbished c1910 by architect Sidney Chesterton (1876-1916) in an early Georgian style for the banker Everard Martin Smith. The building was listed grade II in May 1968 and lies within the Codicote Conservation Area.

Malcolm Fryer Architects and BAM Design have been commissioned by the new owners to prepare proposals for alterations and additions to suit the needs of their extended family. In accordance with best conservation practice, the approach to improvements is one of revealing and enhancing the significance of the heritage asset whilst minimising interventions to significant historic fabric. Malcolm Fryer Architects specialise in historic buildings and are accredited in historic building conservation (AABC).

This Design and Access Statement summarises the significance of Codicote House and explains how the proposals seek to preserve and enhance the character of the existing heritage asset. It is to be read in conjunction with the Conservation Assessment of Significance that was prepared by the Architectural History Practice in November 2015 as well as the drawings submitted.

2.0 Statutory Listing Description

Name: CODICOTE LODGE

List entry Number: 1296186

CODICOTE LODGE, HEATH LANE

County: Hertfordshire

District: North Hertfordshire

District Type: District Authority

Parish: Codicote

Grade: II

Date first listed: 27-May-1968

House. Late C18. Internal decoration mainly c1912. Large S extension of c1870. E front is white painted brick. Slate hipped roofs. 2:3:2 windows, the centre recessed and pedimented. Brick modillioned cornice. Recessed sash windows with louvred shutters. Central porch, early C20, has fielded panel door, leaded fanlight, fluted Ionic columns, swelling frieze and segmental pediment. W garden front is stuccoed. Canted 3-window outer bays and 5-window centre with a pediment over the middle 3 windows. Below this a square protection with a balustraded balcony. Plinth. 1st floor sill band. Moulded cornice. Good interior in a c1730 style. Entrance hall with fluted Ionic screen columns. Large fireplace of possibly C18 original in NW ground floor room. Extensions are in grey gault brick with slate roofs. Listing NGR: TL2128518285

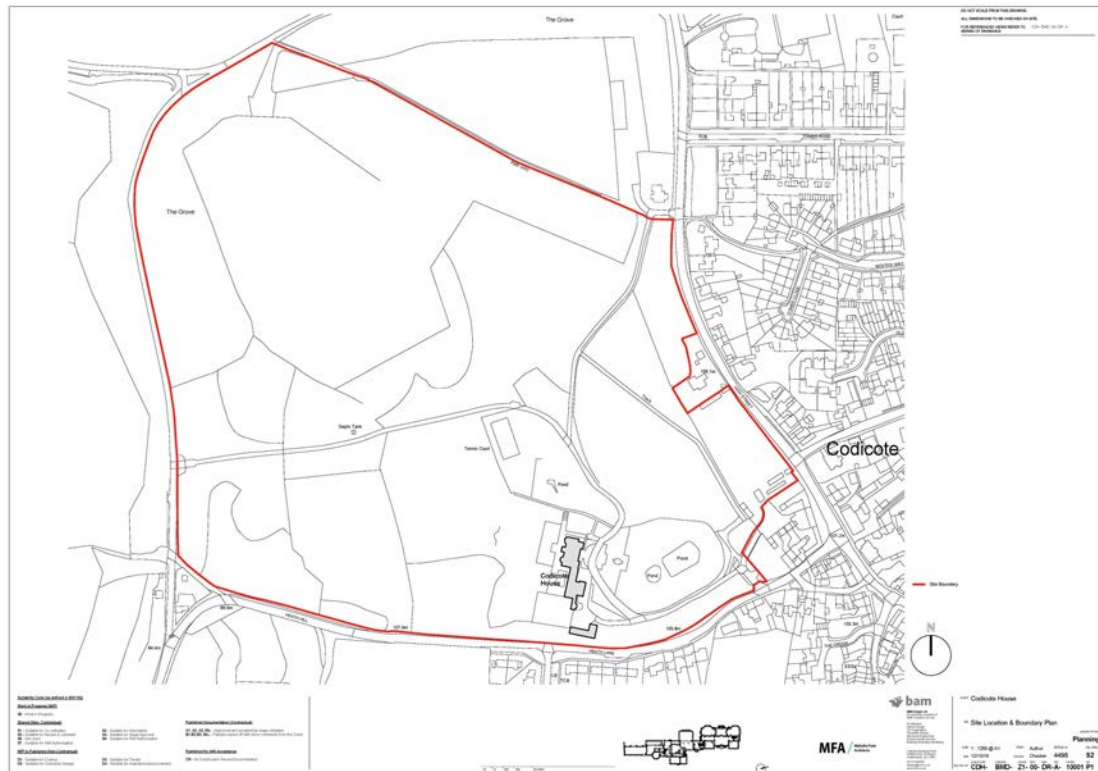


Fig 1. Location Plan of Codicote House, formerly Codicote Lodge



Fig 2. Aerial Photograph of Codicote House, formerly Codicote Lodge



Fig 3. Aerial Photograph of Codicote House, formerly Codicote Lodge, showing wider context

3.0 Local Historic Environment Policy

The Proposed Local Plan 2011-31 consultation ended in November 2016 and provides important material policy for proposals relating to designated heritage assets in North Hertfordshire. This report has been prepared in accordance with this policy, which is very much aligned with National Planning Policy Framework (NPPF) guidance of 2012:

Policy HE1: Designated heritage assets.

Planning applications relating to Designated heritage assets shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assess the significance of heritage assets, including their setting, impacted by the proposal;
- ii. Justify and detail the impacts of any proposal upon the significance of the designated asset(s); and
- iii. Inform any necessary mitigation measures to minimise or mitigate against any identified harms;

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

1. Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
2. Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified.

4.0 History of Codicote House

A comprehensive history of Codicote House was produced by the Architectural History Practice in November 2015 for the new owners as part of their Conservation Statement of Significance. The history of Codicote House was summarised as:

3.0 Outline Development History of the House

The 1771 map of the parish of Codicote shows the park with a rather crude sketch of a house (fig.3), which is shown with an enormous central gable and small pavilion wings on either side. From this sketch is derived the fanciful representation of the building as a Tudor house which appears in several publications produced by the Codicote Local History Society (fig.4). In fact, it seems likely that the Tudor house had been rebuilt at some time in the eighteenth century. The evidence for such a rebuilding is a small undated sketch of Codicote Lodge preserved in the Hertfordshire Record Office, which shows a small villa in the Palladian style, which was popular between from the 1720s to the 1770s (fig.5). The front of the villa clearly relates to the sketch on the map.

Most accounts of the history of the present house suggest that it dates from the late eighteenth or early nineteenth century and it has been assumed that it was built on or near the site of the earlier house. Both the Statutory List and Pevsner's Buildings of England, (revised edition published in 1977) suggest that the present building dates originally from the late eighteenth century, while Nicholas Maddox, in his Brief History of Codicote published in 1987, firmly that Codicote Lodge was built in 1806. His source for this date is unclear and the Land Tax returns for Codicote parish during this period do not give any indication of a significant change in the property value before Frederick Sapte took up occupation in 1813. Without better documentation the date and nature of any rebuilding is unclear. It may have been a total rebuilding, or the existing house may have been adapted.

The first concrete evidence of the nineteenth century form of the house is the Tithe map made in 1841 (fig.6) which shows the outline of the building at ground floor level. In many respects the outline is much the same as it is today, with two shallow projecting wings on the east entrance front and two canted bay projections on the west front. Unfortunately there appear to be no views of the house for the entire nineteenth century so we do not know what the building looked like, but by a happy chance some agent's particulars of the house in 1849 survive among the few estate papers preserved in the County Record Office (HRO, D/EHm E6). These particulars give the

dimensions of the main rooms which were as follows: Entrance Hall 22'x13'; Sitting Room 16'x14'; Dining Room 22'x17'; Library 24'x18'; Drawing Room 26'x25'; Breakfast room 17'x22'. What is puzzling is that these dimensions are very much smaller than the present room dimensions (Entrance Hall 33'x21'; Sitting Room 33'x23'; Dining Room 20'x16'; Library 21'x15'; Drawing room 29'x23'; Music room 25'x17'). Even allowing for changes of room-function, it seems clear that the house has been enlarged or the internal arrangements substantially changed since 1849, but maps appear to show the outline of the house essentially unchanged between the 1840s and the 1930s.

Some changes were certainly made by Joseph Busk, who took up residence in 1850. He added the large southern service wing which replaced a much smaller southern wing shown on the Tithe Map. The description in the Statutory List suggests that this wing dates from c1870, but Joseph Busk died in 1868 and the wing was probably added in the 1850s or 1860s, at a time when Busk was financing major building works at the parish church and parish school. It seems likely that he also made improvements to the main part of the house. His wife's obituary (Buckinghamshire Herald 30 Jan. 1892) noted that he had 'greatly enlarged and improved the place', but there is no farther information about what may have been done. The form of the house towards the end of the Busk's period of occupation is shown on the first edition of the Ordnance Survey, published in 1882. There are some minor differences between the outline of the main house in 1882 and the outline on the 1841 Tithe map, most obviously the two projections on the west front which are shown as canted bays in 1841 and flat-fronted bays in 1882. It is impossible to know if these variations are significant.

A comparison between the 1882 and 1896 editions of the Ordnance Survey (figs.7 and 8) shows that in the fifteen years after 1882 a large conservatory was added to the east side of the house. The addition was probably made by Walter Spencer, who took up occupation in 1892. Once again, there are no views showing the appearance of the house with the conservatory in place.

With the arrival of Everard Smith in 1909, the house was given a major overhaul. A description of the house in some sales particulars produced by Knight Frank in the 1990s states that the work was done following a major fire, but this is the only reference to such an event which cannot be confirmed. For whatever reason, all the main rooms on the ground floor were re-fitted in an opulent early-Georgian style, with a new main staircase in the same style leading to the first floor bedrooms. Apart from the removal of the large conservatory on the east front, the nature of any alterations to the exterior is unclear, but it was at this time that the main entrance was given its handsome timber pedimented porch (now altered) and the windows on the east front were given louvred shutters (since removed).

The architect for all these alterations was Frank Sidney Chesterton (1876-1916), a member of the prosperous family of property surveyors in Kensington, which also included the writer GK Chesterton. Frank Chesterton designed a number of houses, flats and business premises in west London during the early 1900s, including the palatial Hornton Court complex of flats on Kensington High Street in the style of Hampton Court. He also worked on a number of country-house restorations, and new mansions including Serf House in Roehampton for the Duchess of

Sutherland, which has rich neo-Georgian interiors, much like those at Codicote. Chesterton's promising career was cut short in 1916 when he was killed at the Battle of the Somme.

A published account of Chesterton's work at Codicote noted that, "Extensive alterations were carried out at this house....The walls of the hall were fitted with new cornices etc, the ceiling was made plain, pilasters and columns were erected and a new fireplace with a Swedish green bolelection moulding was put in. The dining room was furnished with a new plain ceiling, pilasters and a cornice and a dado-rail and skirting. Externally a gracefully designed entrance doorway was added. The work was executed by Messrs Ekins & Co' (Recent English Domestic Architecture, vol.V, Architectural Review special edition, 1913, pp.165-7)

The account was illustrated with photographs taken by the well-known architectural and society photographer Bedford Lemere and the originals, together with additional images of the interior, are preserved in the Bedford Lemere collection in the Historic England archive. From these images it is clear that every room on the ground floor was re-fitted by Chesterton, with early-eighteenth century detailing and elaborate chimneypieces.

No significant changes were made to the house during and after the Second World when the building was occupied by the Cory-Wrights, but in 1955 the then Hitchin Rural District Council considered a proposal to convert the house into a home for the infirm and in 1966 another proposal was put forward for extensive residential development in the grounds. It was refused after a Public Inquiry. (N.Herts Planning Register, refs. N/7/55 and N/805-65)

During the tenure of Mr Yates, in the years following 1990, the size of the property was diminished by several sales of land and buildings and a number of alterations were made to the southern service wing of the main house in successive building campaigns. A new secondary entrance was formed on the east front, opening into a newly-formed hall with a new stair up to the first floor next to the old stair down to the basement. A large new kitchen was formed out of several smaller service rooms and a corridor, and a new door opening was formed in the west wall of the new kitchen, providing direct access to the garden. (N.Herts Planning Register refs. 98/0427/ILB; 98/0626/ILB; 99/0399/ILB). The architect for all these works was Peter Newson Associates of Hatfield. It must have been during the tenure of Mr Yates that the present garden was laid out.

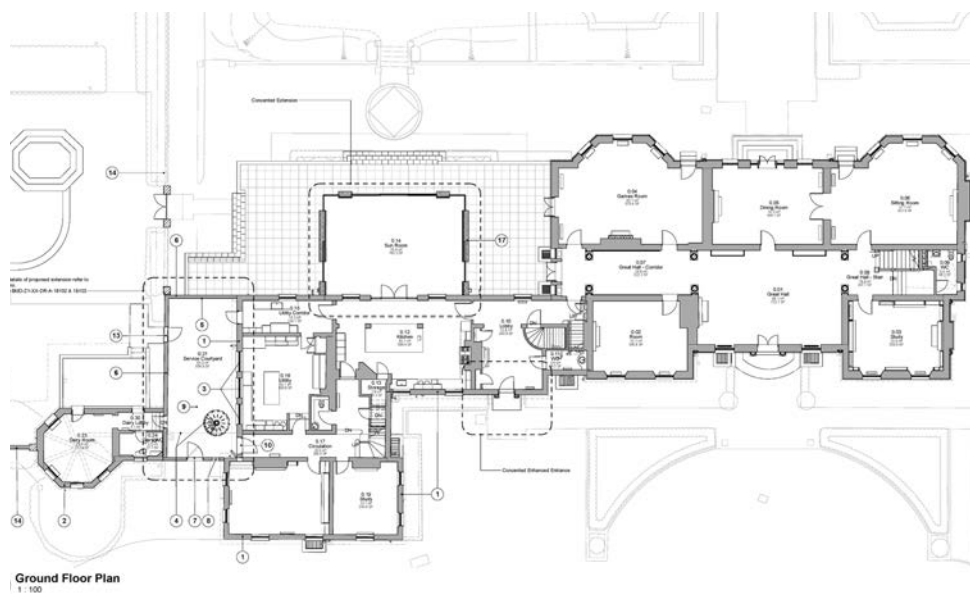
In 2000/1 a substantial new detached garage block was built to the south of the house. The architects were Owen Stratton of Stevenage (N.Herts Planning Register ref. 00/00713/IHH).'



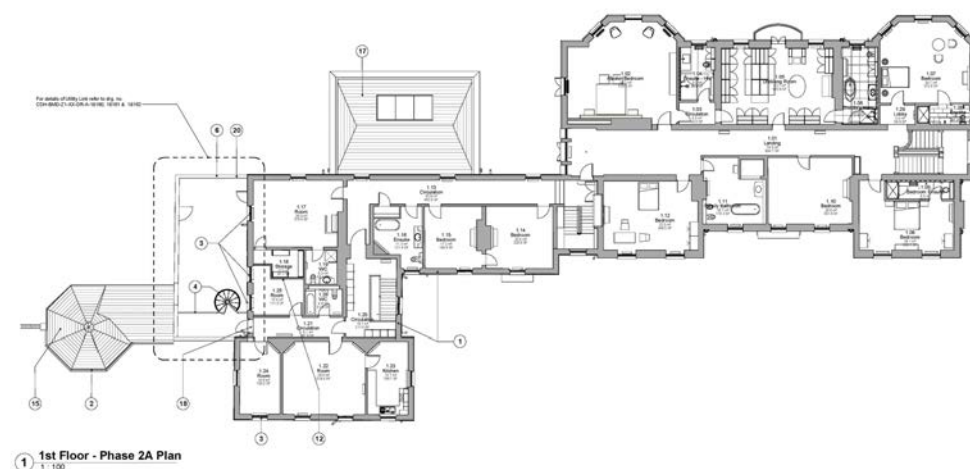
Figs 4 & 5. Photographs of Codicote House from 1910 by Bedford Lemere (Historic England) showing the reworking of the house by Frank Sidney Chesterton

5.0 Recent Planning History/ Plans as consented

In early 2017, listed building consent was awarded to refurbish the upper floor of the house in a manner that removed negative elements and restored key aspects of the historic plan. These works have now been completed and the owners have turned their attention to service / family range to the south. In November 2018, listed building consent was awarded for a garden room addition to the west of the service range, along with associated internal alterations and an improved entrance doorcase to the east elevation of the service range (ref 18/02280/FPH & 18/02281/LBC). This consent has not yet been implemented and the proposals included in this application have been designed to sit alongside and compliment this existing consent in response to pre-application advice received. in August 2017. (Ref 17/02239/1PRE). The submitted 'as existing' drawings for this application are noted as 'as consented' in this regard.



Ground Floor Plan as Consented



First Floor Plan as Consented

6.0 Photographs as existing



Fig 6. The west garden front



Fig 7. The west garden front as viewed from the south west



Fig 8. The east (entrance) front of the main range



Fig 9. The east front and its landscape context



Figs 10 & 11. The southern service wing as viewed from the southeast (left) and southwest (right)

7.0 Significance

A summary of significance of Codicote House was produced by the Architectural History Practice in November 2015 as part of their Conservation Statement of Significance. It was summarised as:

'Codicote House is listed grade II (as Codicote Lodge), meaning it is a building of national importance and of special interest. The house also lies within the Codicote Conservation Area.'

Evidential value

*Codicote House is the product of at least three building campaigns, all of which may have left traces in the present fabric and may also stand on the site of an earlier house. All this makes the building of **High Evidential Value**.*

Historical value

*It appears that there has been a substantial house of some kind at Codicote since the sixteenth century, but the present building appears to date mainly from the nineteenth and twentieth centuries and none of its occupants has been particularly well-known or distinguished. The house is of **Medium Historical Value**.*

Aesthetic value

*The exterior of the house is not of particular aesthetic value, but the main interior rooms are very good and high quality examples of the neo-Georgian style popular at the beginning of the Twentieth Century and are of **High Aesthetic Value***

Communal value

*Codicote House has always been a private residence in private grounds. The building is of **Little Communal Value***

Archaeological Significance

In terms of the likely survival of below-ground deposits of interest Codicote House is of **Medium Archaeological Significance** because it may stand on the site of an earlier building.

Architectural Significance

The development history of Codicote House is clearly complicated and not yet fully understood. The building appears to be the product of several successive building campaigns by architects or builders whose identity is at present unknown and the end result is something of a muddle, though not without architectural interest. The building is of **Medium Architectural Significance**

Artistic Significance

While the external elevations of the house are not particularly memorable, the interior is a very good example of early Twentieth century neo-Georgian decoration designed by Frank Chesterton, an architect of considerable promise whose career was cut short by the First World War. For these interiors, Codicote House is of **High Artistic Significance**.

Historic Significance

It does not appear that Codicote House has ever been of high social standing. From the 1770s the estate was owned by the Brand family and the house was of secondary importance to

their main residence at The Hoo. For much of the Nineteenth and Twentieth centuries it was the home of bankers and merchants, but none of them was of national importance The building is of **Medium Historical Significance**.

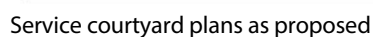
Setting

The immediate setting of Codicote House is the garden, which appears to have been entirely laid out at the end of the twentieth century. None of the formal garden features which now exist pre-date the second World War. The wider setting is Codicote Village, for which Codicote House is the only surviving 'big house', but it is separated from the village by walls and hedges and there is no intervisibility between the two.'

8.0 The proposals

The proposals are to improve the accessibility and family amenity of the house in a sensitive manner by **extending** into the existing southern service courtyard to provide greatly enhanced accessibility to the upper floor and service amenity to the ground floor . The proposals include:

1. Removal of the existing modern spiral stair and raising / rebuilding of the existing courtyard garden walls in matching gault brickwork to form a new single storey enclosure to courtyard and two storey gabled addition of traditional and matching construction housing a new stair and passenger lift. Traditional painted plaster finishes to walls and ceilings internally.
2. Careful lifting of the existing paving to courtyard to enable installation of new insulated floor slab with UFH and to enable level change between the existing door openings through minor grading. York stone floor finish to utilise salvaged materials.
3. Formation of a new opening to the west elevation of the service courtyard with traditional gauged brickwork lintel to match existing adjacent and new traditional glazed double doors installed to match pane proportions to existing windows to west elevation of service wing.
4. Removal of the existing door between courtyard and dairy and raising and widening of the existing opening with a traditional gauged arch and reveal details to match existing and Internal plaster and joinery finishes to be made good to match existing.
5. Realignment of existing timber door and frame to courtyard with traditional gauged arch and reveal details to match existing with joinery re-used and finishes to be made good to match existing.
6. Removal of existing modern metal gate and realignment and raising of opening with traditional gauged arch and reveal details to match existing and new traditional glazed door installed to match pane proportions to existing doors to Dairy.
7. Adjustment of cast iron rainwater goods adjusted to suit new roofs and underground drainage
8. Insertion of a new fixed timber framed window within the existing opening in the brickwork to the east elevation of the service courtyard
9. Making 'blind' existing first floor sash window with reversible lining to internal
10. Provision of new internal York stone steps between dairy and courtyard to suit adjusted opening and levels.
11. Provision of new external York stone steps to suit adjusted levels and alignment, utilising salvaged material if possible
12. Careful removal and relaying of boot room stone floor to provide step free access.





View from Garage & Driveway



View from Swimming Pool



View of West Elevation



View showing Roof arrangement

Rendered perspective images as existing (with consented garden room addition)



View from Garage & Driveway



View from Swimming Pool



View of West Elevation



View showing Roof arrangement

Rendered perspective images as proposed (with consented garden room addition)



Rendered east (top) and west (bottom) elevations as existing (with consented garden room addition)



Rendered east (top) and west (bottom) elevations as proposed (with consented garden room addition)

9.0 Pre-Application Advice Received and Design Developments in Response

A pre-application submission for the proposals (and other items) was made in August 2017. (Ref 17/02239/1PRE). The following advice was received in October 2017 regarding the proposals specifically included in this application. The proposals have now been amended to reflect these comments. Specifically:

6. Removal of the existing spiral stair and enclosure of the existing service courtyard with contemporary glazed addition providing a new lift and stair to first floor level. A new light-well will maintain ventilation to the windows of the exiting south elevation of the service range.

After careful consideration, I conclude that the height, form, materials and overall appearance of the glazed link at first floor incorporating the new lift would be a particularly visible addition when seen from the private rear garden area (particularly from the swimming pool) but also from the south entrance drive and modern garage block. The form of the extension would significantly compete with the south gable end of the service wing alongside and with the octagonal tiled roof of what may have been a dairy at the southern end of the service wing.

*In the 'Statement of Justification' in MFA's document, it states that: "... The proposals have been designed in a **holistic, cohesive manner** with a strong consideration of the existing hierarchical composition of the existing forms and materials. The interventions have been considered from all significant vantage points within the wider park landscape to develop a sensitive and well balanced architectural language and material palette..... They [sic] existing fenestration pattern to the elevation is poorly composed and the existing **metal spiral stair dominates** the service courtyard space The proposals will serve to remove several existing negative features, notably the spiral stair to the service courtyard and structural lack of cohesion to the existing kitchen, which has resulted from recent interventions...."*

If the spiral staircase is considered to dominate the service courtyard space then surely the first floor glazed link/lift would have an even greater impact as can be seen in Fig 15 of MFA's assessment?

*Being more dominant is not necessarily a reason in itself to discourage this aspect of the scheme but the contrast between the new section and the existing built forms is considered to be particularly severe and lacks the architectural 'cohesion' inferred in the Justification Statement. I find the first floor contemporary link objectionable and contrary to the provisions of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 12 of the NPPF. **A more 'cohesive' scheme would perhaps be to introduce a small south facing gable projection to sit alongside the existing south gable end of the service wing i.e. placing the proposed lift within effectively a stair turret feature which is in keeping with the appearance of the service wing.***

9.1 Design Development in Response to Pre-Application Advice

The pre-application advice was based on a heavily glazed and flat roofed addition within the service courtyard. It was felt that this was too contemporary for the prominent location on the approach to the house. As suggested above, a more traditional design proposal was explored and developed for providing the desired new internal stair and lift access to the service range.

After an extensive options appraisal it was felt that a smaller gabled element (as suggested in the pre-application advice) was the right solution for a projecting element to accommodate new vertical circulation. The further parameters that the design team set themselves were to make the new smaller gabled addition much lower than the existing gable to read as suitably subordinate element and to avoid an awkward junction with the existing gable gutter line. As well as to match the existing brickwork and roof pitch and finishes, it was deemed important that the existing string course to the service range was carried through the new addition.

It is felt that the resultant proposals included in this application are far more cohesive with the existing service range and overall elevations and are therefore in line with the advice received above.

10.0 Heritage Statement

The proposals to provide greatly enhance accessibility to the first floor of the house and improved amenity to the service range will serve to greatly enhance the use of the house as a long term inter-generational family home, ensuring that it will be used in a manner which secures its conservation and preserves the significance for the long term sustainability of the heritage asset. The property is currently limited in that the service range lacks step free access to the first floor and direct access between the house and dairy range. The proposals seek to address these limitations.

The proposals have been designed in a holistic, cohesive manner as part of a master-plan for the site with a strong consideration of the existing hierarchical composition of the existing forms and materials. The interventions have been considered from all significant vantage points within the wider park landscape to develop a sensitive and well balanced architectural language and material palette. Notably, the use of a simple gabled addition to reference the adjacent elements (as discussed above) was deemed to be the most appropriate and the use of a material palette of matching gault brick and slate was considered to be essential to provide a sensitive contextual response to the heritage asset.

The proposals seek to remove existing detracting features, primarily the modern metal spiral stair to the courtyard, but also the disproportionately high modern section of courtyard wall that was built to conceal it. The poorly proportioned south elevation of the service range is also better concealed by the proposals.

The proposals remove the existing modern external spiral stair and provide new internalised vertical circulation including a small platform lift, greatly enhancing accessibility for less able members of the extended inter-generational occupants. This is deemed to be an important feature for the long term sustainability of the heritage asset as a well-used and maintained country house.

The physical impacts of the proposed interventions are to areas of lower significance as identified in Conservation Statement of Significance. As summarised in the statement of significance, the existing service wing is of lesser significance to the main house and has always been subordinate to it, undergoing various changes and adaptations over the years. The south elevation of the service range is of notably poor composition. The elements of high historical significance remain unaffected by the proposals.

With specific reference to the proposals:

1. The removal of the existing modern spiral stair and its replacement with a new single storey enclosure to the service courtyard and two storey gabled addition to house both a new stair and passenger lift both removes detracting features and creates a carefully composed new element which enhances the overall elevations of the service courtyard whilst providing important access amenity internally. The proposed external materials match those to the service range adjacent, and the important forms of the existing gable and string course to the service range have been referenced to preserve and enhance the significance of the heritage asset, most notably from the south eastern approach. Very little existing fabric is removed under the proposals and the gutter lines of the existing gable are maintained. While the proposals are uncomplicated, the key aligning features and high quality material references provide a strong contextual relationship in a way which is subordinate to the host service wing yet enhances the overall elevation through sensitive contemporary design.
2. The proposed flat green sedum roof to the courtyard elements has been designed to make it appear as invisible as possible, maintaining the appearance of the courtyard from the garden areas to the south and west.
3. The existing openings to the south elevation of the service range are mainly unaffected. It is proposed to adjust the alignment of one door in a traditional manner and to make one first floor window 'blind' internally in a reversible manner for privacy reasons. Both of these elements will preserve the character of the heritage asset and are mitigated by the provision of improved amenity. The blind lining of the window will also be entirely reversible.
4. The lifting and relaying of floors to the boot room and courtyard will enable for adjusted levels and improved thermal insulation. The proposals to re-use the salvaged materials where possible will mitigate any impact, preserving the character of the heritage asset.
5. The formation of a new opening to the west elevation of the service courtyard with new traditional glazed double doors will provide valuable direct access to the garden from the service range. It will punctuate a large existing blank section of wall and has been designed to match the adjacent openings within the service range, preserving the character and setting of the heritage asset.
6. The removal of the existing modern metal courtyard gate and the realignment and raising of the opening with a new door will provide important access to the south garden at the adjusted levels. The relatively low significance of the affected fabric and the detailing of the opening with a gauged arch to match the existing and the provision of a traditional glazed door opening to match the adjacent ones to the dairy will serve to mitigate any impact and preserve the character and setting of the heritage asset.
7. The removal of the existing door between the courtyard and dairy and the raising and widening of the existing opening with a traditional gauged arch will enable important internal access between the house and dairy range. The impacts to this element of relatively low significance will be mitigated through matching materials and detailing which will preserve the character of the heritage asset.
8. The insertion of a new fixed timber framed window within the existing opening in the brickwork to the east elevation of the service courtyard will preserve the character of the heritage asset. The visual impact will be mitigated through the use of matching sill and edge profiles to the existing windows adjacent.

9. The adjustment of the cast iron rainwater goods adjusted to suit new roofs and underground drainage will rationalise the existing arrangement and preserve the character and setting of the heritage asset
10. The proposed alterations to the garden levels to the south of the service courtyard and the renewal of paving to enhance the relationship between the house and garden will be very minor and will maintain the clearly defined the formal garden arrangement to the main range. These improvements in accessibility and landscape hierarchy will greatly enhance the character and setting of the heritage asset.

Overall, the proposals will be of the highest design quality and will relate sensitively to the existing forms and material palette of the heritage asset, making a positive contribution to local character and distinctiveness.

11.0 Conclusion

These proposals to partially enclose the service courtyard and provide new vertical circulation to the service wind of Codicote House preserve and enhance the character of the heritage asset. The proposals have sought to balance the significance of the historic building with the provision of a long-term sustainable use of the heritage asset as a multi-generational family home.

The proposals to alter and extend the service range and courtyard of the house have been designed to reveal and enhance the character of the heritage asset through the removal of negative interventions and the provision of new circulation additions in a sensitive traditional manner. The proposals seek to be generally low intervention and generally involve elements of lower historical significance. In accordance with best conservation practice, the new interventions have been designed to be reversible where possible, to employ contemporary detailing only where appropriate, and to replicate historical detail where important to minimise impact. In accordance with local policy HE1, the proposals will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance and incorporates a palette of materials that make a positive contribution to the local character and distinctiveness of the heritage asset.

Appendix B

Legislative and Planning Policy Context

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 7 of the Act sets out the requirement for listed building consent. It states that:

no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.

This sets out the responsibility of the local planning authority to protect the character and appearance of a listed building when it assesses proposals for development which might affect its special interest.

With regard to the determination of applications for listed building consent Section 16 of the Act states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

The intention of the legislation is to ensure the preservation of the special architectural or historic interest of the building, not to prevent change or alteration per se.

Section 66 of the 1990 Act states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.

For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset as a: *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'*. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.

Under *'Considering potential impacts'* paragraph 199 states that *'great weight'* should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

The PPG defines the different heritage interests as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design,

construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA1: The Historic Environment in Local Plans (March 2015)

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating

to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as *‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

The following Local Planning Policy is directly relevant to built heritage aspects of the scheme:

North Hertfordshire District Local Plan No.2 with Alterations

Policy 28: House Extensions

Supplementary Planning Documents

Design SPD (July 2011)

North Hertfordshire Draft Local Plan 2011-2031

Strategic Policies:

SP1: Sustainable development in North Hertfordshire

SP9: Design and sustainability

Development Management Policies

D2: House Extensions and Replacement Dwellings

HE1: Designated heritage assets

Codicote Conservation Area Character Statement (2019)

This document was prepared on behalf of North Hertfordshire District Council to inform future development within the Codicote Conservation Area.

Emerging Local Planning Policy

The Council state:

On 8 September 2022, the Council received the Inspector's Final Report on the Examination of the North Hertfordshire Local Plan 2011 – 2031. Receipt of the Inspector's Report marks the end of the examination.

The Inspector's Report concludes that subject to a number of main modifications, set out in the Appendix to the report, the North Hertfordshire Local Plan 2011 – 2031 is sound, legally compliant and capable of adoption.

Those policies directly relevant to built heritage include:

Policy SP13 Historic Environment

This states:

*The Council will balance the need for growth with the proper protection and enhancement of the historic environment. **When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management***

of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:

- a. Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting **according to their significance**;
- b. Identifying sites on the national register of Heritage at Risk or **on the Council's 'At Risk' local risk** register;
- c. Periodic reviews of Conservation Areas and other locally designated assets; and
- d. Publication of detailed guidance

Policy HE1 Heritage Assets

Planning applications relating to Designated heritage Assets **or their setting** shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. ~~Assesses~~ the significance of heritage assets, including their setting, ~~impacted by the proposal~~;
- ii. ~~Justify~~ **Justifies** and details the impacts of any proposal upon the significance of the designated **heritage** asset(s); and
- iii. ~~iii. Informs any necessary mitigation measures to minimise or mitigate against any identified harms;~~
Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):
 - a. Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
 - b. Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; **and**
 - c. **Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.**

Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated



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