



FAO: Planning Department,
North Herts Council

Our ref: 14603
Application ref: 25/03080/HYA
Date: 10th April 2026

HISTORIC BUILDINGS AND CONSERVATION ADVICE

RE: GA2, Land North-East of Great Ashby, Stevenage, Hertfordshire

This letter provides a response on a hybrid application for: a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure. Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works. The outline application, for which all matters are reserved except means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure.

The application site is an area of undeveloped agricultural land, to the north of Stevenage. The area has been historically undeveloped, forming part of a wider historic landscape of scattered farmsteads (some of which are listed) and areas of ancient woodland. It was allocated for housing as part of the North Herts Local Plan (adopted 2022) and this application follows pre-application consultation with the applicant. There are no heritage assets within the Site boundary, however there are numerous assets within close proximity to the Site, the significance of which could be affected by indirect impacts, due to a change to their setting.

A heritage statement has been submitted as part of the application pack which identifies heritage assets within 1km of the Site. All were taken forward for a proportionately detailed assessment, the scope of which was agreed at the pre-application stage; it was found that the majority of designated heritage assets within 1km of the Site would not be affected due to a lack of historic or present-day connection with the Site, physical and/or visual separation. The heritage assets identified by the applicants as impacted by the proposals are:



- Tilekiln Farm, including three Grade II listed buildings: Tilekiln Farm House, List Entry Number: 1102483, Barn to East of Farmhouse at Tilekiln Farm, List Entry Number: 1102485 and Barn Group around Courtyard at Tilekiln Farm, List Entry Number: 1102484.
- Dane End Farm comprising two Grade II listed buildings: Dane End Farmhouse, List Entry Number: 13747416 and Granary at Dane End Farm, 4 Metres West of House, List Entry Number: 1102518

Of these, the applicant concludes that the proposals will result in 'medium' less than substantial harm to the significance of group of listed buildings at Tile Kiln Farm, due to the change to their setting, of which the Site is part and which at present makes a positive contribution by way of its undeveloped, rural character (page 26 of the Heritage Impact Assessment). It is also concluded that the proposals will harm the significance of the buildings at Dane End Farm, 'at the lowest level of less than substantial' (page 24, Heritage Impact Assessment).

I agree with the conclusions set out by the applicant, and consider the proposals are harmful to the setting of the two groups of buildings at Tile Kiln and Dane End Farms. As they state, this harm is 'less than substantial' as it is an indirect setting impact to its significance. Less than substantial harm is defined by the NPPF, and the identification of harm means that section 215 of the NPPF is therefore a relevant consideration for the local planning authority when determining this application. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This harm is inherent in the development of the Site due to the change of land use. Mitigation has been included within the scheme's illustrative layout to lessen the impact, however the outline nature of the application means that the level of harm may alter at the reserved matters stage. Irrespective of this, harm to the listed buildings at the two farms will always be present, if development of any form takes place within the Site boundary. The distance between the listed buildings and the access point and active travel link from Mendip Way, for which full approval is sought, means that this element on its own is, however, not considered harmful to the setting of either farm group.

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Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

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