



Historic England

Ms Vicki Wood
North Hertfordshire District Council
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Direct Dial: 01223 582721

Our ref: L01585809/P01585808

24 December 2024

Dear Ms Wood

**Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**JULIANS, JULIANS PARK, RUSHDEN, BUNTINGFORD, HERTFORDSHIRE
Application Nos 24/02061/LBC & 24/02060/FPH**

Thank you for your letters of 4 December 2024 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

Julian's Park is a small country estate set around an early 17th century house which was remodelled in the early 18th century and then again in 1937-9. It is accompanied by an 18th century stable block and other outbuildings. The house is listed at grade II*, the stable block is listed at grade II, as are the walls and gates. The grounds of the estate are a registered Park and Garden (grade II).

Historic England commented on the proposals which form the basis of this application in a letter to the applicants in March 2024. We largely supported the scheme of works but raised several specific matters. The current application is supported by extensive assessments of the historic buildings' significance and a statement which sets out some of the changes which have been made to the scheme since the previous consultation and how it has responded to our advice. This has addressed the concerns we previously expressed.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and



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enhancement of the historic environment is an overarching objective in this (paragraphs 7 and 8). The significance of listed buildings and conservation areas can be harmed or lost by alteration to them or development in their setting. The NPPF states that clear and convincing justification should be made for any such harm and that 'great weight' should be given to the conservation of listed buildings and conservation areas irrespective of the level of harm caused (paragraphs 2012 and 2213).

We have considered this application in terms of this policy and would not object to the proposals in principle. It will be necessary to ensure a high quality of design detail and materials are used on the new works and we recommend these are secured under conditions placed on any consent issued.

Recommendation

Historic England has no objection to the application on heritage grounds in principle but would recommend the Council considers placing conditions on any consent issue to ensure a high quality of design detail and materials are achieved in the development. If the issues and safeguards outlined in our advice are addressed, we would consider that the application meets the requirements of the NPPF, in particular paragraph numbers 7, 8, 212, 213 and 215. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course

Yours sincerely

David Eve
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