

Heritage & Conservation

Application consultation response

Application reference:	25/00054/LBC
Site:	78 High Street Codicote Hitchin Hertfordshire SG4 8XD
Proposal	Removal of two chimneys, insertion of one replacement rooflight and additional rooflight in rear roofslope. Insertion of rear entrance door to existing self-contained flat (Class C3) at first floor. Internal alterations.
Action required prior to determination:	No (see below)

Summary

There are no objections to the proposal as the level of harm would be less than substantial and at the lower end of that continuum for the reasons stated below.

Heritage Assets

Listed Building
Conservation Area

Discussion

The Red House stands in a prominent location in the high street of the village of Codicote.

Main building

External

The proposal seeks refurbish the property and the proposals for the exterior elevations are considered acceptable as it would not see the loss of historic fabric of significance with the removal of the rear chimney stacks and introduction of new and replacement conservation rooflights and new entrance door. There are no proposed interventions for the front elevation. These interventions are considered to cause less than substantial harm at the lower end of that continuum. Further, details of the new doors will be required but can be dealt with by condition.

A short method statement should be submitted as to the making good after the removal of rear chimney stacks.

Internal

The removal of the existing staircase to from the ground floor to the first although see loss of fabric there are no objections as this would facilitate the building being brought back into use. I would suggest that photos are taken of the existing so a record can be kept. The level of harm is considered to be less than substantial and at the lower end.

Garage Block

The proposed work is supported with the exception of the introduction of upvc casement windows to the street elevation. Given the quality of the overall proposal and that this elevation is public facing timber windows would be required.

The level of harm is considered to less than substantial and at the lower end.

Conditions

Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Full joinery details of the proposed new timber doors/windows to a metric scale and 1:1 scale drawings of the proposed glazing bars hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced/prior to manufacturing of the doors.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Heritage Policy Assessment

The Planning (Listed Building and Conservation Areas) Act 1990

Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Sections 16 (1) & 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of the NPPF.

The Local Plan and NPPF

North Hertfordshire Local Plan 2011-2031 and the policies contained within it i.e., Policy HE1. The plan was adopted November 2022.

The relevant paragraph numbers at Section 16 of the July 2021 version of the NPPF have been changed as follows:

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.....

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

206. 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.

Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – December 2017

At para 14 under the sub-heading 'Landscape Assessment and Amenity' it states that *"Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. **Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.**"*

At para 17 it states (my emphasis in bold): *"All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. **Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.** This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis."*

Conclusion

The proposals would preserve the architectural and/or historic interest of the listed building and therefore complies with sections 16 (1) of the Act subject to the comments made above.

The proposals would preserve the character and/or appearance of the conservation area and therefore complies with section 72 (1) of the Act subject to the comments made above.

There is/are **NO OBJECTION/S**. The scheme will satisfy the provisions of Sections 16(1) and 72(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.

From	Tricia Craggs
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