
Heritage Statement

**Red Lion The Green Preston Hitchin
Hertfordshire SG4 7UD**

**Installation of Ground Mounted Solar Panels in
Rear Garden**

Application Reference 25/01193/FP

October 2025

Heritage Statement

Red Lion, The Green, Preston



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1. Introduction

Introduction

- 1.1. This Heritage Statement has been prepared by Savills (UK) Limited in respect of an application for planning permission for ground level solar panels in the garden of the Red Lion public house in Preston. Heritage Statement is provided as the Site is located within the Preston Conservation Area and the Red Lion is a Grade II Listed Building.
- 1.2. The works are proposed in order to provide a renewable energy source to the existing Public House as well as supporting sustainability initiatives to decarbonise the grid.
- 1.3. The solar panels are to be provided on land to the rear of the public house, approximately 50m away from the building. They are not visible or prominent in the streetscene and therefore do not detract from the appearance of the Listed Building or appreciation of the wider Conservation Area. We therefore conclude that they cause no harm to heritage assets. We assess this in further detail below.

2. Review of Relevant Planning Policy

The Development Plan

- 2.1. The development plan is North Hertfordshire Local Plan 2011 – 2031 and the Preston Parish Neighbourhood Plan 2018 – 2031. The relevant policies from each document are Policy SP13 and Policy EH2.

Material Considerations

The National Planning Policy Framework and Planning Practice Guidance

- 2.2. Paragraph 210 of the National Planning Policy Framework (the 'NPPF') confirms that:

'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.'*

- 2.3. The NPPF categorises criteria for when proposals have either 'substantial harm' or 'less than substantial harm' to a heritage asset at Paragraphs 214 and 215. However, Paragraph: 018 Reference ID: 18a-018-20190723 of the PPG confirms that:

'Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset...'

- 2.4. Therefore, it is not the case that all proposals to heritage assets will have harm to them, and where this is

the case, the tests at Paragraphs 214 or 215 in relation to types of harm would therefore not be engaged.

- 2.5. Nevertheless, if harm is identified, Paragraphs 214 and 215 set the approach for undertaking the balancing act required to decision-making in respect of heritage matters. Paragraph 215 in particular stresses the importance for planning authorities to have a balanced approach when examining proposals which have less than substantial harm to listed buildings:

“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.”

3. Assessment of the Proposed Development

- 3.1. The starting point is to assess whether there is harm to any designated heritage asset. The works proposed by the application are simply solar panels in the rear grounds of an existing public house. There is no development proposed to the Listed Buildings and the works are carried out some 50m from the building to its rear and away from the streetscene of the building.
- 3.2. The works are not considered to be controversial and do not raise matters of amenity. The works are simply required to provide a renewable energy source to the public house and wider grid.
- 3.3. Whilst the application site is located within the Preston Conservation Area, the proposed works will not harm either the setting or the streetscene of the Conservation Area or the Red Lion public house. The works are minor works that are set back from the public house and not visible in its setting or streetscene from Church Lane.
- 3.4. We consider the proposal will not result in any harm to any designated heritage assets. The requirements of Paragraph 214 or 215 of the NPPF are therefore not engaged and that there is no conflict with Policies SP13 or EH2 of the development plan.
- 3.5. Paragraph 207 of the NPPF confirms that the level of detail in a Heritage Statement should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As the proposal will not harm any designated heritage assets, we consider that the information included within this Statement and provided with the application is sufficient to enable the determination of the application.
- 3.6. Conversely the proposal will support the energy requirements of an existing Listed Building in a sustainable way and support efforts to decarbonise the grid by providing a renewable energy source. The impacts of the proposal are therefore considered to be positive.