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Historic Houses
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25th October 2024

North Hertfordshire District Council
Planning Department.
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Sirs,

**Re: Objection to the 24/02074/PNQ
Conversion of existing barn into four dwelling house
West Lane Farm West Lane Pirton Hertfordshire SG5 3QP**

We are writing on behalf of Hammond's Farmhouse a member of Historic Houses to support their concern that the above proposals will have a detrimental effect to the setting of this important Grade II* listed building.

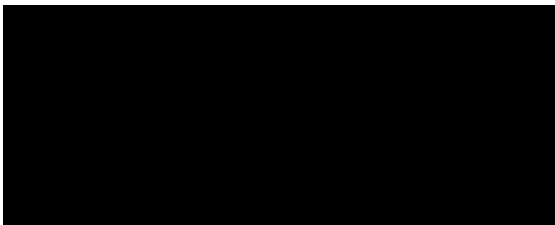
Historic Houses represents the interests of 1500 of Britain's finest historic houses and gardens that remain in private ownership for the benefit of the nation and future generations. The cost of maintaining them thereby preserving the heritage they represent and the associated industry they sustain is huge and met by private individuals.

The importance of the survival of such buildings, as Hammond's Farmhouse, considered to be of outstanding architectural and historic interest, together with their setting is well recognised by government. NPPF lays out government policies for the protection of historic buildings, conservation areas and other elements of the historic environment. In this case factors that need to be taken into account will be the need to protect the views from an outstanding building, the views of and approaches to it, by the proximity of unsympathetic development. We note that 15 public objections have been made to this application. We are surprised that Historic England have not been consulted regarding this application Hammonds Farm being Grade II* as clearly West Lane Farm is within its setting. We would be grateful for an explanation why Historic England have not been consulted, nor indeed other heritage organisation in this matter.

Finally government has recognised the need to protect the whole entity of an historic house, its buildings and setting. The onus and duty is on private owners to conserve the historic house and setting and is in the long term public and national interest, but their enthusiasm can often cease as a result of nearby development which materially reduces the enjoyment of occupation. In many situations, when the amenity of a house has been diminished, a point is reached when the owner is discouraged from pouring capital into its constant maintenance in the way that all such buildings require.

The Historic Houses Association urges North Hertfordshire District Council to reject the current planning application as if approved in this manner it will unreasonably impinge on the setting of this listed settlement and indeed the Pirton conservation area as a whole.

Yours sincerely



Robert Parker
HHA Technical Adviser

Cc Amanda Ransom, Hammonds Farmhose