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HERITAGE STATEMENT

In respect of

**Former Big Cat Sanctuary, Codicote Road, Codicote,
Welwyn, AL6 9TU**

On behalf of

Howarth Homes

AHC REF: PM/10448

Date: July 2026

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1.0 INTRODUCTION & SCOPE OF REPORT

1.1 This report has been prepared and written by Patrick C. Maguire, IHBC, Director at Asset Heritage Consulting Ltd., on behalf of Howarth Homes in order to provide an independent assessment of the impact in built heritage terms of the proposals affecting the Former Big Cat Sanctuary, Codicote Road, Codicote, Welwyn, AL6 9TU.

1.2 The proposals comprise the redevelopment of the Former Big Cat Sanctuary site to deliver 109 residential dwellings, including access arrangements, hard and soft landscaping, and associated infrastructure works.

Heritage designations & considerations

1.3 The application site is not the subject of any statutory or non-statutory heritage designations. It contains no statutorily-listed buildings or buildings that could reasonably be considered non-designated heritage assets. It is not located within a conservation area or within what could reasonably be considered one's setting.

1.4 It is, however, located immediately adjacent to the grounds of 44 Codicote Road, a Grade II-listed building (see statutory list entry at **Appendix 1**). The contribution that the site makes to the significance of that listed building as part of its setting, and the effect of the application proposals on that contribution, will be the key focus of this heritage assessment.

Methodology

1.5 This report falls into two distinct parts: the first sets out the historical background to the site and its surroundings and focuses on assessing the significance of the site in its current form, especially in terms its contribution to the significance of 44 Codicote Road as part of its setting.

1.6 As such, this report complies with the requirements of paragraph 207 of the National Planning Policy Framework (NPPF) (December 2024) and the onus it places on those planning changes to historic assets to include a clear description

of the significance of the assets affected, albeit that the requirement in the NPPF is only such that, *'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.

- 1.7 This second part of the report, which should be read in conjunction with the application drawings, focuses on an assessment of the application scheme and the impact of the proposals in heritage terms.
- 1.8 This two-stage approach of understanding 'significance' before moving on to assess the impact of potential change on that 'significance' has for some time been regarded as good conservation practice in the design and application process (see, for instance, English Heritage's, now Historic England's, 'Conservation Principles', 2008) and, following the introduction of the short-lived PPS5 in 2010 and the NPPF in 2012 (and its more recent iterations), is now effectively a standard requirement for most applications affecting heritage assets.

Assessment

- 1.9 As will be clear from the discussion in the main body of the report, I am of the view that the proposals would result in a degree of harm to the significance of 44 Codicote Road through the effect on its setting. This harm would be less than substantial, falling towards the bottom of the range of such harm.
- 1.10 It is the position established by paragraph 215 of the NPPF that where less than substantial harm is identified to the significance of a designated heritage asset this should be considered against the public benefits that flow from the proposals.
- 1.11 It should be noted that, as established by the Barnwell Court of Appeal decision and reiterated at paragraph 212 of the NPPF, in administering the statutory duties set out in the Planning (Listed Buildings & Conservation Areas) Act 1990, there remains a presumption against the grant of consent where any degree of 'harm' is identified to designated heritage assets.

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- 1.12 However, it is still true, as established by paragraph 215 of the NPPF, that even where proposals would cause a degree of harm to the significance of a designated heritage asset, it would still be perfectly proper for the decision maker to grant consent if they were of the view that this harm was outweighed by the public benefits flowing from the proposals.
- 1.13 While the weighing of harm against public benefits inevitably takes into account non-heritage issues (as public benefits can '*be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework*', PPG Paragraph: 020 Reference ID: 18a-020-20190723) and, as such, lies outside the scope of this Heritage Statement, it is the view of the applicant that the public benefits that flow from the proposals, which include the provision of up to 109 much-needed housing units, would outweigh the low level of harm identified to 44 Codicote Road and, as such, the test at paragraph 215 of the NPPF would be passed. On that basis, the relevant statutory test at Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 would also be passed.

2.0 HISTORICAL BACKGROUND & DESCRIPTION

Historical background

- 2.1 The application site is located between Welwyn and Codicote, on the western side of Codicote Road. The road runs roughly parallel to the River Mimram north of Welwyn, until the river turns west at Fulling Mill. The Danesbury Estate is set on the hillside to the east of the road, its seat being a late 18th-century house, largely rebuilt in the early 19th century (a hospital by the later 20th century and latterly extended and converted into housing).
- 2.2 The stretch of Codicote Road to the north of Fulling Mill and Danesbury retained an open, rural character into the 19th century, with fields parcels on the rising ground interspersed with woodland. The listed building to the east of the application site, 44 Codicote Road, is dated in its list description to the 17th century (**Appendix 1** - this dating is certainly based on an internal inspection, with much of the external fabric being of the 19th century or later). One-inch scale OS maps of the early 19th century (e.g. **Fig.1**) show the listed building as the northern of three ranges set in a loose courtyard arrangement, with tree planting shown to the north of the listed building.



Fig.1. 1804-15 (revised 1831-4) one inch to the mile OS map; 44 Codicote Road has been identified with a red circle



Fig 2. 1837 tithe map for Welwyn; 44 Codicote Road has been identified with a red circle

2.3 The western range has been removed by 1837. Indeed, the 1837 tithe map for Welwyn (**Fig.2**) does not show a substantial range to the south either, but rather a pair of smaller outbuildings running parallel to the listed building. A tight, presumably domestic curtilage is shown around the listed building, surrounded by a paddock to the west and north (the tithe apportionment includes an entry for the paddock but not for the listed building or its grounds). As this map indicates, the parish boundary ran along the edges of this paddock, which to this day reflects the local authority boundary between Welwyn Hatfield and North Hertfordshire.

2.4 OS maps of the late 19th century show a more substantial range of buildings running parallel to the listed building to the south, replacing the smaller structures shown on the tithe map (e.g. 1897 25-inch OS map at **Fig.3**). Like the tithe map, the 1897 25-inch OS map shows effectively the existing footprint of 44 Codicote Road, i.e. a long range with projecting elements to the rear at its eastern end (however, it should be noted that the existing outshut at the rear of the building is a modern replacement – a drawing accompanying listed building consent application ref. N6/2007/0590/LB indicates that the existing outshut was in place by the early 1980s, with the dormer added and it extended slightly to the west at that stage. That said examination of the outshut's brickwork

suggests the whole outshut is of the second half of the 20th century – **plates 1 & 2**).

- 2.5 This map shows the area to the west of the paddock, in the parish of Codicote, arranged as a series of field parcels, running up to woodland on the high ground to the north.



Fig.3. 1897 25-inch OS map; 44 Codicote Road has been identified with a red circle



Fig.4. 1922 25-inch OS map; 44 Codicote Road has been identified with a red circle

- 2.6 The early 20th century saw two major changes to the site and its surroundings. To the north of the site, a cottage hospital, the Queen Victoria Memorial Hospital, was constructed (this was converted into flats in the 1950s and has since been heavily extended - <https://www.bryanbishop.co.uk/property/codicote-road-welwyn-7/>, accessed 4 March 2026). The application site, previously a series of field parcels, had been developed as a nursery, with substantial glasshouses set back from the road. The 1922 25-inch OS map (**Fig.4**) shows this arrangement (and note how pathways cross the site). These suggest the origins of the existing access and drive from Codicote Road but also show pathways running from the main glasshouse to the lane to the south and to the grounds of 44 Codicote Road. Note also that this map has the parish boundary (marked '3 ft RH', i.e. indicating a hedge boundary, on the 1897 map) labelled 'Def.' (defaced), i.e. the physical boundary in place in 1897 was no longer present by 1922. While the tight grounds immediately around 44 Codicote Road and the range to the south shown on earlier maps persisted, the connecting path suggests that the listed building may have then been related to the function of the nursery, possibly as a 'farmhouse' or worker accommodation. The historic plot boundary tight to the west of the listed building had been lost by the late 1930s (**Fig.5**), with a path being in place by that stage running just to the west of 44 Codicote Road to link to the main nursery drive.
- 2.7 Also worth noting on the 1922 map (**Fig.4**) is the beginnings of residential development along the eastern side of Codicote Road, directly opposite the application site. The eastern side of the road north of Reynards Road was wholly developed by the late 1930s (**Fig.5**). The 1937 OS map suggests the northern part of the application site had been integrated into the grounds of the adjacent cottage hospital by that stage, with a drive running to the north of the hospital, round to a building set to the rear, possibly staff accommodation associated with the hospital.



Fig.5. 1937 25-inch OS map; 44 Codicote Road has been identified with a red circle



Fig.6. 1969 25-inch OS map; 44 Codicote Road has been identified with a red circle

- 2.8 The situation shown on the 1937 map persisted until after the Second World War (e.g. 1947 six-inch OS map, not reproduced) but by the late 1960s (1969 25-inch OS map at **Fig.6**), the nursery on the application site had been replaced by a poultry farm. A second access from Codicote Road had been formed to the north of the listed 44 Codicote Road (planning ref.N6/1962/0851/), which the 1969 map confirms was still two properties (Nos.44 and 45) at that stage. The poultry farm sheds shown on the 1969 map comprise many of the existing structures on the application site.

- 2.9 To the south of the site, residential buildings had been erected on the western side of Codicote Road, to the north of Fulling Mill Lane (38 Codicote Road, Milford Bungalow, and Milford House or its predecessor behind). To the west of Fulling Mill Lane was a nursery (a replacement for that previously on the application site to the north?), which has more recently been replaced by bungalows on the newly-created Old Nursery Way.
- 2.10 At some stage after 1969, the range to the south of 44 Codicote Road was demolished (this had been in use as corn barns for poultry farm, as indicated by a refused planning application in 1959 for residential conversion, ref.N6/1959/0226/). By the time the building was added to the statutory list in 1983, it had been converted to a single property (see statutory list entry at **Appendix 1**). A 1981 plan that was submitted as part of a more recent application (ref. N6/2007/0590/LB) suggests that the southern range had been demolished by that stage. Indeed, that plan indicates that the house had by that stage its existing curtilage, which is a broadly rectangular enclosure, more substantial than its smaller, historic curtilage, which ran tight to the western elevation of the house. Planning permission was granted for the existing detached garage to the north of the listed building in 1976 (ref.N6/1976/0092/). As such, a date in the 1970s seems most probable for the formation of the existing plot boundaries around the listed building, including the erection of the existing brick wall that runs between the garden of 44 Codicote Road and the application site.
- 2.11 Latterly, the former poultry farm on the application site was converted to a home for big cats but this function has since ceased.

Description

- 2.12 The application site is set back from Codicote Road and comprises 20th-century buildings and enclosures related to its previous function as a big cat sanctuary, alongside a collection of paddocks. It is enclosed to the east by the road and by the garden boundaries of the listed 44 Codicote Road (**plate 3**) and the former cottage hospital at 54 Codicote Road (now flats) (**plates 4 & 5**). The northern site boundary comprises thick tree cover at Catchpole Wood (**plate 6**), set on higher ground, while to the south, thickly planted boundaries separate the site from modern development at Old Nursery Way and on the eastern side of Fulling

Mill Lane (**plate 7**). To the west, planted boundaries separate the site from large, rolling field parcels (**plate 8**).

- 2.13 The eastern part of the site, closest to Codicote Road, comprises paddocks bisected by a driveway (**plates 9-11**). Much of the rest of the site is dominated by a collection of utilitarian sheds and other structures, including a small bungalow and various animal enclosures, of the 1960s and later (**plates 12-23**). Derelict trailers, caravans, pallets, and other detritus are scattered throughout the site, which combined with the poor quality and repair of the permanent buildings, give it a generally unkempt and unattractive character (**plates 24-27**).
- 2.14 It is worth briefly describing the experience of moving along Codicote Road and how the site is perceived from the road. Moving northwards along the road from the junction with Fulling Mill Lane, planted boundaries and mature trees (both on the roadside boundaries and more distantly, e.g. on the hillsides to the north) are an important element of one's experience (**plate 28**). Buildings tend to be set back from the road, but residential buildings form an almost constant presence along this part of the road, especially on its eastern side, as well as in views onto side roads such as Reynards Road (**plates 29-32**).
- 2.15 The listed 44 Codicote Road is set at right angles to the road, in a distinct enclosure with well-planted boundaries (**plates 38 & 39**). It is perceived from the road principally in the form of the roof, chimneys, dormers on its front (south) elevation and in the form of its rear elevation, which addresses a paved yard and modern garage to the north (**plates 33 & 34**).
- 2.16 To the north of the listed building, the application site is perceived from the road in the form of the paddocks and driveway addressing the road, with the run-down, 1960s' sheds visible beyond (**plates 35 & 36**).

3.0 ASSESSMENT OF SIGNIFICANCE

- 3.1 The purpose of this section of the report is to assess the significance of the application site in built heritage terms, principally in relation to the contribution that its setting makes to the significance of 44 Codicote Road. This will provide a 'baseline' against which the application proposals can be assessed at Section 4.0.
- 3.2 As it relates to setting, this approach draws on the suggested methodology set out in the relevant Historic England guidance, 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3' (2nd edition; December 2017) (hereafter, 'GPA3'), with this section of the report incorporating Steps 1 & 2 of that methodology, '*identify which heritage assets and their settings are affected*' and, '*assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*'.

Intrinsic interest

- 3.3 The application site is occupied by modern structures (of the 1960s and later) of utilitarian design and construction, generally in a poor state of repair.
- 3.4 While below-ground archaeology falls outside the scope of this heritage assessment, the existing buildings on the site are of conventional, late 20th-century construction and are not likely to be worthy of expert examination. As such, they are of no archaeological interest.
- 3.5 As poor-quality, utilitarian structures, typically constructed in blockwork or with flimsy timber superstructures, the existing buildings on the site are of no architectural or artistic interest.
- 3.6 The site does not appear to have incorporated built form prior to the early 20th century, with existing built form dating to second half of the 20th century. It has no associations with significant past events and is not an effective illustration of important historical trends or events. As such, it is of no historic interest.

- 3.7 Taking this into account, I am not of the view that the application in its current form is of any significance in built heritage terms.

The settings of nearby heritage assets

- 3.8 In preparing this assessment, I have given consideration to built heritage assets in the vicinity that have the potential to be affected through change to their setting by development on the application site. Following this initial consideration, which included examination of HER entries and the National Heritage List for England, as well as relevant local lists (North Hertfordshire does not appear to retain a local list for heritage assets outside of conservation areas, nor does Welwyn Hatfield, but the list of 'Non-Designated Heritage Assets in the Parish' of Welwyn, which formed part of the evidence base of the Welwyn Neighbourhood Development Plan 2025-2036, has been examined and considered), I am of the view that the only built heritage asset with the potential to be affected by development of the nature currently under consideration on the application site is the listed building at 44 Codicote Road.
- 3.9 In reaching this view, I have considered the listed buildings at Fulling Mill and the non-designated landscape and hollow way at Danesbury, but in all cases these heritage assets are well separated from the site by distance, several layers of intervening planting, and intervening modern development. As such, I am not of the view that they have the potential to be affected by development of the sort now under consideration on the application site.
- 3.10 Moving onto 44 Codicote Road, this appears on the statutory list at Grade II and, as such, its heritage significance is essentially beyond dispute; however, in the context of the emerging proposals, it is important to seek to understand how and why it is significant and what contribution is made to this significance by its setting. This will allow a proper consideration of the effects of the proposals on that significance.
- 3.11 As set out in its statutory list entry (**Appendix 1**), 44 Codicote Road comprises a former pair of cottages of the 17th century, converted into a single dwelling in the second half of the 20th century. The timber-framed structure has been encased in brickwork, much of this dating from the 19th century. As noted above, the rear outshut has either been rebuilt or its external brickwork wholly

replaced in the 20th century (the dormer and western end of the outshut date to the early 1980s). The list entry specifically notes the good-quality, 17th-century ridge stack towards the eastern end of the building. The front of the building faces to the south and, as demonstrated at Section 2.0 above, it once looked onto a yard and further buildings (since demolished) on that side. Brick buttresses support the southern elevation and over-hanging eaves have modern fascia/soffit details. While I have not been able to examine the western end of the building in detail, it seems probable that the western bay of the range, which is a separate structure with a lower ridge than the main roof, is the two-storey extension granted consent in 1984 (ref. N6/1984/0443/LB); note, the 1983 list description refers to three attic windows on the front of the building and there are now four, suggesting the addition of a bay since 1983.

- 3.12 As this all suggests, 44 Codicote Road is principally significant for its architectural interest as a post-medieval vernacular building, being a modest pair of domestic dwellings (later extended and converted to a single dwelling), likely with their origins as rural workers' cottages. More recently, the name 'Spinner's Cottage' has been used for the property, which might provide an indication of local tradition regarding its use at some point in its history. While it was associated with a poultry farm in the second half of the 20th century and a plant nursery in the first half, it does not obviously appear to have historically been a farmhouse.
- 3.13 Like many pre-19th-century, timber-framed buildings, the listed building has been encased in brick at a relatively late point in its history, with the 1983 list description (**Appendix 1**) noting that much of the brickwork at that stage was of the 19th century or modern. The rear outshut appears to be encased in wholly modern brickwork, suggesting it has been rebuilt (as well as extended) in the late 20th century. As noted above (paragraph 3.11), the western bay of the main range, with its lower ridge, is also likely a late 20th-century addition. These elements of the building are therefore of notably less architectural interest and significance than the historic core.
- 3.14 As a post-medieval vernacular building with a timber frame, 44 Codicote Road may possess evidence of historic building techniques worthy of expert investigation and, as such, possesses a moderate degree of archaeological interest, confined to the original bays of the main range.

- 3.15 As a private dwelling with no known, significant historical associations, the listed building is of limited historic interest. With its legible origins as a pair of rural workers' cottages, the building does, however, have some limited historic interest through its role in reflecting the earlier rural history of its surroundings.
- 3.16 Moving onto its setting, as demonstrated at Section 2.0 above, the setting of this building has changed heavily since the 19th century. Notably, the tight enclosure and associated buildings present in the 19th century no longer exist around the building. Historic plot boundaries were removed during the course of the 20th century, as the listed building was integrated into the site behind, as it was developed as a nursery and later poultry farm. Later separation of the listed building from the site to the rear has resulted in the creation a new plot around the listed building, including a substantial boundary wall to the west, running along a modern boundary line (**plates 38 & 39**). The listed building therefore sits within a domestic plot, with well planted boundaries to the south and west. To the east, a modern garden wall sits between the house and the road, while to the north is a parking yard with modern block paving and a double garage dating from the 1970s.
- 3.17 Its setting having changed markedly in recent history, with its current domestic enclosure having little relationship with that which existed historically, this is not a building that derives a great deal of its significance from its setting. That said, the presence of open paddocks (the portion of the application site fronting onto the road) to the north of the building (albeit interrupted by the modern yard and garage immediately to the north) does help articulate part of the historic rural setting and character of the listed building, contributing to the legibility of the listed building as a pair of rural workers' cottages (**plate 33**). This therefore makes a limited contribution to the historic interest of the listed building.
- 3.18 The area of the application site immediately to the west of the listed building also comprises an open paddock, separated from the listed building by the modern boundary wall, with the portion of the listed building facing west being the likely 1980s' extension (**plate 3**). Again, the open, green nature of this part of the site makes a small contribution to the historic interest of the listed building by providing an apparently rural context on this side (albeit just the west of this paddock is the bungalow on the application site). This contribution is clearly limited by the high degree of modern change here, including the

extension of the listed building on this side and the modern wall on a non-historic boundary line.

- 3.19 Otherwise, I am not of the view that the application site or its constituent buildings make any contribution to the significance of the listed 44 Codicote Road as part of its setting.

4.0 THE APPLICATION PROPOSALS & THE HERITAGE ISSUES

- 4.1 Section 3.0 established the significance of the site in built heritage terms. Having considered this, the purpose of this section of the report is to analyse the application scheme against that significance in order to establish the effects of the proposals in built heritage terms.
- 4.2 Where it relates to issues of setting, this section of the report corresponds to Step 3 of the methodology set out in GPA3, '*Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it*', while incorporating elements of Step 4, '*Explore ways to maximise enhancement and avoid or minimise harm*', albeit Step 4 has already been incorporated into the application design.

The application proposals

- 4.3 The proposals comprise the redevelopment of the Former Big Cat Sanctuary site to deliver 109 residential dwellings, including access arrangements, hard and soft landscaping, and associated infrastructure works. This will involve the demolition of the existing sheds, pens, and other modern buildings on the site. The scheme drawings show how a new access is to be formed from Codicote Road, set slightly to the south of the existing access (closer to the access formed in the mid-20th century, as shown on the 1969 25-inch scale OS map at **Fig.6** above). Open green space is to be retained either side of the new access route, retaining a sense of openness on the western side of the road between the modern garage of 44 Codicote Road and development to the north-west.
- 4.4 On the north-western side of this open space fronting onto the road, four units (Plots 1-4) are proposed just to the south-east of the existing flats at 54 Codicote Road, alongside a sub-station. In the manner of a short terrace of rural workers' cottages, Plots 1-3 will address Codicote Road (with parking set within the site), while the detached Plot 4, set back from the others, will address the site interior.
- 4.5 The layout plan shows how the interior of the site will be developed with largely semi-detached housing arranged around access roads. A small block of ten flats (Plots 70-79) will be located in the south-western corner of the site. The south-

eastern corner of the site, around the garden boundaries of the listed 44 Codicote Road, has been deliberately left free of proposed development but for four parking spaces and a small pumping station, leaving a degree of open, green space on all three sides of the modern garden boundary. Indeed, the enclosed precinct around the listed building shown on the 1837 tithe map and OS maps up to the 1920s (**Figs.2-4**), which did not extend as far west as the existing garden boundary but extended further to the north and south, is to be left wholly clear of development.

- 4.6 The nearest proposed units to the listed building (Plots 49-50 and Plots 92-94) are separated from the heritage asset by its own existing garden (including the modern garden wall and planted boundaries), a small area of retained open space to the west/south-west and the proposed access road.

The heritage issues

- 4.7 The principal heritage issue in this case is the impact of the proposals on the contribution its setting makes to the significance of 44 Codicote Road as a listed building.
- 4.8 As set out at Section 3.0 above, the setting of the listed building has changed remarkably during the course of the 20th century. This is not just changes to its wider setting through the development of the application site (as a nursery, later a poultry farm, and its later uses) and the residential development along Codicote Road, but also the changes within the immediate setting of the listed building, including the loss of associated buildings to the south and the creation of a domestic curtilage on non-historic boundaries, including the existing garden wall (extending further substantially further west than the apparent historic curtilage) and the parking yard and garage to the north.
- 4.9 I am not of the view that the demolition of the existing, modern, poor-quality buildings on the application site will in principle result in any harm to the significance of 44 Codicote Road through the effect on its setting; these buildings are not a positive element of its setting.
- 4.10 The pertinent issue, therefore, is how the proposed new development would affect the significance of that listed building. As noted at Section 3.0, the open,

green character of the area fronting Codicote Road to the north-east of the modern garage to 44 Codicote Road does form a positive element of the setting of the listed building, both by providing 'breathing space' but also by retaining some semblance of the rural setting of the listed building when travelling along the road.

- 4.11 For the most part, the conscious decision to leave this space open and green will maintain much of that effect; however, there will be some diminution to the contribution this area makes to the setting of the listed building, partly through moving the access road closer to the building than the existing access, and developing Plots 1-4 at the north-western end of the existing open space. A substantial area of open, green space, will still be maintained to the north-west of the listed building (and its modern parking area and garage), retaining a sense of space and partial isolation for the listed building, providing a material degree of mitigation for the identified harm.
- 4.12 More generally, the site will take on a more suburban form than the existing sheds and pens. While the loss of those buildings is not regrettable, this will also have some impact on one's ability to read the listed building within a semi-rural setting. While a modern curtilage (larger than its historic curtilage) has been formed around the listed building (**plate 39**) and proposed buildings are set away from this enclosure beyond open space and the access road, there is likely to be some limited sense of the proposed development from within the enclosure (**plate 38**). That said, any perception from within the listed building itself is likely to be only from the single, small first-floor window in the western gable of the later western end of the building (**plates 3 & 37**).
- 4.13 Taking this all into account, I am of the view that the proposals will result in a degree of harm to 44 Codicote Lane as a listed building. This derives principally from the diminution of the site's role in articulating the rural origins of the listed building, which comprises part of its historic interest. This harm is largely a result of the principle of development and has been reduced and mitigated, not least through the omission of development along much of the site's street frontage.
- 4.14 Taking this into account alongside the argument set out at Section 3.0 above that 44 Codicote Lane is not a building that derives a great deal of its

significance from its setting, such harm would clearly be less than substantial and, in my view, fall towards the lower end of the range of such harm.

5.0 CONCLUSION

- 5.1 This report has assessed the significance of the application site in heritage terms, before assessing the effects of the proposed development.
- 5.2 As will be clear from the discussion in the main body of the report, I am of the view that the proposals would result in a degree of harm to the significance of 44 Codicote Road through the effect on its setting. This harm would be less than substantial, falling towards the bottom of the range of such harm.
- 5.3 It is the position established by paragraph 215 of the NPPF that, where less than substantial harm is identified to the significance of a designated heritage asset, this should be considered against the public benefits that flow from the proposals.
- 5.4 It should be noted that, as established by the Barnwell Court of Appeal decision and reiterated at paragraph 212 of the NPPF, in administering the statutory duties set out in the Planning (Listed Buildings & Conservation Areas) Act 1990, there remains a presumption against the grant of consent where any degree of 'harm' is identified to designated heritage assets.
- 5.5 However, it is still true, as established by paragraph 215 of the NPPF, that even where proposals would cause a degree of harm to the significance of a designated heritage asset, it would still be perfectly proper for the decision maker to grant consent if they were of the view that this harm was outweighed by the public benefits flowing from the proposals.
- 5.6 While the weighing of harm against public benefits inevitably takes into account non-heritage issues (as public benefits can '*be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework*', PPG Paragraph: 020 Reference ID: 18a-020-20190723) and, as such, lies outside the scope of this Heritage Statement, it is the view of the applicant that the public benefits that flow from the proposals, which include the provision of 109 much-needed housing units, would outweigh the low level of harm identified to 44 Codicote Road and, as such, the test at paragraph 215 of the NPPF would be passed. On that basis, the relevant statutory test at Section

66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 would also be passed.

PLATES



Plate 1. Modern roadside boundary and eastern elevation of 44 Codicote Road; note modern brickwork to the outshut to the right



Plate 2. The rear, northern elevation of 44 Codicote Road



Plate 3. Looking towards the modern garden boundary and wall of 44 Codicote Road from within the application site



Plate 4. Looking towards the rear of 54 Codicote Road from the raised ground at the northern end of the site



Plate 5. Looking towards the rear of 54 Codicote Road from the raised ground at the northern end of the site



Plate 6. Looking towards Catchpole Wood from the northern part of the site



Plate 7. Looking towards modern housing on Old Nursery Way from the southern part of the site



Plate 8. Looking out of the site to the west



Plate 9. Paddocks at the front of the site (looking south towards 44 Codicote Road and its modern garage)



Plate 10. Paddocks at the front of the site (looking north towards 54 Codicote Road)



Plate 11. Looking across the paddocks at the front of the site towards modern development on the eastern side of Codicote Road



Plate 12. Existing buildings on the site



Plate 13. Existing buildings on the site



Plate 14. Existing buildings on the site



Plate 15. Existing buildings on the site



Plate 16. Existing buildings on the site



Plate 17. Existing buildings on the site



Plate 18. Existing buildings on the site



Plate 19. Existing buildings on the site



Plate 20. Existing buildings on the site



Plate 21. Existing buildings on the site



Plate 22. Existing buildings on the site



Plate 23. Existing buildings on the site



Plate 24. Existing buildings on the site



Plate 25. The site is characterised by piles of rubbish, broken down trailers, and other detritus



Plate 26. The site is characterised by piles of rubbish, broken down trailers, and other detritus



Plate 27. The site is characterised by piles of rubbish, broken down trailers, and other detritus



Plate 28. View northwards along Codicote Road from just to south of the junction with Fulling Mill Lane



Plate 29. Reynard Road from Codicote Road



Plate 30. View northwards along Codicote Road from opposite the site entrance



Plate 31. Modern development on the eastern side of Codicote Road



Plate 32. Modern development on the eastern side of Codicote Road



Plate 33. 44 Codicote Road (left) from the road; note 54 Codicote Road beyond and the intervening paddocks at the front of the site



Plate 34. The rear of 44 Codicote Road and its modern garden to the north, from Codicote Road



Plate 35. Looking towards the site from Codicote Road



Plate 36. Looking towards the site from Codicote Road, with the main shed highly visible



Plate 37. The western end of 44 Codicote Road from within its domestic garden (client photo, June 2026)



Plate 38. Looking westwards towards the application site from the domestic garden of 44 Codicote Lane when trees are in leaf (client photo, June 2026)



Plate 39. General view of the domestic garden to 44 Codicote Lane when trees are in leaf (client photo, June 2026)

APPENDIX 1

Relevant statutory list entries

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1348164

Date first listed:

09-Dec-1983

List Entry Name:

44, CODICOTE ROAD

Statutory Address 1:

44, CODICOTE ROAD

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

Location

Statutory Address:

44, CODICOTE ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Hertfordshire

District:

Welwyn Hatfield (District Authority)

Parish:

Welwyn

National Grid Reference:

TL 22552 17137

Details

Welwyn TL 21 NW WELWYN CODICOTE ROAD (south west side)

2/311 No 44

-

- II

House formerly C17 cottage pair. C19 and modern red brick casing. Plain tile gable ended roof with good C17 chimney stack near road end: 2 square shafts and ovolo cornice. 1 storey and attics. SE elevation has 2 segmental-headed 3-light casements with glazing bars and 3 small-pane gabled attic casements. Partly rebuilt internal timber frame. Inglenook fireplace with chamfered bressumer.

Listing NGR: TL2255217137

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

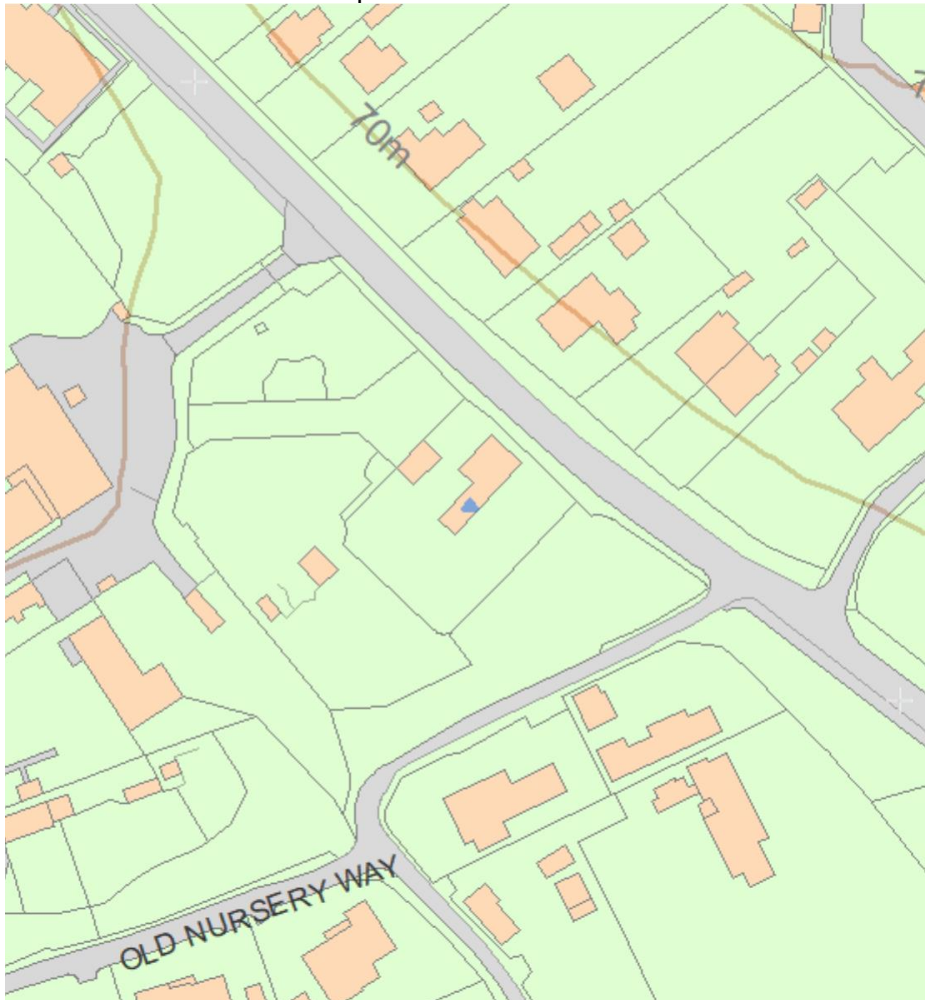
158578

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 27-Feb-2026 at 10:21:48.

[Download a full scale map \(PDF\) \(opens in a new window\)](#)

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End of official list entry