



William Thompson
Development Management
North Herts District Council

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Contact Catie Teodorescu
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My ref P01/26/1887-1
Your ref 26/01887/FP
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Date: 14/09/2026

Dear William,

**Re: Pirton Hall Shillington Road Pirton Hitchin Hertfordshire SG5 3HB
Erection of two detached dwellings with detached doubles garages following
demotion of existing detached garage. Single storey side extension, front infill
extension, first floor rear balcony and alterations to fenestration to existing coach
house to provide one 3-bed dwelling and erection of detached double garage to
serve the coach house. Erection of attached garage to serve Pirton Hall following
part demolition of Pirton Hall. Installation of soft and hard landscaping works.**

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting me on the above application.

No pre-application archaeological assessment of the proposed development site has been submitted with the application.

The development site is close to an Area of Archaeological Significance (AAS), identified in the Local Plan, which covers the site of Pirton Grange. Pirton Grange dates to the 15th Century and is Grade II* Listed Building (DHT7329). Several associated buildings are also Listed (DHT6968, DHT7333, DHT7709), and the Grange is located on the platform of the Medieval moat which is designated as a Scheduled Monument (DHT10713).

Pirton Hall dates to the 19th Century and the remains of its informal parkland and gardens surround the Hall (MHT12125). Aerial photographs show a large area of Medieval or early Post Medieval ridge and furrow cultivation to the south and southeast of the house, as well as a substantial terrace or lynchet parallel to the northwest boundary and a rectangular enclosure (MHT12124).

Therefore, I believe that the proposed development is such that it should be regarded as having the potential to have an impact on heritage assets of archaeological interest, and I recommend that the following provisions be made, should you be minded to grant consent:

1. the archaeological field evaluation of the proposed development area, via trial trenching, prior to development commencing;
2. such appropriate mitigation measures indicated as necessary by that evaluation. These may include:
 - a. the preservation of any remains *in situ*, if warranted,
 - b. appropriate archaeological excavation of any remains before any development commences on the site, with provisions for subsequent analysis and publication of results,
 - c. archaeological monitoring of the groundworks of the development (also including a contingency for the preservation or further investigation of any remains then encountered),
 - d. such other provisions as may be necessary to protect the archaeological interests of the site;
3. the analysis of the results of the archaeological work with provision for the subsequent production of a report and an archive, and the publication of the results;
4. such other provisions as may be necessary to protect the archaeological interests of the site;

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow para. 218, etc. of the National Planning Policy Framework, relevant guidance contained in the National Planning Practice Guidance, and in the Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015).

In this case three appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants. I suggest the following wording:

A *No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:*

1. *The programme and methodology of site investigation and recording*
2. *The programme and methodology of site investigation and recording as suggested by the evaluation*
3. *The programme for post investigation assessment*
4. *Provision to be made for analysis of the site investigation and recording*
5. *Provision to be made for publication and dissemination of the analysis and records of the site investigation*
6. *Provision to be made for archive deposition of the analysis and records of the site investigation*
7. *Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

B *The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)*

C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

If planning consent is granted, we will be able to provide detailed advice concerning the requirements for the investigations, and to provide information on professionally accredited archaeological contractors who may be able to carry out the necessary work.

I hope that you will be able to accommodate the above recommendations.

Please do not hesitate to contact me should you have any queries.

Yours sincerely,

Catie Teodorescu
Historic Environment Officer, Hertfordshire LEADS
Environmental Sustainability

Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.