



**HERITAGE STATEMENT
ON BEHALF OF BELLBOROUGH LTD**

**REDEVELOPMENT OF
9 – 10 HIGH STREET, HITCHIN, SG5 1BH**

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CONTENTS

1. INTRODUCTION	2
i) Qualifications	2
ii) Scope of Heritage Assessment, Legislation and Policies	2
2. THE HERITAGE POLICIES AND DESIGNATED ASSETS	4
Heritage Policies	4
Designated Heritage Assets	7
Hitchin Conservation Area	7
Nearby Listed Buildings	7
3. SIGNIFICANCE OF THE HERITAGE ASSETS	10
Significance and Special Interest	10
Assessment	10
Hitchin Conservation Area	10
Historic Development	10
Character and Appearance	12
Character Area 2A: High Street, Bancroft South and Brand Street	16
Listed Buildings	16
Buildings of Local Interest	17
Positive Buildings	17
4. CONTRIBUTION OF 9 – 10 HIGH STREET	18
i) Introduction	18
ii) History and Development of the Application Site	18
iii) Significance	20
iv) Setting	20
5. ASSESSMENT	21
i) The Proposed Development	21
ii) Assessment of Significance	21
6. SUMMARY AND CONCLUSIONS	26
7. APPENDICES	28

Appendix 1: Site Location Plan

Appendix 2: Hitchin Conservation Area Map

Appendix 3: Relevant Heritage Legislation, Policy and Guidance

Appendix 4: Hitchin Conservation Area Character Area 2a, High Street, Bancroft South and Brand Street and 2b St Mary's Church

Appendix 5: Historic England Data on Nearby Listed Buildings

1. INTRODUCTION

i) Qualifications

- 1.1 This Heritage Assessment has been prepared by Mary J. Power BSc CHE, MRICS, RTPI of PowerHaus Consultancy on behalf of Bellborough Ltd. She is a dual qualified surveyor (MRICS) and town planner (MRTPI) with over 30 years of experience in the town planning and development industry. In addition, she has a masters of the Conservation of the Historic Environment (MSc CHE) studied at the University of Reading, which is an accredited qualification for conservation officers and Historic England experts.
- 1.2 She is the owner and director of PowerHaus Consultancy, which commenced business on 1st September 2015. She advises a multitude of clients large and small in most sectors of the property industry including; residential, retail, commercial, leisure, schools and colleges including those that have a bearing on the historic environment. She has prepared objections to telephone mast appeals in a conservation area within the setting of a listed building, which have been dismissed. Planning and Conservation Area consent has been secured for the refurbishment and redevelopment of an office building within a conservation area and adjacent to a Grade I listed building in Islington. Listed building consent has also been achieved for a Grade I listed building involving redevelopment of a wing of the building. She also achieved the listing of the Abbey Road Crossing on behalf of EMI, which is the only listed crossing with Belisha Beacons.

ii) Scope of Heritage Assessment, Legislation and Policies

- 1.3 This Heritage Statement has been prepared by PowerHaus Consultancy to support an application ("the / this Application") for the proposed redevelopment at 9 – 10 High Street, Hitchin, SG5 1BH ("the Site").
- 1.4 The site is located on the west side of Hitchin High Street within the planning jurisdiction of North Herts District Council (NHDC). A site location plan showing it in the context of the surrounding area is submitted as part of this application and attached at **Appendix 1**.
- 1.5 The description of the proposed development for the application is as follows:
- "Demolition and redevelopment to provide 44 residential apartments, including 325 sqms of Class E floorspace at ground floor fronting the High Street, landscaping, amenity and associated parking"*
- 1.6 The assessment has been carried out in consideration of up-to-date national and local policy including:
- National Planning Policy Framework (NPPF) (2023)
 - National Planning Policy Guidance (NPPG) (2019)
 - Historic England Advice Note: 1 (Second Edition)– Conservation Areas (2019)
 - Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (GPA 2) (March 2015)
 - Historic England Advice Note: 12 – Statements of Heritage Significance (October 2019)
 - Historic England The Setting of Heritage Assets 3 (Second Edition) 2017
 - North Hertfordshire Local Plan (November 2022)
 - Hitchin Conservation Area: Character Statement (July 2011)
 - Hitchin Register of Buildings of Local Interest (July 2011)

- Paynes Park Planning Brief (February 2005)
- Hitchin Town Centre Strategy (November 2004)

1.7 The National Planning Policy Framework (NPPF) 2023 Chapter 16 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements, it sets out in paragraph 200 that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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

1.8 To comply with these requirements, Section 2 of this Statement identifies the relevant heritage assets within the Site and its vicinity that may be affected by the Application. This Assessment will examine the significance and setting of the relevant heritage assets in the context of the application site, the heritage assets both designated and non-designated within the setting of the application site, particularly the designated Hitchin Conservation Area.

1.9 It will consider the contribution of the new application scheme reflecting the character both of the existing property and other examples within the Hitchin conservation area, to determine whether it results in harm to this significance and setting and consider the impact of the application proposals on the statutory importance of preserving and enhancing the heritage assets. Finally, an assessment of the planning balance will be applied to consider any harm exists and whether this needs to be, or is off-set by any public benefits arising.

1.10 **Section 3** provides a statement of significance for the Hitchin Conservation Area, Character Area 2A, in terms of its historic development and character and appearance. A copy of the conservation area map is included in **Appendix 2**.

1.11 **Section 4** provides an overview of the historic and development of the site and an assessment of its contribution to the special interest of the conservation area.

1.12 **Section 5** provides an assessment of the impact of the application proposals on the heritage assets, considering the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy within the NPPF (2023), and local planning policy for the historic environment (set out in **Appendix 3**). **Section 6** provides a summary and conclusion.

¹ National Planning Policy Framework (NPPF) 2023 – para. 200

2. THE HERITAGE POLICIES AND DESIGNATED ASSETS

Heritage Policies

- 2.1 The NPPF (2023) defines a heritage asset, which can include designated and non-designated assets as:

“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”²

- 2.2 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:

“Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.”

- 2.3 Paragraph 18a-001 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.4 Paragraph 18a-009 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.5 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.6 Paragraph 18a-013 concludes: “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to

² National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary

consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation."

- 2.7 The key test in NPPF paragraphs 205-208 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a- 018-20190723) of the PPG provides additional guidance on substantial harm. It states: *"What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting."*
- 2.8 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. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-202) apply.
- 2.9 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 2.10 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
- 2.11 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting."
- 2.12 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits: *"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They*

should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation.”*

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.14 The North Hertfordshire Local Plan 2011-2031 was adopted in November 2022 and contains the following policy relevant to this assessment: Policy HE1: Designated heritage assets Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assesses the significance of heritage assets, including their setting;*
- ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and*
- iii. Informs any necessary measures to minimise or mitigate against any identified harms.*

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

- a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;*
- b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and*
- c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.*

Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.

- 2.15 NHDC adopted the Hitchin Town Centre Strategy (November 2004) shortly followed by the Paynes Park Planning Brief (February 2005). Both documents sought to encourage new town centre development to encourage growth, subject to maintaining the quality of the historic built environment as a recognised market town. Paynes Park (Site B) was identified for regeneration due to the poor quality street frontage of Paynes Park and sought improvements to the town centre retail/leisure uses and encourage more residential uses in the town centre. Whilst these documents are now quite dated, they embedded the principles of sustainable development and protection of the historic built environment.

Designated Heritage Assets

- 2.16 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them. The application site is located within the designated Hitchin Conservation Area Character Area 2A. It does not contain any listed buildings within the site. There are listed buildings adjacent to the site, further details of which are provided at paragraph 2.21 below.
- 2.17 Below ground archaeological interest is dealt with in the separate Archaeological Desk-Based Assessment prepared by Orion Heritage Ltd. Data was received from Hertfordshire Historic Environment Record and downloaded from the HistE website in May 2024, which is a shared resource with Orion (attached at **Appendix 5**).

Hitchin Conservation Area

- 2.18 The site is located within the Hitchin Conservation Area, which was designated by North Herts District Council (NHDC) on 14 March 1969. Due to the size and nature of the conservation area it is divided into seven 'Character Areas', each of which has a unique character and appearance. The site is located within Character Area 2A.
- 2.19 The Hitchin Conservation Area covers the historic town centre, which includes a long main street (High Street and Bancroft), which leads northwards from the Market Place. To the south, more constrained, narrow historic streets connect to The Priory, a large area of parkland which stretches as far as Hitchin Hill. Windmill Hill lies to the east of the town centre and includes houses in and around The Avenue. Victorian and 20th Century suburbs lie all around the town, most notably to the north-east, where the railway is located. A map of the conservation area boundary is included in **Appendix 2**.
- 2.20 NHDC adopted the Hitchin Conservation Area Character Statement on 26 July 2011, which sets out the character of the area and objectives for its future.

Nearby Listed Buildings

- 2.21 The site is located within the vicinity of a number of listed buildings as shown on the map attached at **Appendix 4**. The listed buildings adjacent or within close proximity to the application site include:
- The Cock Inn, 8 High Street – Grade II Listed
 - Paynes Park House, 2 Paynes Park and 8 West Alley – Grade II Listed

- Green Hythe, 2A Paynes Park – Grade II Listed
- 3 and 4 High Street – Grade II Listed
- 5 and 6 High Street – Grade II Listed
- 19 High Street – Grade II Listed
- 21 High Street – Grade II Listed
- 22 High Street – Grade II Listed
- 26 High Street – Grade II Listed
- Church of St Mary – Grade I Listed

2.22 In brief, the listed buildings that border the application site are described by Historic England's statutory listings as follows:

The Cock Inn, 8 High Street – Grade II

2.23 The Cock Inn adjacent to 9-10 High Street, is a Grade II listed building located on the west side of the High Street at no. 8. It is a C16th inn of 2 storeys, with a considerably altered end that is almost completely modernised. The narrow street-facing façade shows a broad carriageway beside a cross-gable with carved bargeboards jutting out from a steep tiled roof. There is a Tudor label over one of two restored windows. A five-storey building in Tudor style has been added onto the north of the building in modern times.

Green Hythe – Grade II

2.24 Green Hythe is located to the north of the application site and accessed from Paynes Park. It is a Grade II listed C17 or early C18 timber framed cottage at 2a Paynes Park. It was recased in red brick c1800 and had further alterations in the mid C19. It comprises of two-storeys with the first floor principally an attic storey. There is a tall mid C19 chimney stack rising from the eaves and gabled tiled cheek mid C19 dormers.

Paynes Park House, 2 Paynes Park and 8 West Alley

2.25 Paynes Park House is a Grade II listed building at 2 Paynes Park and 8 West Alley, which can be seen from the application site across the open existing car park. It is an early to mid C19th red brick two-storey building. It has a hipped Welsh slated roof with wide eaves cornice, projections to front on left and to right of centre, sash windows under flat arches and arched panels to the ground floor left central and right central windows. In modern times a modern estate agents' window has been inserted.

High Street Shops 19,20,21, 22 and 5-6

2.26 The High Street shops that are adjacent and close to the application site, are Grade II listed and are a mix of 18th and 19th Century two and three storey buildings of varying character and details, often with sash windows, tiled roofs and dormers in a mix of brick, stucco with architrave detailing. The ground floor uses are principally retail/town centre uses. This variance contributes to the character of Hitchin High Street.

2.27 The Map at **Appendix 4** also highlights important local views of which View 4, along Hitchin High Street across the front of the application site, will be referred to later and views of the Church of St Mary, a Grade I listed building.

3. SIGNIFICANCE OF THE HERITAGE ASSETS

Significance and Special Interest

- 3.1 The NPPF Glossary (Annex 2) defines the setting and significance of a heritage asset as:

“Setting of a heritage asset: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting...”*³

- 3.2 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has published guidance for conservation areas which provides a framework for this appraisal and assessment of the special interest and significance of a conservation area.

Assessment

- 3.3 The following assessment is proportionate to the importance of the identified designated heritage asset and provides a sufficient level of description to understand the impact of the application proposals, given their nature and extent. The assessment is based on historical research and on-site visual survey, including the shared HERs resource with Orion Heritage. North Hertfordshire Museum has also provided historic photographs, which have been used in this assessment.

Hitchin Conservation Area

- 3.4 The following assessment of the significance of the Hitchin Conservation Area has been undertaken with specific reference to the site and its surrounding townscape. This assessment is based on guidelines set out in Historic England’s Conservation Area Appraisal, Designation and Management Advice Note⁴ and informed by the Hitchin Conservation Area Character Statement⁵.

Historic Development

- 3.5 Hitchin is a historic market town based in North Hertfordshire. The name ‘Hitchin’ appears to have been acquired from the Hicce, an Anglo-Saxon tribe thought to have entered East Anglia along the rivers of the Wash and settled in North Hertfordshire and south Bedfordshire in the 6th century. By the 8th century, Hitchin fell within the Kingdom of Mercia whose King, Offa built a palace in the

³ National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary

⁴ Historic England Conservation Area Appraisal, Designation and Management Advice Note 1 (Second Edition) (February 2019)

⁵ North Herts District Council Hitchin Conservation Area Character Statement (July 2011)

locality in 758 AD and founded a religious house. In 910 AD a fire destroyed Offa's church, but another religious house was rebuilt, thought to be on the site of the present St Mary's Church.

- 3.6 Prior to the Norman Conquest, the manor of Hitchin was owned by Earl Harold before he became king. By 1066, Hitchin had passed into the ownership of the Anglo-Saxon king, Edward the Confessor, and it was handed over to William I when he conquered England.
- 3.7 From the 12th century onwards, the market developed, and the town grew, including the construction of St Andrew's (later St Mary's) Church on the site of the Saxon building. During the medieval period, the town's prosperity relied on wool, and the growing and selling of grain crops. Malting and brewing became the natural by-product of the latter.
- 3.8 Between 1500 and 1800 Hitchin continued its role as an important market town, with a large number of inns and hotels in the town centre, many of which remain today as listed buildings, with their hidden courtyards accessed from the street through narrow carriageways. The coming of the Great Northern Railway to Hitchin in 1850 began a period of urban growth, particularly on the east and north side of the town, closest to the railway station.
- 3.9 A large amount of slum clearance from 1924 onwards was also undertaken, which resulted in the demolition of a substantial part of Queen Street next to the church. Some of the land was subsequently used to create new public spaces, with promenades and fountains opening next to St Mary's Church in 1930. Other 20th century changes to the town centre include the late 1920s shops along the north side of The Hermitage, and the addition of a number of less attractive blocks of flats and commercial buildings dating to the 1960s and 1970s (including the Churchgate Centre), mainly in Queen Street. During World War II the market moved from its original location in the centre of the town to St Mary's Square, then, in 1973, from St Mary's Square to its present position between the Churchgate Centre and Queen Street.
- 3.10 Today, the popular Market Place and the varied shops in the surviving historic streets are further enhanced by the regular markets in the area beyond Churchgate Centre. These comprise a general market on Tuesdays and Saturdays, and specialist markets on Fridays and Sundays.

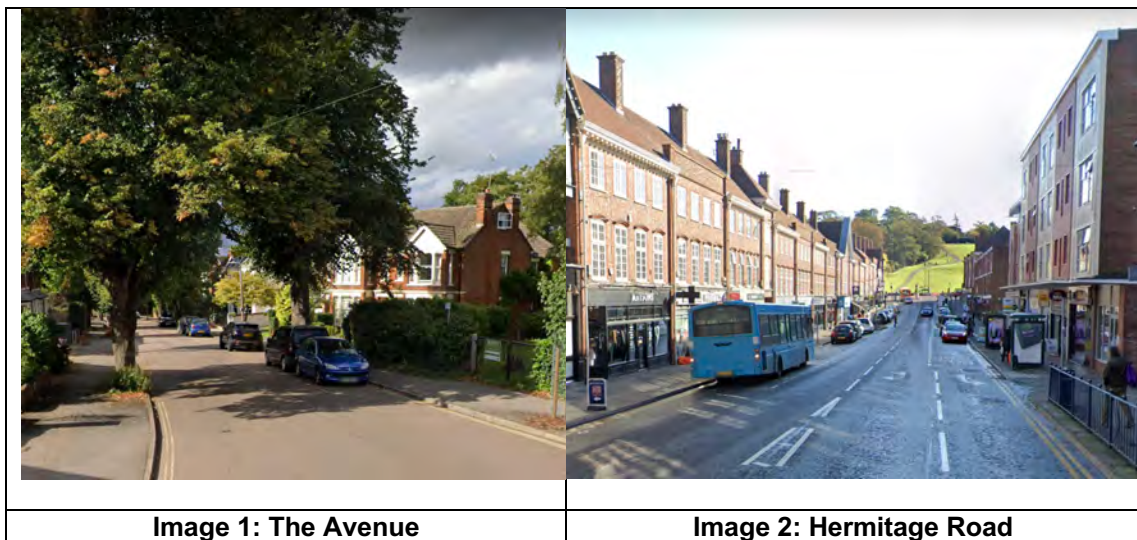
Table 3.1: Hitchin Conservation Area Historic Maps

 Historic Map of 1881	 Historic Map of 1898 Historic Map of 1923
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Source: North Hertfordshire District Council Hitchin Conservation Area: Character Statement 26 July 2011

Character and Appearance

- 3.11 The relationship of buildings in the Hitchin Conservation Area is varied according to the historical development and uses within each part of the conservation area. It changes particularly from the densely built-up areas in the medieval streets in the south and west to the more open late 19th century development in the residential suburb around The Avenue (image 1). The conservation area provides examples of purpose-built commercial streets (Hermitage Road, image 2) and more open public spaces such as the Market Place, High Street and Bancroft, where the width of the roads reflects the former market functions.



3.12 In the south and west, where the streets are narrow (Tilehouse Street, Bridge Street, Bucklersbury and Sun Street, images 3 - 6), the buildings are mostly listed and sit on the back edge of the pavement. They are almost all two or three storeys high and together provide a complex, closely contained streetscape of great quality. This high quality continues around the Market Place (image 7) and up High Street (image 8) into Bancroft (image 9).





Image 5: Bucklersbury



Image 6: Sun Street



Image 7: Market Place



Image 8: High Street



Image 9: Bancroft

- 3.13 St Mary's Church and yard (images 10 and 11) is accessed from the Market Place or High Street by narrow pedestrianised lanes (Churchyard Walk (image 12) and Munts Alley), which provides pathways through the church and to the market and car parks in Queen Street. Here the closely packed urban character of the older part of Hitchin has been lost due to the opening up of this area in the late 1920s, although the civic spaces and promenades which have been provided in

their place have some character. There are some historic buildings, but these are fragmented and their settings compromised by the widening of the road and the provision of large blocks of new buildings in the 1960s and 1970s. Views back towards St Mary's Church from the public car park, over the 1920s lake, confirm the significance of this building within the town and the major contribution made to the special interest of the conservation area by the church.



Image 10: St Mary's Church



Image 11: St Mary's Churchyard



Image 12: St Mary's Church from Churchyard Walk

- 3.14 From Queen Street there are also important open views up the hill, over the green open spaces of Windmill Hill, where the trees all but hide the large Girls School which is located beyond the summit of the hill. At this point, the late 19th century suburb, based on The Avenue, has a more leafy, sylvan setting, with large detached or semi-detached houses set in spacious gardens, or grouped together in short terraces. The provision of front gardens and street trees, many of them planted in the late 19th century when the estate was developed, provide a pleasantly suburban quality to this part of Hitchin.
- 3.15 The northern section of Bancroft (image 13), where it curves eastwards around Bancroft Recreation Ground, has a mixture of both modern and historic buildings on the western side, including a row of a grade II listed cottages (Nos. 1-4 Nightingale Road, image 14) with a distinctive early 19th century red brick front elevation. The only building on the eastern side is the long row of single storey grade II listed 17th century Almshouses. At this point, the dense, urban

character of the conservation area changes to a more suburban character, due to the varied buildings and the visual effect of the green spaces associated with the park.



Character Area 2A: High Street, Bancroft South and Brand Street

- 3.16 Character Area 2A once formed part of the large market place to the west of St Mary's Church, which was gradually encroached over, so that now the church is no longer visible from the High Street or from Bancroft. The street is wide between Market Place and the junction with Brand Street, where High Street becomes Bancroft and has been subject to an environmental improvement scheme, which provided a partially pedestrianised street. The uses are all commercial with residential uses above some of the shops. This is the primary shopping area of Hitchin with national chains represented.
- 3.17 The buildings all sit on the back off the pavement, creating continuous frontages. Virtually all of the buildings are either listed, locally listed, or considered to be 'positive' apart from a range of 1960s development on the south-east side of Bancroft.
- 3.18 Brand Street leads off High Street and represents a 19th century widening of a former alleyway. It has more mixed development than the other two streets and has suffered from a greater degree of modern infilling or redevelopment. The western end of the street is dominated by Hitchin Town Hall, built in 1900 and grade II listed. To the north-west is the former Friends Meeting House (grade II listed and now known as Centenary House) and located almost opposite the Town Hall on the south side of Brand Street, is the former Town Hall of 1840 (now 'Ivory'), which is also grade II listed.

Listed Buildings

- 3.19 There are about 300 listed buildings in the Hitchin Conservation Area, of which two are listed grade I (St Mary's Church and The Priory) and there are eleven grade II* listed entries on the register. The remainder are listed grade II. These buildings are all marked on the Townscape Appraisal Maps for each Character Area and attached at **Appendix 4**.
- 3.20 The site is not considered to be within the setting of St Mary's Church (Grade I Listed) or The Priory (Grade I Listed), albeit that views of St Mary's is considered. The closest Grade II* listed

buildings include Manor House Galleries, 26 and 27 Bancroft and 105 and 106 Bancroft. Manor House Galleries 26 and 27 Bancroft is located 0.3km to the north of the site. 105 and 106 Bancroft is located 0.25km to the north of the site. The site is therefore not considered to be within the setting of these buildings.

Buildings of Local Interest

- 3.21 North Hertfordshire District Council currently maintains a Register of Buildings of Local Interest (BLIs). Examples include Hitchin Girls School on Windmill Hill and the more modest row of late 19th century shops, which face Arcade Walk off the Market Place.

Positive Buildings

- 3.22 A number of unlisted buildings in the Hitchin Conservation Area have been identified as being 'positive' buildings. 9 -10 High Street is identified as a positive building. The criteria for the selection of 'positive' buildings are that they are buildings of townscape merit, which are considered to make a positive contribution to the character and appearance of the conservation area. Commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provide the streetscape with interest and variety. Most importantly, 'positive' buildings contribute to the special interest of the conservation area, often forming notable groups which help to define the streetscape within the conservation area.

4. CONTRIBUTION OF 9 – 10 HIGH STREET

i) Introduction

- 4.1 The following assessment of the contribution of 9-19 High Street to the significance of the Hitchin Conservation Area is undertaken using the guidance contained within Historic England's Conservation Area Appraisal, Designation and Management Advice Note. This also provides a checklist for assessing the contribution of non-listed buildings to the character and appearance of a conservation area.

ii) History and Development of the Application Site

- 4.2 Historically the site was occupied by Perks and Llewellyn the lavender growers from 1823 – 1961. Photographs provided by North Hertfordshire Museum show the classical Georgian façade of the former Perks Chemist, the archway through to the rear of the property and dormer windows in the roof. It also shows that this site has always been occupied by an imposing building with two shop fronts and openings, albeit in two differing forms. The windows form a uniform patten across the frontage with horizontal banding to delineate the storeys.

Historic Photographs – Source North Hertfordshire Museum





- 4.3 In 1964 the shop was demolished and redeveloped for Woolworths. Woolworths occupied the site from 1964 until December 2008 when the shop closed. In 2011, the former Woolworth's was split into two stores on the ground floor. This is how the site remains today. The façade treatment sought to reflect the former Georgian character of the original building albeit with less discipline and quality, albeit that the existing building is considered to make some positive contribution to the conservation area, mainly as a brick and tile building forming the continuous frontage to the high street, mock Georgian-style windows and tiled roof.



Image 15: 9 – 10 High Street, Hitchin circa 1978



Image 16: 9 – 10 High Street prior to the store being split in two



Image 17: 9 – 10 High Street today

iii) Significance

- 4.4 In deciding applications for planning permission that affect a heritage asset or its setting, the NPPF requires, amongst other things, both that local planning authorities should take into account the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation and the consideration of the positive contribution that conserving such heritage assets can make to sustainable communities, including their economic vitality (NPPF paragraphs 196, 200 and 201). The nearest designated heritage assets to the application site, alongside the conservation area, are:

- The Cock Inn Grade II Listed
- Paynes Park House, 2 Paynes Park and 8 West Alley Grade II Listed
- Green Hythe, 2A Paynes Park – Grade II Listed
- 5-6 High Street Grade II Listed
- 17 High Street Grade II Listed
- 19 High Street Grade II Listed
- 20 High Street Grade II Listed
- 21 High Street Grade II Listed
- 22 High Street Grade II Listed

iv) Setting

- 4.5 The NPPF glossary defines 'setting' as the surroundings in which an asset is experienced. It is often expressed by reference to visual considerations but also can be experienced by the understanding of the historic relationship between places and buildings and activities within the setting. The listed buildings referred to above are marginally considered to be within the setting of the application site, where the contribution of the continuous frontage of retail properties that contribute to the historic High Street and continuous view along this part of the High Street.

5. ASSESSMENT

- 5.1 This section considers the proposals and any impact on the architectural and historical significance of both designated and non-designated heritage assets including an assessment of the effects on the setting.
- 5.2 The relevant heritage policy context for consideration of the application proposals is set out in Section 3 above and is individually addressed within this section. This includes the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national planning policy contained in the National Planning Policy Framework (NPPF), and regional and local policy for the historic environment.
- 5.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of a conservation area. Case law has also established that “preserve” means “to do no harm”. S66 also requires that development that affects a listed building or its setting the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. These duties are applied in this assessment.

i) The Proposed Development

- 5.4 Pre-application consultation with the Council proposed a larger development of 53 residential units, with retail at ground fronting the High Street, in buildings rising to 5 storeys in the centre of the site. It also proposed to retain the existing façade of the building.
- 5.5 In response to the feedback received from officers, the scheme has been re-designed to reduce the scale of the new building and increase the amount of open space. In addition, having examined the existing building at 9-10 and its history, along with the historic photographs, whilst the façade is considered to be a positive building on the High Street (probably because of the extensive use of red brick and the large mock Georgian style windows) that the evidence demonstrates that it is poor copy of the far superior building that once occupied the site.
- 5.6 The existing roof is fake as the top floor has a concrete ceiling and details on the front façade do not reflect the quality of architectural design of the older 19th century building that once occupied the site. The evidence supports the demolition of the whole of the existing building. The historic photographs supplied mainly by the North Herts Museum, show that the 1960's replacement building for 9-10 High Street, was of inferior quality and traditional proportions to the historic building that once stood on the site (see photographs at paragraph 4.2 above).
- 5.7 The TiggColl Design & Access Statement (June 2024) and formal application drawings informs this assessment.

ii) Assessment of Significance

- 5.8 The heritage significance of the application site falls into two parts as follows:
- a) The contribution of the existing and proposed building to the character of Hitchin Town Centre Character 2A conservation area; and

- b) The effect of the existing and proposed building on the setting of Green Hythe, The Cock PH, Paynes Park House and the adjacent listed High Street properties numbers 5-6, 17, 19, 20, 21 and 22

a) Contribution to Conservation Area Character

- 5.9 The existing building is considered by the Conservation Area appraisal to contribute to the conservation area character. This is considered to be due to its High Street façade dominant frontage with the High Street, its brick material with shallow pitched roof. It is of reasonable modern quality with mock Georgian style windows. and multitude of windows numbering seven across the width of the property at first and second floors. It reflects the two to three storey heights typical in the town centre, along with many other properties. A number of properties in the High Street have pitched roofs and dormer windows or just dominant balustrades, parapets or a unique turret. There is a great variety of styles and the existing building reflects this existing character.
- 5.10 The historic photographs reveal the dormer windows and pitch roof of the former 19th century building that occupied 9-10 High Street, along with the arch treatment that provided rear access to the long building plot and access through to Paynes Park. The former building comprised a pattern of 6 windows across the frontage at first and second floors. The historic photographs at ground floor show two styles of retail shop frontages including steps into the shops, stall risers and high-density window displays, with a later more open glazed retail frontage.
- 5.11 The majority of other High Street buildings have typically between 2-5 windows at first and second floor levels (see TiggColl D&A page 4). 9-10 High Street is therefore one of the largest buildings in width along this part of the High Street and has some significant presence as a result.
- 5.12 Shop fronts along the High Street have been modernised over time with a high degree of unobstructed ground floor glazing, large corporate advertising bands above door level and level access to aid accessibility. One of the key conservation area character attributes is the sheer scale of variety that adds important interest to the character of the conservation area and the High Street.
- 5.13 An assessment of the contribution of 9-10 High Street to the character and appearance of the conservation area, based on the criteria set out in the Historic England guidance Table 1⁶, is provided below.

⁶ Historic England (2019) 'Understanding Place: Conservation Area Designation, Appraisal and Management'

Criteria	Commentary
Is the work of a particular architect or designer of regional or local note?	No.
Does it have landmark quality?	No. The existing building is dominant in the High Street as one of the widest properties in the street of three stories high with pitched roof. The seven window rhythm is unusual to the High Street but does not give it landmark quality. It sits in a defined important view along the High Street but does not contribute in quality to the view.
Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?	The building is a 1960s new build with mock Georgian details of poor execution. It has odd Juliette balconies poorly positioned and un-useable to the windows they serve. Whilst the brick material reflects a much-used material in the High Street it is unremarkable and ensures the building blends into the High Street. The character of other buildings is distinctly varied which gives the High Street its conservation character.
Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?	As previously highlighted, the immediate context is incredibly varied reflecting the differing architectural styles and change in the High Street. The constant is the two and three storey character only broken by a turret, balustrades or gable pitched roof at irregular intervals across the High Street.
Does it contribute positively to the setting of adjacent heritage assets?	The existing building does not particularly contribute to the setting of existing heritage assets and has largely created a poor environment for example to Green Hythe. Each listed High Street property provides a character and setting to the High Street with the existing building providing a neutral contribution.
Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?	No. There are no open spaces associated with the building. There are no linked views with St Mary's Church and the existing building is considered to be positive to the High Street character and view.
Is it associated with a designated landscape e.g. a significant wall, terracing or garden building?	No.
Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?	A building has consistently occupied the plot of 9-10 High Street since the 17 th /18 th centuries. It represents a mock Georgian character but does not represent a good example of a High Street property given the age and character of adjacent properties. Given its relatively young age it is pastiche but does not add quality to the depth and character of the High Street. It illustrates an ad hoc moment of the High Street but not reflective of its development.
Does it have significantly historic association with features such as the historic road layout, burgage plots, a	9-10 High Street fronts a key and important part of the town centre and its evolution and growth but its location in the High Street dictates its prominence rather than the existing building contributing to the High Street quality. Other than the view

town park or a landscape feature?	along the High Street there is no historic association or feature that it particularly contributes to.
Does it have historic associations with local people or past events?	No local people are known to be associated with the property but the production of lavender and soaps was of local importance with its former chemist use.
Does it reflect the traditional functional character of former uses in the area?	As a High Street property its contribution to the heart of the town centre is part of its traditional character and function.
Does its use contribute to the character or appearance of the area?	The existing building is considered by the Council to be a positive contributor to the CA character, albeit that its pastiche qualities on detailed examination are not reflective of the quality of the listed buildings that make up a high proportion of the High Street conservation area appearance.

Proposed Development

- 5.14 The proposed High Street frontage for the new building sets a new modern dominance in the High Street with a pattern of five window bays across the frontage reflecting the wider High Street window patterns. It provides a distinction between the residential entrance and new modern High Street shop doors and windows. The arch character detail at ground floor reflects the historic archway details of the former 19th century building and retains the horizontal banding that was prevalent in the former building and lost with the 1960s Woolworth building.
- 5.15 The set back of the roof with modern dormers ensures that the High Street elevation will mainly read as three storeys, typical of other High Street properties. The inclusion of dormers reflects the history of the property and adds simple interest at roof level and a function for the new residential apartments. The stepping back of the residential bay reflects the bay effect of the former Cock pub adjacent and reduces the existing scale of the High Street building plot.
- 5.16 The Paynes Park elevation is treated as a different building architecturally reflecting the modern character of this street. There is no particular historical character to reflect on this street frontage. The “street” created through the scheme enables the new development to provide space and relief to Green Hythe previously encased by the large wall of the existing building. There is no impact on the character surrounding Paynes House, which remains fronting the street and widely viewed across the expanse of the existing car park adjacent.

b) The Effect of The Existing and Proposed Building On The Setting of Adjacent Listed Buildings

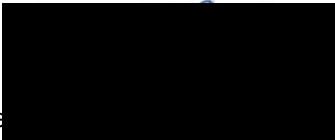
- 5.17 The NPPF and heritage legislation requires great weight to be given to any harm arising to the setting and significance of heritage assets. The Council's Conservation Area Appraisal does not identify any existing harm caused to neighbouring listed buildings on the High Street or Green Hythe.
- 5.18 The proposed new building is considered to contribute positively to both the conservation area and the adjacent listed buildings in setting and quality. It will deliver a building of quality and

character that sits well in the eclectic High Street. It reflects the existing horizontal dominance of the High Street facades and breaks down the massing of the plot with architectural detail. No harm is identified by the proposed architectural treatment to the High Street frontage and the listed properties that occupy this important and characterful shopping street.

- 5.19 The new architectural treatment of the replacement 9-10 High Street property will make a positive contribution to the High Street and adjacent listed buildings. Whilst the existing building is considered to make a positive contribution, its existing architectural detail is considered to be lacking in character and quality. The new design will repair the effect of the existing building and deliver a lasting quality to the High Street heritage and important local view.
- 5.20 With regard to the listed residential cottage known as Green Hythe, the new building transforms the setting of this modest cottage from a dark and encased setting to one that has light and air set back from its front elevation. The new residential buildings are set back from the cottage giving it a new setting that was historically compromised by the existing building. Planting will also break down the effect of new walls and deliver a landscaped character in front of the cottage.
- 5.21 There is considered to be no material change to the setting of Paynes House which will remain predominantly read in the context of the vacant car park and the busy main road opposite. The quality of the proposed series of buildings will set an appropriate context for any development of the adjacent car park, should this occur in the future.
- 5.22 No harm is considered to arise from the proposed development either to Hitchin Conservation Area or the numerous listed buildings that front the High Street or the north elevation. The replacement development has been designed to reflect the existing heritage assets and create an appropriate setting where necessary.
- 5.23 There are clear public benefits delivered by new design, fit for purpose retail floorspace and new housing that will preserve the character and context of the Hitchin Conservation area and the character of Area 2A. The requirements of the legislation to give great weight to any harm arising to the character of the conservation area or to the effect on the setting of a listed building have been assessed. No harm is identified to arise with the new development enhancing the character of the High Street and contributing to the setting of existing listed buildings. The proposal delivers public benefits due to the contribution of the new building to the conservation area and setting of adjacent listed buildings. The application scheme is therefore considered to accord with the NPPF, the P(LBCA) Act 1990 and the Local Plan.

6. SUMMARY AND CONCLUSIONS

- 6.1 In accordance with the requirements of the NPPF, the significance of the designated heritage assets, which need to be considered by the application proposal have been described in this Statement. This includes an assessment of the contribution made by the application site to the significance of the Hitchin Conservation Area and to the setting and significance of numerous adjacent listed buildings.
- 6.2 The existing building whilst considered by the Council to make a positive contribution to Hitchin conservation area, is rather lacking in quality and is a poor quality pastiche of the former Georgian property that once occupied the site.
- 6.3 The new design is considered to reflect the changing character of the site as it moves from the High Street through to Paynes Park. The High Street elevation reflects the horizontal rhythm of typical town centre buildings, provides an appropriate array of windows on the façade reflecting the 3-5 window pattern. The ground floor treatment denotes the historic archway treatment of former buildings, which also provide a function to the residential and retail entrances, to deliver a building that positively contributes to the character of the conservation area and the setting of numerous listed buildings that front the High Street.
- 6.4 The design is modern but not pastiche and positively contributes to the setting through high quality materials, detailing and reflecting the future uses of the property.
- 6.5 The Paynes Park elevation is more muted and reflects the modern characteristic of this street, which is busy with traffic, modern buildings and currently comprises a number of gaps in the street elevation.
- 6.6 The proposals are considered to comply with the policy requirements of the NPPF and the Local Plan policy BE1. There is no harm to the character of the conservation area or to the setting of the neighbouring listed buildings and therefore the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of a conservation area is met.

Signe 

On behalf PowerHaus Consultancy

Date: 25 June 2024

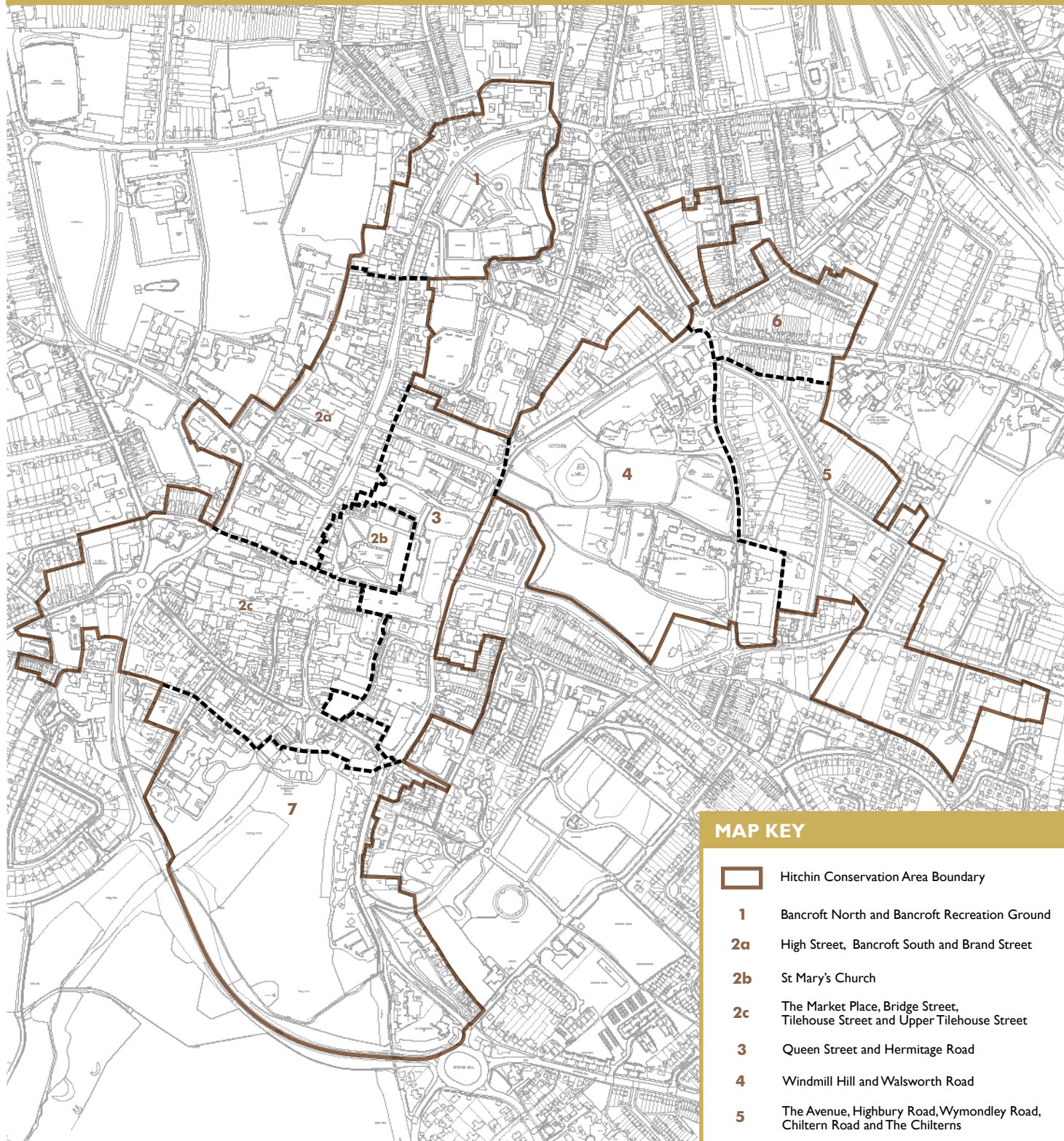
7. APPENDICES

APPENDIX 1: SITE LOCATION PLAN

APPENDIX 2: HITCHIN CONSERVATION AREA MAP

HITCHIN CONSERVATION AREA

Map 2: Character Areas



MAP KEY

-  Hitchin Conservation Area Boundary
- 1** Bancroft North and Bancroft Recreation Ground
- 2a** High Street, Bancroft South and Brand Street
- 2b** St Mary's Church
- 2c** The Market Place, Bridge Street, Tilehouse Street and Upper Tilehouse Street
- 3** Queen Street and Hermitage Road
- 4** Windmill Hill and Walsworth Road
- 5** The Avenue, Highbury Road, Wymondley Road, Chiltern Road and The Chilterns
- 6** Benslow Lane, Trevor Road and part of Radcliffe Road and Verulam Road
- 7** Priory Park and Hitchin Hill



Not to Scale

APPENDIX 3: RELEVANT HERITAGE LEGISLATION, POLICY AND GUIDANCE

Relevant Heritage Legislation, Policy, and Guidance

The Application should be considered against relevant policy and guidance in respect of heritage assets. The statutory duties, national policy and guidance, regional and local plan policies relevant to proposals on the Site are summarised below:

Statutory Duty

The Planning (Listed Buildings and Conservation Areas) Act 1990

With regard to applications for planning permission which may affect the setting of a statutory listed building, the Act outlines in Section 66 that:

“s66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

National Policy and Guidance

The National Planning Policy Framework, 2021

The National Planning Policy Framework was originally introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. A revised version, comprising new and revised paragraphs, was published in July 2021. Chapter 16 (page 55) outlines the Government's guidance regarding conserving and enhancing the historic environment.

Paragraph 194 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 195 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

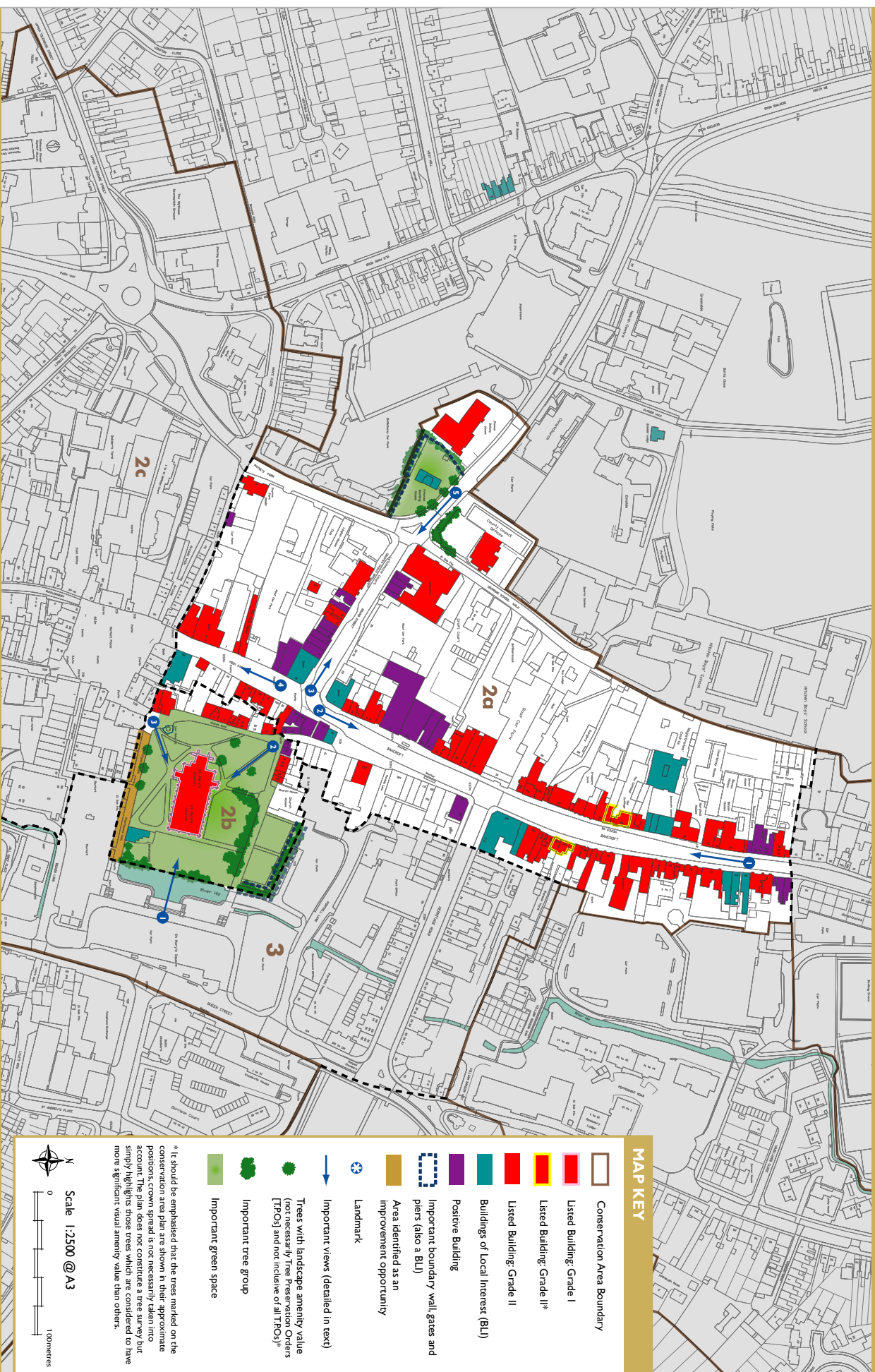
“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.”

Paragraph 197 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

**APPENDIX 4: HITCHIN CONSERVATION AREA CHARACTER 2A
HIGH STREET, BENCROFT SOUTH, AND BRAND STREET AND 2B
ST MARY'S CHURCH**

HITCHIN CONSERVATION AREA

Map 4: Character Areas 2a - High Street Bancroft South and Brand Street & 2b - St Mary's Church



MAP KEY

- Conservation Area Boundary
- Listed Building Grade I
- Listed Building Grade II*
- Listed Building Grade II
- Buildings of Local Interest (BLI)
- Positive Building
- Important boundary wall gates and piers (also a BLI)
- Area identified as an improvement opportunity
- Landmark
- Important views (detailed in text)
- Trees with landscape amenity value (not necessarily Tree Preservation Orders [TPOs] and not inclusive of all TPOs)
- Important tree group
- Important green space

Scale 1:2500 @ A3

0 100metres

APPENDIX 5:
HISTORIC ENGLAND DATA ON NEARBY LISTED BUILDINGS

THE COCK INN

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1102167**

Date first listed: **17-Jun-1974**

List Entry Name: **THE COCK INN**

Statutory Address 1: **THE COCK INN, 8, HIGH STREET**

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](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **THE COCK INN, 8, HIGH STREET**

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

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TL 18367 29158**

Details

1. 5255 HIGH STREET (West Side) No 8 (The Cock Inn) TL 1829 SW 1/58

II

2. C16 inn of 2 storeys, considerably altered end almost completely modernized. Narrow facade to street shows a broad carriage-way beside a cross-gable with carved bargeboards Jutting out from a steep tiled roof. Tudor label over one of two restored windows. 5-storey building in Tudor style has been added on the North in modern times. RCHM, page 123; VCH, page 5.

Listing NGR: TL1836729158

Legacy

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

Legacy System number: **161491**

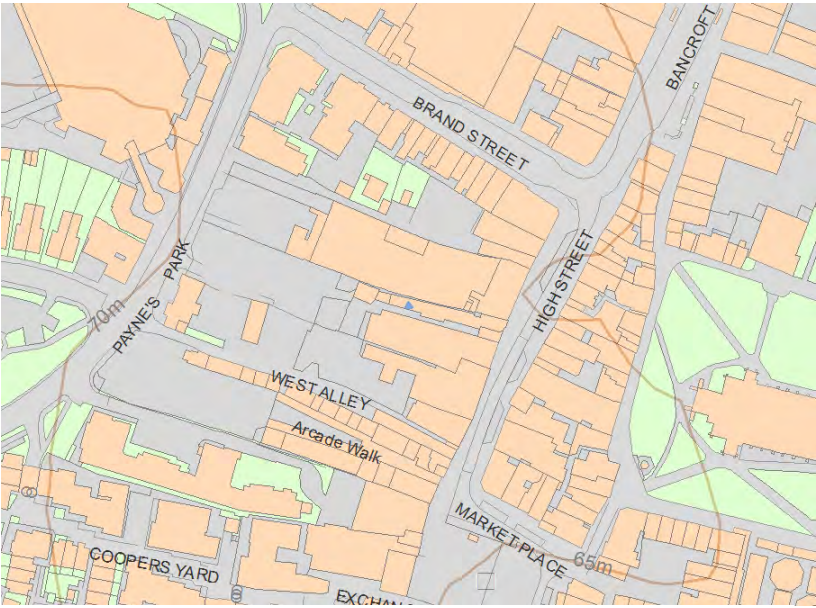
Legacy System: **LBS**

Sources

- Books and journals
- Doubleday, AH, The Victoria History of the County of Hertford, (1902), 5
- Other
- Inventory of the Historical Monuments of Hertfordshire, (1910)

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

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End of official list entry



GREEN HYTHE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1102131**

Date first listed: **31-Jul-1978**

List Entry Name: **GREEN HYTHE**

Statutory Address 1: **GREEN HYTHE, 2A, PAYNES PARK, HITCHIN, SG5 1EH**

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 (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

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Location

Statutory Address: **GREEN HYTHE, 2A, PAYNES PARK, HITCHIN, SG5 1EH**

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

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TL 18356 29201**

Details

TL 1829 SW 1/337

PAYNES PARK No 2A (Green Hythe)

II A timber framed cottage of C17 or early C18 origin, recased in red brick c1800 and with further alterations in the mid C19. Two storeys with steep half hipped old tile roof, brick dentil eaves. The first floor principally as an attic storey. Very tall mid C19 brick chimney stacks rising from eaves. Gabled tiled cheek mid C19 dormers. The gable end has two revealed glazing bar sashes with flat gauged rubber brick arches to first floor and similar but tripartite glazing bar sash window centred on ground floor. Renewed doorway with gauged rubber brick flat and to right. Hipped end has four light transomed wood casement to ground floor. Interior retains exposed a part of a roof truss with large tie beam end raked brace. Chamfered ceiling beam in corridor at foot of staircase.

Listing NGR: TL1835629201

Legacy

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

Legacy System number: **161603**

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

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End of official list entry

GREEN HYTHE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1102131**

Date first listed: **31-Jul-1978**

List Entry Name: **GREEN HYTHE**

Statutory Address 1: **GREEN HYTHE, 2A, PAYNES PARK, HITCHIN, SG5 1EH**

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

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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](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **GREEN HYTHE, 2A, PAYNES PARK, HITCHIN, SG5 1EH**

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

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TL 18356 29201**

Details

TL 1829 SW 1/337

PAYNES PARK No 2A (Green Hythe)

II A timber framed cottage of C17 or early C18 origin, recased in red brick c1800 and with further alterations in the mid C19. Two storeys with steep half hipped old tile roof, brick dentil eaves. The first floor principally as an attic storey. Very tall mid C19 brick chimney stacks rising from eaves. Gabled tiled cheek mid C19 dormers. The gable end has two revealed glazing bar sashes with flat gauged rubber brick arches to first floor and similar but tripartite glazing bar sash window centred on ground floor. Renewed doorway with gauged rubber brick flat and to right. Hipped end has four light transomed wood casement to ground floor. Interior retains exposed a part of a roof truss with large tie beam end raked brace. Chamfered ceiling beam in corridor at foot of staircase.

Listing NGR: TL1835629201

Legacy

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Legacy System number: **161603**

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

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End of official list entry

19, HIGH STREET

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1347588**

Date first listed: **17-Jun-1974**

List Entry Name: **19, HIGH STREET**

Statutory Address 1: **19, HIGH STREET**

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 (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **19, HIGH STREET**

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

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TL 18440 29168**

Details

1. 5255 HIGH STREET (East Side) No 19 TL 1829 SW 1/103

II GV

2. C18, altered. Red brick, old tiled roof formerly with 2 hipped dormers. 3 storeys, modillioned cornice. 2 windows, modern to ground floor, sashes to upper floors. Nos 16 to 26 (consec) form a group.

Listing NGR: TL1844029168

Legacy

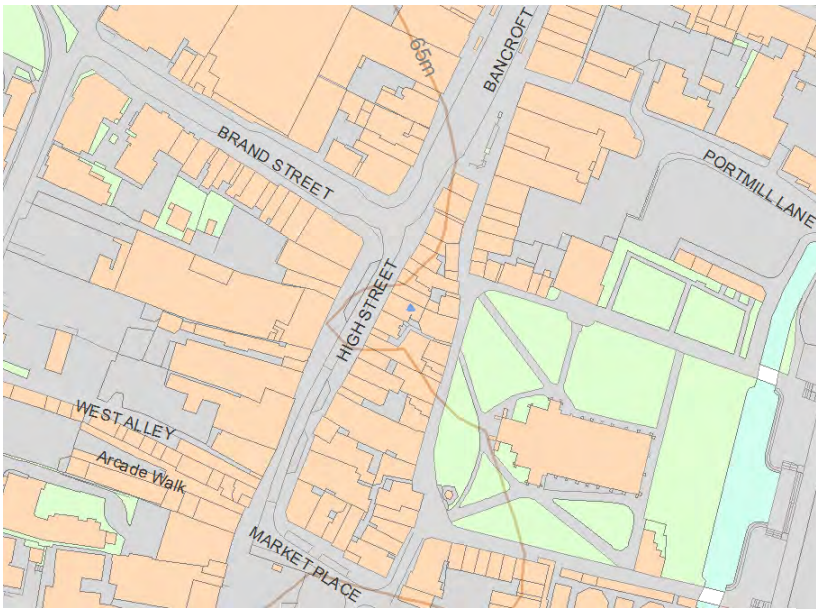
The contents of this record have been generated from a legacy data system.

Legacy System number: **161493**

Legacy System: **LBS**

Legal

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Map

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End of official list entry

20, HIGH STREET

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1102169**

Date first listed: **17-Jun-1974**

List Entry Name: **20, HIGH STREET**

Statutory Address 1: **20, HIGH STREET**

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](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **20, HIGH STREET**

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

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TL 18434 29162**

Details

1. 5255 HIGH STREET (East Side) No 20 TL 1829 SW 1/104 II GV

2. C18 with C19 and C20 alterations. Red brick, ground floor front wall rebuilt, old tiled roof with 2 hipped dormers. 2 storeys and attics, 3 sash windows, modillioned brick cornices.

Nos 16 to 26 (consec) form a group.

Listing NGR: TL1843429162

Legacy

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

Legacy System number: **161494**

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

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End of official list entry

21, HIGH STREET

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1173424**

Date first listed: **13-Apr-1951**

List Entry Name: **21, HIGH STREET**

Statutory Address 1: **21, HIGH STREET**

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 (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **21, HIGH STREET**

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

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TL 18430 29154**

Details

1. 5255 HIGH STREET (East Side) No 21 TL 1829 SW 1/56 13.4.51

II GV

2. Late C18 house of 2 storeys (? on site of earlier house). Ground floor, modern shop_front and covered passage-way; upper floor plastered and ending in a parapet below a steep tiled roof with square dormers. The facade above the ground floor in two unequal sections, each of 1 window, each fully plastered and each separately bound with long-and-short quoins. The broader section has a gently curved central bow which rims right up into the coping of the parapet; the broad bow-window is of C19 3-light type.

Nos 16 to 26 (consec) form a group.

Listing NGR: TL1843029154

Legacy

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

Legacy System number: **161495**

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

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End of official list entry

22, HIGH STREET

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1347589**

Date first listed: **13-Apr-1951**

List Entry Name: **22, HIGH STREET**

Statutory Address 1: **22, HIGH STREET**

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](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **22, HIGH STREET**

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

County: **Hertfordshire**

District: **North Hertfordshire (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TL 18428 29150**

Details

1. 5255 HIGH STREET (East Side) No 22 TL 1829 SW 1/57 13.4.51.

II GV 2. Earlier C18 house of 2 storeys in blue brick dressed with red. Deep modillioned cornice below a steep tiled roof, hipped at the Northern end, with three round-headed dormers. Ground floor, all modern shop-windows; in upper storey, a slightly projecting bay, dressed in red, contains the central window of 5 sashed windows, all in broad flush frames. The cornice over this central bay is raised by an extra dentil course and breaks out upwards through the bottom of the roof.

Nos 16 to 26 (consec) form a group.

Listing NGR: TL1842829150

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **161496**

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

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End of official list entry



[Back to top](#)