



Planning, Design and Access Statement together with a Heritage Statement

On behalf of Mr and Mrs Harrison

HOUSEHOLDER APPLICATION –

**INSTALLATION OF 2X AIR SOURCE HEAT PUMPS AND BATTERIES
AND REMOVAL OF EXISTING OIL TANK AT GLEBE HOUSE, CHURCH
LANE, REED, SG8 8AL.**

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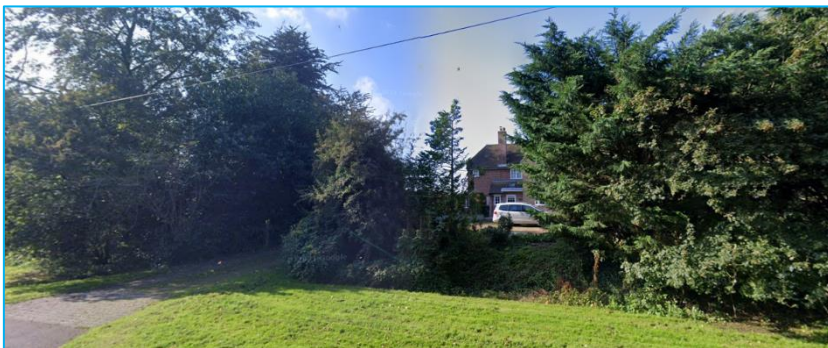
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1 INTRODUCTION

- 1.1 This combined Planning, Design and Access Statement together with a Heritage Statement has been prepared to support a householder planning application for the installation of 2 x air source heat pumps, battery and the removal of the existing oil tank to the rear of the host dwelling at Glebe House, Church Lane, Reed, SG8 8AL.
- 1.2 This Statement explains the design thinking behind the application for planning permission. It includes a written description of the proposal, its setting, considers the planning history and planning policy, and provides justification for the proposal with regard to the Development Plan and taking into account any material considerations.
- 1.3 The application should be in conjunction with a recently submitted application for the siting of an array of solar panels. However, this application like that application must be assessed on its merits.

2 THE SITE AND SURROUNDINGS

- 2.1 The site is located to the south of the built-up form of Reed, which is a rural village located to the east of the A10, approximately 4km south of Royston. The site is situated on the west side of Church Lane and within the Conservation Area. There is one listed building (grade I listed Church of St Mary) and three non-designated heritage assets within 100m of the site. The site is designated as Rural Area beyond the Green Belt.
- 2.2 The site consists of the main dwelling house, a detached double garage and landscape gardens, as pictured adjacent. The front elevation of the application dwelling is south-facing, and the public highway lies to the east. The application dwelling is set back from public highway by approx. 25m. By virtue of mature natural boundary treatment, views into the site are heavily obscured (image from the street scene below).



3 RELEVANT PLANNING HISTORY

- 3.1 80/00093/1 - Erection of two storey rear extension and additional garages and store – granted 29 February 1980.
- 3.2 07/00246/1 – Change of use of land from agricultural to domestic garden use – granted 20 March 2007.
- 3.3 08/00232/1HH – Two storey side and rear extension. Detached double garage following demolition of existing garage – granted 06 March 2008.
- 3.4 10/02208/1HH – New double garage with store at the rear (as variation of permission granted under ref 08/00232/HH), new wooden garden shed and erection of wall to run between new double garage and house for screening – granted 02 November 2010.
- 3.5 10/02971/1NMA – Insert window into gable ends of proposed double garage (non-material amendment to planning application 10/02208/1HH) – granted 17 December 2010.
- 3.6 13/02644/1HH – Two storey front extension – granted 12 December 2013.
- 3.7 22/03262/FPH = Part single storey, part two storey rear extension to include hip to gable roof extension, single storey side extension and erection of detached single storey for storage of equipment/storage outbuilding following removal of existing detached shed. Granted 1st February 2023.

4 PLANNING POLICY AND GUIDANCE

- 4.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for this area includes the North Hertfordshire Local Plan 2011-2031.

Local Plan 2011-2031

- 4.2 **Policy D1: Sustainable Design** confirms that permission will be granted where development proposals adhere to the criteria set out, such as respond positively to the sites context, take all reasonable opportunities to reduce energy consumption and waste, enhance the public realm, maximise accessibility, future proof technology and lifestyle, retain existing vegetation and appropriate new planting and have regard to the Design SPD and other relevant guidance.
- 4.3 **Policy D2: House Extensions, Replacement Dwellings and Outbuildings** confirms that planning permission for house extensions will be granted where:
- a. The extension is sympathetic to the existing house in height, form, proportions, window details and materials;
 - b. Pitched roofs are used where appropriate, particularly if the extension is more than the height of a single storey;

- c. Rear extensions do not dominate adjoining properties and are well related to the levels of adjoining properties, the direction the house faces and the distance between the extension and the windows in the next door properties; and
- d. Side extensions, at first floor level or above, adjoining a residential plot to the side are at least 1 metre from the boundary to ensure there is no adverse impact on the character of the streetscene.

4.4 **Policy D3: Protecting Living Conditions** states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. If the Council is not satisfied that mitigation proposals would address the identified harm, development proposals will not be permitted.

4.5 **Policy T2: Parking** requires the minimum parking standards to be met as set out at Appendix 4, which confirms two space required for 2+ bedroom dwellings as well as one visitor space.

National Planning Policy Framework (“Framework”)

- 4.7 This document sets out the Government’s planning policies for England and how these are expected to be applied.
- 4.8 It confirms that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 4.9 It confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarized as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.10 It identifies three overarching objectives in achieving sustainable development. These are economic, environmental and social. These are independent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives.
- **The Economic Objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - **The Social Objective** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

- **The Environmental Objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 4.11 It confirms that at the heart of the Framework is a presumption in favour of sustainable development and paragraph 11 states that plans, and decisions should apply a presumption in favour of sustainable development.
- 4.12 It confirms that in support of the Government’s objective to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without unnecessary delay.
- 4.13 It confirms that small and medium sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- 4.14 It confirms that significant weight should be placed on the need to support economic growth and productivity.
- 4.15 It confirms that within rural areas the use of previously developed land and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 4.16 It states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact upon highway safety, or the residential cumulative impacts on the road network would be severe.
- 4.17 It confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes, while safeguarding and improving the environment and ensuring safe and healthy living conditions and making as much use as possible of previously developed land.

- 4.18 It addresses the requirement for designing high-quality buildings and places. Paragraph 134 confirms that development which is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 4.19 It states that the planning system should support the transition to a low carbon future in a changing climate. It should encourage the reuse of existing resources.
- 4.20 It highlights that planning decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Decisions should minimise impacts on and provide net gains for biodiversity.
- 4.21 It confirms that due weight should be given to development plan policies according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

5 ANALYSIS

5.1 From an assessment of the site and a review of planning policy, it is considered that the main determining issues, in this case, are as follows:

- Principle of the development;
- Effect upon the character and appearance of the area;
- Impact upon the living conditions of neighbours and occupiers;
- Impact upon highway safety;
- Impact upon the heritage assets (to include a Heritage Statement).

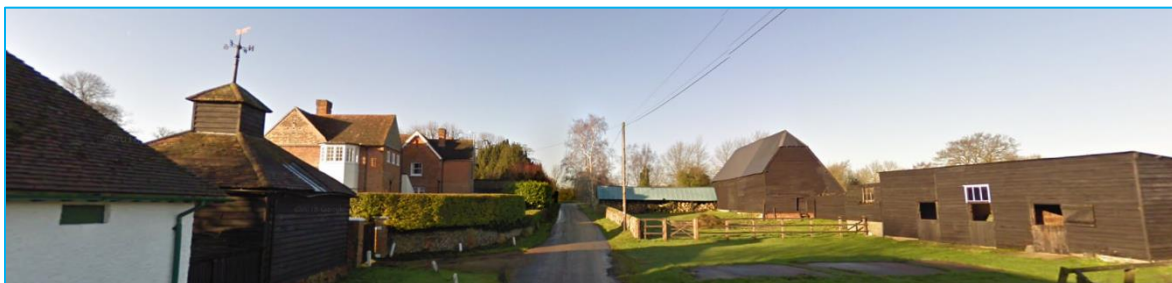
Principle of the development

5.2 As the proposal is for householder development to an established dwelling house the proposal would be acceptable in principle. The proposal falls to be considered on its merits, including the effect upon character and appearance of the area as discussed below.

Effect upon the character and appearance of the area

- 5.3 The character and appearance of the surrounding area provides the design context for the proposal. Once the context has been assessed along with the appearance and character of the site, it is then appropriate to assess the features of the proposal under consideration in terms of its design.
- 5.4 The surrounding context¹ is rural residential development whereby each dwelling (or group of dwellings in the case of the terraced properties) encompass their own character in terms of scale, form, materials, layout and bulk (images below/overleaf). Most dwellings are detached although there is a row of terraced dwellings approx. 130m south of the site along Church Lane. Many of the dwellings are pre 1st World War as identified on the Reed Village Map attached to the Design SPD, with farmsteads of medieval origins and later C18-C20 dwellings albeit with later alterations and additions. There is a modern barn conversion 'The Grain Barn' approx. 300m southwest of the site (pictured overleaf). While there is some use of stone and galvanized sheet steel in the area, the most common materials are brick and render with dark timber barns/outbuildings as a characteristic feature. The residential plots are predominantly irregular in form and vary in scale albeit generally large and well landscaped, set amongst open agricultural fields contrasting with a strong wooded landscape beyond.

- Images of surrounding dwellings / outbuildings –



¹ The immediate area outside of the built-up form of Reed (south).



The Grain Barn

- 5.5 The application site itself encompasses its own individual character as per the other residential properties in the area. The site consists of the main red brick dwelling house (identified as a pre 1st World War building on Reed Village Map attached to the Design SPD, although the Applicant advises it was built in approximately 1939-1940 to their knowledge), with modern extensions as shown through the planning history. It is well set-back from the road (25m), with landscaped gardens and a detached 'barn-style' double garage in dark timber that lies immediately

northeast of the dwelling in close proximity to the east boundary of the site. The front elevation of the application dwelling is south-facing, and the public highway lies to the east. By virtue of mature natural boundary treatment, views into the site are heavily obscured.

- 5.6 Given the size and scale of the proposal and its location on site there will be no adverse impact on the character and appearance of the area.

Impact upon the living conditions of neighbours and occupiers

Neighbours

- 5.7 Given the size and scale of the proposal and its location on site together with the distance to neighboring properties, there would no adverse impact upon neighbours. Manufacturing details are provided which provides an indication of noise omissions.

Impact upon the heritage assets

- 5.8 The site is located within the Conservation Area and within the setting of a grade I listed building and three non-designated heritage assets. The impact of the proposed development upon the setting and significance of the designated and non-designated heritage assets is assessed within the Heritage Statement below, which concludes that the impact of the proposal upon the setting and significance of the heritage assets is neutral and thus there is no harm to the significance of the heritage assets and the relevant paragraph of the Framework is not triggered. The proposal therefore complies with Section 16 of the Framework.

6 HERITAGE STATEMENT

Relevant Legislation & Policy

Statutory Constraints

- 6.1 There is a statutory duty under the provisions of Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for special regard to be given to the desirability of preserving listed buildings and their settings or any features of special architectural or historic interest which it possesses.
- 6.2 There is a statutory duty under the provisions of Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special attention to the desirability of preserving or enhancing the character or appearance of the area.

National Planning Policy Framework (“Framework”)

- 6.3 Applicants should describe the significance of any heritage assets affected, including any contribution made by their setting.
- 6.4 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 6.5 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- 6.6 Where a proposal will lead to substantial harm to (or total loss of significance of) a designated heritage asset, LPA's should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 6.7 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of the proposal including, where appropriate, securing its optimum viable use.
- 6.8 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Methodology for Assessment

The Key Documents

- 6.9 In line with best practice advocated within Historic Environment Good Practice Advice No.2 (Planning Note 2) & No.3 (Planning Note 3), and Conservation Principles have been used for this assessment attached to Appendix GC-1, GC-2 and GC-3 respectively.

Heritage Significance

- 6.10 In the Framework, heritage significance is defined as:

“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.”

Heritage Value

- 6.11 Planning Note 2 gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset. In order to do this, Planning Note 2 also advocates considering the four types of heritage value an asset may hold as identified in Conservation Principles, *aesthetics, communal, historic and evidential*. These essentially cover the heritage ‘interests’. Conservation Principles provides further information on the heritage values, it identifies:

- **Evidential value:** Evidential value is the potential of a place to yield evidence about past human activity. This value is derived from physical remains, such as archaeological remains, and genetic lines.

- **Historical Value (illustrative and/or associative):** Historical Value is the way in which past people, events and aspects of life can be connected through a place to the present. It would be **illustrative or associative**. Illustration is the perception of a place as a link between the past and present people and depends upon visibility. In contrast, associative value need not necessarily be legible as an asset, but gives resonance through association with a notable family, person, event or movement. For example, the association of Chartwell, now owned by the National Trust, with Winston Churchill.
- **Aesthetic value:** Aesthetic value is the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal Value:** Communal value is the meanings of a place for the people who relating to it, or for whom it figures in the collective experience or memory.

6.12 Significance results from a combination of any, some or all of the values described above.

6.13 Listed Buildings and Conservation Areas are designated for their special architectural and historic interest.

Assessing Significance including any Contribution from the Setting

6.14 As previously noted, the Framework confirms that “*significance derives not only from a heritage asset’s physical presence, but also from its setting.*”

- 6.15 As defined by the Framework, the setting of a heritage asset is *“the surroundings in which a heritage asset is experienced. Its extent is not mixed 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.”*
- 6.16 Planning Note 3 documents how alteration to setting should be assessed. Important to this application are Steps 1-3, as listed below.
- Step 1 - identify the heritage assets affected and their settings.
 - Step 2 - assess whether, how, and to what degree settings make a contribution to the significance of the heritage asset(s).
 - Step 3 - assess the effect of the proposed development on the significance of the assets(s).
 - Step 4 – explore ways to maximise enhancement and minimise harm.
 - Step 5 - make and document the decision and monitor outcomes.
- 6.17 Planning Note 3 confirms that understanding the level of significance is important as it provides the essential guide as to how the policies should be applied. There are four key levels of significance, these are –
- 1) Designated heritage assets of the highest significance comprising Grade I and II* Listed buildings; Grade I & II* Registered Parks and Gardens; Scheduled Ancient Monuments; Protected Wreck Sites, Registered Battlefields and some conservation areas;
 - 2) Designated heritage assets of less than highest significance comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens and some conservation areas;

- 3) Non-designated heritage assets such as archaeological remains and locally listed buildings.
- 4) Sites, buildings or areas of no heritage significance.

Assessing Harm

- 6.18 The assessment of harm is articulated in terms of policy and law that the proposal will be assessed against. As part of this, setting may be a consideration. This statement follows the process advocated in Planning Note 3, and fundamental to this is identifying what aspects of the setting contribute to the significance of the heritage asset(s) and why. However, it should be noted that setting is not a heritage asset nor a heritage designation. It is necessary to consider any impact on the significance of a heritage asset itself through changes to setting.
- 6.19 When assessing the impact of a development upon the significance of a heritage asset, the following levels of harm may be identified: **substantial harm, less than substantial harm, and no harm**. There are differing levels of impact within each of these categories.

Assessment

Identification of the Heritage Assets

6.20 The site is located within Reed Conservation Area, which is a designated heritage asset. Furthermore, from a search of local and national data records concerning the Historic Environment, within a search area of approx. 100m from the application site (as appropriate with regard to the nature of the proposal which is extensions to an existing dwelling) the following heritage assets are identified from the following sources:

- ❖ The Hertfordshire Historic Environment Record (HER) and St Albans Urban Archaeological Database (UAD);
- ❖ The National Heritage List for England,
- ❖ The National Monument Record (NMR).

National Heritage List for England

- 6.21 There is one building within the study area listed as being of architectural or historic interest, which is the Grade I listed Church of St Mary
- 6.22 The identified listed building is described as *“Parish church. Early C11. Chancel rebuilt mid C14. Tower of C13 or C14 raised with other alterations in C15. Restored with S porch added 1863-4 by Slater. Coursed flint rubble with Barnack stone and clunch dressings. Red brick repair. Some cement rendering. Tiled roofs...”*
- 6.23 There is also one scheduled monument within the study area, which is the double moat and fishpond at Queens Manor (now known as Queenbury). It is a large, moated site sold to Queen Eleanor by Henry III and is a double island moated site situated on the eastern side of Reed village. The site consists of a large, moated enclosure, in the south-east quadrant of which is a smaller moated enclosure, and an

associated fishpond. The north-east corner of the larger moat is built over and believed to be heavily disturbed and is not included in the scheduling.

Hertfordshire HER and St Albans UAD

- 6.24 A review of the HER within approx.100m from the site identifies three heritage assets, including the Grade I listed Church of St Mary and the double moat and fishpond which is a schedule monument (described above). The remaining search result is described below.

HER No.	Address	Summary Description
18255	SITE OF VILLAGE POUND, CHURCH LANE, REED	Post-medieval animal pound beside the parish church (1501 AD to 1900 AD)

National Monuments Record

- 6.25 No entries identified within the study area.

The Significance of the Identified Heritage Assets – including any Contributions from the Setting

- Reed Conservation Area -

- 6.26 Reed Conservation Area was designated in 1974. The character and special interest of the Conservation Area is identified within the Reed Conservation Area Character Statement (2019), with the distinctiveness of the Conservation Area deriving from:
- Four lanes enclosing a central square area of open farmland;
 - Presence of several moated sites;
 - Prevalence of dark painted weatherboarding among domestic historic buildings which enhances the rural feel to the area;
 - Unusual early medieval plan comprising a collection of buildings scattered around three greens;
 - Groups of historic cottages and farmsteads;
 - Low density of historic and modern buildings fronting country lanes;
 - Openness; no suburban quality and predominantly an abundance of space in between properties;
 - Historic buildings, many of which are listed, including the Church of St Mary;
 - Mature trees provide an almost continuous coverage along narrow country lanes, forming distinctive avenues which connect modern housing, historic cottages and farmsteads to the church and country houses.
- 6.27 The Character Statement confirms that the historic buildings in the Conservation Area are arranged in a loose, organic pattern, with several exhibiting later extensions. In the areas surrounding the church (in south and western areas), buildings tend to comprise large country houses, former manorial sites and farm buildings. It identifies the use of different brick, render, timber cladding in the area. Glebe House (the application building) is identified as a building which makes a positive contribution to the character or appearance of the conservation area.

- 6.28 In terms of setting contributions, the wider landscape of open countryside farmland beyond the conservation area is considered to contribute to its significance, as this is the historic setting of the conservation area.
- 6.29 Given the level of historic and architectural interest within the conservation area including three scheduled monuments, nine grade II listed buildings and one grade I listed building, it is considered that Reed Conservation Area is of highest significance.

- Listed Building, Scheduled Monument and Archaeology –

- 6.30 The identified Grade I listed Church and the Scheduled Monument at Queens Manor (double moat site) are of highest significance. St Mary's Church (Grade I) encompasses evidential, historical, aesthetic and communal value, marking the focal point of the historic settlement with Saxon work in the nave. The double moat site derives its significance from its evidential and illustrative historic value in association with Queen Eleanor.
- 6.31 The only archaeological finding in the area is the medieval animal pound. Archeological findings are generally be considered non-designated heritage assets. However, some may be considered of equivalent significance to scheduled monuments and thus should be considered subject to the policies for designated heritage assets. In this case, it is considered that the identified archaeology is a non-designated heritage asset.

- Non-designated heritage assets –

- 6.32 The historical value of the identified medieval animal pound is not of national heritage significance, although it has some degree of local significance due its historic fabric and illustrative value. This non-designated heritage asset is of less than highest significance in the hierarchy of significance levels identified within the methodology.

The Impact of the Proposed Development upon the Significance of the Heritage Assets

- 6.33 The proposed development is for the installation of two Air Source Heat Pumps and batteries. The application includes the removal of the existing Oil Storage Tank. It is proposed to remove the oil boiler (not development).
- 6.34 It is contended that the proposed development would not depart from the existing context of the site and would therefore preserve the character and appearance of the conservation area and have a neutral impact the setting and significance of the designated and non-designated heritage assets. Therefore, it is argued that there would be no harm to the significance of the identified heritage assets. The relevant paragraphs of the Framework are not triggered, and no further assessment is required in this respect. The development should not be refused on heritage grounds.

7 PLANNING BALANCE

- 7.1 The proposal is acceptable in principle. The proposed development would not have a harmful effect upon the character and appearance of the area. There would be no adverse impacts upon the living conditions of neighbours. The proposed development would not cause any harm to the setting or significance of the identified heritage assets.
- 7.2 The proposal complies with the development plan and the Framework. The proposed development constitutes sustainable development and thus there lies a presumption in favour of the proposed development and planning permission should be granted.