

# BUILT HERITAGE STATEMENT

Codicote House, The Park, Heath Lane, Codicote, Hitchin, Hertfordshire,  
SG4 8YU

JCH01396

2

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## EXECUTIVE SUMMARY

This Built Heritage Statement has been researched and prepared by RPS, on behalf of Rysaffe Fiduciaires Sarl as Trustee of the Malt Trust. This report concerns Codicote House, The Park, Heath Lane, Codicote, Hitchin, Hertfordshire, SG4 8YU (hereafter referred to as “the Site”). The Site includes the Grade II listed Codicote House and its surrounding gardens. The report has been prepared to accompany planning and listed building consent applications for proposed alterations to the listed building and associated gardens. This report should be read in conjunction with the other documents and drawings that form part of those applications.

The Site contains the Grade II listed Codicote House (“Codicote Lodge”, NHLE ref: 1296186) and also lies within the Codicote Conservation Area. No other built heritage assets will be affected by the proposed development.

The Site is the location of a consented sun room extension to Codicote House, located to the west of the nineteenth century service wing to the building (ref: 21/01513/LBC and 21/01512/FPH). While consented in 2021, this sun room extension has not yet been constructed. The proposed development concerns the further extension of the consented sun room to create a covered external dining area, and minor alterations to the footprint and façade of the consented sunroom to create a more harmonious architectural response.

Due to the considered location, design, and architectural expression of the proposals, it is concluded that the proposed alterations would have no impact on the significance of the Grade II listed host building, thus preserving its special architectural and historic interest. Through their minimal form and considered design, the proposals would also have no impact on the significance of the Codicote Conservation Area, thus preserving its character and appearance. The proposals therefore accord with all relevant legislation and local and national policy in terms of built heritage.

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# 1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS, on behalf of Rysaffe Fiduciaires Sarl as Trustee of the Malt Trust. This report concerns Codicote House, The Park, Heath Lane, Codicote, Hitchin, Hertfordshire, SG4 8YU (hereafter referred to as “the Site”). The Site includes the Grade II listed Codicote House and its surrounding gardens. The report has been prepared to accompany planning and listed building consent applications for proposed alterations to the listed building and associated gardens. This report should be read in conjunction with the other documents and drawings that form part of those applications.
- 1.2 The Site contains the Grade II listed Codicote House (“Codicote Lodge”, NHLE ref: 1296186) and also lies within the Codicote Conservation Area. No other built heritage assets will be affected by the proposed development.
- 1.3 The Site is the location of a consented sun room extension to Codicote House, located to the west of the nineteenth century service wing to the building (ref: 21/01513/LBC and 21/01512/FPH). While consented in 2021, this sun room extension has not yet been constructed. The proposed development concerns the further extension of the consented sun room to create a covered external dining area, and minor alterations to the footprint and façade of the consented sunroom to create a more harmonious architectural response. The proposed development therefore has the potential to affect the significance of the Grade II listed Codicote House and the Codicote Conservation Area.
- 1.4 This report has therefore been prepared in line with paragraph 194 of the National Planning Policy Framework (NPPF). It assesses the significance of the heritage assets that have the potential to be affected by the proposed development. This report also provides an assessment of the impact of the proposals on their significance.
- 1.5 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably *GPA 2: Managing Significance in Decision-Taking in the Historic Environment* and *GPA3: The Setting of Heritage Assets*, has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.6 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

## 2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

### Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from sections 16 and 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

### National Planning Policy

#### National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset 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*'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under '*Considering potential impacts*' paragraph 199 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

## National Guidance

### Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
  - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
  - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

### Overview: Historic Environment Good Practice Advice in Planning

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

### GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

### GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.22 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.23 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.24 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way

in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

- 2.25 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.26 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.27 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
  2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
  3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
  4. Explore ways to maximise enhancement and avoid or minimise harm; and
  5. Make and document the decision and monitor outcomes.

### **HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)**

- 2.28 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.29 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.30 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

### **Local Planning Policy**

- 2.31 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.
- 2.32 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.
- 2.33 The following Local Planning Policy is directly relevant to built heritage aspects of the scheme:

## **North Hertfordshire District Local Plan No.2 with Alterations**

- Policy 28: House Extensions

## **Supplementary Planning Documents**

- Design SPD (July 2011)

## **North Hertfordshire Draft Local Plan 2011-2031**

### **Strategic Policies:**

- SP1: Sustainable development in North Hertfordshire
- SP9: Design and sustainability

### **Development Management Policies**

- D2: House Extensions and Replacement Dwellings
- HE1: Designated heritage assets

## **Codicote Conservation Area Character Statement (2019)**

- 2.34 This document was prepared on behalf of North Hertfordshire District Council to inform future development within the Codicote Conservation Area.

### 3 HISTORIC BUILT ENVIRONMENT APPRAISAL

#### Historical Development

##### Codicote

- 3.1 The settlement of Codicote may have origins in the Saxon period and is recorded in the Domesday book as a village owned by St Albans Abbey. The Parish Church of St Giles, located to the north east of the historic centre of the village, has built fabric dating from the twelfth, thirteenth and fifteenth centuries. The settlement became a market town in the thirteenth century, which encouraged growth and prosperity.
- 3.2 The village is centred around a small green, which was likely the location of the historic market. Over time, the open space of this green has been constrained by surrounding development. This open space retains one sixteenth century building, the George and Dragon. Aside from this open space, the urban plan of the village is broadly linear. Built form located either side of the High Street, which runs north-south. The oldest buildings are located along the High Street to the south of the green. Later buildings, predominantly dating from the eighteenth and nineteenth centuries, are located to the north. Following the intensification of the High Street, development was subsequently clustered on the eastern side of the High Street. Nineteenth and twentieth century development created an urban link between the High Street and the nearby church.

##### Codicote House

- 3.3 The Site includes Codicote House, which is located in expansive grounds to the west of the village. While a sketch image of a Tudor style house appears in historic parish maps, it is likely that the current house was constructed, or rebuilt during the late eighteenth century. A historic drawing from this period, recorded in an undated sketch in the Hertfordshire Records Office (not reproduced here), shows a Palladian style building similar to the oldest part of the building. The House was historically known as “Codicote Lodge”. A building with roughly the same footprint as the extant oldest part of the House can be seen in mapping from 1810 (see fig. 2)
- 3.4 The Tithe map of 1841 (see fig. 3) is the first detailed cartographic recording of the building. This shows the oldest part of the building comprising two projecting wings and the east front and two canted bays on the west front.
- 3.5 The large servants wing was added to the building by Joseph Busk, who was resident in the house from 1850 onwards (the list description dates this wing to c.1870, and it first appears on historic mapping from 1881, see fig. 4). Busk also altered the two projected bays to the western front. Between 1882 and 1896 a large conservatory was added to the east side of the house (see fig. 5). The tenant at this time was Walter Spencer.
- 3.6 The twentieth century saw more dramatic change within the house, under the ownership and direction of Everard Smith. Smith bought the building in 1909 and oversaw the redesign of the interiors in a revival of the early Georgian style. Smith also removed the rear extension (see historic mapping from 1924, fig. 6) and had enlarged the servants wing by 1937 (see fig. 7). This period saw the installation of the large, timber, pedimented porch to the house (although this has since been altered). Frank Sidney Chesterton was responsible for these works, an architect who was known for other Georgian revival designs during this period.
- 3.7 The building passed to the Cory-Wright family in the latter half of the twentieth century. This was a period of little change (see figs 8-9). However, a number of substantial alterations were made following the purchase of the House by Mr Yates in 1990. These included:
- The sale of land and buildings within the estate;
  - Alterations to the service wing;

- A new secondary entrance constructed to the east front, connecting to a newly formed hall and new stairs;
- Several service rooms were combined into a large kitchen;
- A new opening was constructed in the west wall of the kitchen to the garden;
- Laying out of the present garden; and
- The construction of a new detached garage block to the south of the house in 2001.

3.8 The building has been the subject of a number of consented planning and listed building consent applications during the twenty-first century. Principally these include:

- The refurbishment of the upper floor of the building (ref: 16/03282/1LB);

3.9 In addition, the listed building has been the subject of a number of consented planning and listed building consent applications that have not yet been implemented. These comprise:

- Alterations to the service wing and a Sun Room extension (ref: 21/01513/LBC and 21/01512/FPH); and
- The infill of a courtyard to the servants' wing and associated removal of a spiral staircase (ref: 19/01578/FPH and 19/001579/LBC).

### Identification of Heritage Assets

3.10 The Site contains the Grade II listed Codicote House ("Codicote Lodge", NHLE ref: 1296186). It also lies within the Codicote Conservation Area. The proposed development therefore has the potential to affect the significance of both heritage assets.

3.11 A search area of 250 metres was used to identify any further built heritage assets that may have the potential to be affected by the proposed development through alteration of their setting. Fig. 12 illustrates those built heritage assets that lie within this search radius. However, there are no known historic or functional links between these heritage assets and the Site. Furthermore, at the scale and form proposed, the proposals will not be appreciable as part of the setting of these built heritage assets due to interceding planting, topography and development. It is therefore considered that the proposals would have no impact on their significance, or how their significance is appreciated. They have therefore been discounted from further assessment.

### Assessment of Significance

#### Codicote House, Grade II Listed Building

##### Description and History

3.12 The Site contains the Grade II listed Codicote House. A detailed history of Codicote House can be found above. The original phase of the building was constructed in the late eighteenth or early nineteenth century. This oldest part of the building is a neo-classical country house, with projecting wings and a pedimented central element to both its east and west facades. The building has projecting bays to the west front, and square projecting elements to its east front. Rising to two storeys with a parapet, the building has sash windows throughout.

3.13 The listed building also includes a large nineteenth century service wing, with a number of later additions and alterations. The nineteenth century service wing rises to two storeys, with a shallow pitched and hipped slate roof. While this part of the building also has sash windows, the proportions and detailing are more utilitarian than the central house, reflecting its ancillary status.

3.14 Planning and listed building consent has been granted for additional extensions and alterations, which have not yet been implemented. These include a sun room extension to the service wing,

originally consented in November 2018 (18/02280/FPH and 18/02281/LBC) and later renewed in 2021 (21/01513/LBC and 21/01512/FPH). This was described as:

*“External modifications to lobby entrance of service range. Enlargement of rear door opening to service wing and insertion of french doors with side lights. Erection of a new brick garden room to west elevation of the service range. Internal alterations to ground floor of service wing.”*

- 3.15 The consented sun room would provide a considered addition to the service wing at ground level. It was designed to respond to the host building in terms of composition, detailing, and overall form, whilst remaining a light touch, clearly modern development.
- 3.16 Planning Permission and Listed Building Consent have also been granted for alterations to the existing courtyard at the Site, involving the removal of the spiral stairs, the raising of the existing courtyard walls and the part enclosure of this space to form a two storey gabled addition. This was consented in 2019 (ref: 19/01579/LBC and 19/01578/FPH) but has not yet been implemented.

### Assessment of Significance

- 3.17 The significance of the Grade II listed building lies in its architectural and historic interest as a late eighteenth or early nineteenth century country house, with architectural features indicative of these eras of construction. The significance of the building lies primarily in its historic core, originally constructed as “Codicote Lodge”. The building’s composition and architectural features are indicative of its late Georgian era of construction and contribute to its significance. Features contributing to the architectural interest of the building include the sash windows, the proportions of the façade, and its projecting canted bays and central pediment. The building has historic interest through the age of its built fabric and its architectural style, which is indicative of its era of construction. The building also has historic interest as it was constructed in the location of an older building which has since been demolished.
- 3.18 The large servants’ wing was constructed in the nineteenth century, and is of generally secondary significance to the main part of the building. This part of the building has also seen many alterations, which have also minimised its significance. This part of the building has historic interest through the age of its built fabric, and architectural and historic interest through its simple paired back design. This illustrates that it is lower in the historic hierarchy of spaces within the building and is representative of the servants’ status. This part of the building therefore makes a lesser contribution to the significance of the listed building than the older principal core.
- 3.19 This assessment focusses upon the area to the west of the servants’ range. This is currently an open terrace and garden, but a sunroom has been consented to this part of the building. This is an ancillary part of the building, constructed later than the main house in 1870. Consequently, it ranks lower down within the historic hierarchy of spaces within the listed building and contributes less to its significance as a whole. This part of the building therefore has more tolerance to change in heritage terms.
- 3.20 While representing an increase in built form to the ground floor of the servants’ wing, the consented sun room would make a neutral contribution to the significance of the building due to its considered design and clearly modern form. The modern, subservient form of the proposals will allow it to be clearly read as a new addition to the building, and retain the legibility of the phases of the building. The considered design of the sun room subtly references the architectural language and composition of the host building while avoiding pastiche, meaning it provides a contextually appropriate response.

## Codicote Conservation Area

### Description and History

- 3.21 The Codicote Conservation Area encompasses the historic centre of the village of Codicote. A detailed history of the settlement of Codicote can be found above. In summary, of Saxon origin, the village was owned by the Abbey of St Albans and gained a market during the medieval period. The village experienced periods of expansion in the eighteenth and nineteenth century, which saw new buildings being constructed and refaced along the High Street. The conservation area also includes Codicote House and grounds to its western extents. Once known as “Codicote Lodge”, this is a large house likely dating from the eighteenth century constructed in the location of an older dwelling.

### Assessment of Significance

- 3.22 The significance of the conservation area is derived from its character and appearance as the remains of a historic village once owned by the Abbey of St Albans. The character of the conservation area is defined by the historic route of the High Street, and centred on the village green. The open space of the green provides a focal point that allows for an understanding of this area as the likely location of a historic market. This area is also fronted by the oldest extant building in the conservation area, the sixteenth century George and the Dragon. Other open spaces within the conservation area include the area around Codicote House, which allow for an understanding of this part of the area as the grounds of a former historic country house.
- 3.23 The built form within the conservation area also contributes to its character and appearance. The historic buildings fronting the village green allow for an understanding of its historic interest as an important open space. The later buildings fronting this area, while of less historic interest, are still some of the largest in the conservation area. These help to demark this area as an important open space. Buildings of note include the eighteenth century Pond House and the early twentieth century Bell Motel.
- 3.24 The later eighteenth and nineteenth century buildings along the High Street allow for an understanding of the linear development of the conservation area during this period. The conservation area also includes buildings along St Albans Road, which are more agricultural in character and historic use. This allows for an understanding of the historic rural character of the settlement.
- 3.25 Unifying built features within the conservation area also contribute to its character. These include the use of red brick and tiled roof, and the generally domestic, smaller scale of most of the buildings. This allows for a contrast with the larger buildings referenced above which demark important areas and spaces. The conservation area also has historic interest derived from its number of timber framed buildings, allowing for an understanding of the historic architectural vernacular of the area.

### Contribution of Site to Significance

- 3.26 The Site comprises Codicote House. Formerly known as Codicote Lodge, a history of this building is provided above. The Site contributes to the character of the conservation area through its special architectural and historic interest as a large country house, set within clearly demarked grounds and gardens. The footprint, scale, and neo-classical form and features of the building contribute to this character and appearance, along with the long history of the Site as the location of a former historic house.

## 4 PROPOSALS AND ASSESSMENT OF IMPACT

### Proposals

#### Proposed Development

- 4.1 The proposals include a number of elements that are the same as the consented scheme. These are identified in Section 5.0 of the accompanying Design and Access Statement prepared by BAM Design Architects in July 2022 (DAS) and include:
- The provision of a new traditional stone door-case to the secondary entrance on the east elevation of the service range;
  - The formation of a new opening to the west elevation of the service range and the removal of the recently inserted central door;
  - The proposed internal alterations to the heavily altered kitchen range; and
  - The proposed alterations to the garden levels to the west of the service wing and the renewal of paving to enhance the relationship between the house and garden.
- 4.2 However, the proposed development also involves the extension of the consented sun room to create a covered external seating area. Additionally, the proposals involve minor alterations to the footprint and façade of the consented sun room to create a more architecturally harmonious response to the garden room as a whole.
- 4.3 The proposals are fully detailed in the documents and drawings that form part of this application. The DAS describes the design response to the listed building, with comparison to the consented scheme.

#### Design Development

- 4.4 The architectural response to the listed building has been an important consideration throughout the design process. This has included the development of a number of options, see *Design Development* within Section 6.0 of the accompanying DAS, which demonstrates how the design response has been tailored to respond to the host building in terms of overall size and composition, whilst presenting a minimal departure from the consented scheme.

### Assessment of Impact

- 4.5 The proposed development would present an alteration to the Grade II listed Codicote House. This has the potential to affect its special architectural and historic interest. The potential impact of the proposals is, however, limited by a number of factors.
- 4.6 The proposed development is limited to the servants' wing of the building, which has more tolerance to change in heritage terms (see para. 3.18).
- 4.7 In addition, the proposed development would alter a part of the building that has already undergone change over time and further change is consented through the approved scheme. Other changes include the consented utilities extension (see para. 3.13 – 3.15) and the many internal changes that have been implemented. The proposed development would therefore affect a part of the listed building that has changed across the twenty-first century, with further changes consented.
- 4.8 In terms of overall layout, the proposals present a minimal departure from the consented scheme (see section 6.0 of the accompanying DAS). While the proposed development would see an increase in built form across the ground floor of the servants' wing when compared to the consented sun room, the design of the proposals minimises any potential impact. The size of the proposals has been carefully considered to provide the required external area whilst remaining subservient to the

host building. This is demonstrated in the *Options Appraisal* document prepared by BAM Design Architects. The extents of the servants' wing beyond are still visible.

- 4.9 Impact is further limited by the nature of the new covered seating area. The proposed additional area is an external space, comprising a covered canopy with open sides. This reduces the visual impact of the proposals and allows for views through to the façade of the original servants' wing. Additionally, the roof of the proposed external space includes large glass panels, further assisting with the sense of openness (see section 6.0 of the accompanying DAS).
- 4.10 The use of glass across the rest of the proposed sunroom also ensures high degree of visual permeability. The design also aligns the openings of the proposed sunroom with the adjacent historic openings (see section 6.0 of the accompanying DAS). As such, the proposed sun room extension and seating area still allows for an appreciation of the historic extents and features of the historic servants' wing and the rhythm of its facade, which allows for an appreciation of its significance.
- 4.11 The composition and architectural expression of the proposed development has been carefully designed to respond to the character of this part of the listed building, whilst representing minimal change from the consented sun room. The façade and footprint of the proposals have been redesigned to provide a more harmonious architectural response while also incorporating the covered seating area. To this aim, the proposals retain the design language of the consented sun room, which itself responds to the significance of the host building and was considered acceptable by the Council. As outlined in section 6.0 of the accompanying DAS *"The design of this revised garden room have been designed in a balanced design arrangement to keep the look of symmetry in elements and proportions and mass. The corner glazing is balanced with the opening to the other side, and with all the brick piers being of the same proportion to keep simplicity."* The design team have also aimed to retain a sense of balance and symmetry within the proposed facade in relation to the host building. The proposals also retain the horizontality of the consented design, which responds to the architecture of the original building (see Section 6.0 of the DAS). As described in section 5.0 of the accompanying DAS, this considered design also reduces the overall mass of proposals.
- 4.12 The detail design and overall appearance of the proposals also mitigates the potential heritage impact. This is discussed in Section 7.0 of the accompanying DAS. This assessment of impact has already detailed the heritage implications of the carefully considered relationship between the proposed and existing openings (see para 4.9 above). The DAS clarifies that this has been considered in terms of the oblique and unfolding views afforded to the listed building from its grounds, which also allow for the understanding of the significance of the listed building to be maintained.
- 4.13 The materials proposed are also the same as the consented scheme and include high quality detailing. This is considered to present an appropriate response in terms of the significance of the listed building through the proposed brickwork and glazing (see Section 7.0 of the accompanying DAS). Through its detailed design and materiality the proposals present a clearly new intervention that draws upon the design language of the host building. This clearly allows the phases of the building to be read whilst presenting a contextually appropriate addition which avoids pastiche, referencing both the architectural language of the host building and the design language of garden rooms (see section 7.0 of the DAS).
- 4.14 The proposals therefore eliminate any heritage impact through their form, scale, detailing, and overall architectural response. It is therefore considered that the proposed development would have no impact on the significance of the listed building, and thus preserve its special architectural and historic interest.

### Codicote Conservation Area

- 4.15 The proposed development would cause an alteration to one small element of the conservation area. This alteration would not be appreciable from the vast majority of the conservation area due

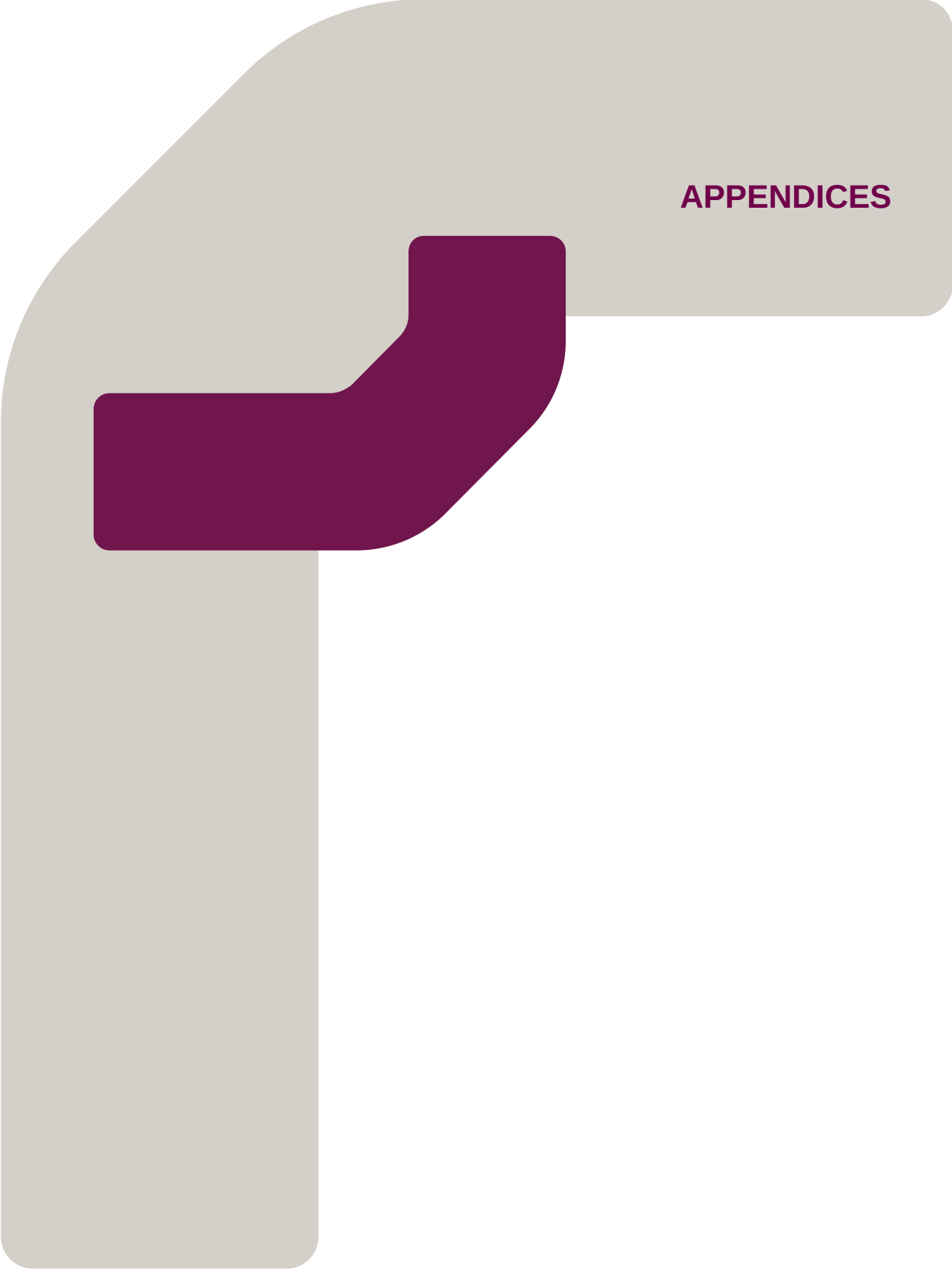
to the screened nature of the grounds of Codicote House. Where at all appreciable, the proposed development would present only a minor change from the consented sun room extension. As discussed within the assessment of impact of the listed building above, this change is located in a part of the conservation area with a higher tolerance to change, and has been carefully designed to respond to its built context.

- 4.16 It is therefore considered that the proposed development would not impact the character and appearance of the conservation area, thus preserving its significance.

## 5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed development at the Site. The Site includes the Grade II listed Codicote House and lies within the Codicote Conservation Area. No other built heritage assets have the potential to be affected by the proposals.
- 5.2 Due to the considered location, design, and architectural expression of the proposals, it is concluded that the proposed alterations would have no impact on the significance of the Grade II listed host building, thus preserving its special architectural and historic interest. Through their minimal form and considered design, the proposals would also have no impact on the significance of the Codicote Conservation Area, thus preserving its character and appearance. The proposals therefore accord with all relevant legislation and local and national policy in terms of built heritage.
- 5.3 This Built Heritage Statement meets the requirements of the NPPF (particularly paragraph 194) and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

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## APPENDICES

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# Appendix A

## Statutory List Description

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## FIGURES



Site Boundary (approximate)



Not to Scale:  
Illustrative Only



Figure 1

1766 Andrews and Dury Map



Site Boundary (approximate)

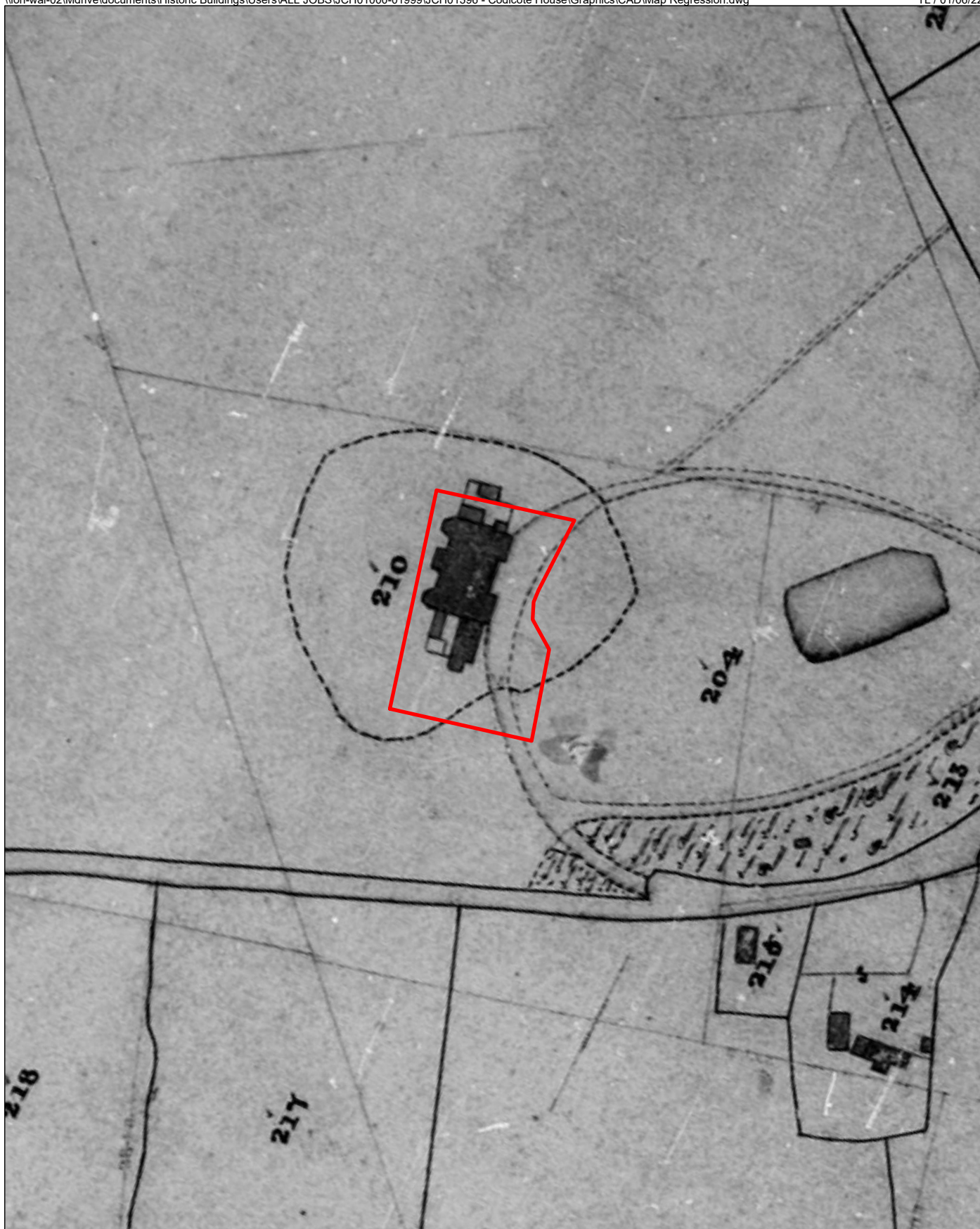


Not to Scale:  
Illustrative Only



Figure 2

1810 Ordnance Survey Drawing



Site Boundary (approximate)

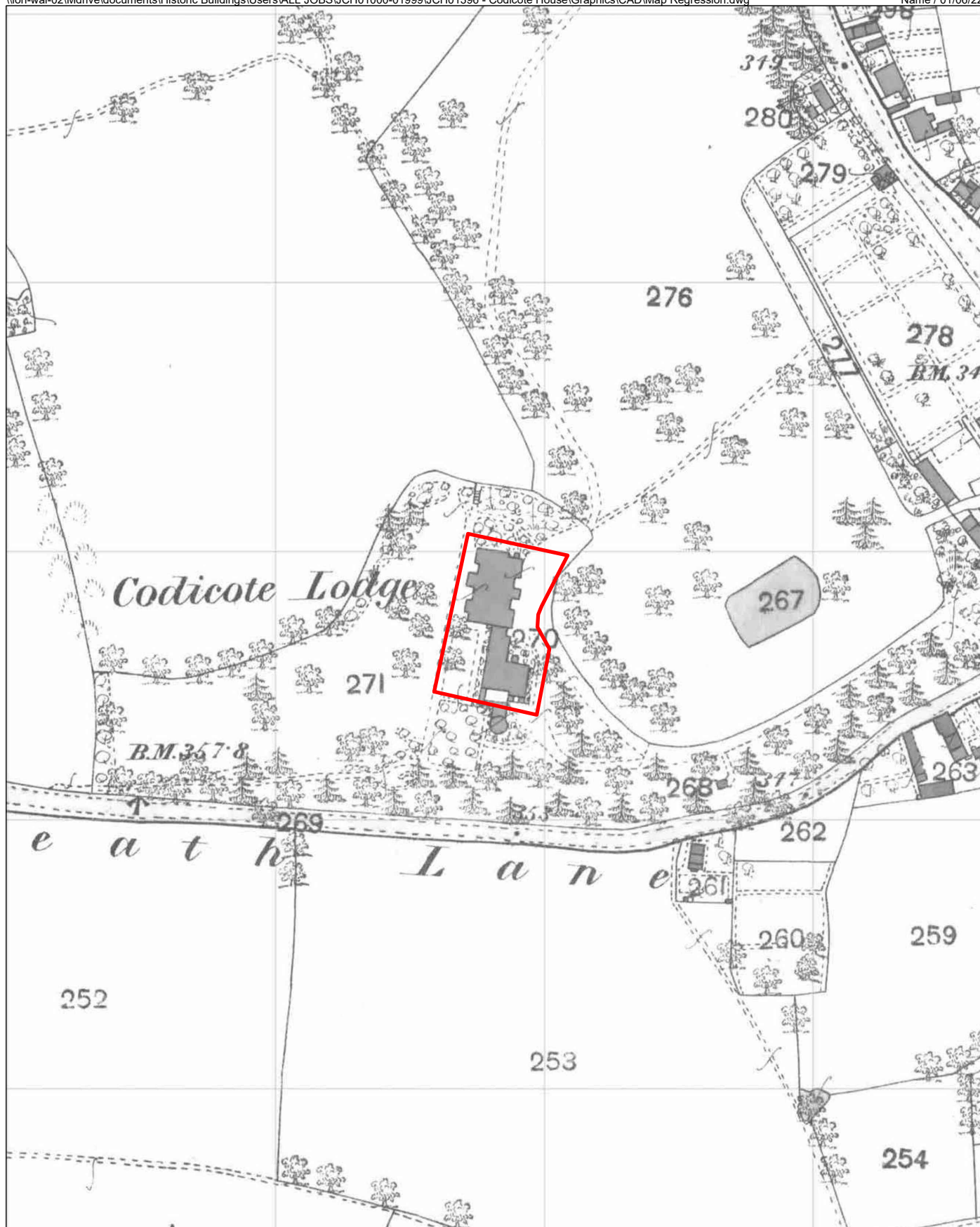


Not to Scale:  
Illustrative Only



Figure 3

1841 Codicote Tithe Map



 Site Boundary

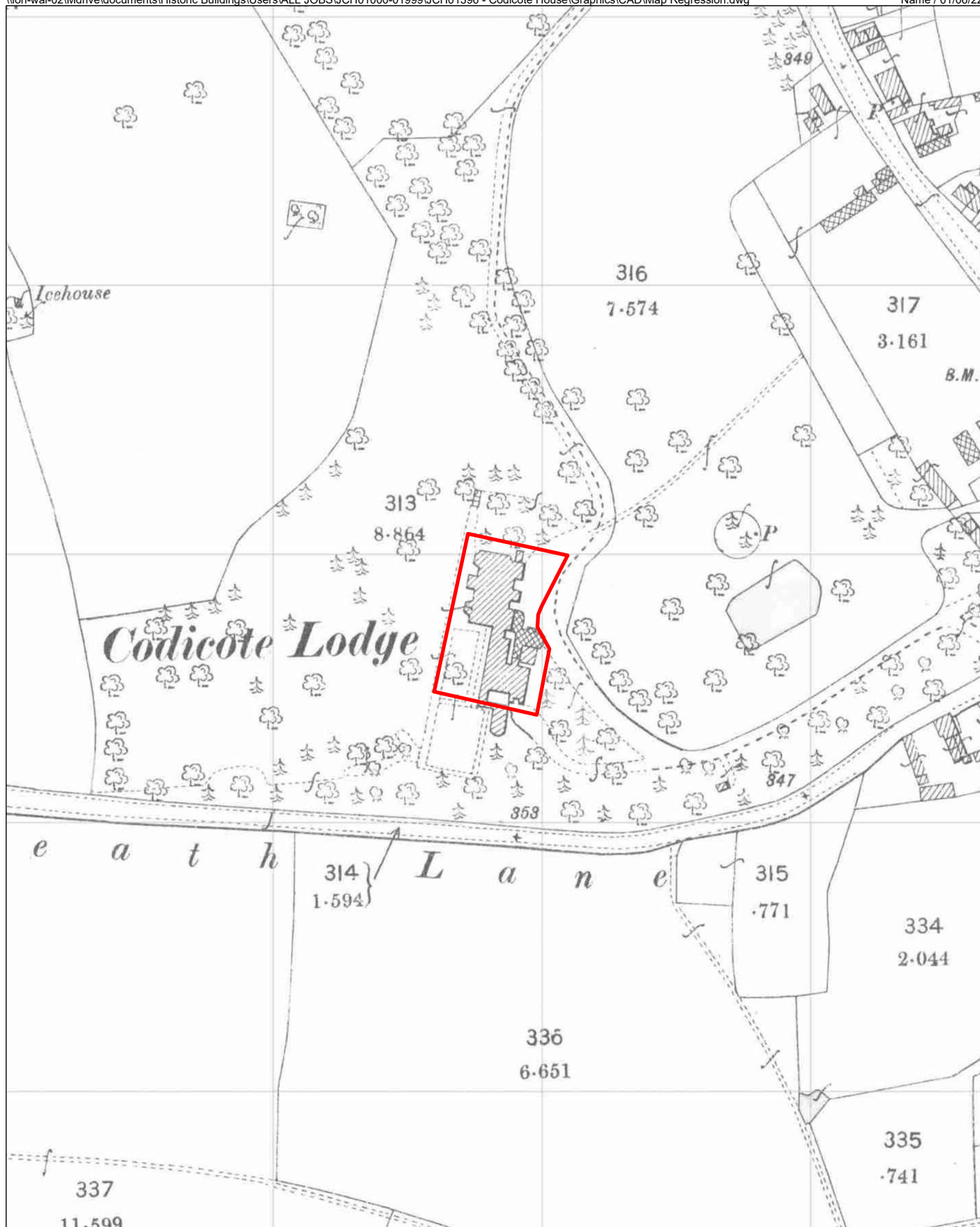


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Scale at A4: 1:2,000



Figure 4

1881 Ordnance Survey Map



 Site Boundary

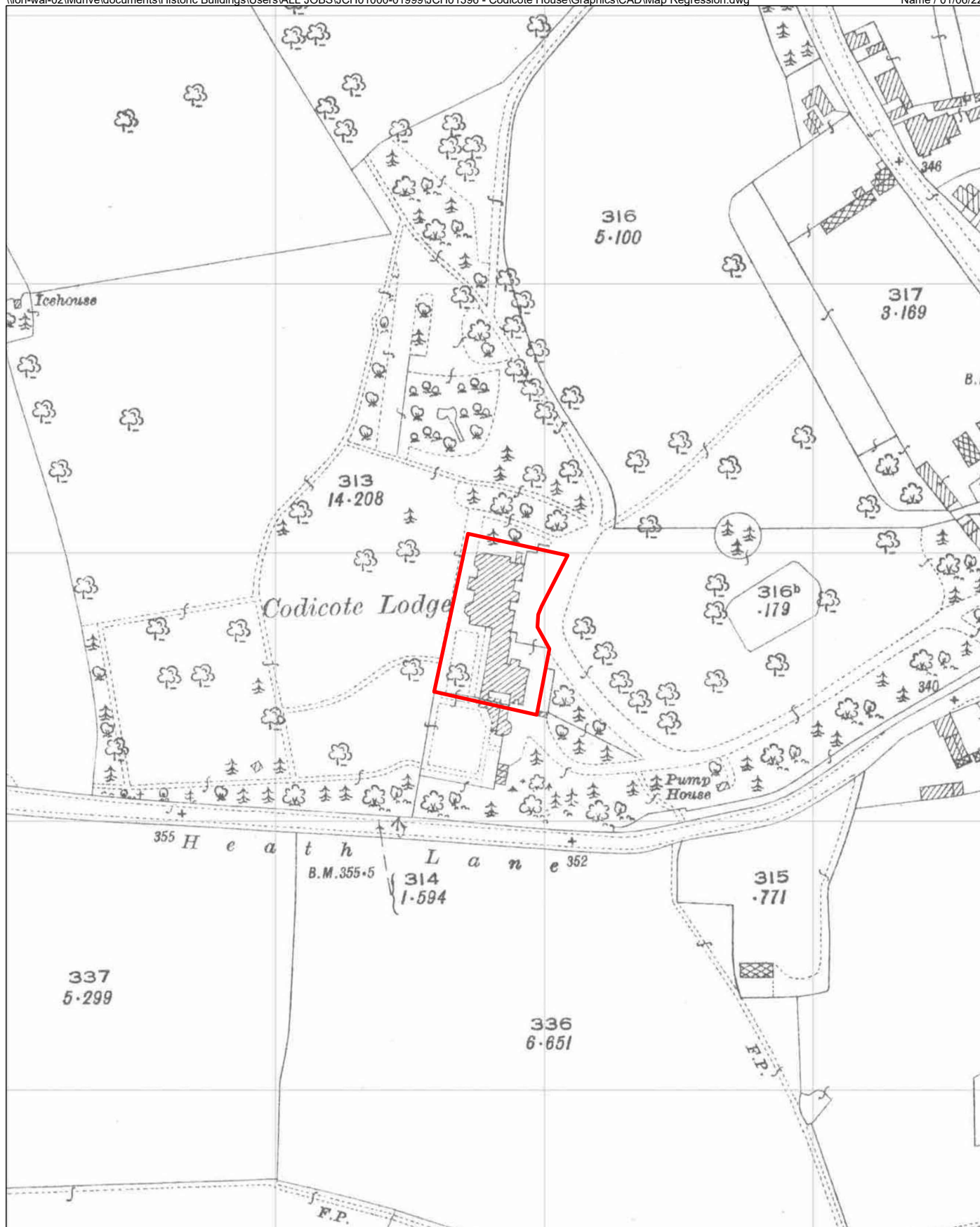


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Scale at A4: 1:2,000



Figure 5

1898 Ordnance Survey Map



 Site Boundary

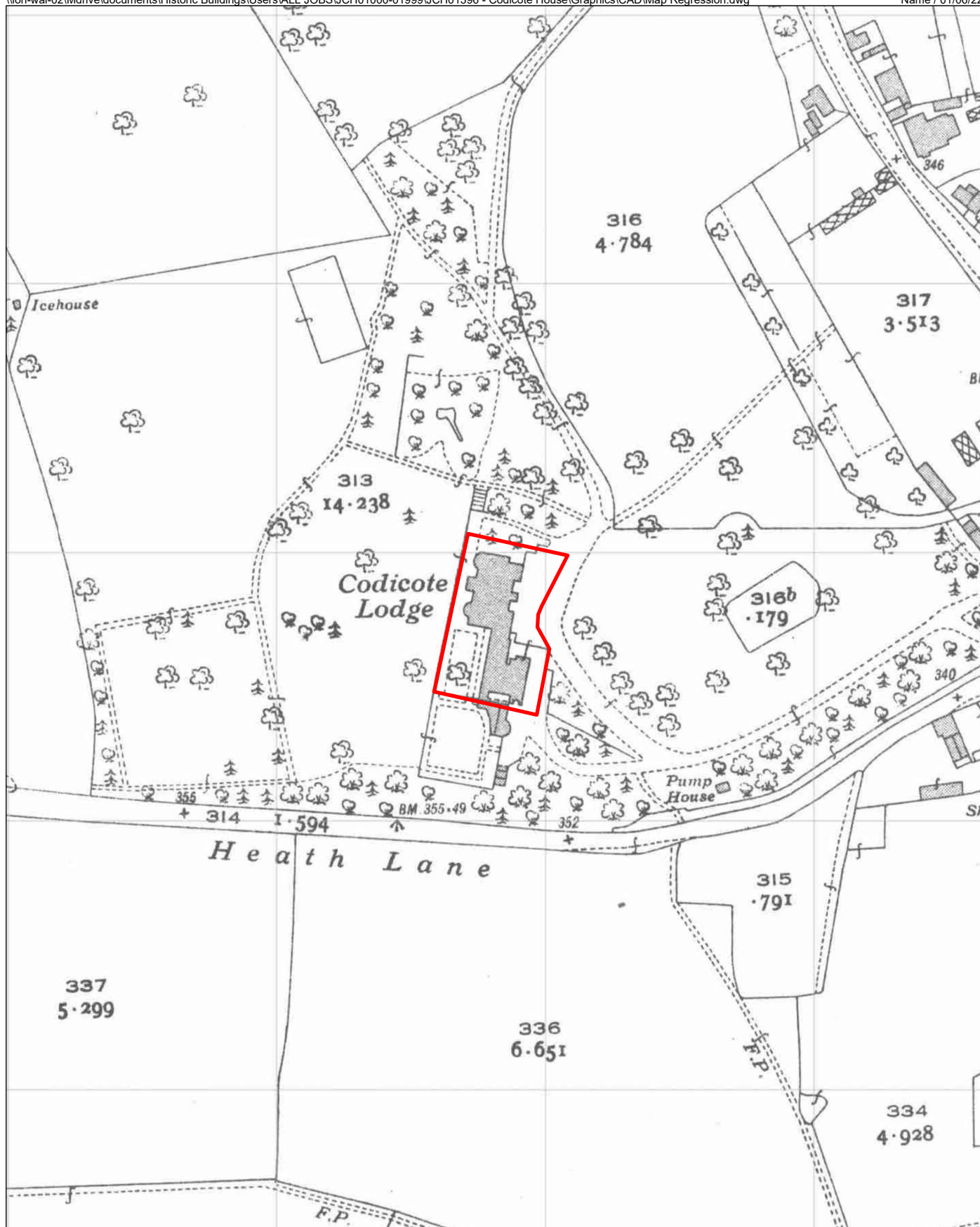


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Scale at A4: 1:2,000

**rps** MAKING  
COMPLEX  
EASY

Figure 6

1924 Ordnance Survey Map



 Site Boundary

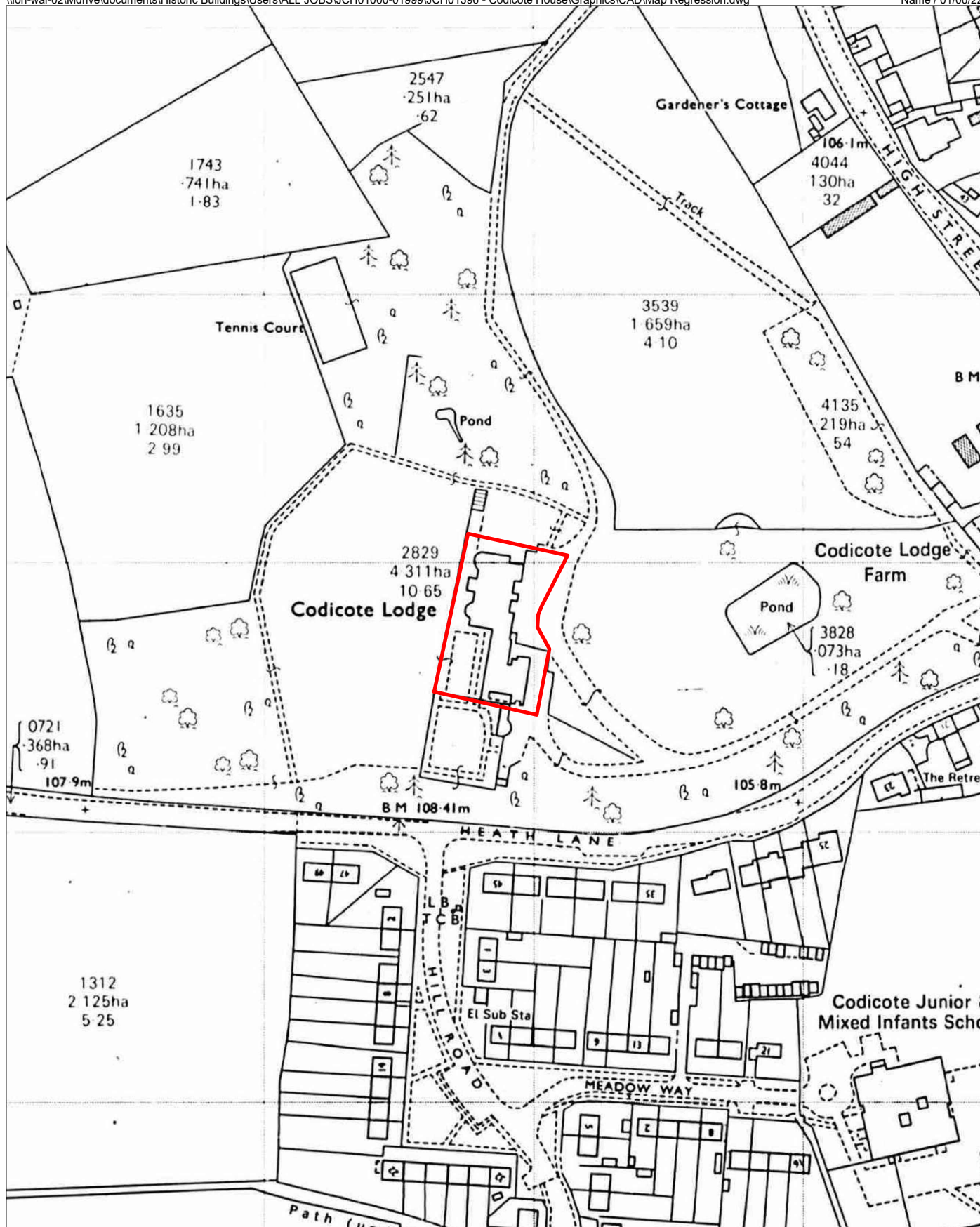


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Figure 7

1937 Ordnance Survey Map



Site Boundary

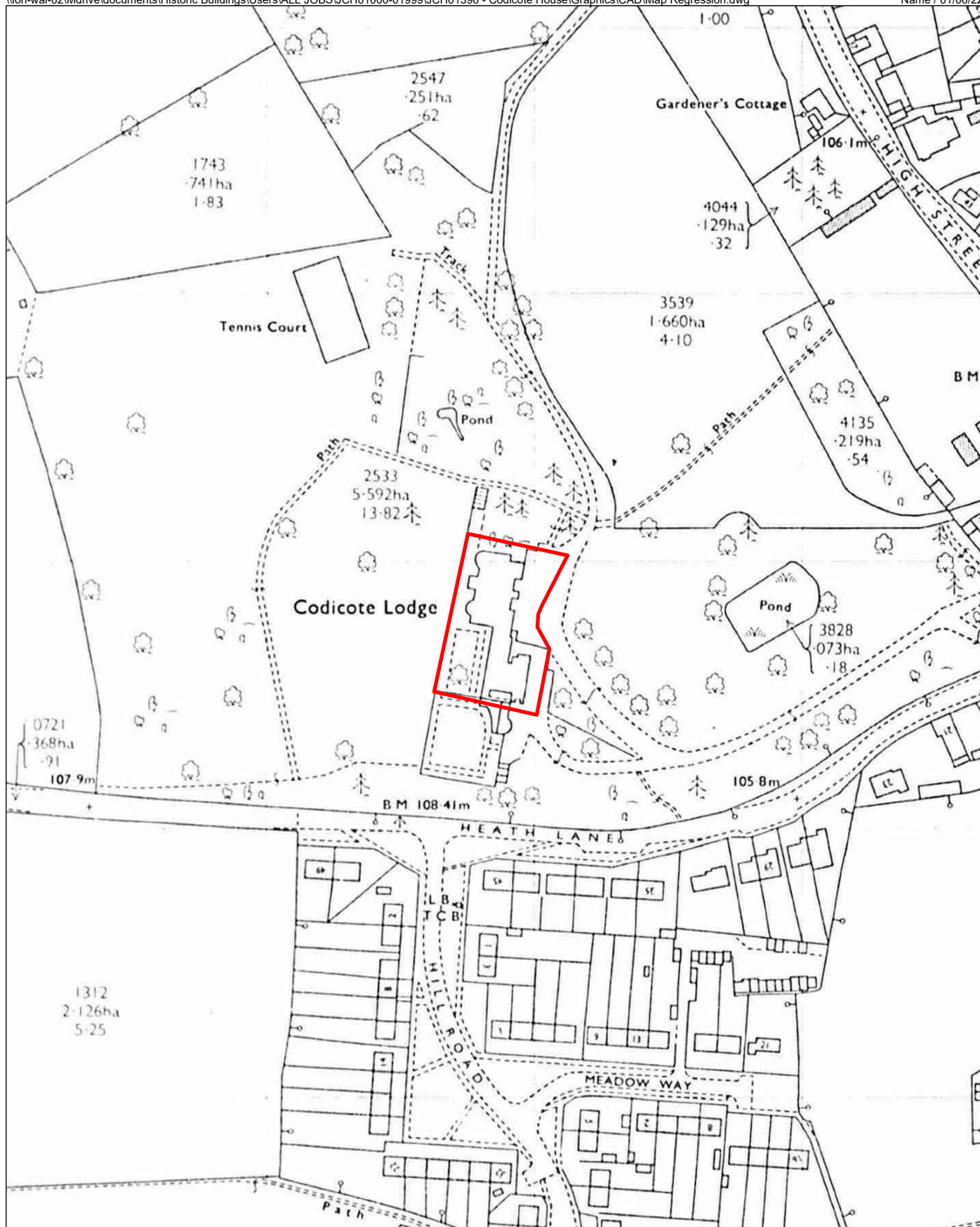


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Scale at A4: 1:2,000



Figure 8

1958 Ordnance Survey Map



Site Boundary



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Scale at A4: 1:2,000

**rps** MAKING COMPLEX EASY

Figure 9

1979 Ordnance Survey Map



 Site Boundary

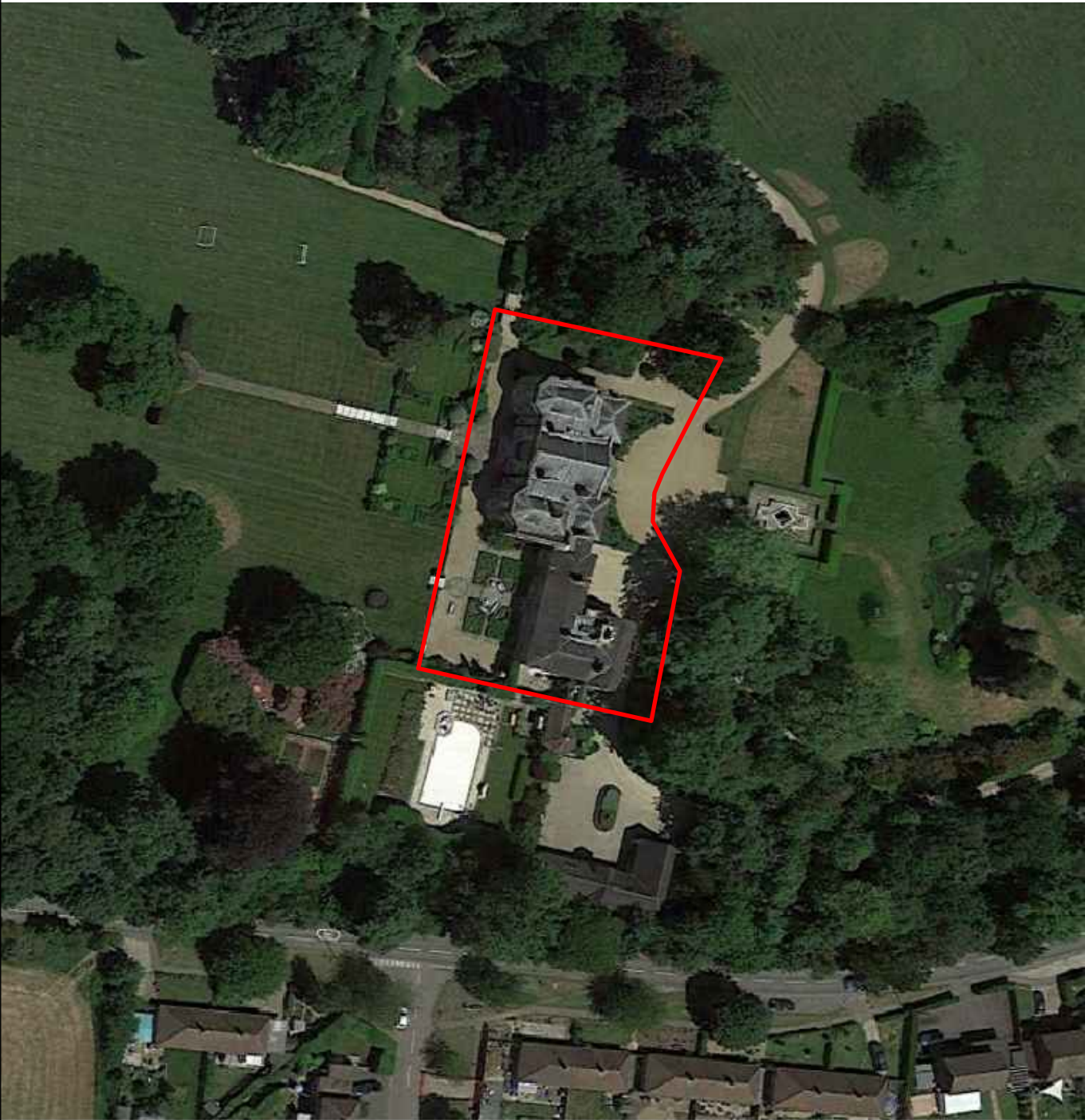


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Figure 10

2003 Ordnance Survey Map



 Site Boundary

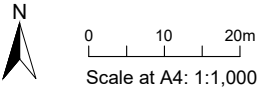


Figure 11  
2021 Google Earth Image

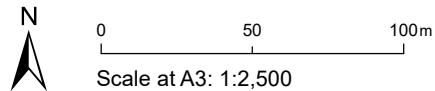
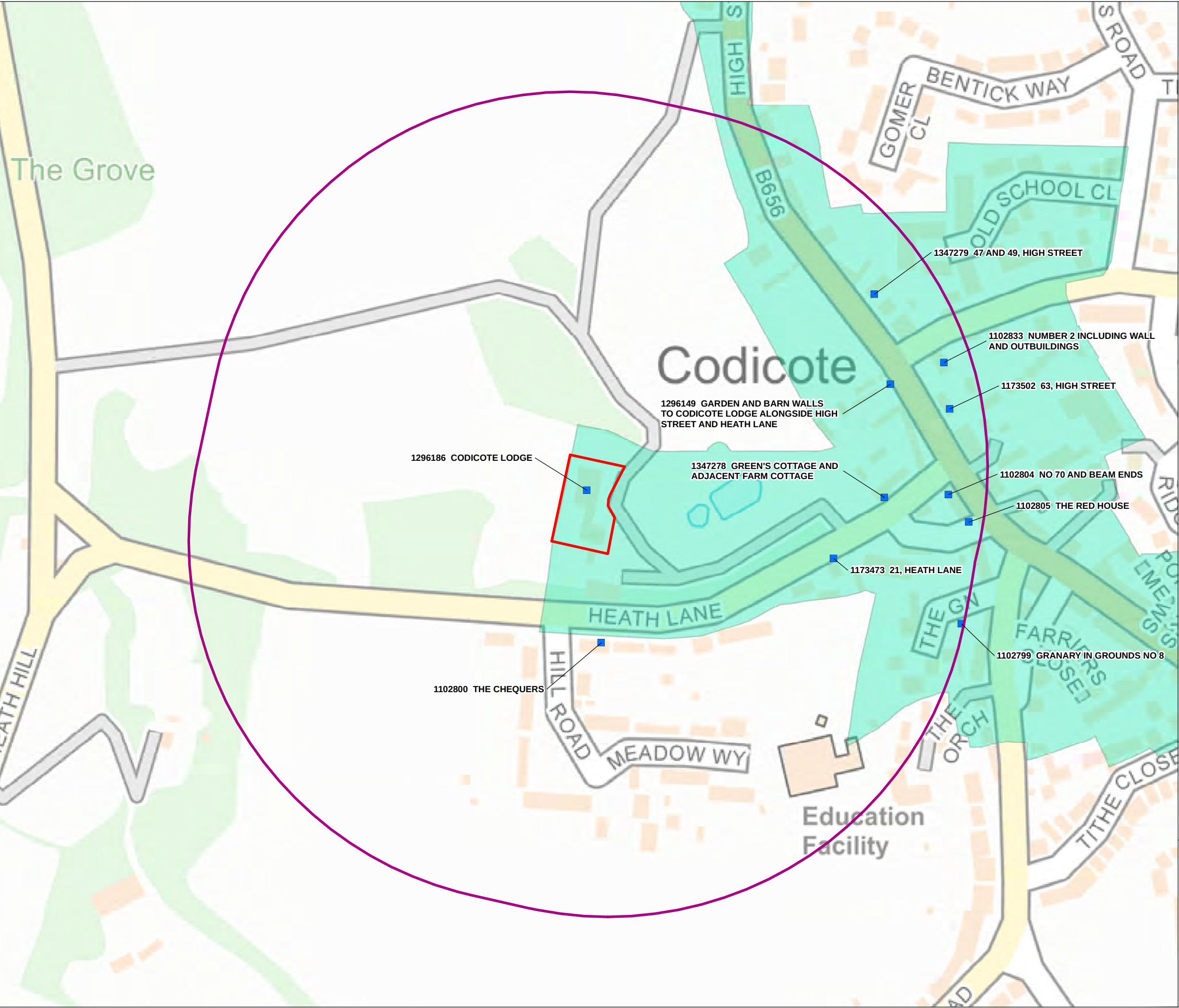


Figure 12  
Built Heritage Assets Plot

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## REFERENCES

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E-Sawyer <http://www.esawyer.org.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

### Cartographic

Historic Ordnance Survey Maps

Historic Aerial Photography



[rpsgroup.com](http://rpsgroup.com)