



HERITAGE STATEMENT

Maran Cottage, 145 High Street, Codicote, Hertfordshire, SG4 8UB

Prepared for: Darren Patel

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: Maran Cottage, 145 High Street, Codicote, Hertfordshire, SG4 8UB

Local Authority: North Hertfordshire District Council

Conservation Area: None

Archaeological Notification Area: None

Building Use: Residential

Listing Status: Not Listed List entry no. N/A

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	N
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	N
World Heritage Site	N

Non Designated Heritage Asset	Y
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Project Overview:

First floor rear extension over existing rear extension to include gabled roof with new external cladding. Insertion of conservation rooflight to existing rear roof slope. Front replacement porch, external repair and restoration. Replacement front boundary wall. Replacement windows.



Photo 1 – View of front (south) elevation

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Photo 2 and 3 – View of front/side elevation (southeast)



Photo 4 – View of the side (east) elevation



Photo 5 and 6 – View of the rear (north) elevation

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Photo 7-11 – View of the rear elevation and the existing extension

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Photo 12 and 13 – View of the interior- ground floor

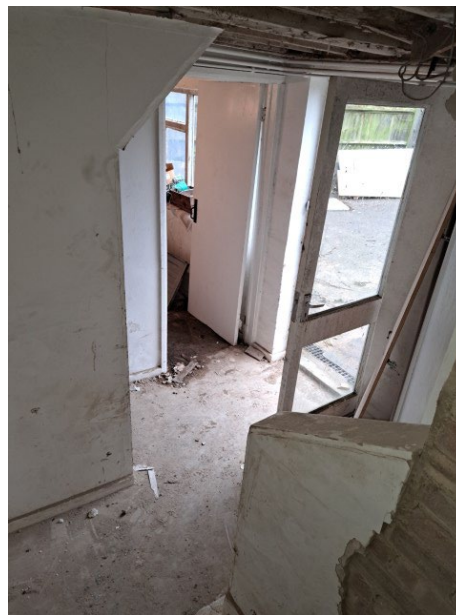


Photo 14 and 15 – View of the interior (rear entrance ground floor and first floor)



Photo 16 – View of the attic space

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Photo 17 and 18 – View of the dwelling from High Street (southeast elevation) with its listed neighbours



Photo 19 – View of the dwelling from High Street (southwest elevation)



Photo 20 and 21 – View of the rear of the dwelling from Old Chapel Mews

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Drawings and Documents provided by Client:

List of documents provided:

-  RLS-01.1 Existing Floor Plans
-  RLS-02.1 Existing Elevations
-  RLS-03.1 Proposed Plans
-  RLS-04.1 Proposed Elevations
-  RLS-06.1 Street Scene Visual
-  RLS-07 Revision Comparison
-  RLS-08 Outline Material Detailing
-  RLS-09 Listed Property Location Map
-  RLS-10 Street Scene Elevation

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- New front boundary wall and front landscaping.
- Replacement of concrete steps to the front of the front door and replacement with sandstone paving slabs.
- Redecorate existing front door.
- Remove existing front door canopy. New replacement oak porch.
- Redecoration of existing cast iron rainwater goods.
- Removal of existing tarmac parking area. Replacement with permeable driveway surface.
- Replacement of front windows with powder coated aluminium double glazed casements. No change to the window composition.
- Retention and repair of the existing chimneys. Reinstall of missing chimney pots.
- Repair of the existing roof.
- Like for like repair of existing front brickwork elevation.
- First floor extension over existing rear extension. Recladding of the rear extension in a sympathetic black cladding.
- New rear conservation rooflight over new staircase.
- New first floor master bedroom with ensuite.
- Removal of ground floor door and window to rear elevation. Replacement with patio doors.
- Enlargement of first floor rear window.
- Removal and infill of rear first floor window.
- New patio doors to existing rear extension.
- Infill of rear door to existing rear extension. New rear windows.
- Internal layout changes to maximise functionality and accessibility.

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Setting Overview/ Context:

The site is located in the village of Codicote, approximately 7 miles south of Hitchin, Hertfordshire. The site is located on the northern side of the High Street, south of the cluster of retail premises. It sits adjacent to a row of Grade II Listed cottages to the south, which are set further back behind front garden spaces. Immediately to the north is a modern housing development. Opposite is a row of Victorian semi detached houses. The immediate area is predominantly residential containing a variety of building ages with a traditional palette of red brick, render and black painted timber cladding with both slate and clay tile roofs.

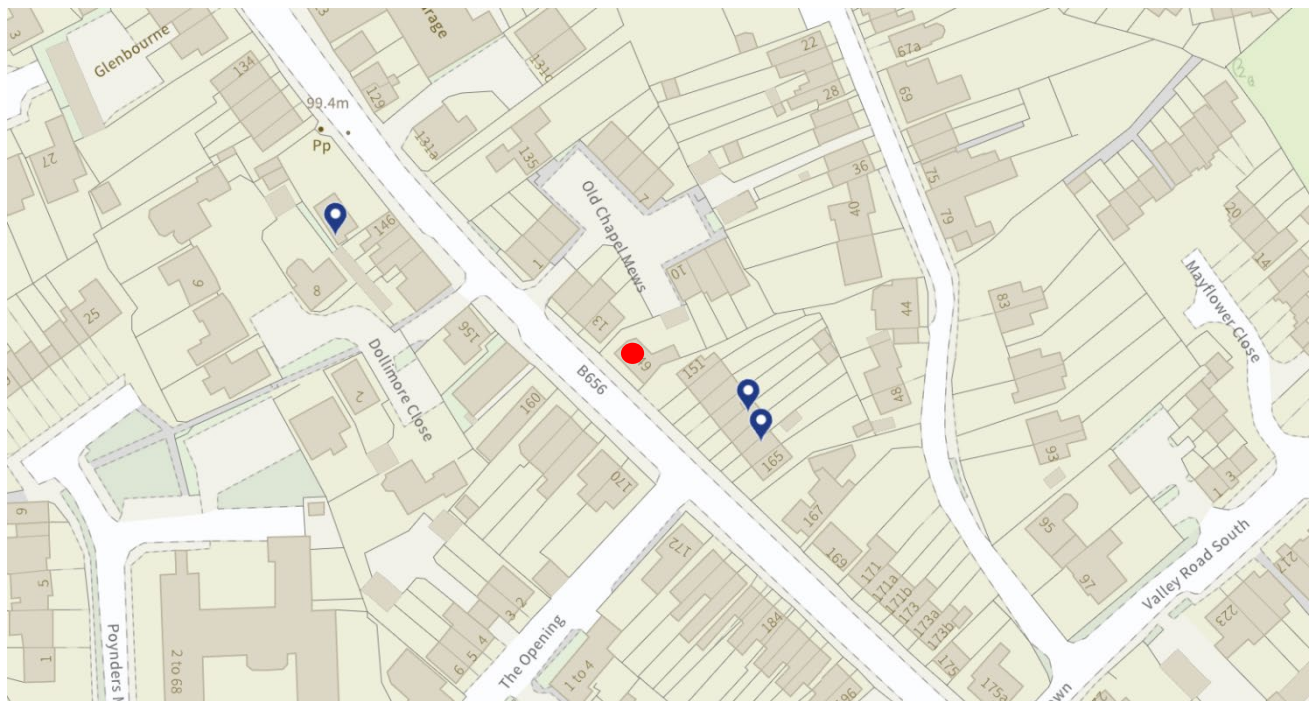
The property is a detached patterned red brick two storey cottage which was historically three then two properties, now one property combined. It is slightly set back from the pavement edge behind a paved area and what was once a modern brickwork wall, now removed. The slate roof contains a number of prominent brick chimneys reflecting its past split usage. There are timber casement windows with leaded lights on the front elevation and plain timber casement windows to the rear.

There is a small tarmac driveway providing off street parking to the side of the property leading to a detached brick garage. There is a small rear garden in a poor condition.

The site is not within a Conservation Area. The property is not Listed however it has recently been considered to be a non designated heritage asset following a recent application.

Setting: Urban Area

Topography: Flat



Map taken from Historic England Listing Database. Property shown with a red dot.

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Site Planning History:

Alterations to existing garage to facilitate conversion to home office

Ref. No: 24/02680/LDCP | Validated: Mon 25 Nov 2024 | Status: Awaiting decision

First floor rear extension over existing rear extension to include gabled roof. Insertion of rooflight to existing rear roofslope. Front canopy, alterations to fenestration, external cladding and replace front boundary wall.

Ref. No: 24/02517/FPH | Validated: Tue 05 Nov 2024 | Status: Refused

Extension to existing cottage

Ref. No: 74/00492/1 | Validated: Tue 28 May 1974 | Status: Conditional Permission

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Impacted Heritage Assets:

The building sits neither within nor just outside a Conservation Area.

The building is not Nationally Listed, however, according to the Council's Conservation Consultant, 145 High Street should be considered a non-designated heritage asset and assessed on this basis as per paragraph 216 of the NPPF 2024. We do not disagree with this statement.

The building is within the context of several Listed Buildings.

Official list entry

Heritage Category: Listed Building

Grade: II List Entry Number: 1173563 Date first listed: 21-Mar-1984

List Entry Name: 151-157, HIGH STREET

Statutory Address 1: 151-157, HIGH STREET

Location

Statutory Address: 151-157, HIGH STREET

County: Hertfordshire District: North Hertfordshire (District Authority) Parish: Codicote

National Grid Reference: TL 21864 18031

Details

TL 2118 CODICOTE HIGH STREET (north east side)

10/32 Nos 151 - 157 (odd) - GV II

Cottage terrace. Left side is C17 and includes a gabled cross wing in timber frame and plaster. Right side is probably later C18, when the whole range was cased in chequered red brick. Plain tile roof, slightly higher on left. Red brick ridge chimney stack with ovolo-moulded top course at join with cross wing. 2 storeys. 4 casement windows, those on right ground floor with segmental heads. 1st floor windows have eyebrow heads. 4 doors. Listing NGR: TL2186418031

It sits almost opposite the Codicote Free Church which is a Hertfordshire HER local record point:

HHER Number: 31029

Type of record: Building

Name: CODICOTE FREE CHURCH, HIGH STREET, CODICOTE

Summary

1862 dissenting chapel, used by both Congregationalists and Baptists; closed in 1986

Grid Reference: TL 218 180

Map Sheet: TL21NW

Parish: Codicote, North Hertfordshire, Hertfordshire

Map: [Show location on Streetmap](#)

Monument Types

- CONGREGATIONAL CHAPEL (1861, Post Medieval - 1501 AD to 1900 AD)
- BAPTIST CHAPEL (Twentieth Century - 1901 AD to 2000 AD)

Full description

The chapel on the west side of the High Street was opened in 1862, the pastor of Wheathampstead Congregational chapel serving at Codicote as well. A permanent minister for Codicote alone was appointed in 1873. In 1869 land was bought behind the chapel for construction of a school house. In 1919 the chapel was named the Union Church, serving both Congregationalists and Baptists; it was renamed Codicote Free Church in 1968. It closed in 1986 <1> and was converted to commercial use.

In 1841 <2> this was an empty field at the south end of the village. The later 19th century OS maps <3, 4> show the Congregational Chapel as a typical long rectangular building with one narrow end facing the road, and a smaller additional building at the north end of the plot. This was presumably the Sunday School, enlarged by 1898 <4>. The 1924 map <5> names the buildings 'Union Chap. (Bapt. & Congl.)'.

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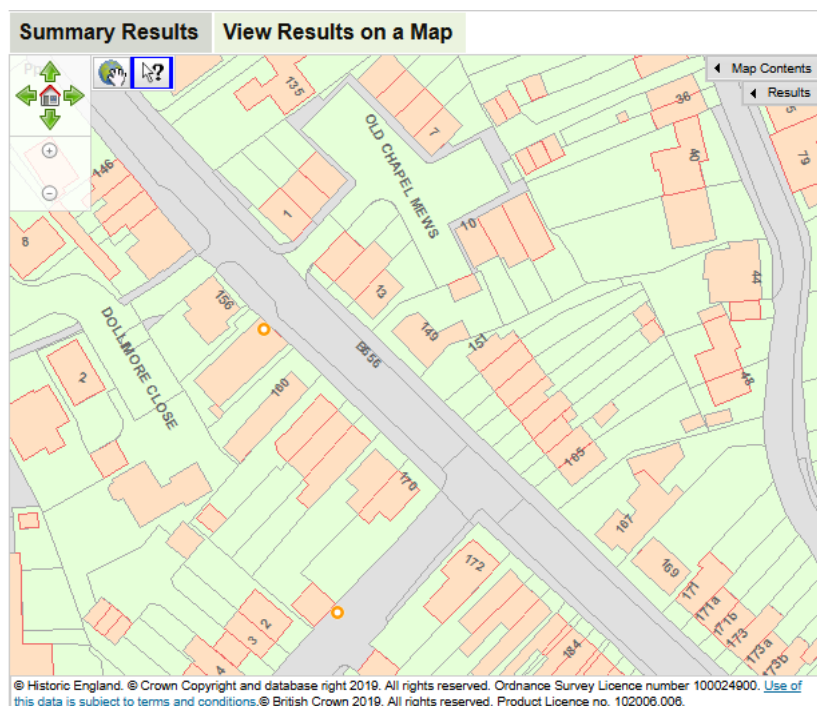
Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

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 – NPPF

Archeological: 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.

The site is not within an archaeological notification area nor are there records found of nearby archaeological activity/ recordings on the HER record so it is believed that the site is of a low archaeological significance.



Legend

- ▲ Listed Building (NHLE)
- EH PastScape
- Local HER record points
- ▲ Local HER record polygons
- National Trust HBSMR
- Building Preservation Notice
- ◆ Designation Decision Records De-listed
- Parks and Gardens (Non Statutory Data)
- ✚ Church Heritage Record (Non Statutory Data)
- Scheduled Monument (centre point)
- Registered Park/Garden (centre point)
- Registered Battlefield (centre point)
- Protected Wreck Site (centre point)
- World Heritage Site
- Certificate of Immunity
- ✚ Designation Decision Records Non-designated
- Expired Certificate Of Immunity
- ✚ NMR Excavation Index

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Historic: *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.*

The building is not visible on the 1841 Tithe Mapping and the land is registered as being 'Part of Field' and under the ownership of the Heir of Bassett and occupied by James Huckle. Some of the adjacent cottages are shown on the mapping at this point.

The site in question first appears as a building on the 1881 Mapping with a small outbuilding to the rear.

By 1910 it is registered as separate residential residences by the tax office, all individually described as 'Cottage and Premises' and rented on a monthly basis to different people. The owner for all three is recorded as being Mrs J F Waight On Behalf of Self & Miss W G Waight. The adjacent Listed cottages are all present on the map, all rented separately but all owned by F W Porter.

By 1924 the mapping shows the building in questions having been combined from three into two properties. The 1939 census shows one being occupied by Mr and Mrs Lyles and the head of the household worked as a horseman on a farm. The other property was occupied by Mr and Mrs Hipgrave and the head of the household was a bricklayers laborer.

The property appears to have been further combined again into a single house by 1946, presumably changing again both the entrances, windows and internal layouts within the property. The interior certainly has the feel of a great deal of alteration over time.

The field to the north west of the property was infilled with development between 1960 and 1971.

The rear extension was consented in 1974.

The property has no known associations with any historic persons or events.

Architectural or Artistic: *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.*

The building has undergone substantial change at both the front and rear as the properties have merged over time and is likely the reason it was never considered for Listing. This appears to have included the insertion and omission of front doors and the adjustment of the historic window proportions which once are more likely to have reflected those of the cottages next door.

Despite this extent of alteration it is a building of traditional character and materiality and of an aesthetic that makes a positive contribution to the streetscene and reflects the historical development of the local area.

The landscaping at the front of the property is in a poor condition and modern in nature, as is the tarmac driveway. The rear courtyard is dilapidated and in need of attention. All have a detrimental impact upon the streetscene and the Listed Building setting.

Unlike the front elevation, the rear elevation is of a low significance and a poor aesthetic with modern windows and poor quality brick repairs. The rear extension is of a poor quality and built of a low quality brick. The rear elevation makes no contribution to the wider streetscene however there are views from the new housing car park area behind..

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Historic Mapping – For reference dating only, not for reproduction



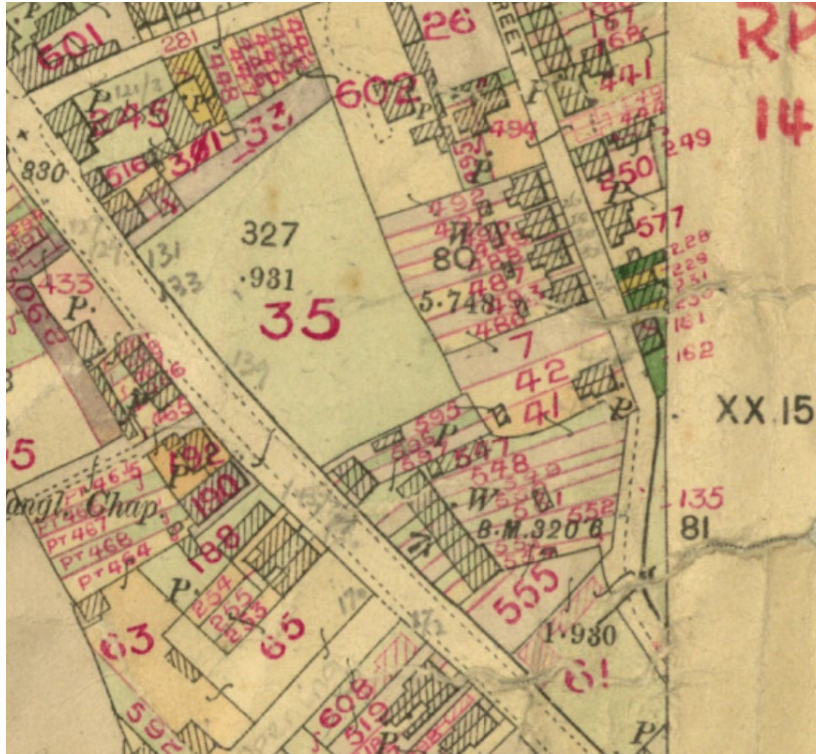
Extract from Map of Codicote Parish 1841



Extract from Hertfordshire XX 1881

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Extract from Hertfordshire Sheet XX.14 1898



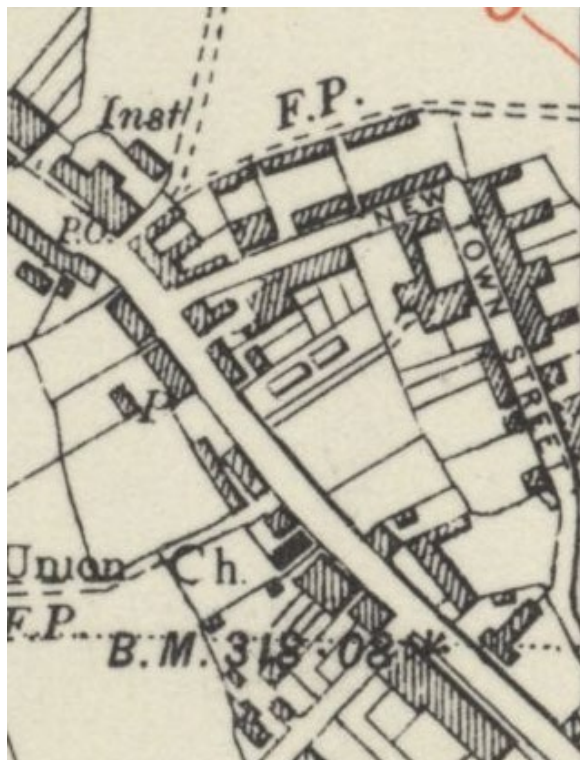
Extract from Hertfordshire XX.24 1924

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Extract from Hertfordshire XX.14 1937



Extract from Hertfordshire XX.SW 1946

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Extract from TL21NW-A 1960



Extract from TL2018 TL2118 AA 1971

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

The building is dilapidated in nature and in desperate need of repair. There have been many inappropriate repairs over the years which has deteriorated the buildings contribution to the streetscene. Underneath this tired façade however is a historic structure, however greatly altered over time, unprotected by a Conservation Area or Listing with a new owner that wants to restore it to a high quality. This needs to be embraced and is a huge heritage gain for both the building and the Grade II setting of the adjacent Listed Buildings. They have actively worked with us since their refusal and our appointment to understand the architectural significance of the building, adjusting proposals to make high quality decisions that could easily have been ignored with the building having full PD Rights. Chimneys are now proposed to be retained, the front façade retained and the front landscaping enhanced to reflect its former cottage heritage, none of which legally they are required to do. The window selection has been changed from UPVC to a more appropriate aluminium casement window common in the local area. The existing front door is retained and redecorated.

The existing non original porch is removed and an oak framed porch proposed to be installed, again common within the streetscene. The porch was raised as an issue in the last application however since the existing canopy is not an original feature and the proposed is commonly found within the village setting we have no objections to this alteration as part of a wider visual investment in the façade. The new porch reflects the more rural cottage feel of its historical past, moving it away from the larger regency style it seems to have inherited with building merges.

The existing front boundary wall is not of historic interest and its replacement with an appropriate low wall of matching brick is acceptable in heritage terms.

There are no objections to the replacement of the existing rear windows which are of modern materials and a poor quality. The general changes to the rear have no impact upon the streetscene or the adjacent Listed building and enhance a poor quality elevation. They also encourage a better relationship with the rear garden which is being relandscaping which will enhance both the visuals and biodiversity.

The proposed rear rooflight is intended to be a conservation style rooflight.

The black feather edged cladding proposed to cover the poor quality brickwork of the 1970s rear addition is a positive for the building and adjacent Listed Buildings, being more reflective of the traditional village materiality. The slightly higher structure remains subservient to the Listed buildings and screens the detrimental views of the new building housing behind with its UPVC windows and yellow coloured render. This has been reduced from the last application.

Internally:

The building has undergone substantial change since it was built and it is difficult to appreciate the original layout for the properties. The current stairs to be replaced are clearly not the original ones. The applicant has retained the 3 bay split of the property internally reflecting its historic past as well as the chimneys externally despite having no requirement to and the PD rights to alter this. This should be applauded and supported.

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Scale and Massing:

The proposals do not change the scale or massing from the street scene. The slight increase in height of the existing rear extension which will be visible from one direction due to the set back nature of the adjacent Listed Cottages improves the functionality of the dwelling whilst remaining subservient to the adjacent Listed Buildings.

There is no resultant feeling of overbearing on the adjacent Listed cottages. There is no change to the massing on the street scene from the northwest or south. There is a visual advantage to the setting of the Listed Buildings of the slight increase in height of screening the view of the modern houses behind.

Archeaology:

The proposals relate to previously disturbed ground and have no impact upon below ground archaeology on what is believed to be a site of low significance.

Use:

The proposals retain the property as residential purpose as it was originally designed. The proposals maximise viable functional use without heritage harm and offer an opportunity to enhance the visuals of a vacant and dilapidated building on the street scene.

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021 and 2023.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

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. The National Planning Policy Framework 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. Heritage assets are either designated heritage assets or non-designated heritage assets.

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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

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When assessing any application 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 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.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

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.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. 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, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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Conclusion:

This project should be viewed as a rare and positive opportunity to enhance the visuals of a heritage asset that is not protected by either Conservation Area nor Listed Building legislation. It is a property that is vacant, in a very poor condition and has the opportunity to make a positive contribution to the street scene once again, enhancing the setting of both the adjacent Listed Buildings and the wider village.

We have actively worked with the applicant to understand the significance of the heritage asset, despite its significant past changes, and bring back the architecture of its façade to reflect its cottage history. They have proposed to retain the 3 bay nature of the original building internally and the chimneys externally despite having the PD Rights to make greater changes at a lower cost. The replacement front windows have been adjusted from UPVC to an aluminum casement reflecting the more traditional look within the village.

The poor quality front landscaping including the tarmac drive is being replaced with something more in keeping again with the more original cottage vernacular and the rear garden being made into a pleasant usable space again.

Rear roof lights are switched to Conservation rooflights and the massing of the first floor extension is reduced to be subservient to the adjacent Listed cottages.

The rear first floor extension proposed has been adjusted in massing from the last application to be more subservient in nature. The proposals maximise the functional use of the property, cover poor quality brickwork with more traditional black cladding, and has the heritage net benefit to the adjacent Listed cottages of concealing the modern housing development behind with its UPVC windows and yellow render.

The local authority should aim to work positively with the applicant who has the wish and ambition to have a high quality end product which enhances the both setting of a Listed Building and the wider streetscene bringing a non designated heritage asset back into functional use in a positive manner.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit: 16.01/25 Weather conditions at time of visit: Dry

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):