

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02320/lbc
CASE OFFICER:	Thomas Howe
APPLICATION SITE:	96 High Street Codicote
DESCRIPTION OF WORKS:	Replacement of ground floor window and front door. (Development already carried out).
RECOMMENDATION:	
There is an OBJECTION. The scheme will not satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.	
SUGGESTED CONDITIONS:	
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SHORT SUMMARY:	
The list description from Historic England is copied below. <i>Terrace with chequered red brick exterior of the later C18. Nos 92-6 have C17 timber frame core with chamfer-stopped floor beams. This section is 3 doors and windows, the ground floor openings segmental headed. C19 casements. Corbelled brick eaves. C17/18 ridge chimney stack between Nos 92 and 94. No 90 is probably early C19. Half hipped roof. Dentilled brick eaves. Vitrified brick. 1 3-light casement.</i> As per the applicant's submitted Design and Heritage statement the significance, this terrace is of group value with a vernacular character and that is derived from fabric as well as architectural style. It is acknowledged that the terrace has a variation of fenestration and doors. However, if application were to be submitted prior to the works be carried out it would not have received support due to the use of upvc which is considered unsympathetic both to the building and the character of the conservation area. Impact on character and appearance of the conservation area – Codicote CA Character Statement.pdf The link to the character area appraisal is copied above of which the following paragraph has been extracted. <i>Codicote is an important historic village, which was part of the property in this area of St Albans Abbey. Although the Conservation Area does not contain the whole of the medieval settlement,</i>	

with the Church of St Giles being some distance to the north of it, it centres on the village's historic core, the village green and the probable site of a medieval market. The Conservation Area contains a large number of architecturally significant buildings, mostly in brick and located along the length of High Street.

It is acknowledged that there is a variety of windows styles throughout the conservation however in terms of materials these have and would need to be timber. The use of upvc would not enhance the character of the conservation area.

Impact on setting of heritage assets and how this affects significance – It is concluded that the works (already carried out) does cause less than substantial harm at the upper end of that spectrum for the reasons stated above.

Site Context:

The conservation area covers the central core of the village. The majority of building in Codicote is red brick and all along the High Street of which 96 forms an important part.

DETAILED ANALYSIS AND CONSIDERATIONS:

Please see summary section above.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

North Hertfordshire Local Plan 2011-2031:

NPPF (December 2024):

The Local Plan and NPPF

North Hertfordshire Local Plan 2011-2031 and the policies contained within it i.e., Policy HE1. The plan was adopted November 2022.

The relevant paragraph numbers at Section 16 of the July 2021 version of the NPPF have been changed as follows:

197. 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.*

199. 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.

200. 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.....

202. 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 benefits of the proposal including, where appropriate, securing its optimum viable use.

206. 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. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – December 2017

At para 14 under the sub-heading 'Landscape Assessment and Amenity' it states that "Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. **Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.**"

At para 17 it states (my emphasis in bold): "All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. **Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.** This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis."

Relevant National Guidance i.e. Historic England:

Other relevant documents (Please specify):

CONCLUSION:

The application to retain the ground floor window in upvc and modern door (likely composite) is not supported for the reasons stated in the summary section.

OFFICER: Tricia Craggs

DATE: 12 November 2025