

CONSERVATION TEAM CONSULTATION

APPLICATION RESPONSE

APPLICATION REF:	25/02486/FPH
CASE OFFICER:	Vicki Wood
APPLICATION SITE:	Bury End Ashwell Road Hinxworth Baldock Hertfordshire SG7 5HT
DESCRIPTION OF WORKS:	Erection of detached oak framed double garage and garden store with storage over to include solar panels and dormer window (as amended by plans received on 11th November 2025).

RECOMMENDATION:

There is **NO OBJECTION**. The scheme will 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:

Details and/or samples of materials to be used for the works:

- thickness and depth of weatherboard and finish
- sample of roof tile

hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

SHORT SUMMARY:

Impact on listed building's special character –

This application will not directly affect the listed building but is within the curtilage and therefore assessment of impact on the setting is relevant.

Burn End is a Grade II listed and a link to the list entry is copied below.

[Bury End, Hinxworth - 1102688 | Historic England](#)

The proposal is to erect a further outbuilding to serve as a double garage and garden store. The proposed new building is of an acceptable design and scale and will be screened by existing vegetation. The use of plain clay tiles and weatherboarding is acceptable. The proposed rooflight should be of a conservation type.

The inclusions of solar panels on the roof of the new structure are supportable due to location within the site.

The existing site is fairly generous and can accommodate this additional built form due its location and distance from the host dwelling. It should be noted that this proposed building is purely for ancillary use to the main dwelling house.

Overall, the scheme is an acceptable distance from the main dwelling and would not have a detrimental impact on the setting of Bury End and how this designated heritage asset is experienced.

Impact on character and appearance of the conservation area – Not applicable

Impact on setting of heritage assets and how this affects significance – Please see comments above.

Does the proposal occasion harm or preserve or enhance – The proposal is considered to cause no harm on the setting and significance of the Bury End.

Site Context:

[See summary section above.](#)

DETAILED ANALYSIS AND CONSIDERATIONS:

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:

[Please see summary section above.](#)

OFFICER: Tricia Craggs

DATE: 16 December 2025