

LAND WEST OF TUTHILL HOUSE

Heritage Statement

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EXECUTIVE SUMMARY

This Heritage Statement has been researched and prepared by RPS Heritage in relation to the proposed redevelopment of Land West of Tuthill House, Kelshall Tops, Therfield, Hertfordshire ('the Site').

The current proposals are for the construction of 3 dwellings, with extensive landscaping. This will provide low density development set within the Site with extensive open space. The current proposals have been developed following earlier refusals of planning applications for 6 and 3 dwellings within the Site. The proposals for 3 dwellings were subsequently considered at Appeal, with the appeal dismissed. The current proposals have been developed to respond to the Inspector's reason for dismissing the appeal, with the design process discussed in more detail at Section 4 of this report.

The following heritage assets are relevant to this application:

- Motte and bailey castle and associated earthworks 100m south of Tuthill Farm (scheduled monument; NHLE 1009245)
- Tuthill Manor (Grade II listed building; NHLE 1307698)
- Therfield Conservation Area

The current proposals have been developed in discussion with Officers at North Hertfordshire District Council to overcome the previous reasons for refusal.

The assessment provided follows Historic England guidance and has been prepared in accordance with paragraph 200 of the NPPF. It provides an assessment of the heritage assets affected by the proposed development, with consideration given to how their settings contribute to this significance. Finally, it provides an assessment of how the proposals will affect the significance of the relevant heritage assets. It demonstrates that the Site does not possess a rural character and has not been in agricultural use since the mid-20th century. However, the boundaries of the Site include dense planting and provide a soft edge to the Site and a rural approach to the conservation area. These will be retained and improved as part of the proposed development.

In addition, the design and layout of the proposals will ensure the proposed development has a minimal visual impact on the setting of the heritage assets and will not alter the ability to experience or appreciate their significance. The retention and strengthening of the boundaries and provision of landscaped open space within the Site will provide a softer, green edge to the conservation area and the setting of the heritage assets, with no impact to their significance.

The proposed development would have no impact on the significance of the scheduled Motte and Bailey Castle, the Grade II listed Tuthill Manor or the Therfield Conservation Area. Therefore, the proposed development accords with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, in addition to relevant local plan policies and policies provided in the NPPF.

The proposed development will conserve the significance of the three designated heritage assets and represents an appropriate form of new development within this commercial site.

This report meets the requirements of paragraph 200 of the NPPF and provides sufficient information regarding the heritage considerations related to the application to allow the local planning authority to make an informed decision.

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1 INTRODUCTION

- 1.1 This Heritage Statement has been researched and prepared by RPS Heritage in relation to the proposed redevelopment of Land west of Tuthill House, Kelshall Tops, Therfield, Hertfordshire ('the Site').
- 1.2 The current proposals are for the construction of 3 dwellings, with extensive landscaping. This will provide low density development set within the Site with extensive open space. The current proposals have been developed following earlier refusals of planning applications for 6 and 3 dwellings within the Site. The proposals for 3 dwellings were subsequently considered at Appeal, with the appeal dismissed. The current proposals have been developed to respond to the Inspector's reason for dismissing the appeal, with the design process discussed in more detail at Section 4 of this report.
- 1.3 The Site does not contain any designated or non-designated heritage assets, but does form part of the setting of the following assets, each of which is considered in this report:
- Motte and bailey castle and associated earthworks 100m south of Tuthill Farm (scheduled monument; NHLE 1009245)
 - Tuthill Manor (Grade II listed building; NHLE 1307698)
 - Therfield Conservation Area
- 1.4 The assessment provided follows Historic England guidance and has been prepared in accordance with paragraph 200 of the NPPF. It provides an assessment of the heritage assets affected by the proposed development, with consideration given to how their settings contribute to this significance. Finally, it provides an assessment of how the proposals will affect the significance of the relevant heritage assets.

2 LEGISLATION, POLICY AND GUIDANCE

- 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 compiled by Local Planning Authorities (LPAs) and incorporated into a Local List 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 section 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 (Department for Levelling Up, Housing and Communities, December 2023)

- 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 200 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 201, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under '*Considering potential impacts*' paragraph 205 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 207 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 208 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 209 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 212 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 213 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 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

- 2.19 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)

2.20 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)

2.21 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.

2.22 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.

2.23 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.

2.24 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.

2.25 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.

2.26 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)

2.27 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).

2.28 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.

2.29 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

2.30 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.

2.31 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. The current development framework includes the North Hertfordshire District Local Plan 2011-2031. Policy HE1: Designated Heritage Assets, is relevant to this application. It states:

Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. assesses the significance of heritage assets, including their setting;*
- ii. justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and*
- iii. informs any necessary mitigation measures to minimise or mitigate against any identified harms.;*

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

- a. enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;*

b. incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and

c. will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.

Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.

3 ASSESSMENT OF SIGNIFICANCE

Site Description

- 3.1 The Site is located south of Therfield Road and immediately west of Tuthill Farmhouse and the Therfield Conservation Area. The Site is currently hard standing and in use as a vehicle scrapyard. Prior to the current use of the Site, which commenced in the late 20th century, the Site was arable land associated with the neighbouring farmstead. However, this functional relationship has ceased, with the farmhouse and its associated outbuildings redeveloped to provide solely residential uses in the late 20th century.



Plate 1: The view across the Site looking southeast towards Tuthill Manor and the Therfield Conservation Area

- 3.2 The Site is visually enclosed with dense planting to all boundaries. This prevents, or highly restricts, views into and out of the Site from the surrounding area, although filtered views are permitted in winter months.
- 3.3 The 1840 Tithe map records the Site as arable and under the ownership of George Fordham and occupied by Joseph Frigg. Tuthill Farm to the east is also under the same ownership and occupation, with the Site forming part of the agricultural holding of the farm at this time. The farmhouse was redeveloped in the late 19th century, while the changes to the use of the Site and role of the farmstead have severed any functional relationship. The same Tithe map records Tuthill Manor in separate ownership and linked to the land to the south of the Site.

Assessment of Heritage Assets

- 3.4 In determining a previous application for 6 dwellings, the Council stated that the proposals would affect the following heritage assets:

- Motte and bailey castle and associated earthworks 100m south of Tuthill Farm (scheduled monument; NHLE 1009245)
- Tuthill Manor (Grade II listed building; NHLE 1307698)
- Therfield Conservation Area

3.5 These assets were also assessed as being the only relevant assets when considering the more recent application and appeal for 3 dwellings. No other designated or non-designated heritage assets have been identified by the Council as being affected by the proposed development.

3.6 The following sections follow the '5-step' process in GPA3 and will provide a detailed assessment of the impact of the proposed development on the significance of the three designated heritage assets identified above. The following terms, defined by the NPPF, will be used in this assessment.

3.7 Significance is defined in the NPPF as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance".

3.8 Further information is provided in the PPG which defines each of the 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".

Motte and bailey castle and associated earthworks 100m south of Tuthill Farm

3.9 The Motte and bailey castle and earthworks ('the Castle') represent the surviving above and below remains of a Norman castle. The scheduling for the monument states:

"Despite some levelling, Tuthill motte and bailey castle is comparatively well- preserved and is unusual in that it has produced evidence for earlier occupation. Limited excavations have increased knowledge about the site and confirmed the survival of further remains containing important archaeological and environmental evidence. Archaeological remains will survive throughout the site but may be particularly significant in the areas of the bailey and village enclosure where evidence for the length and nature of occupation may survive. Environmental evidence will survive largely in the fills of the ditch and fishpond and may provide evidence for the economy of the site's inhabitants and the landscape in which they lived".

3.10 The Castle possesses clear historic and archaeological interest as a Norman motte and bailey castle, with associated monuments and evidence of earlier habitation. The monument is particularly important for the pre-Conquest evidence it possesses, in addition to the associated earthworks which represent the contemporary settlement here.

- 3.11 The Castle is located within a large field, which is bound by trees. To the south-east, the setting of the monument is characterised by the historic settlement of Therfield, which includes the medieval Church of St Mary, which has 14th century origins (although the current building is a reconstruction which dates mostly from the 19th century). The area to the north and east is characterised by later development, including 19th and 20th century residential development. The area to the north-west includes the large water tower and the Site beyond. The land to the west is rural and in agricultural use.
- 3.12 Unlike many contemporary motte and bailey castles, there is limited above ground evidence of the Castle's historic form, due to the previous levelling of it. Therefore, there is a limited experience of the asset and appreciation of its significance from much of the surrounding area.
- 3.13 The monument would have historically been constructed within a rural landscape, with very little surrounding built development. It was constructed as a deliberately prominent structure on a ridge, with commanding views over the surrounding land, reinforcing its defensive role.
- 3.14 The changes to the monument and surrounding area mean that the monument has lost its prominence within the landscape and much of its historic rural setting has been eroded. The gradual development and expansion of Therfield, notably in the 18th and 19th centuries, has removed the historic rural setting to the north and north-east of the monument. The Site also formed part of the historic rural setting of the monument. However, its change of use in the mid-20th century and the current urbanised appearance of the Site mean that it is no longer rural in character and therefore no longer forms part of the monument's rural setting. There are no contemporary scheduled monuments or features within the surrounding landscape that contribute to the significance of the heritage asset.
- 3.15 There is no experience of the monument from within the Site due to the intervening planting, while its current use and appearance means that the Site makes no contribution to the significance of the monument.

Tuthill Manor

- 3.16 Tuthill Manor is a single house that was formed from 4 separate dwellings. The listed building has 16th century origins, but has been altered and extended in the 16th and 17th centuries, before being restored and partly rebuilt in the 1970s. The Manor is a timber-framed construction set on a brick plinth, with brick nogging. It has a half-hipped roof, which is finished in thatch. It now appears to be vacant and in a poor state of repair.
- 3.17 The significance of the listed building is derived from its architectural and historic interest as a building constructed in a post-medieval local vernacular, with numerous later alterations.
- 3.18 The listed building is located within its own grounds which are enclosed by planting to the north and west, with recently constructed housing immediately to the east. This comprises the building's immediate setting. There is a paddock to the south with more open views over this from the listed building.
- 3.19 The Site is located to the north-west of the listed building and visually divorced from the Manor by dense planting both to the northern boundary of the listed building's grounds and the eastern boundary of the Site. This means that, even in winter months, the Manor is not visible from the majority of the Site. The exception to this is a single glimpsed view over the southeast corner of the Site, where part of the west gable end of the listed building is visible.
- 3.20 The largely enclosed, immediate setting of the listed building reflects its domestic character which has been altered from a series of small cottages with modest gardens, to a larger more prestigious dwelling. These domestic grounds therefore contribute to the historic interest of the listed building and provide a relatively tranquil, rural setting.

- 3.21 The Site forms a small part of the extended setting of the listed building and permits very partial, glimpsed views of it. These views do not allow for an appreciation or understanding of the listed building's architectural interest and make no contribution to its significance.
- 3.22 The Site historically formed agricultural land in separate ownership to the Manor. There is also no evidence that the Site ever formed part of the listed building's landholding. The Site's agricultural use ceased in the mid-20th century and it now has a more urban appearance. The perimeter planting of the Site is visible from the listed building and forms part of the rural footpath and track that comprises the approach to the listed building. This soft eastern edge of the Site therefore reinforces the rural approach to the listed building and makes a very limited contribution to its historic interest. However, the remainder of the Site presents as an urban feature, which makes no contribution to the significance of the listed building as a combination of historic, rural dwellings which have been consolidated into a larger, high-status house.

Therfield Conservation Area

- 3.23 The Therfield Conservation Area was designated in 1969 before being amended in 1979. A Conservation Area Character Statement was prepared by Wood consulting in 2019 and has been formally adopted as an SPD by North Hertfordshire District Council. The Character Statement describes the character and appearance of the conservation area and has been used in this assessment.



Plate 2: The green and surrounding development, which form the core of the Therfield conservation Area.

- 3.24 The Character Statement states that the conservation area is centred on the village green, which sits at the confluence of 3 roads and provides a focal point for the village. The surrounding roads and buildings date predominantly from the 19th and early 20th centuries, although some earlier buildings do survive. The settlement is mainly linear, with The Causeway and Police Row running north-south. Limited development in depth is provided around the green and to the west, where the

Church of St Mary is located. Further north, the remains of the motte and bailey castle (discussed in detail above) is located, with this area forming the historic core of the settlement.

3.25 The significance of the conservation area is derived from the variety of its built form, which includes medieval and post-medieval vernacular dwellings and some later buildings constructed in a polite style, set within a green and rural settlement.

3.26 The setting of the conservation area is described at paragraph 1.2 of the Character Statement which states:

“Therfield is south-west of the town of Royston, between the A505 and the A10, and is surrounded by fields in agricultural use. To the north of the village, just beyond the Conservation Area boundary, the land drops away giving expansive views north towards Bassingbourn”.

3.27 The Site is, however, an exception to this predominantly agricultural character due to its current light industrial use and hardstanding. Although the Site historically formed part of the agricultural surrounds of the conservation area, it no longer performs this role and is visually distinct from the majority of the conservation area. With the exception of the buildings at Tuthill Farm, the Site is also distinct from much of the conservation area, including the core of the settlement which is focused on the village green. This part of the conservation area includes extensive 20th century development which has replaced earlier buildings and infilled gap sites.

3.28 The Site forms part of the approach into the conservation area, although planting to the fringes of the Site means that it is not visually prominent and is principally experienced as a planted edge on the approach into the settlement. Therefore, in its current condition, the Site makes no contribution to the significance of the Therfield Conservation Area.

3.29 When considering the refused application, the Council have previously stated that the Site also forms part of the rural approach into the conservation area. This is partly true, with this rural context and ‘soft edge’ provided by the planting that forms the northern boundary of the Site. This planting reflects the rural nature of the lane here and the approach into the conservation area, which transitions from planting to a harder urban edge provided by Tuthill Farm and the recent buildings to the west.

3.30 However, the eastern extent of the Site’s boundary is characterised by the engineered entrance and hardstanding. This presents a much harder edge, which contrasts with the remainder of the approach and makes no contribution to the significance of the conservation area. The remainder of the Site does not possess a rural appearance and is clearly urban in character. It is therefore disputed that it forms part of the “rural” setting of the conservation area and the Site currently makes no contribution to the significance of the Therfield Conservation Area.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals and Design Development

- 4.1 The proposed development is for the construction of 3 dwellings, with extensive landscaping. The current proposals have been developed following an earlier refused application for 6 dwellings (20/00117/OP) and a refused application, and dismissed appeal, for 3 dwellings (21/03533/FP). The application for 6 dwellings was refused, in part, on heritage grounds. However, following the reduction in the quantum and scale of development, the application for 3 dwellings had a single reason for refusal, related primarily to development outside of the defined settlement area.
- 4.2 The Inspector considered the proposals and the conclusions of the Planning Officer (who confirmed that any planning harms would be outweighed by the benefits of the proposals) and disagreed on one area (see reasoning at paragraph 11 of the Inspector's Decision Letter). The Inspector found that the design of Plot 3, the "manor house" typology would be too large and discordant in the local area. For that reason, the design would fall short of the "high bar" of good design (paragraph 14).
- 4.3 Despite this finding, the Inspector did acknowledge that the "introduction of a residential use would also be far more appropriate than the extant use" and that the agricultural style employed in the design would be appropriate (paragraph 13). Although the Inspector did not explicitly identify any harm to any designated heritage assets, or consider this matter in detail (with it not forming a reason for refusal), the Planning Officer did identify less than substantial harm to the significance of the conservation area, but considered this to be outweighed by the public benefits of the proposals (see paragraph 4.3.34 of the Officer report to committee). It is therefore clear that the impacts to designated heritage assets did not form a reason for refusing the previous application, or dismissing the subsequent appeal.
- 4.4 The proposals have been amended to reduce the height, scale and overall massing of Plot 3, while still retaining the other core design principles and introducing an agricultural character into the Site. This will comprise the principal "farmhouse" and smaller barn and stable typologies, finished in timber weatherboarding. The balance between hard and soft landscaping will be retained, while the planted boundaries to the Site will also be retained and managed.

Assessment of Impact

Motte and bailey castle and associated earthworks 100m south of Tuthill Farm

- 4.5 The Site historically formed part of the historic rural setting of the monument, however it has not been in agricultural use since the mid-20th century and no longer has a rural appearance or function. Therefore, the change within the Site from a commercial use to a residential use will not affect the ability to experience or appreciate the significance of the monument.
- 4.6 The proposed development would represent a change of use and character within the Site which will reflect the gradual changes within the setting of the monument, with much of its surroundings to the north-east and north now characterised by residential dwellings. Therefore, there will not be a fundamental shift in how the monument is currently experienced or how it relates to its surroundings and setting. The historic setting of the monument has been extensively and irreversibly changed by the construction of dwellings, alterations to field boundaries and the changes within the Site. The proposals would therefore change one element of the setting of the monument from a commercial use, with extensive hardstanding, to a residential use, which additional planting and soft landscaping. This would not change the character of the monument's setting, or the ability to appreciate and experience its historic interest.

- 4.7 The proposed development would have no impact on the significance of the Castle, with its historic and archaeological interest as a scheduled monument conserved. The proposed development, as proposed, will result in no impact to the significance of the scheduled monument.
- 4.8 The proposed development will conserve the significance of the Motte and Bailey castle and associated earthworks 100m south of Tuthill Farm, which is a scheduled monument and therefore a designated heritage asset. The proposals therefore comply with Chapter 16 of the NPPF and local plan policy HE1.

Tuthill Manor

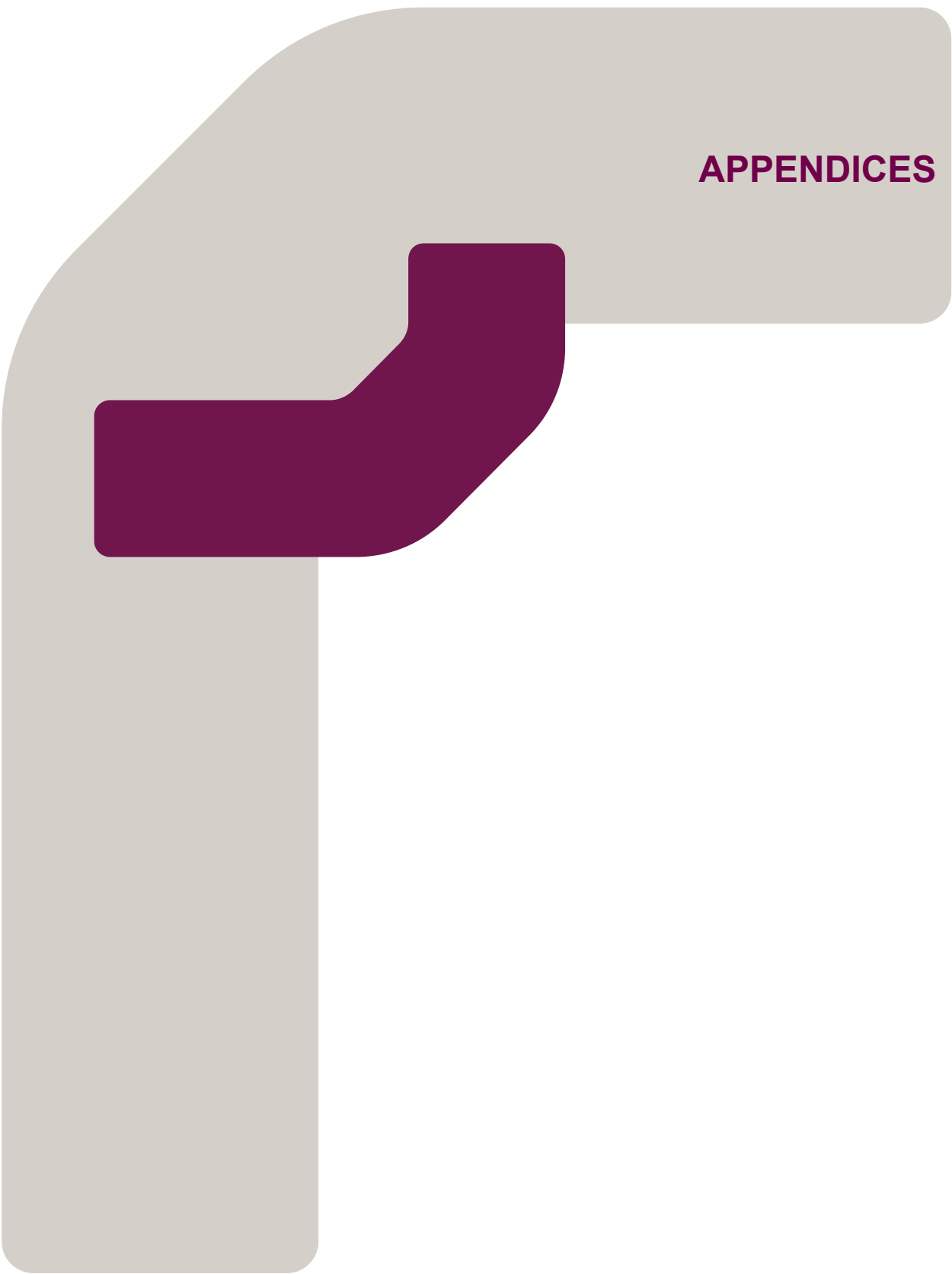
- 4.9 The proposed development is unlikely to affect views from the Manor, with only a single glimpsed view towards the listed building being altered by the proposed development. Alteration of this view will therefore will not affect the ability to appreciate the architectural interest of the listed building.
- 4.10 The change in character of the Site from light industrial to residential will also have no impact on the significance of the Manor, with the surrounding rural land that now survives most strongly contributing to its significance. The proposed developments will therefore preserve the significance, or special architectural and historic interest, of Tuthill Manor.
- 4.11 The proposed development would have no impact on the significance of Tuthill Manor. Therefore, its special architectural and historic interest would be preserved, in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. It also accords with the NPPF and local plan policy HE1. The proposals present a more sympathetic development than the previously approved scheme and would not harm the significance, or special architectural and historic interest, of the listed building.

Therfield Conservation Area

- 4.12 The proposed development will not have a marked visual impact on the setting of the conservation area for those reasons set out above. From within the Site it is not currently possible to experience or understand the historic form of the settlement or those buildings of importance located within it. The Character Statement does state that the surrounding agricultural land makes an important contribution to the significance of the conservation area, but the current use and urban character of the Site means it does not form part of this land or contribute to the significance of the conservation area in this way. Its change to residential use will therefore have no impact on the significance of the Therfield Conservation Area.
- 4.13 The proposed development will also slightly alter the urban morphology of the conservation area and the approach from the west. However, the retention of boundary planting will minimise the visual impact of this and mean that the development is not experienced from within the conservation area. It will also only affect the part of the conservation area which is already characterised by later development. Overall, therefore, the proposed development will have no impact on the significance of the Therfield Conservation Area, with the significance, including character and appearance, of this designated heritage asset preserved.
- 4.14 The proposed development would have no impact on the significance of Therfield Conservation Area. Therefore, its special architectural and historic interest would be preserved, in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. It also accords with the NPPF and local plan policy HE1.
- 4.15 For the reasons set out above, the proposals will result in no impact to the significance of the relevant heritage assets and will comply with national and local planning policy, including policy HE1.

5 SUMMARY AND CONCLUSIONS

- 5.1 This Heritage Statement has been prepared to assess the impact on surrounding heritage assets arising from the proposed development of Tuthill Yard, Therfield. It demonstrates that the Site does not possess a rural character and has not been in agricultural use since the mid-20th century. However, the boundaries of the Site include dense planting and provide a soft edge to the Site and a rural approach to the conservation area. These will be retained and improved as part of the proposed development.
- 5.2 In addition, the design and layout of the proposals will ensure the proposed development has a minimal visual impact on the setting of the heritage assets and will not alter the ability to experience or appreciate their significance. The retention and strengthening of the boundaries and provision of landscaped open space within the Site will provide a softer, green edge to the conservation area and the setting of the heritage assets, with no impact to their significance.
- 5.3 The proposed development would have no impact on the significance of the scheduled Motte and Bailey Castle, the Grade II listed Tuthill Manor or the Therfield Conservation Area. Therefore, the proposed development accords with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, in addition to local plan policy HE1 and policies provided in the NPPF.
- 5.4 The proposed development will conserve the significance of the three designated heritage assets and represents an appropriate form of new development within this commercial site. If any harm is found by the local planning authority, this will clearly remain less than substantial and outweighed by the public benefits, as previously concluded.
- 5.5 This report meets the requirements of paragraph 200 of the NPPF and provides sufficient information regarding the heritage considerations related to the application to allow the local planning authority to make an informed decision.



APPENDICES

Appendix A

List Description



TUTHILL MANOR

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1307698

Date first listed:

27-May-1968

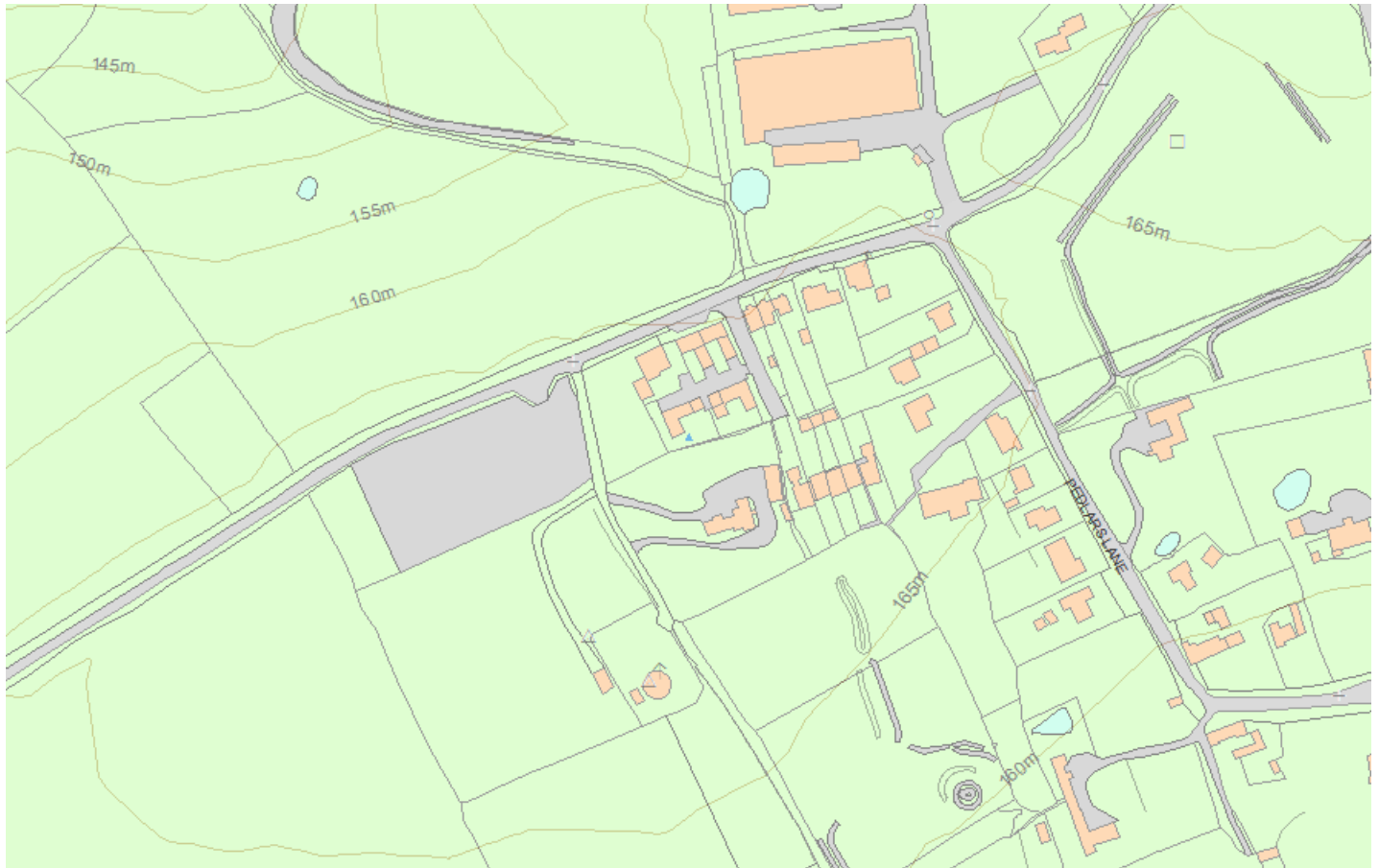
Date of most recent amendment:

29-Jan-1986

Statutory Address:

TUTHILL MANOR, TUTHILL

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1307698.pdf**

(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/447545/HLE_A4L_Grade|HLE_A3L_Gi)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 07-Dec-2020 at 12:00:46.

Location

Statutory Address:

TUTHILL MANOR, TUTHILL

The building or site itself may lie within the boundary of more than one authority.

County:

Hertfordshire

District:

North Hertfordshire (District Authority)

Parish:

Therfield

National Grid Reference:

TL 33226 37328

Details

THERFIELD TUTHILL TL 3337 Therfield 9/128 Tuthill Manor 27.5.68 (formerly listed as Tuthill Farm Cottages) II House, at one time 4 dwellings. Late C15, extended mid C16, floored, heated and extended mid to late C17. Restored and rebuilt c.1970. Timber frame, all exposed, rendered brick infill, brick base. Thatched roof, half hipped on main range. Originally a 2 storey Beacon Tower, extended to right with open hall and parlour end in C16, stack inserted, hall floored and cross wings added to front and rear of original tower in C17 to form a T on plan. 2 storeys and attics. Entrance in 2 storey projecting gabled porch at left end of hall range, plank and muntin door, first floor jettied with moulded bressumer, later brick buttresses, exposed close studding with curved tension braces, jowled posts to clasped purlin roof. Right return of porch has an early ovolo moulded mullioned 2 light window frame with intermediate small diagonal mullions. Bay to right of porch has tension braces, originally internal now external, close studding, early window frames, ground floor 2 lights hollow moulded, first floor 3 lights with diagonally set mullions. Further right a C20 ground floor bay window with a thatched head, first floor C20 2 light casement. Right hand bay of hall is filled by large C17 red brick axial ridge stack, all exposed with first floor open framing. Parlour bay to right has close studding, tension braces, ground floor early ovolo moulded mullioned 3 light window frame with intermediate iron mullions, C20 gabled dormer. Right end, tension braces, close studding, early ovolo moulded mullioned 4 light window frame in attic. To left cross wing projects forward with similar framing, first floor early ovolo moulded mullioned 2 light window frame with intermediate small diagonal mullions. Gable end C18 red brick external stack with an offset. Left return of cross wing has a ground floor 4 light and first floor 3 light early window frames with diagonally set mullions. Larger scantling to jowled posts on late C15 bay. External red brick stack and lean-to projections towards rear of cross wing. Hall range to rear has tension braces, close studding, an early first floor window, C20 gabled dormer and catslide roofs over C20 lean-to outshuts. Interior: frame entirely exposed, stop chamfered bearers and joists, some re-used C17 turned balusters on stair, arched braces to cambered tie beams, clasped purlin roof with curved windbraces.

Listing NGR: TL3322637328

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

162451

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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