

Heritage Statement

This statement is not a stand-alone document and forms part of a listed building application with a proposal for rear fenestration works and exterior alterations including a replacement oil boiler and bricking up a rear doorway, to:

The Old Bakery
Law Hall Lane
Bendish
Hertfordshire
SG4 8JH

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1.0 Introduction

- 1.1 This statement outlines the considerations of the heritage aspects for the approval of a Listed Building Consent application referring to the proposal for rear fenestration works and exterior alterations including a replacement oil boiler and bricking up a rear doorway within the existing dwelling at The Old Bakery, Law Hall Lane, Bendish.
- 1.2 The Old Bakery is Grade II listed (*Figure 1*)
- 1.3 The whole property lies entirely within the Conservation Area of Bendish (*Figure 2*) and is located within the Green Belt (*Figure 3*)
- 1.4 The aim of this statement is to highlight the key factors which have influenced the principle need for this proposal and its appropriateness.
- 1.5 The application for Listed Building Consent is made with the benefit of pre-application advice.
- 1.6 The owners purchased and moved into the property in July 2025 and have since taken on the responsibility of being custodians of a Listed building.
- 1.7 Like any old property, maintenance is an ongoing pre-requisite and the owners take their responsibilities seriously.
- 1.8 All proposed works are in the rear and newer part of the property which holds no historic value.

2.0 Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1347449
Date first listed: 08-Feb-1988
List Entry Name: The Harrow Public House
Statutory Address 1: THE HARROW PUBLIC HOUSE



Figure 1. Extract from Historic England Map

3.0 Location & Details

3.1 Location:

Statutory Address: THE HARROW PUBLIC HOUSE

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: St. Paul's Walden

National Grid Reference: TL1637721513

3.2 Details:

TL 12 SE St Paul's Walden Bendish

4/115 The Harrow P.H. on west side of Green

GV II

3.3 Official Listing:

House, now a public house. C16 N half, C18 S half. Timber frame N half, brick S half all roughcast with continuous steep old red tile roof. A long 1½-storeys building facing E onto the green. 4 gabled dormers at eaves with small 2-lights casements with small panes. 2 lean-to tiled painted brick porches. Segmental arches to casement windows with 3 fixed lights below 2 opening lights. Broad plank door to N part. Large external N gable chimney with offsets in English-bond brickwork. Catslide rear extension to N part (living quarters). Single-storey weatherboarded outhouse at S end part converted for toilets, but double doors in rest. Interior has framing of S wall of older part exposed as a screen, with holes for wattle infill and central post.

3.4 Previous Use:

Formally the village Public House, known as 'The Harrow' which closed in approximately 1997.

3.5 Current Use:

The property has been converted into a comfortable character home set on a west facing plot of approximately one third of an acre. The accommodation is set over two floors and has a wealth of exposed timbers and fire places.

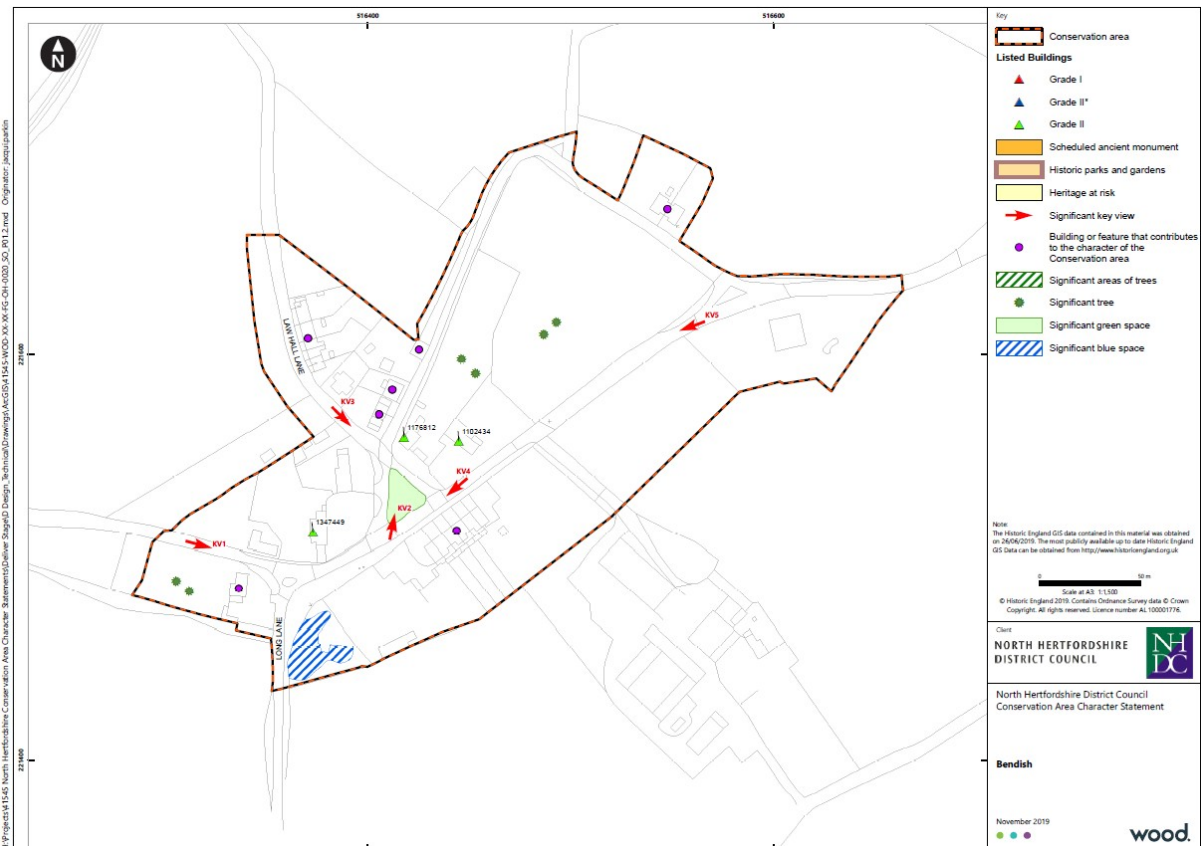


Figure 2. Bendish Conservation Area

Extract from North Hertfordshire District Council Bendish Conservation Area Character Statement – issue November 2019

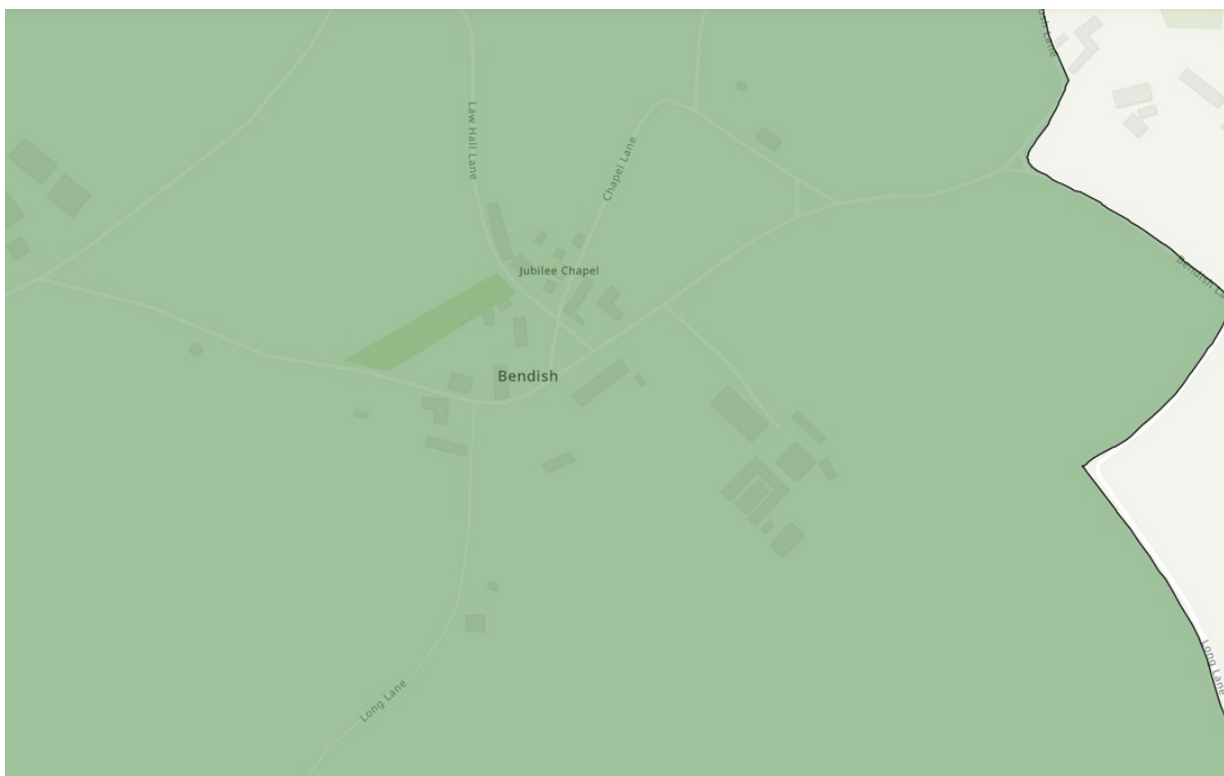


Figure 3. Bendish within the Green Belt

Extract from interactive map on “Campaign to Protect Rural England” website

4.0 Proposal

4.1 The proposal is to brick up one rear door, replace four rear windows and one French door and to replace the oil boiler with a new external boiler.

4.2 Whilst living at the house, it has become apparent that almost all of the windows and doors are in very poor condition. The owners are mindful that short-cut repairs only delay the inevitable and wish to fit total replacements for the four windows and one French door specified.

4.3 The replacement windows will replicate the existing single glazed windows in their overall size, however will be significantly improved with the removal of the smaller transom windows where applicable, the addition of 4-8-4 double-glazed through-bar panels and the specifications to compliment the front facing dormer windows (previously granted Listed Building Permission via application: 23/00628/LBC).



Current four windows to be replaced

4.4 The replacement French door will replicate the existing single glazed door in overall size, however will be significantly improved with 4-8-4 double-glazed through-bar panels and the specifications to compliment the front facing dormer windows (previously granted Listed Building Permission via application: 23/00628/LBC).

The current aspect ratio on the French doors is distorted therefore the design of the glazing will also be improved to visually enhance the aesthetics.



Current French door to be replaced

4.5 The proposed replacement of the specified windows and French door will enhance the character of the building.

4.6 The owners wish to brick up one of the rear doors to make the home more secure. The current door is of modern construction and will no longer be of use as two alternative rear doors remain.

4.7 The current oil boiler is situated within the property and is very old. The owners wish to replace the boiler with a new, significantly more efficient external boiler to increase safety, space, and to avoid any potential odours and fumes within the home.



Current modern rear door and existing boiler flue to be removed and bricked up. New external boiler to then be repositioned along this wall.

5.0 Conclusion

5.1 The proposal is to ensure that the heritage asset is conserved and kept in good long-term health.

5.2 The current windows and doors throughout the property are generally not fit for purpose and are allowing the outside elements to penetrate the house as, due to past neglect, they are rotting, unsecure and in very poor condition.

5.3 The windows and doors specified in the application are to the rear of the building and hold no historic interest. The owners wish to enhance the overall character of the building by replacing these with improved detail that will compliment the more historic dormer windows at the front of the building.

5.4 Being one of the oldest houses in the Conservation area, it's important to keep the property in use and maintained. Replacing the specified windows and door will not only enhance the property's character but will also support its long-term durability, which will help towards preserving it for many more years.

5.5 This proposal does not affect the surrounding area, in any way.

5.6 The impact on special character is considered to be minimal as all of the works are only visible from the rear of the property and only involve the newer part of the building that holds no historic value.

5.7 The proposed development does not affect any of the key views in the Conservation Area as found in the Bendish [St Pauls Walden] Character Statement written by North Hertfordshire District Council in November 2019.

5.8 It is concluded that the proposal should receive Conservation support reinforced by the grant of Listed Building Consent.