

Land off Echo Hill, Royston

North Herts District Council

HERITAGE STATEMENT | MAY 2025

On behalf of Gladman Developments Ltd



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Section 1

Introduction.

1 | Introduction

Introduction

Overview

- 1.1 This Heritage Statement has been prepared on behalf of Gladman Developments Ltd ('the Applicant') to support a full planning application at Land of Echo Hill, Royston ('the Site') within North Hertfordshire District Council. It provides an assessment of the anticipated heritage impacts of the proposed development.
- 1.2 The proposed development can be summarised as follows:
- Outline application for the demolition of No. 24 Echo Hill and the erection of up to 84 dwellings with public open space, landscaping and sustainable drainage system (SuDS), with all matters reserved save for access*
- 1.3 This report will:
- Set out the relevant legislative and policy framework within which to understand the proposed development of the Site;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Describe the Site and identify relevant heritage assets, their significance and the contribution of their setting to significance;
 - Provide an assessment of the potential effects to the significance and setting of identified heritage assets resulting from the proposed development.
- 1.4 The methodology used in this assessment is set out in Appendix 1. The baseline was prepared using ongoing desk-based research and fieldwork undertaken in January 2025
- 1.5 The report is produced by Icen Projects. Specifically, it is authored by: Edward Wollaston BA(Hons) PGDip Senior Consultant and Lucy Nicholson LLB (Hons), MAUD, MRTPI IHBC Associate, with review by Laurie Handcock MA (Cantab) MSc IHBC, MCIfA, Director, of the Built Heritage and Townscape team.

Understanding of the Site

- 1.6 The Site is an agricultural field, to the south of the main settlement of Royston, adjacent to Briary Lane and on the edge of the town's urban development. There is no recorded alternative use with the land other than agricultural use and is shown to have historically held multiple plots and a variety of ownerships. The Site includes a single dwelling and plot fronting onto Echo Hill.
- 1.7 The topography of the ground is largely level and appears an open field bordered by mature hedgerows of native vegetation. These provide a degree of natural screening from surrounding areas. The Site has some visual continuity with the adjacent agricultural landscape to the south but is surrounded by the suburban expansion of Royston to the north and east.

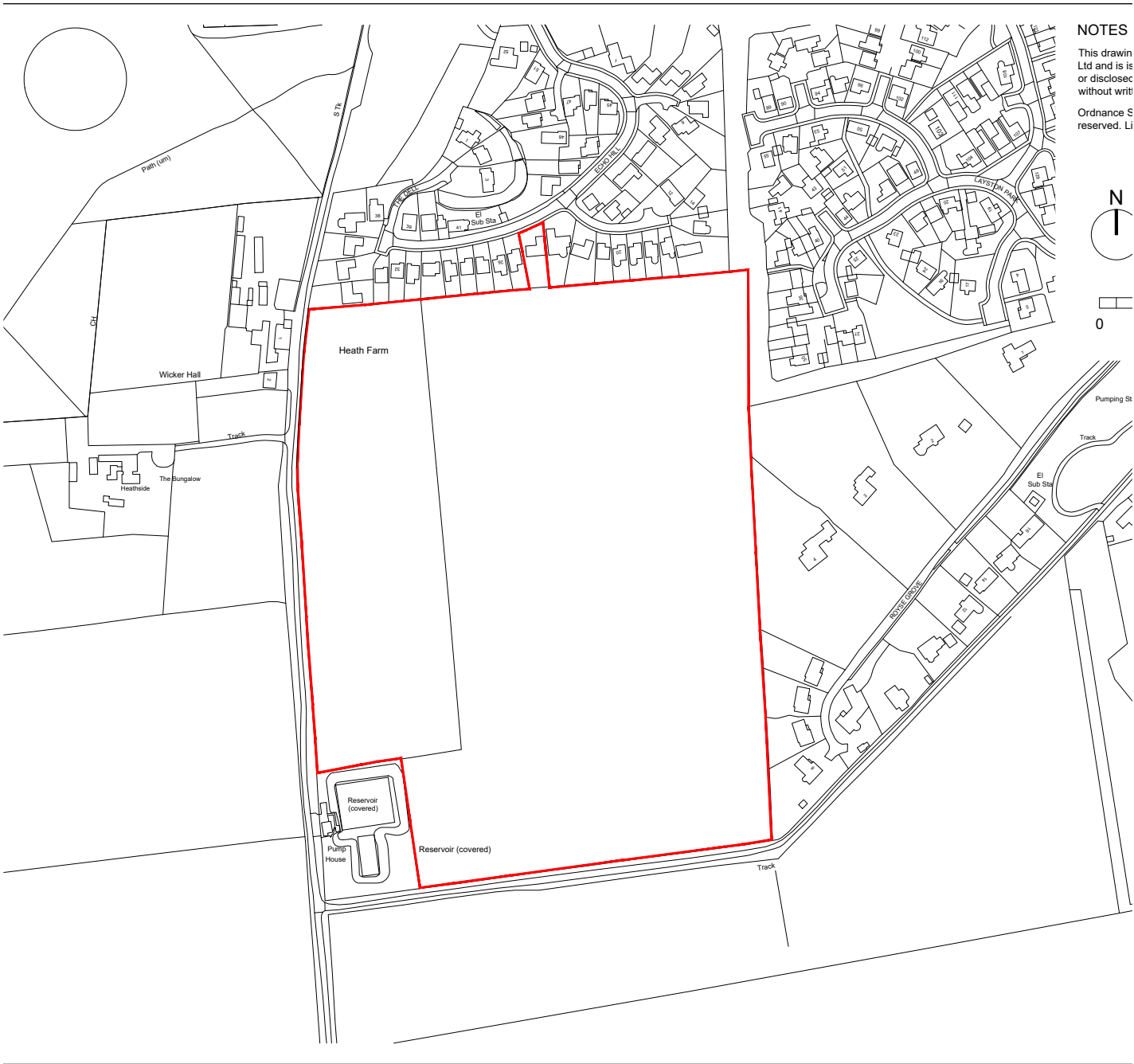


Figure 1.1 Site Location (approximate site boundary)

Identification of Heritage Assets

- 1.8 GIS software has been used to identify heritage assets within a 500m radius of the Site, alongside reviewing the National Heritage List for England ('NHLE'), Council's Conservation Area Mapping. We have also reviewed the Royston Register of Buildings of Local Interest (March 2007)
- 1.9 The scope of this assessment is considered to be proportionate to the significance of identified heritage assets and the nature of change proposed, in line with National Planning Policy Framework (NPPF) paragraph 207. The following designated assets fall within 500m of the Site:
- Two bowl barrows: part of the round barrow cemetery on Therfield Heath (Scheduled Monument, List UID: 1010432)

• The Boar's Head Public House (Grade II, List UID: 1102008)

• K6 Telephone Kiosk Adjacent To Number 29 And Opposite The Boar's Head Public House (Grade II, List UID: 1102017)

• Number 47, Outbuildings At Rear Of Number 47 (Grade II, List UID: 1102029)

• 55-59, King Street (Grade II, List UID: 1102030)

• 61, King Street (Grade II, List UID: 1102031)

• 63 And 65, King Street (Grade II, List UID: 1102032)

• 67, King Street (Grade II, List UID: 1102033)

• 77, King Street (Grade II, List UID: 1102034)

• Sun Hill House (Grade II, List UID: 1102035)

• 12-16, London Road (Grade II, List UID: 1102046)

• 44 And 46, London Road (Grade II, List UID: 1102047)

• 7, London Road (Grade II, List UID: 1102048)

• 25, Market Hill (Grade II, List UID: 1102051)

• 4 George Lane (Grade II, List UID: 1102060)

• The Bull Hotel (Grade II, List UID: 1102065)

• 25, High Street (Grade II, List UID: 1102068)

• 43 And 45, High Street (Grade II, List UID: 1102069)

• 57, High Street (Grade II, List UID: 1102070)

• 63 And 65, High Street (Grade II*, List UID: 1102071)

• 45, King Street (Grade II, List UID: 1102074)

- 41, High Street (Grade II, List UID: 1174533)
- 51-55, High Street (Grade II, List UID: 1174541)
- 59 And 61, High Street (Grade II*, List UID: 1174560)
- 43 And 43a, King Street (Grade II, List UID: 1174582)
- 22, London Road (Grade II, List UID: 1174702)
- 1 And 3, London Road (Grade II, List UID: 1174708)
- 33 And 35, London Road (Grade II, List UID: 1174714)
- 29, Market Hill (Grade II, List UID: 1174732)
- The Green Man Public House (Grade II, List UID: 1174739)
- Sunhill Cottage (Grade II, List UID: 1295583)
- The Corn Exchange (Grade II, List UID: 1295632)
- 18 And 20, London Road (Grade II, List UID: 1347644)
- 5, London Road (Grade II, List UID: 1347645)
- 9 Market Hill (Grade II, List UID: 1347647)
- The Chequers Public House (Grade II, List UID: 1347653)
- 29-39, High Street (Grade II, List UID: 1347655)
- 45a, 47 And 49, High Street (Grade II, List UID: 1347656)
- 67, High Street (Grade II, List UID: 1347657)
- 1, King Street (Grade II, List UID: 1347658)
- 39, Market Hill (Grade II, List UID: 1347666)
- 49-53, King Street (Grade II, List UID: 1347677)

Locally Listed Buildings

- 1 Barkway Road
- 12 The Warren
- 14 The Warren
- The Old Police Station, 6 Priory Lane
- Old Court, Police Station And Police Sargent's House
- 41 Market Hill
- Market Hill Rooms, Fish Hill
- Edge Barn (Rear Of) 48 High Street

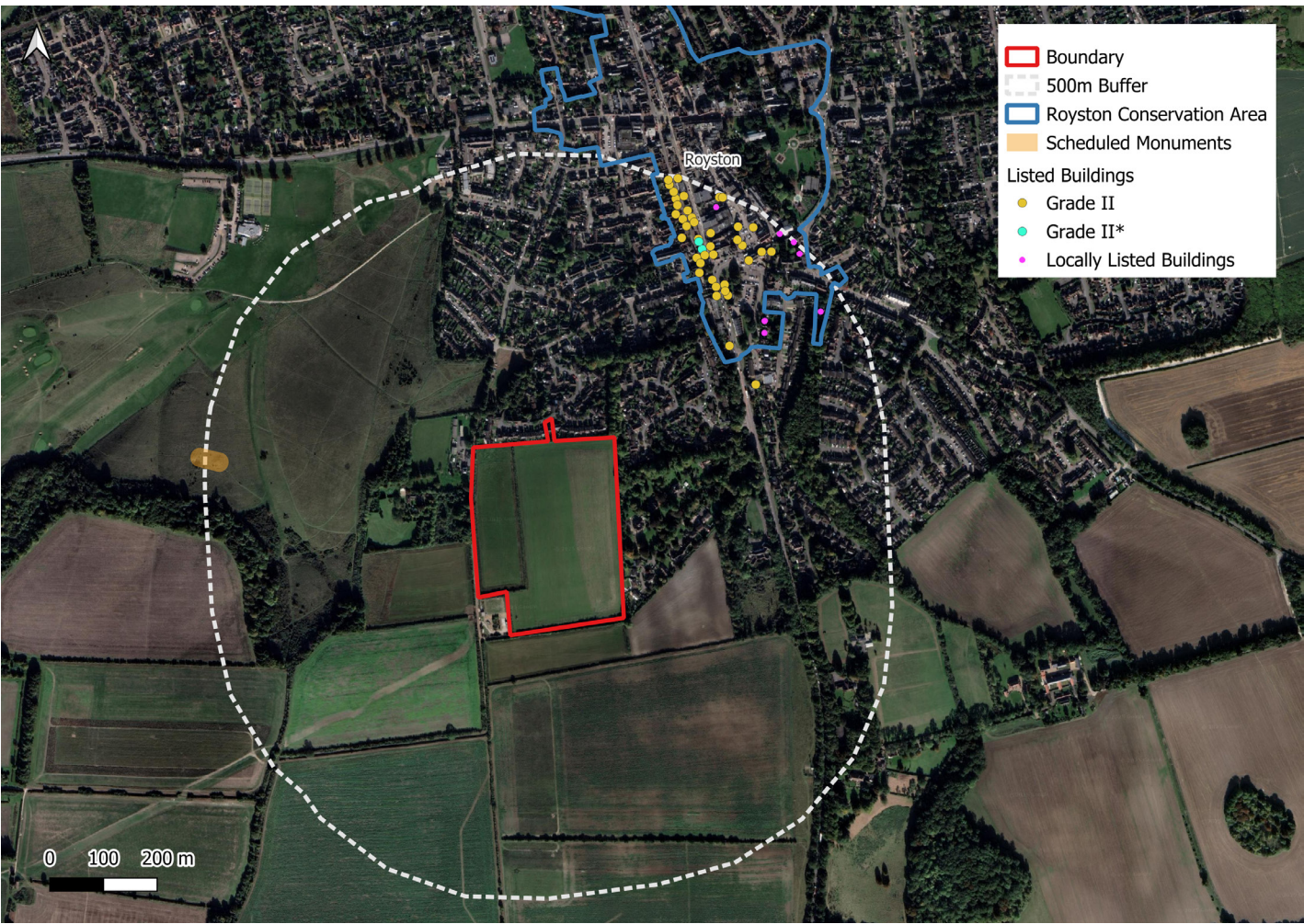


Figure 1.2 Heritage Asset Mapping



Figure 1.3 The Site and its immediate context (Jan, 2025)



Figure 1.4 The Site and its immediate context (Jan, 2025)



Figure 1.5 The Site and its immediate context (Jan, 2025)



Figure 1.6 The Site and its immediate context (Jan, 2025)

Section 2

Relevant Planning Policy, Legislation & Guidance.

2 | Relevant Planning Policy, Legislation & Guidance

Planning Policy and Legislation

Introduction		National Planning Policy Framework (December 2024)		Statutory Development Plan			
2.1	The Development Plan for North Hertfordshire consists of the Local Plan 2011-2031.	2.6	The NPPF affirms, in paragraph 135, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, while not preventing or discouraging appropriate optimisation, innovation or change (such as increased densities).	North Hertfordshire Local Plan 2011-2031	Policy Document	Relevant Policy	Summary
2.2	Relevant guidance includes: - Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets	2.7	Paragraph 139 requires development that is not well-design to be refused, whilst significant weight should be given to development which reflects local design policies and/or is outstanding, innovative and helps raise the design standards in the area.		Strategic Objectives ENV2	Protect and enhance the historic character of North Hertfordshire’s towns, villages, hamlets and landscape by promoting good design that creates a distinctive sense of place.	
2.3	The National Planning Policy Framework (2024) (‘NPPF’) is a material consideration throughout this Heritage Statement.	2.8	Paragraph 207 states that local planning authorities should require applicants to describe the significance of heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset.		Strategic Objectives ENV3	Protect, maintain and enhance the District’s historic and natural environment, its cultural assets and network of open spaces, urban and rural landscapes.	
Legislation		2.9	Paragraph 210 emphasises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.		Policy SP1: Sustainable development in North Hertfordshire	This Plan supports the principles of sustainable development within North Hertfordshire.	
2.4	Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that ‘in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.’	2.10	Paragraphs 212 - 215 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), great weight should be applied to the statutory duty where it arises, and any harm to significance should require a clear and convincing justification. Where substantial or less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including for less than substantial harm, securing its optimum viable use (para.215). In the case of substantial harm, this must be necessary to achieve substantial public benefits, or a number of criteria set out in paragraph 214 apply.		Policy SP5: Countryside and Green Belt	The council support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the Policies Map (Figure 2.1).	
2.5	Whilst the Site does not sit within a Conservation Area, Section 72(1) of the Act states that in relation to Conservation Areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.	2.11	Paragraph 219 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. Whereas paragraph 220 notes that loss of an element which makes a positive contribution to these should be assessed according to paragraphs 214 and 215, taking into account its contribution to the whole.	Policy SP9: Design and Sustainability	The Council considers good design to be a key aspect of sustainable development.		
				Policy SP13: Historic environment	The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset’s conservation and the management of its setting.		

Table 2.1 Summary of Local Policy

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