



FAO: Planning Department,  
**North Herts Council**

Ref: 24/02517/FPH  
Date: 18/12/2024

### **BUILT HERITAGE ADVICE**

Dear Sir / Madam,

#### **RE: Maran Cottage 145 High Street Codicote Hertfordshire SG4 8UB**

Built Heritage Advice pertaining to an application for:

First floor rear extension over existing rear extension to include gabled roof. Insertion of rooflight to existing rear roofslope. Front canopy, alterations to fenestration, external cladding and replace front boundary wall.

The application site is not located within, or within the setting of a Conservation Area and is not nationally listed.

It is adjacent to the Grade II listed row of cottages at No's 151-157 High Street. They are partly seventeenth century and eighteenth-century cottages. The listing states that the right side is probably later eighteenth century, when the whole range was cased in chequered red brick. Attached to these are 161-165 High Street, a pair of late seventeenth or early eighteenth-century exposed timber frame with plaster infill. Due to its proximity and siting and similar materials, No. 145 forms part of the setting of No's 151-157.

Although NHDC has not published a list of locally listed buildings for Codicote, it has compiled 'Register of Buildings of Local Interest' for several other settlements in the District. The criteria used in other settlements for inclusion of buildings that do not merit statutory listing but are important individually in a local context include: good quality work, local architectural and historic interest, buildings which act as a feature within the historic street scene or setting.

No.145 is clearly of historic character and appears on maps dating back to the nineteenth century. It has patterned historic brickwork, including darkened flared bricks in a pattern which matches those at the Grade II listed No 151-157 High Street, which is mentioned in the Historic England listing. The building also has attractive prominent chimneys, timber windows and is prominent within the street scene. **On this basis, it is likely to meet the criteria for 'Local Interest' set out by NHDC and should be considered a non-designated heritage asset and assessed on this basis as per paragraph 216 of the NPPF 2024.**

The scale of the two-storey rear extension would be excessive scale, both in height and depth, in a prominent location within the street scene and would have an overbearing impact on No. 145 and also the adjacent listed properties. This prominence would be increased by the use of black timber which would increase the degree of harm.



There are no objections to the replacement of the existing rear windows which are of modern materials and poor quality. The front timber windows appear to be of a historic type and their loss could impact the historic interest and character of the host dwelling and replacement with UPVC windows with applied glazing bars even where the design is 'heritage style' not be supported.

The existing front boundary wall is not of historic interest and its replacement with an appropriate low wall of matching brick is acceptable in heritage terms.

The proposed rear rooflight and rear sliding doors appear large but would not be visible in the street scene and based on the more modern appearance of the rear elevation currently, there is no objection to these features.

The existing flat door canopy is in keeping with the existing dwellinghouse and is appropriate to the dwellinghouse. The larger projecting canopy as proposed, would not be in keeping with the character of the property due to its scale and design and the existing should be retained or replaced like for like.

The proposal would fail to preserve or enhance the character and appearance of the adjacent listed buildings, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regards to the National Planning Policy Framework 2024 the level of harm is 'less than substantial' as per paragraph 215. 'Great weight' should be given to the heritage asset's conservation as per paragraph 212. In accordance with paragraph 216, a balanced judgement will be required as to the effect on No. 145 as a non-designated heritage asset.

Yours sincerely,

David Buckley BA (Hons) MA MRTPI IHBC  
Historic Environment Team  
Place Services

*Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter*