

Tabitha Kaye  
Development Control  
North Hertfordshire District Council

**Postal Point CHN 108  
Hertfordshire County Council  
County Hall, Pegs Lane  
HERTFORD SG13 8DN**

Contact Andy Instone  
Tel 01992 555241  
My ref P01/26/1730-1  
Your ref **26/01730/S73**  
[historic.environment@hertfordshire.gov.uk](mailto:historic.environment@hertfordshire.gov.uk)

Date: 12 August 2026

Dear Tabitha,

**Re: Variation of Condition 2 (Replace approved drawings LD665-P01A, LD665-P02A, LD665-P03A, LD665-P04A, LD665-P05 and LD665-P06 with PL-01, PL-02, PL-03, PL-04, PL-05A and PL-06A) of planning permission reference 23/01807/FP granted on 17.11.2023 for Erection of one detached 4-bed dwelling with integral garage and creation of vehicular access off Ashwell Road (as amended by plans received 23/10/2023). | Coker Cottage Ashwell Road Newnham Baldock Hertfordshire SG7 5JX**

## **ARCHAEOLOGICAL IMPLICATIONS**

Thank you for consulting us on the above application.

Provided the provisions of condition 3 are complied with, we have no comments to make.

Should this application constitute a new permission then we recommend that as per 23/01807/FP archaeological conditions are attached to any consent.

Our advice for that planning application noted:

The Historic Environment Record (HER) notes that the site lies less than 100m from Scheduled Monument 1003596, a ring ditch and enclosure shown on aerial photographs (HER1671). The site lies 50m from the site of an Iron Age and Roman farmstead where finds from the medieval and post-medieval periods were also found (HER39810). Two Grade II Listed buildings lie immediately across the road, Thatch End (LB1102706) and Old Thatch (LB1175963). The former dating from the sixteenth century and the latter from the seventeenth century.

Therefore, we recommend the following:

1. the archaeological evaluation, via trial trenching, of the development area, prior to the commencement of any development;

2. such appropriate mitigation measures indicated as necessary by that evaluation.  
These may include:
  - a. the preservation of any remains in situ, if warranted,
  - b. appropriate archaeological excavation of any remains before any development commences on the site, with provisions for subsequent analysis and publication of results,
  - c. archaeological monitoring of the groundworks of the development (also including a contingency for the preservation or further investigation of any remains then encountered),
  - d. such other provisions as may be necessary to protect the archaeological interests of the site;
3. the analysis of the results of the archaeological work with provision for the subsequent production of a report and an archive, and the publication of the results;
4. such other provisions as may be necessary to protect the archaeological and historic interests of the site.

Therefore, we recommend that the following three conditions be attached:

***A No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:***

- 1. The programme and methodology of site investigation and recording*
- 2. The programme and methodology of site investigation and recording as required by the evaluation*
- 3. The programme for post investigation assessment*
- 4. Provision to be made for analysis of the site investigation and recording*
- 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 6. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 7. Provision to be made for public engagement and interpretation*
- 8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

***B The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)***

***C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.***

If planning consent is granted, I will be able to provide detailed advice concerning the requirements for the investigations, and to provide information on professionally accredited archaeological contractors who may be able to carry out the necessary work.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely,

Andy Instone  
Senior Historic Environment Advisor, Hertfordshire LEADS  
Environmental Sustainability

*Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.*