

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02064/OP
CASE OFFICER:	BG
APPLICATION SITE:	Land adjacent to 10 Hambridge Way, Pirton, Hertfordshire
DESCRIPTION OF WORKS:	Erection of up to 50 dwellings including affordable housing, together with amenity space, landscaping and all associated infrastructure and works (all matters reserved except means of access).

RECOMMENDATION:

I find the proposal **UNOBJECTIONABLE** in heritage terms, satisfying the provisions of Sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and its setting

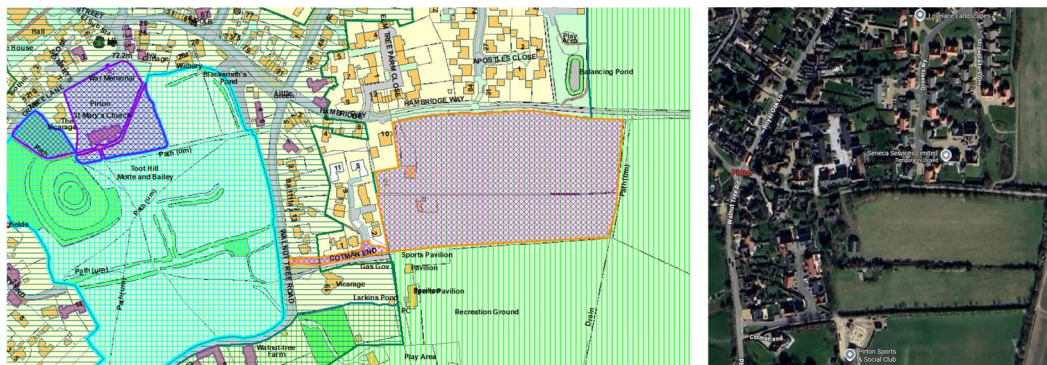
There is no direct impact upon the setting of listed buildings, a scheduled monument, or the Pirton Conservation Area to impact upon their significance.

Harm, preserve or enhance.

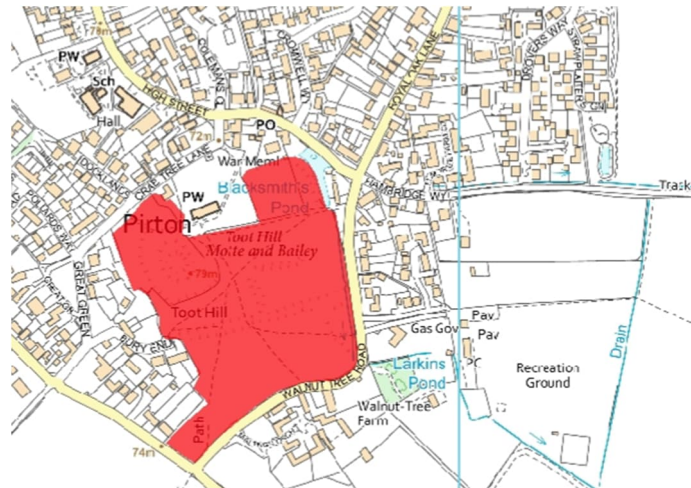
It is considered that the proposal would not harm setting of listed buildings, a scheduled monument, or the Pirton Conservation Area.

SITE CONTEXT:

As noted below the application site sits behind (east of) Cotman End and south of Hambridge Way. To the north of Hambridge Way is a new development which includes Drovers Way and Strawplaiters Green. Only a small part of the scheme (access) is within the Pirton Conservation Area.



To the west stands Toot Hill motte and bailey castle and shrunken medieval village, a Scheduled Monument (List Entry Number: 1012325 / Date first listed: 09-Oct-1981 and Date of most recent amendment: 12-Nov-1991 at Pirton)



Cotman End was built following the granting of appn ref: 20/02835/FP for which I was consulted but did not return a comment. Preceding that application Conservation was also consulted on the following applications and once again no comments were offered.

18/01635/FP - Erection of 8 dwellings comprising two x 2-bed, five x 3-bed and one x 4-bed dwellings associated garaging and landscaping including creation of new vehicular access off Walnut Tree Road (as amended by drawings 2016-37.P.001B, P002E, P005A, P006A, and P007A received 07/01/2019 and drawings ST-2596-01C, 02C, and 03C received 08/01/2019).

The case officer included the following in his delegated file note.

The historic environment: impact on the Pirton Conservation Area

4.3.21 The site is in the Pirton Conservation Area and therefore any proposal must preserve or enhance its character and appearance. This requirement is further supported by Section 16 of the National Planning Policy Framework (the Framework) and Emerging Policies SP13 and HE1.

4.3.22 The site is located in a back-land location and it is considered that the site currently makes a limited contribution to the character and appearance of the Pirton Conservation Area. *The proposal to develop the site is considered to be appropriate and would therefore preserve the character and appearance of the conservation area.*

The historic environment: impact on the scheduled monument

4.3.26 The Toot Hill Scheduled Monument is located to the west of the application site on the other side of Walnut Tree Road. However, having discussed the matter with Historic England it is considered that, due to the development site being a back-land site on the other side of the road, the proposal would have no impact on the setting of the Scheduled Monument.

20/01070/FP- Erection of 8 dwellings comprising two x 2-bed, five x 3-bed and one x 4-bed dwellings associated garaging and landscaping including creation of new vehicular access off Walnut Tree Road

The case officer included the following in her delegated file note.

4.3.12 Impact on the Pirton Conservation Area

The site is in the Pirton Conservation Area and therefore any proposal must preserve or enhance its character and appearance. This requirement is further supported by Section 16 of the National Planning Policy Framework (the Framework) and Emerging Policies SP13 and HE1.

The site is located in a back-land location and it is considered that the site currently makes a limited contribution to the character and appearance of the Pirton Conservation Area. *The proposal to develop the site is considered to be appropriate and would therefore preserve the character and appearance of the conservation area.*

4.3.13 Impact on the scheduled monument

The Toot Hill Scheduled Monument is located to the west of the application site on the other side of Walnut Tree Road. However, having discussed the matter with Historic England it is considered that, due to the development site being a backland site on the other side of the road, the proposal would have no impact on the setting of the Scheduled Monument.

It should be noted that in both of the above cases, only the front part of the site (access) is within the Pirton Conservation Area.

DETAILED ANALYSIS AND CONSIDERATIONS:

The nearest listed building and the scheduled monument at Toot Hill are some distance to the west and I am unconvinced that their setting would be adversely affected thus would not impact upon their significance. Considering that it has previously been reported that the Cotman End scheme would preserve the character and appearance of the Pirton Conservation Area and that the schemes in 2018 and 2020 would not impact upon the setting of the Scheduled Monument it would be a challenge to say the least to suggest that the current scheme would affect the setting of these heritage assets.



HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections 66(1) & 72(1)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

Although a much larger development when compared with Cotman End, the site is further away from heritage assets, therefore, there is good reason to suggest that the impact upon the setting (and in turn the significance) of those assets is less. There is no convincing justification to resist this proposal on heritage grounds considering past case officer reports re: Cotman End and Historic England's response that the Cotman End scheme would not impact upon the setting of the Scheduled Monument.

OFFICER: Mark Simmons

DATE: 04/11/2025