

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/01498/FP

Date: 26/02/2025

Planning Officer: MT

Address: Lodge Cottage, Ashwell Road, Newnham, Baldock, Hertfordshire SG7 5JX

Subject: Erection of one detached 2-bed dwelling and detached double garage.

1.0 Recommendation

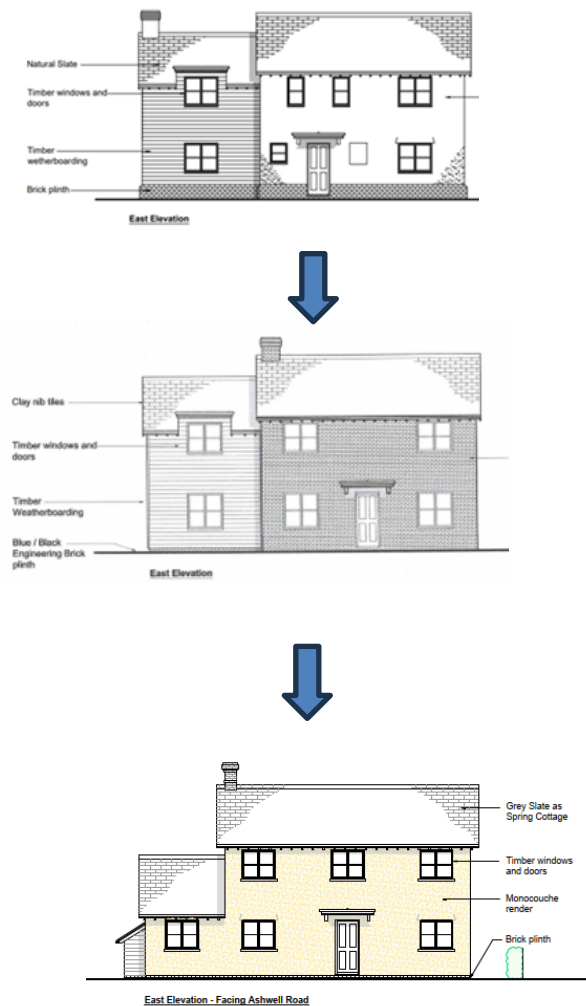
- 1.1 Paragraph 135c) of the NPPF refers to new development being *'sympathetic to local character and history, including the surrounding built environment'*. Paragraph 210 of the NPPF says that in determining applications, local planning authorities should take account of *'the desirability of new development making a positive contribution to local character and distinctiveness'* whilst at paragraph 213 it says that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.....'*
- 1.2 With respect to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the duty for the preservation and enhancement of the CA this relates to the whole designation. Lodge Cottage contributes positively to the variety in architectural form and appearance found within the locality and the historic environment and its spacious front/side garden is considered to make a positive contribution to the verdant character of the area. As stated previously I take the view that the openness of the garden frontage to Lodge Cottage makes an important contribution to the character and appearance of the NCA and to the setting of Lodge Cottage (a non-designated heritage asset). Whilst not seeking to overstate the significance of the site, the LPA has a statutory duty to ensure that any proposal preserves or enhances the character or appearance of the NCA.
- 1.3 There remains a case to object to the scheme on the basis that the amended built form would erode the sense of spaciousness of this part of Ashwell Road, adversely affecting the character and appearance of the NCA and the setting of the adjacent BLI. Having said that, the design and form of the dwelling and garage are such that improvements have been made to the proposal to reduce the perceived heritage harm. I maintain an **OBJECTION** on the grounds of failure to satisfy the provisions of Sections 72(1) and 66(1) respectively of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The degree of harm is considered to be low on the less than substantial continuum. It is for the DM Team to decide whether the benefits of this proposal outweigh the heritage harm identified.

2.0 Context

- 2.1 Following dialogue between the case officer and architect (with some encouragement from a conservation perspective on the assumption that DM

are minded supporting the scheme), both the dwellinghouse and its associated garage have been amended, and as I have said above, positively.

- 2.2 First and foremost, although the two-storey section of the dwelling now has a wider frontage and is wider than Lodge Cottage it is narrower when compared with Spring Cottage. In my opinion, the built form now sits more comfortably on the site and the single-storey section of the latest scheme responds much better to Lodge Cottage. I also welcome the change from either brick or boarding to render.



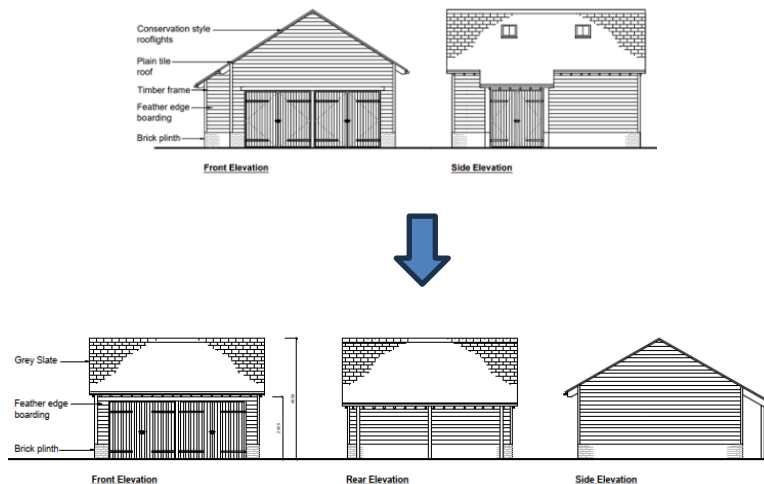
- 2.3 Furthermore, due to the road alignment when approaching the site from the south-west there is a perceived comfortable distance separating Lodge Cottage from the recently built Spring Cottage as noted in the image below. I remain concerned with a dwelling 'plugging' this gap but reducing the side addition to single storey will ameliorate those concerns. The submission of a streetscene assists with an understanding of the relationship between all three buildings.





Garaging

- 2.4 This aspect of the proposal has now been amended, reduced in height and footprint and with no roof lights and is considered acceptable.



Parking for Lodge Cottage

- 2.5 Further to my previous comments, I assume that we are able to control the delivery of the vehicular access and parking spaces for Lodge Cottage?

3.0 Suggested conditions

1. Standard time condition.
2. Details or sample of the roof covering for both the dwellinghouse and garage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the roofs shall be covered with the approved details/sample.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. As indicated on the amended plans the roofs to both the dwellinghouse and garage shall have open eaves (exposed rafter feet) unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. All new windows and external doors for the dwellinghouse shall be manufactured in timber and the windows shall be externally white-painted unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Joinery section details of the new windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved y. Thereafter the windows shall be manufactured in accordance with the approved joinery details.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. Details of the finished render colour for the dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the render finish shall be carried out in accordance with the approved render colour.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Mark Simmons
Senior Conservation Officer