

Tinkers Cottage

HERITAGE STATEMENT

JN.2140

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Figure 1: The main elevation of the listed building, which has an attractive, near-symmetrical façade. It faces south-east and overlooks the associated garden.

Figure 2: The east elevation window shown in context. The recent works comprise the removal of plasterboard infill and the provision of glazing between the historic, retained timbers.

Figure 3: The west elevation window.

Quality Management

Version	Status	Authored by	Review by	Review date
01	Draft issue	Thomas Copp	TC	06.08.2025
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1. Introduction

- 1.1. This Heritage Statement has been prepared in relation to a Listed Building Consent application concerning various internal and external works to “Tinkers Cottage”, located on Dane End, Reed, Hertfordshire.
- 1.2. Tinkers Cottage is a multi-phased building of 17th century origins, with 18th century alterations and later additions. It is listed at Grade II, having been listed in 1986 as “Casa Mia”. It is referred to by its current name “Tinkers Cottage”, or as “the Listed Building” throughout this report.
- 1.3. The listed building has seen various recent alterations, which have included the replacement of windows and the entrance door, minor internal alterations and the provision of a new extension. These works have primarily affected the later range to the building, with the windows removed all 20th century in date. This retrospective application has been prepared to regularise these works, which are assessed within this report.
- 1.4. In accordance with paragraph 207 of the NPPF, this report describes the significance of the listed building, before assessing how, and to what extent, the works subject to the application affect that significance. It has been informed by a review of relevant sources, including the National Heritage List for England, Hertfordshire Historic Environment Record, previous applications and a site visit undertaken in July 2025.
- 1.5. This report is intended to assist with the determination of this application and provides sufficient information in relation to this application.

2. Methodology and Approach

- 2.1. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (as amended) states that:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 2.2. A similar provision is included under section 66 for planning applications.

- 2.3. The 1990 Act is supported by the National Planning Policy Framework, which states at paragraph 212 that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 2.4. Paragraph 213 states 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.

- 2.5. Policy SP13: Historic Environment of the **North Hertfordshire Local Plan 2011 - 2031** states that the Council *will pursue a positive strategy for conservation and enjoyment of the historic environment*. It echoes the NPPF in giving great weight to the conservation of designated heritage assets.

- 2.6. Significance is defined in the NPPF as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

- 2.7. The PPG provides further information regarding those interests and defines them as follows:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.8. The PPG also provides additional information related to the meaning of less than substantial harm and the scale of harm that may be caused to the significance of a designated heritage asset.
- 2.9. Historic England provide guidance related to assessing change to heritage assets under *GPA2: Managing Significance in Decision-taking in the Historic Environment* and *HEAN2: Making Changes to Heritage Assets*. These documents seek to ensure that changes to heritage assets are informed by an appropriate assessment of their significance and that a staged approach is undertaken for decision making. The staged approach set out in GPA2 requires an applicant to:
- Understand the significance of the affected assets
 - Understand the impact of the proposal on that significance
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
 - Look for opportunities to better reveal or enhance significance
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected

3. Site Description and Historic Development

- 3.1. Tinkers Cottage is described in the listing as dating from *circa* 1600, with alterations in the 17th century and modest extensions from the 18th or 19th century. The building has also seen further alterations following its listing.



Plate 1: The main elevation of the listed building, which has an attractive, near-symmetrical façade. It faces south-east and overlooks the associated garden.

- 3.2. The original range of the building (Plate 1) is aligned north-south and comprises a one and a half storey building, with a thatched roof and prominent dormers. At ground floor level, there are four bays, with the door set in the second bay from the right. The right-hand (north) bay was added as part of the 18th or 19th century extension to the building, which appears to have been undertaken to convert it to a cottage (or possibly two cottages as shown on Figure A.1). The windows are a combination of 21st century casement windows and are discussed in more detail below.
- 3.3. The 1840 Therfield Tithe Map and apportionment record the building as *House, Homestead etc.* The 1877 OS (Figure A.1) shows the building in detail. At this time, it comprised the main range (shown running north-south) with a large outbuilding to the south and two smaller outbuildings to the west. The building is shown as subdivided into two cottages at this time. The 1923 OS (Figure A.2) shows the demolition of one of these outbuildings. By 1975 (Figure A.3) all outbuildings had been demolished, with the Listed Building shown as comprising the principal range and a smaller garage to the west. It was listed shortly after this date.
- 3.4. Subsequent historic mapping is not sufficiently detailed to identify the further changes to the building. However, the planning history notes that an application for the “*Erection of two storey and single storey side extension*” under application 85/00819/1. No planning drawings are available on the Council’s website, but it appears that this application was approved before the building was listed, but not constructed at the time of listing in January 1986. It presumably relates to the southern range, which comprises a two-storey range, with a half-hipped roof facing the road, which steps down to a single storey range (Plate 2). This extension is shown on the

2000 aerial photograph (Figure A.4) and would have adjoined the weatherboarded gable end described in the listing. More recently, a further minor extension has been added. This minor extension is shown on Drawing No. 452-PL-03 and is discussed further within Section 4 below.

- 3.5. The northern end has also been extended in accordance with applications 09.01439.1HH and 09.01440.1LB (as amended by later applications). This extension replaced a detached garage (shown on Figure A.3 and A.4) and is finished in timber weatherboarding. It has also been subject to minor, recent changes.



Plate 2: The 20th century extension and additional, single-storey range.

- 3.6. Internally, the building has seen various phases of alteration. It was originally an open hall layout, before being extended to the north. It is shown as subdivided into two cottages in 1877 (Figure A.1) and anecdotal evidence suggests that it remained as two separate dwellings for much of the 20th century. More recently, its conversion to a single dwelling has included the removal of stud partitions to create a more open floor plan, although the principal timbers to the framing survive. However, it retains significant amounts of historic fabric to the main, timber-framed range. The building has been subject to gradual alterations and modernisation, with all windows replaced over time and the doors replaced. Internal walls have been removed to provide a more open character, while modern fittings have been installed in the kitchen and bathrooms.
- 3.7. There is a single-storey cart lodge to the south-west of the listed building, constructed in the 21st century, and a modest gazebo structure to the rear.

4. Heritage Assessment

Significance

- 4.1. The significance of Tinkers Cottage is particularly drawn from:
- Historic interest: as a post-medieval dwelling constructed in a vernacular style, which provides evidence of historic construction methods and use of materials. This is most evident in the original, 17th century range
 - Architectural interest: as a simple, multi-phased rural dwelling and a good example of vernacular construction
- 4.2. The building has seen gradual changes throughout its history, which have included internal reconfiguration, alterations to the exterior and the provision of the extensions described above. These gradual changes are typical of works to historic domestic buildings, which have been gradually upgraded, repaired and extended to suit modern living standards. However, these changes have not notably altered the historic interest of the building. The provision of the two rear extensions have retained the integrity of the main, original range which remains as an attractive example of historic vernacular construction. The different building line of the south elevation and the differentiation of materials uses allow the phasing of the building to be appreciated and understood externally.

Works Undertaken and Impact to Significance

- 4.3. The works subject to this application comprise three principal elements:
- Extension to southern range, adjoining the late 20th century addition
 - Internal alterations to the south and north ranges
 - Replacement of windows and doors
- 4.4. The minor extension to the south range, which has included the provision of a new window, represents a small change to a recent addition to the Listed Building. The expansion of the footprint is of a small scale, with this range still clearly subservient to the adjoining, earlier (though still recent) extension and the main house. The end wall demolished was a modern construction and this has not entailed the loss of any historic fabric, with the finishing materials used selected to match the existing and adjacent fabric. The extension represents a minor further change to the Listed Building which has not affected its significance.
- 4.5. The internal alterations to the bathroom of the north extension are limited and have affected a modern addition to the building, added in the 21st century. They have not altered the layout of the original range of the Listed Building, or any historic fabric. These works have resulted in no impact to the significance of Tinkers Cottage.
- 4.6. The internal alterations to the south range have only affected a 20th century addition to the building, which is of no architectural or historic interest. These alterations to layout have had no impact on any historic fabric, or on the architectural interest of the Listed Building.
- 4.7. It is understood that all windows removed from the building were 20th century windows, which included secondary glazing (previously located on the large window reveals internally). This has been confirmed by the joiner who undertook the works, as discussed elsewhere within this submission. Their removal has not affected any historic fabric and the replacement windows, which have slim glazing bars and shallow reveals, are in-keeping with the character of the property. They also provide greater thermal performance and have allowed for the removal of the secondary glazing, enhancing the appearance of the building. The entrance door replaced a 20th century addition and has been provided as a simply designed and appropriate addition to the Listed Building.

- 4.8. The proposals have not therefore entailed the loss or alteration of any historic fabric and have primarily affected modern elements of the building, or areas that have been replaced over time (e.g. the replacement of 20th century windows with appropriate 21st century replacements). The works have retained the architectural and historic interest of the Listed Building as a simple vernacular cottage and have not undermined its integrity or historic interest.

5. Conclusions

- 5.1. The works undertaken are sympathetic to the established character of Tinkers Cottage and have resulted in no harm to the significance of the Listed Building, with its special architectural and historic interest preserved. The proposals comply with section 16 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. They also conform with section 16 of the NPPF and with local plan policy SP13.
- 5.2. This report meets the requirements of paragraph 207 of the NPPF and provides sufficient information with regards to the heritage significance of the listed building to determine these applications.

Appendix A: Historic Mapping



Figure A.1: Extract from 1877 Large Scale Ordnance Survey



Figure A.2: Extract from 1923 Large Scale Ordnance Survey



Figure A.3: Extract from 1975 Large Scale Ordnance Survey



Figure A.4: 2000 Aerial photograph. Source: Google Earth

Tinkers Cottage

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