



FAO: Planning Department,
North Herts Council

Our ref: 14603
Application ref: 25/03080/HYA
Date: 28th August 2026

HISTORIC BUILDINGS AND CONSERVATION ADVICE

RE: GA2, Land North-East of Great Ashby, Stevenage, Hertfordshire

This letter provides additional built heritage advice following the submission of additional information and change to the application description. The application is described as: Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2/ Use Class E) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure. Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works. The outline application, for which all matters are reserved except means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2/ Use Class E), with associated infrastructure. (As amended).

Following review of the revised documents, my initial conclusions remain, and I consider that development of the Site will cause indirect harm to the setting and significance of the listed buildings at Tilekiln Farm and Dane End Farm. This is due to the change of land use and associated visual changes to the Site, including (but not limited to) changes to the character, noise, tranquillity and landscape of the Site. The applicant's submitted Environmental Statement concludes that there will be 'no significant adverse effects to listed buildings when the Proposed Development is complete and operational'. Based on the methodology and matrix used in the Environmental Statement, I agree with this conclusion, however this does not mean that there will be no effect – the parameters for a 'significant adverse' effect are particularly high, reserved primarily for direct impact upon a listed building's significance, which would not be caused in this instance. Similarly, although the resultant impact on the listed buildings will be harmful, this will not result in total loss of significance, or substantial harm as defined in policy HE5.2 of the NPPF.

In terms of the new NPPF (August 2026), the following policies are relevant considerations for the local authority when determining this application, in relation to the effect of the development upon the identified heritage assets: DP3.1, HE 4.1.B, HE 4.2, HE5 and HE6.



Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 remains a further relevant policy consideration.

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Place Services



This advice has been provided by Place Services on behalf of North Herts Council.

Please note:

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

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.