

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02915/fph
CASE OFFICER:	Henry Thomas
APPLICATION SITE:	29 Stockens Green
DESCRIPTION OF WORKS:	29 Stockens Green Knebworth Hertfordshire SG3 6DQ

RECOMMENDATION:

There is **NO OBJECTION**. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) 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.

SUGGESTED CONDITIONS:

None

SHORT SUMMARY:

Impact on listed building's special character – N/A

Impact on character and appearance of the conservation area –

The conservation area has a very spacious character. Much of the housing was laid out following the principles of the Garden City Movement, encompassing wide roads, areas of public green space, and large garden plots. A wide road, bordered by deep grass verges creates a green corridor connecting the green at the junction of Stockens Green and Gun Lane, with the large rectangular green of Stockens Green itself. Stockens Green comprises the heart of the development, around which many of the houses are grouped. The houses are all set back equidistant from the street frontage behind generous front gardens. They are arranged as pairs and short terraces, and on some of the corner plots the final house projects forward to create a sense of termination to the composition. Nos. 17 and 19 Stockens Green are orientated at oblique angles on opposite corner sites and frame the junction with Wadnall Way, linking the two streets. The relationship of buildings to this junction is an important focal point within Stockens Green and this has been highlighted in appeal decisions (see bibliography).

The conservation area can be divided into two distinct character areas: Gun Lane, containing The Old Cottage and the pairs of red brick cottages on the east side; and Stockens Green focused on the core of the pre-war planned development. The conservation area is almost entirely residential, with the exception of Knebworth Store, which occupies a former domestic building. The area has a quiet residential character, with little through traffic part from morning and evening rush hours.

Gun Lane has a heavier traffic flow, as it connects between Knebworth Station, and an underpass beneath the railway line to the southern part of the town centre.

The above extracts from the appraisal document state the significance of the conservation area. The proposed single storey rear extension would not have a detrimental impact of the character and appearance of the conservation area due its location at the rear and the scale and materiality.

Impact on setting of heritage assets and how this affects significance – There is no impact as the proposed works are located to the rear of the property and will not be visible from the public domain.

Site Context:

Located within the Stockens Green Conservation Area. Link to appraisal document copied below.

[Stockens Green Conservation Area Appraisal](#)

DETAILED ANALYSIS AND CONSIDERATIONS:

Please see summary section above.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

North Hertfordshire Local Plan 2011-2031:

NPPF (December 2024):

Relevant National Guidance I.e. Historic England:

Other relevant documents (Please specify): N/A

CONCLUSION:

No objections for reasons stated in the summary section above.

OFFICER: Tricia Craggs

DATE: 23.12.2025