

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/03034/FPH
CASE OFFICER:	Thomas Howe
APPLICATION SITE:	5 St Albans Road Codicote Hitchin Hertfordshire SG4 8UT
DESCRIPTION OF WORKS:	Insertion of two rooflights in single-storey rear element and installation of rear entrance door

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:

Details materials to be used for the works in particular the new rear door, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

SHORT SUMMARY:

Impact on listed building's special character – Not applicable.

Impact on character and appearance of the conservation area – The property lies within the Codicote Conservation Area and the link to the appraisal document is below.

[Codicote CA Character Statement.pdf](#)

Codicote is an important historic village, which was part of the property in this area of St Albans Abbey. Although the Conservation Area does not contain the whole of the medieval settlement, with the Church of St Giles being some distance to the north of it, it centres on the village's historic core, the village green and the probable site of a medieval market. The Conservation Area contains a large number of architecturally significant buildings, mostly in brick and located along the length of High Street.

The proposed conservation rooflights are to the rear and of a conservation style and would not be visible from the public domain. Additionally these two rooflights received approval on a previous non implemented approved application (19/01328/FPH) and there is no reason to not to approve on this application.

The proposal for a rear door is supported as it would not detract from the character of the conservation being located to the rear of the property (not principal elevation). Other examples are evident along Bakers Lane. The door would need to be timber rather than a composite timber effect door as stated on the application form.

Impact on setting of heritage assets and how this affects significance –

Please see previous paragraph.

Site Context:

The property is located within the Codicote Conservation Area and the Conservation Area is centred on the remains of a historic village green (and possible market place) and this part of the village is dominated by a run of three large buildings which between them demonstrate much of the history of Codicote. The George and Dragon Restaurant (NHLE 1269199), a 16th century timber-framed former inn, The Pond House (NHLE 1102801), an 18th century and later house, and the early 20th century The Bell Motel (unlisted), all broadly opposite the village green, together provide a focal point for the village and some idea of its historic importance.

The majority of the building in Codicote is in red brick, which can be seen right along High Street and in all of the areas off it. With the exception of the aforementioned large buildings, the scale of building in Codicote is generally small with occasional larger buildings interspersed. To the east of the Conservation Area, around Old School Close, there is an estate of later 20th century residential buildings that roughly fill the area of some former allotments and have no clear stylistic connection to the rest of the Conservation Area.

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):

The Local Plan and NPPF

North Hertfordshire Local Plan 2011-2031 and the policies contained within it i.e., Policy HE1. The plan was adopted November 2022.

The relevant paragraph numbers at Section 16 of the July 2021 version of the NPPF have been changed as follows:

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. 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.

200. 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.....

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – December 2017

At para 14 under the sub-heading 'Landscape Assessment and Amenity' it states that *"Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. **Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.**"*

At para 17 it states (my emphasis in bold): *"All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. **Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.** This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis."*

Relevant National Guidance i.e. Historic England:

Other relevant documents (Please specify):

CONCLUSION:

[Please see summary section above.](#)

OFFICER: Tricia Craggs

DATE: 7 January 2026