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Land at Rose and Crown Public House, Benington Road, Aston, East Hertfordshire

On behalf of: Scott Hill Consulting

Date: October 2022

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Cogent Heritage Ref: 0097

Contents

PART I: INTRODUCTION	3
PART II: ASSESSMENT OF SIGNIFICANCE AND CONTRIBUTION	5
PART III: IMPACT ASSESSMENT	25
PART IV: SUMMARY AND CONCLUSIONS	28
APPENDIX 1: LEGISLATION, POLICY AND GUIDANCE	30

PART I: Introduction

1. This Heritage Statement has been produced by Ignus Froneman of Cogent Heritage, in consultation with Forge Architects and Scott Hill Consulting. The report supports an applications for planning permission a small residential development of seven dwellings within the grounds of the grade II listed Rose and Crown in Aston, including a residential conversion of the derelict grade II listed barn to the rear of the pub.
2. This report should be read alongside the Design and Access Statement, the application drawings and all other submitted information.

Heritage assets

3. The Rose and Crown pub is listed as a 16th century (eastern end) and 17th century (main building) timber framed building, which was renovated in the 1950s, and with an attached stable at the west. The barn (listed as "Barn at Rose and Crown Public House (10 metres to north of public house), Benington Road") is described in the list description as a 17th century structure which was extended in the 19th century.
4. There are a number of listed buildings to the east and south of the application site, the locations of which are shown on the map extract below, from Historic England's National Heritage List (**Figure 1a**). The closest of these is Beehive Cottage, to the east of the barn. It is described in the list description as a late-17th century structure which was extended on both sides.
5. The application site falls in the Aston Conservation Area, the boundary of which can be seen at **Figure 1b**, from the Council's interactive online map. The assessment has been carried out on the basis that any development which is acceptable in terms of the setting of the listed buildings would be acceptable in terms of the conservation area and *vice versa*.



Figure 1a: Listed buildings (blue triangles) in the vicinity of the Rose and Crown, from Historic England's National Heritage List.

Purpose, scope and structure of the statement

6. The purpose of this Heritage Statement is essentially twofold. It firstly provides an assessment of the significance of the listed buildings, including the contribution of the application site as part of their setting to their significance (and this part of the conservation area, which is essentially defined by the listed buildings and their setting). The assessment is to a proportionate degree of detail to enable an understanding of the potential impacts, in accordance with paragraph 194 of the National Planning Policy Framework (NPPF). The impacts of the proposed development are then assessed against the significance of the buildings, and this part of the conservation area, in accordance with NPPF paragraphs 194 & 195.
7. According to paragraph 195 of the NPPF "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal [...] They should take this assessment into account when considering the impact of a proposal on a heritage asset [...]"
8. The legislation and policy framework applicable to this application is set out at **Appendix I**. This report accords with Historic England's guidance on heritage assessments *Statement of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (October 2019) as well as Historic England's setting guidance *Historic Environment Good Practice Advice in Planning Note 3* (Second Edition).
9. The remainder of the report is structured as follows:
 - Part II:** Assessment of significance and contribution.
 - Part III:** Impact assessment.
 - Part IV:** Conclusions.



Figure 1b: Listed buildings (blue triangles) in the vicinity of the Rose and Crown, from Historic England's National Heritage List.

PART I: Introduction

Site visit and research

10. The assessment was informed by a site visit, in April 2017. The inspection was non-intrusive; no surface treatments or finishes (including carpets) were removed to reveal underlying fabric. However, the structure of the barn was largely exposed and there were areas of the pub where finishes were loose, or had been removed, and these areas were inspected. One of the first floor rooms in the pub was not accessible at the time of the inspection. The photos included in this report were taken on the site visit with a compact digital camera and have not been digitally altered.
11. Documentary research was carried out at the Hertfordshire Archives and Local Studies Centre, as well as online.

Relevant background

12. A The application site was recently the subject of 4 conjoined appeals, decided at a hearing on 19 June 2019, with the Inspector's Decision Letter dated 13 August 2019 (Appeal Refs.: APP/J1915/W/18/3204166 & APP/J1915/Y/18/3204165 & APP/J1915/W/18/3212386 & APP/J1915/Y/18/3212384). All 4 of the appeal proposals included conversion of the existing, disused, listed pub and the conversion of the listed barn behind it.
13. It is highly relevant to consider the findings of the previous Inspector, as set out in the previous Decision Letter; although the appeals were dismissed, that was solely due to the harm to the listed buildings themselves, and not as a result of the development affecting their settings, or the conservation area.
14. At paragraph 19 of the Decision Letter, the Inspector found *"the works to the listed buildings and the changes of use proposed would fail to preserve the special interest of the Grade II listed buildings known as the Rose & Crown PH and the Barn to the rear of the PH, and would therefore fail to satisfy the requirements of the Act."* No other harm in relation to the listed buildings was identified.
15. At paragraph 40 of the Decision Letter, the Inspector found *"The appeal site also lies within Aston Conservation Area (ACA). The proposed development would provide some visual enhancement to the site frontage and the proposed changes to the external appearance of the Rose and Crown would be minimal. The new infill housing would reflect the scale, character and form of other housing development within ACA and incorporate local materials. For these reasons there is no dispute between the parties that the works would preserve the character and appearance of ACA and I see no reason to disagree [added emphasis]."*
16. The Inspector found no harm to either the conservation area, or the listed buildings, as a result of the development of the remainder of the site as was proposed. The present application is for a very similar development on the application site, but without the harmful changes to the listed pub, in particular, and with a revised proposal for the barn. It is therefore considered to be acceptable, in accordance with the previous Inspector's findings.

PART II: Assessment of significance and contribution



PART II: Assessment of significance and contribution

Historic background

17. Aston is described as below in *A History of the County of Hertford*¹:

"The parish of Aston has an acreage of 2,070 acres, of which 1,007¾ are arable land, 648¾ acres permanent grass and 122¼ acres wood. The height of the parish above the ordnance datum is for the most part from 200 ft. to 300 ft., but rises in the centre to over 300 ft., the highest point (315 ft.) being by the church. The River Beane forms the eastern boundary of the parish and separates it from Benington. A branch road from the Great North Road to Benington passes across the centre of the parish and through the village, where a network of lanes branch off to north and south."

18. A deed, dated the 20th October 1564, describes the present-day Rose & Crown as having consisted of two messuages called 'Vyncentes and Bruers'. The lease for these properties was granted for 500 years from Sir John Butler of Woodhall², to Henry Kente of Aston³. The first evidence of the building being used as an inn can be seen from a recognizance dated 1806⁴.

19. Within the document (**Figure 2**), William Chalkley is licenced to "keep a common Ale-house or Victualling-house at the Sign of the Rose and Crown in the Parish of Aston" for a term of one year. There are further recognisance documents throughout the 1820s, with the last dated the 29th September 1828.

1 *The Victoria History of the Counties of England: Hertfordshire* (Dawsons: Pall Mall, 1971. Published for The University of London Institute of Historical Research), p.54.

2 In 1540, the manor of Aston had been granted to Sir Philip Boteler of Watton Woodhall. The Boteler family remained Lords of the Manor until 1778, when John Palmer Boteler sold Aston to Sir Thomas Rumbold.

3 Deed. Counterpart of lease relating to two messuages called Vyncentes and Bruers in Aston. 20 Oct 1564. DE/AS/113.

4 Recognizance of William Chalkley and William Ilott, relating to the Rose & Crown. 18 September 1806. QS/Var/217.

20. In their book, *Hertfordshire Inns and Public Houses*⁵, George Jolliffe and Arthur Jones state that the pub was acquired by the Lucas family of Hitchin in 1809.

21. There are two pre-Ordnance Survey maps which record the pub: the 1839 tithe map (**Figure 3** overleaf) and the 1857 Enclosure Map of Aston (**Figure 4** overleaf).

22. The tithe map shows the Rose & Crown facing Benington Road, with a building of larger footprint to the north, and an elongated range at a right angle to the road at the western boundary of the site. The building to the north must have been a large barn, of which only part now remains (this is the grade II listed barn). The barn had three southern projections at this time. The land is divided into three parts: a small plot to the east of the pub, a larger yard between the pub and the building to the north of it, and beyond that a long open parcel of land. There is a cluster of buildings to the east of the pub, in separate ownership and use.

23. The tithe apportionment describes the plot of land assigned to the Rose & Crown (numbered 419) as comprising of a yard, outbuildings, gardens and orchards owned by brothers William and Joseph Lucas. The occupier is listed as Henry Chalkley. The Lucas family resided in Hitchin, and became Quakers in the late 1600s, before establishing themselves as brewers and maltsters. The family owned a brewery until 1923⁶.

24. The Enclosure Map of Aston is less detailed and it appears to only show some of the buildings present at this time. The Rose & Crown is shown, but with no plot boundaries or structures behind it. However, the Enclosure Map shows the footprint of the pub much sharper and there are three projections to the rear of the pub, probably porches or lobbies.

5 Graham Jolliffe and Arthur Jones, *Hertfordshire Inns & Public Houses, An Historical Gazetteer* (Hertfordshire Publications, 2001), p.6.

6 Whitaker, Allan, *Brewers in Hertfordshire: A Historical Gazetteer* (Hertfordshire Publications, 2005), p.27.

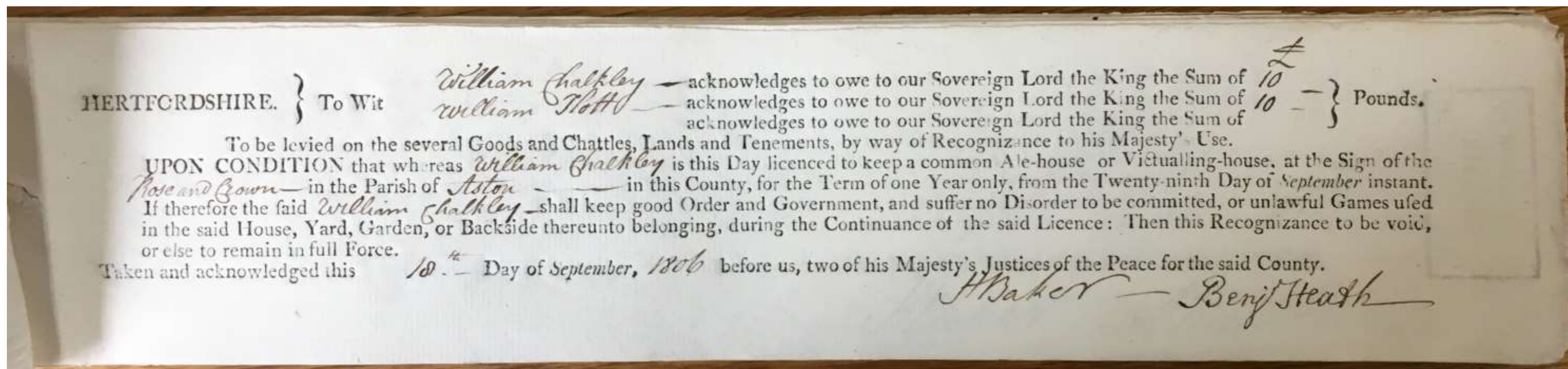


Figure 2: Recognizance of William Chalkley and William Ilott, relating to the Rose & Crown. 18 September 1806. QS/Var/217.

PART II: Assessment of significance and contribution

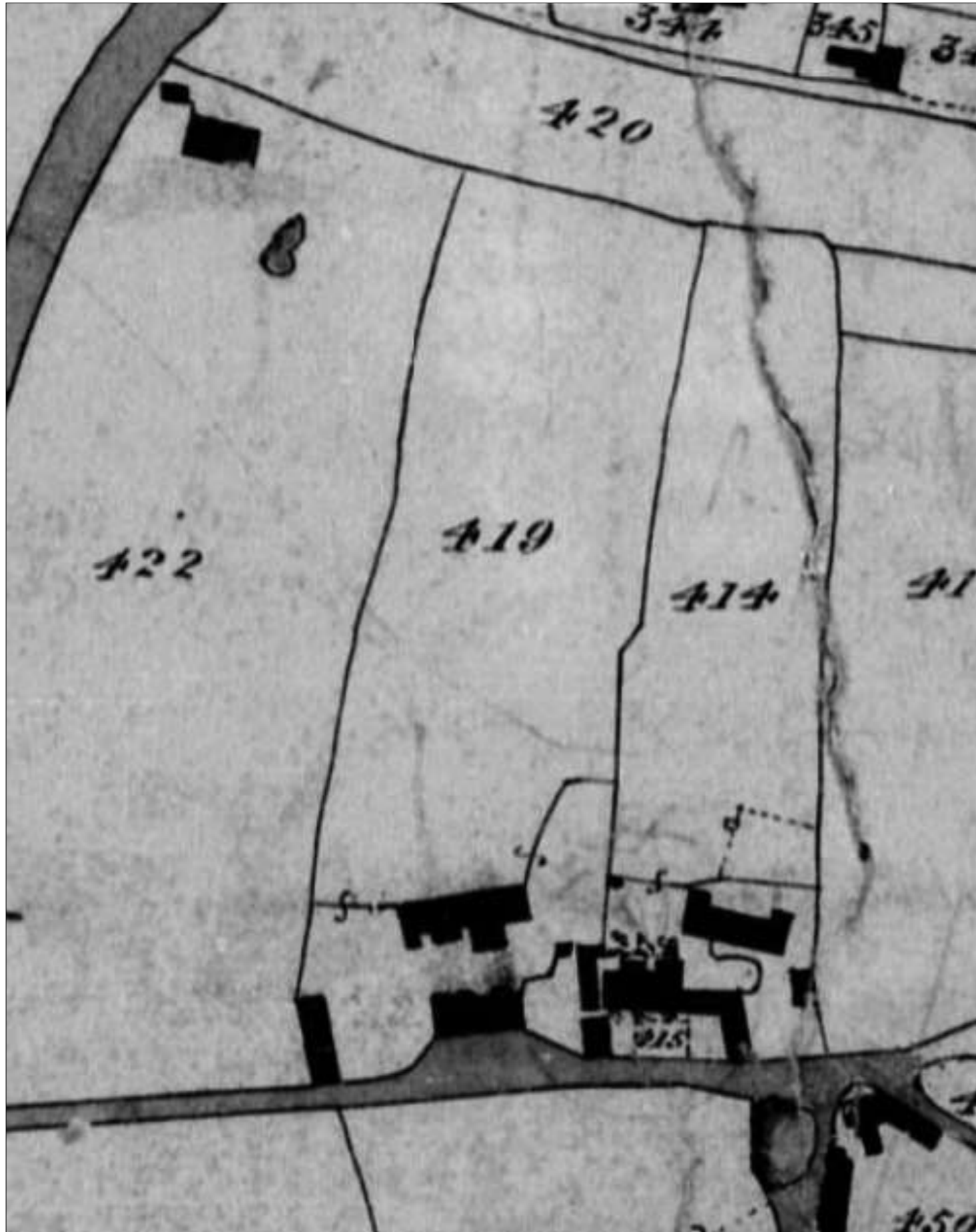


Figure 3: Extract of the 1839 tithe map.

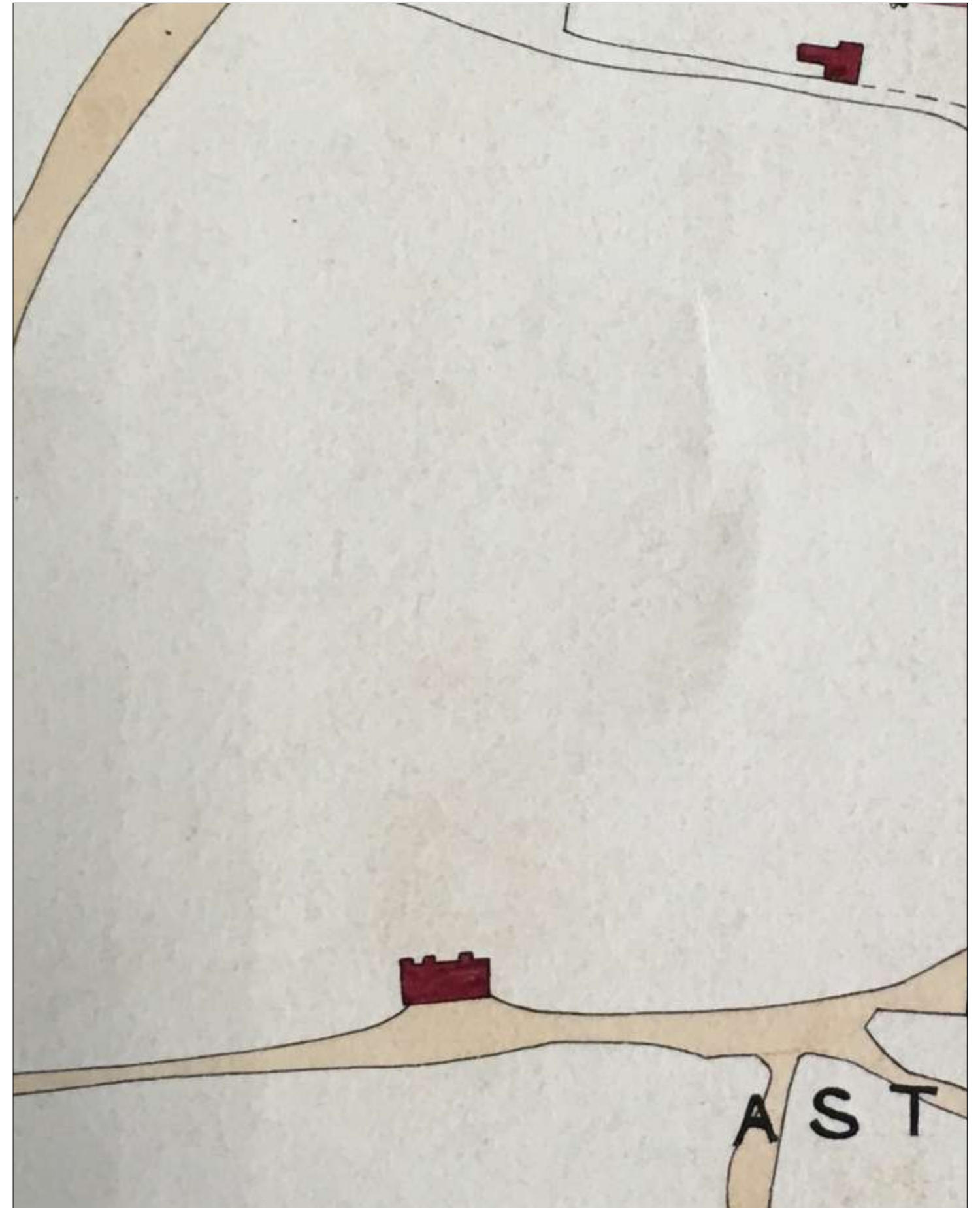


Figure 4: Extract of the 1857 Enclosure Map of Aston.

PART II: Assessment of significance and contribution

25. The 1881 Ordnance Survey map (**Figure 5**) shows a similar arrangement to the tithe map, and the pub is labelled. The barn by this time had only one southern projection and the remainder of the south elevation was open-sided. The three northern projections of the pub had either changed, or they are more accurately depicted. At the west is a larger projection and this represents what may have been a lean-to or the a precursor to the weatherboarded stable. The central one appears to be a small lobby or porch and the eastern projection, which is not coloured as a 'building' must have been the cellar entrance.

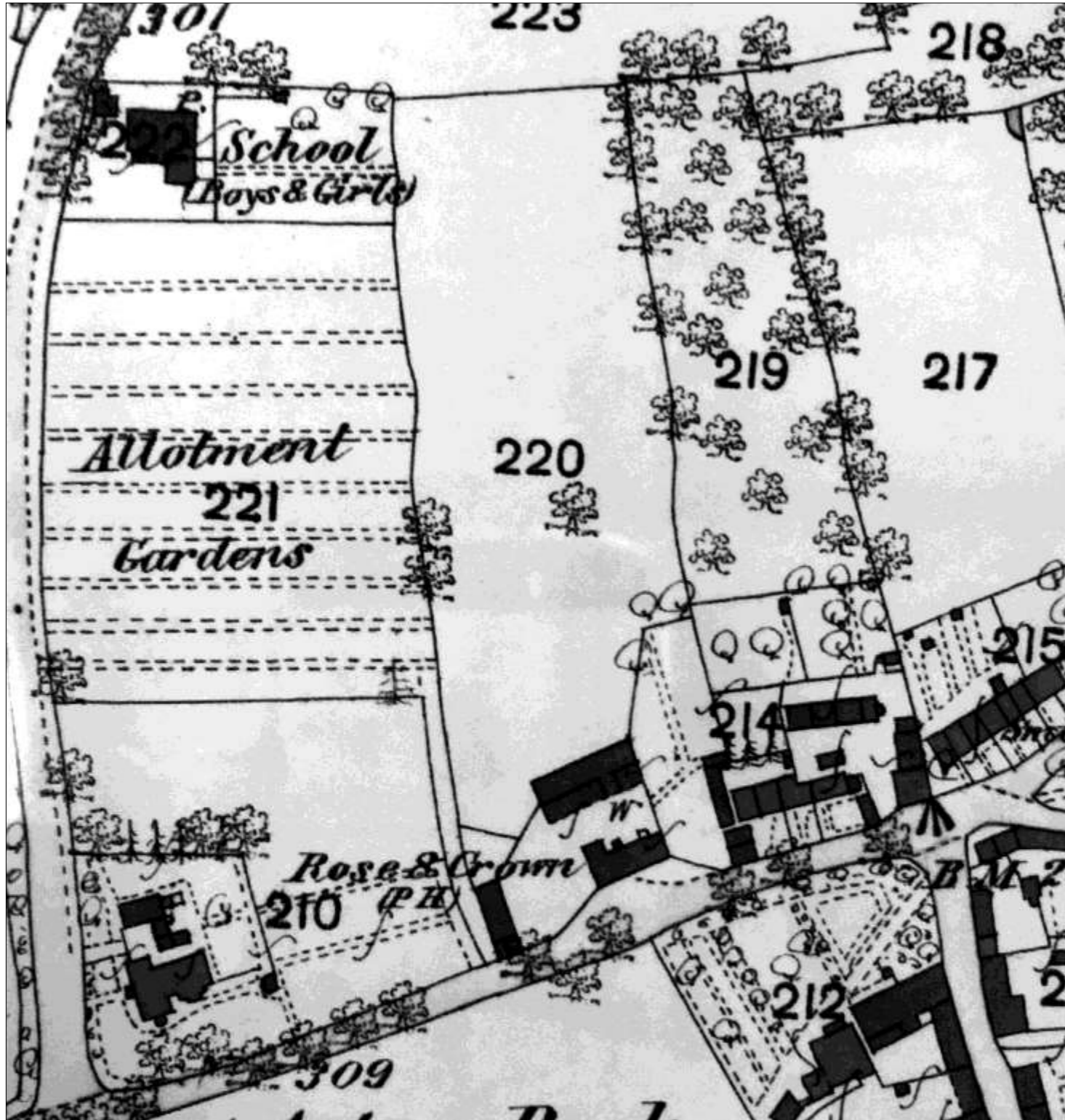


Figure 5: Extract of the 1881 Ordnance Survey map.

26. Following the death of Joseph Lucas in 1877, various properties were put up for sale at auction, including the Rose & Crown. The auction took place on the 10th of July 1883, and the sale catalogue includes a plan (**Figure 6**) and description of the pub, according to the pub as comprised of a "partly brick, timber, plaster and tiled dwelling house" containing an entrance lobby, 3 bedrooms with another staircase, lumber room, parlour, tap-room, large kitchen with an oven, dairy, and a sunk cellar with an entrance also from the yard.

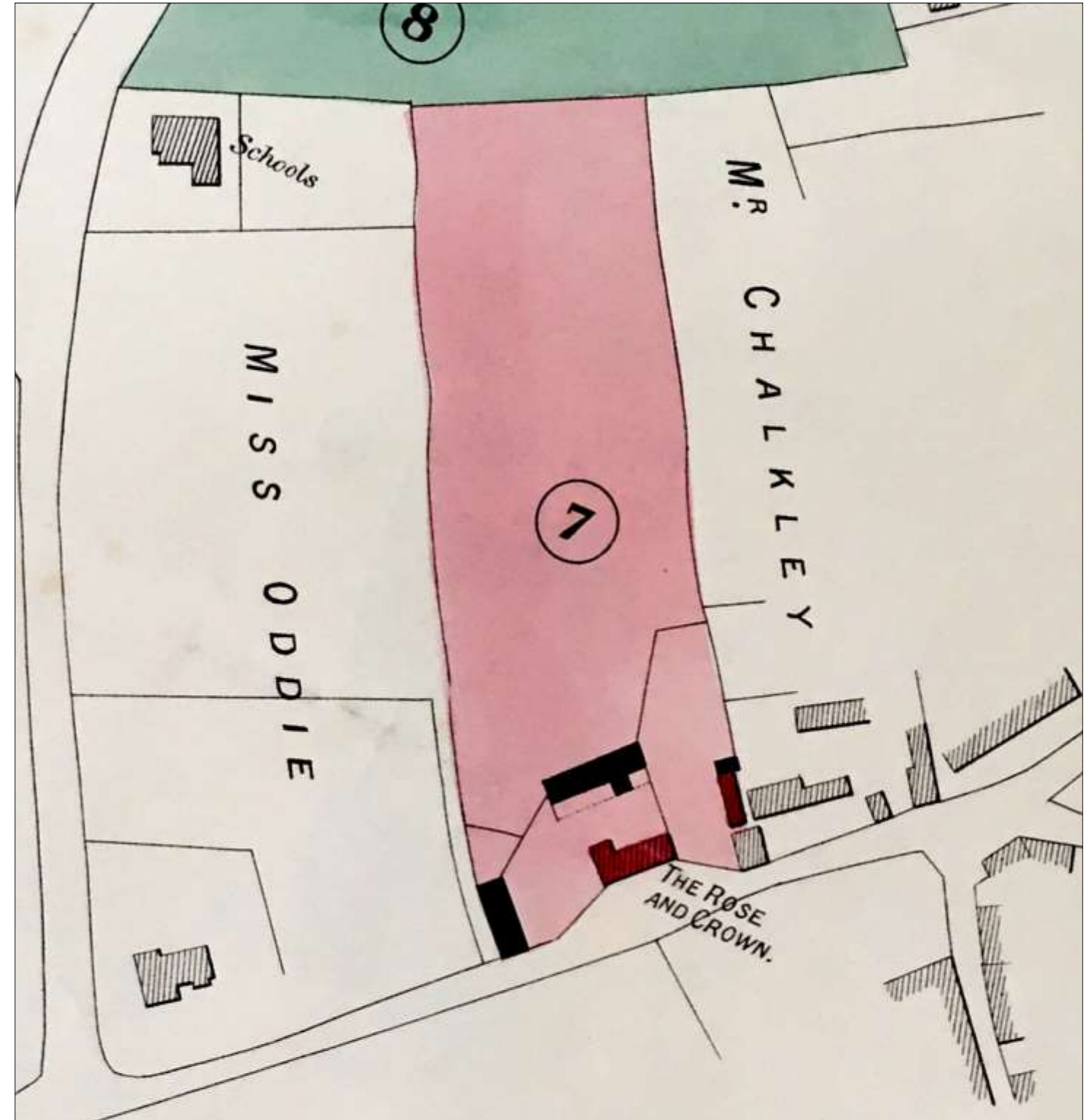


Figure 6: Extract of the 1883 sale catalogue (cropped and rotated for ease of reference).

PART II: Assessment of significance and contribution

27. The "Large Enclosed Yard" is also described, consisting of:
"Brick, timber, and thatched stables and open cart sheds; a principally timber-built and thatched 4 bayed-barn, closed by pair of folding doors; lean-to timber and pantiled open shed; pump and a well of water."
28. A piece of garden ground is also listed, and an enclosure of old pasture land adjoining called "Home Meadow".
29. An extract from the Herts Guardian, dated the 14th July 1883, reports that the Rose & Crown was purchased by P. McMullen and Sons for £500. McMullen's Brewery was founded in Hertfordshire by Peter McMullen in 1827. In 1860, Alexander and Osmond McMullen took over the business, trading as P. McMullen & Sons.
30. The sale catalogue plan (Figure 6) confirms that the barn was open-sided along the south, but it is perhaps more useful in showing the ownership of the land and structures to the east of the pub, which is not clear from the Ordnance Survey map. The sale catalogue plan shows that two of the structures along the eastern boundary were included in the sale, but not the southernmost structure or the terrace of houses beyond.
31. The 1898 OS map shows that, at some point after the sale of the pub in 1883, a stable had been constructed at the west end of the building. The barn to the north of the pub was also reduced, now shown with its present-day an 'L' shaped plan. The outbuilding to the east had been reduced and the land subsumed by the neighbouring plot.

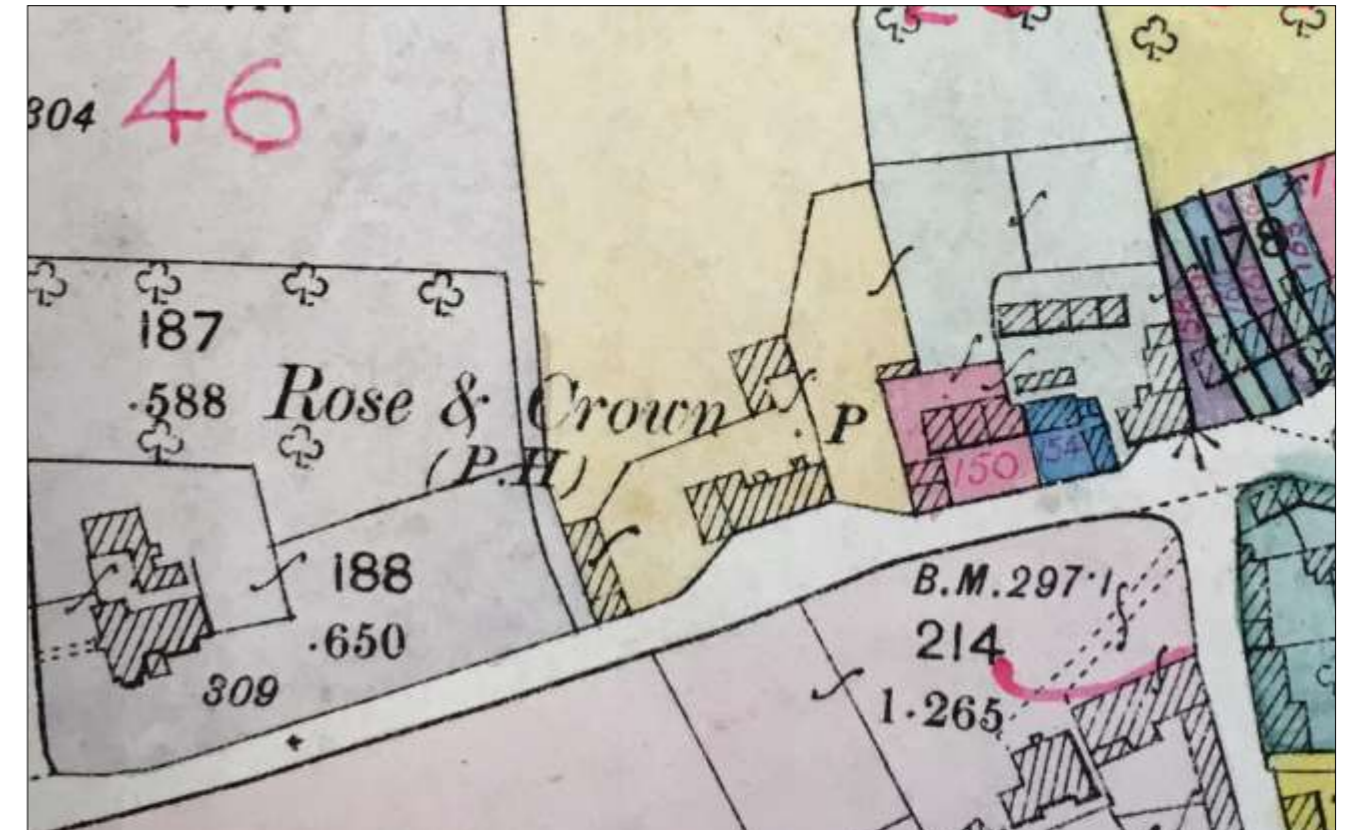


Figure 8: Extract of the 1923 Ordnance Survey map.

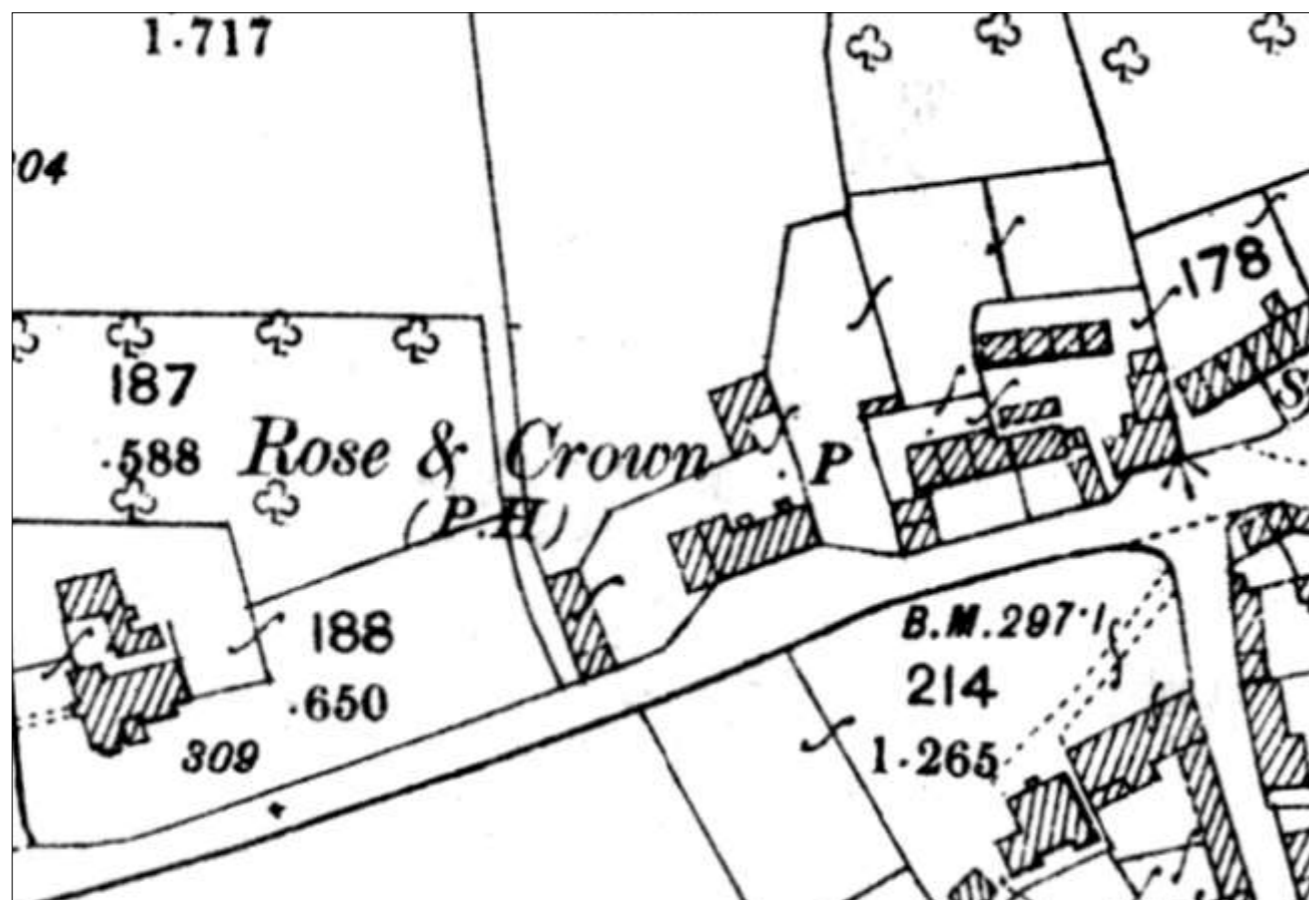


Figure 7: Extract of the 1898 Ordnance Survey map.

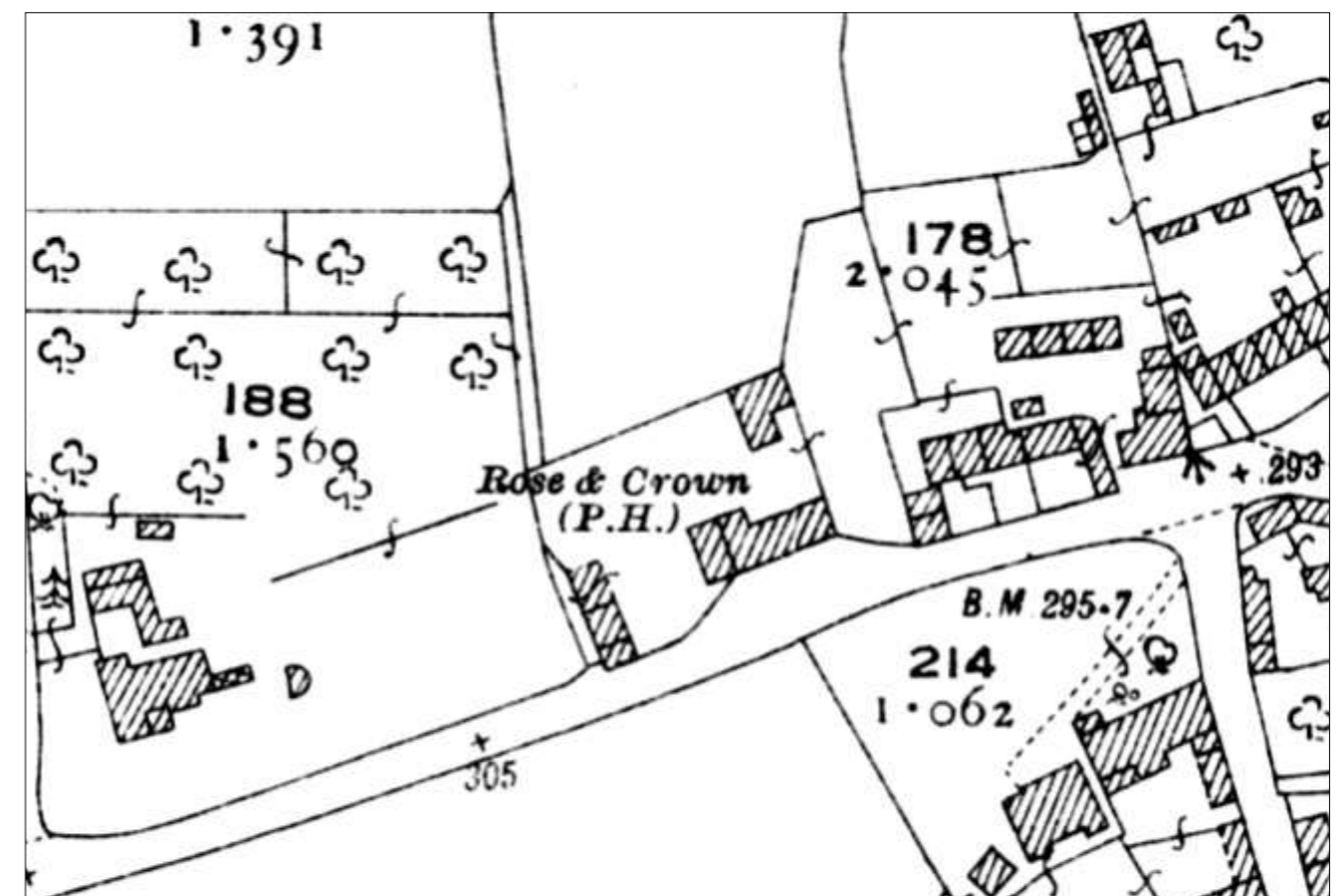


Figure 9: Extract of the 1923 Ordnance Survey map.

PART II: Assessment of significance and contribution

32. The changes are perhaps best illustrated on the overlay below (**Figure 10**).
33. The 1910 valuation shows that the pub, along with premises and land, was still in the ownership of McMullen and Sons, and occupied by Alfred Penn. The accompanying map (**Figure 8**) shows the area of the former building to the east, which had been demolished and the land subsumed by the neighbouring plots. The map appears to have been the 1898 Ordnance Survey map. The 1923 Ordnance Survey map (**Figure 9**) does not record any substantive changes.
34. *The Footpath Map of Aston*⁷, gives a description of the Rose & Crown, and suggests that in the 1920s the 16th century chimney and inglenook fireplace were removed to provide more internal space. Between 1960 and 1973 the outbuildings to the west of the site were demolished, with the reduced barn remaining to the rear of the pub.
35. The Hertfordshire Historic Environment Record and St Albans Urban Archaeological Database suggests that in c. 1950 the building was renovated by the brewery, which is also stated in the listed description.

⁷ *Footpath Map of Aston*, researched and produced by Brian and Linda Bostock (Aston Village Society), p.4.

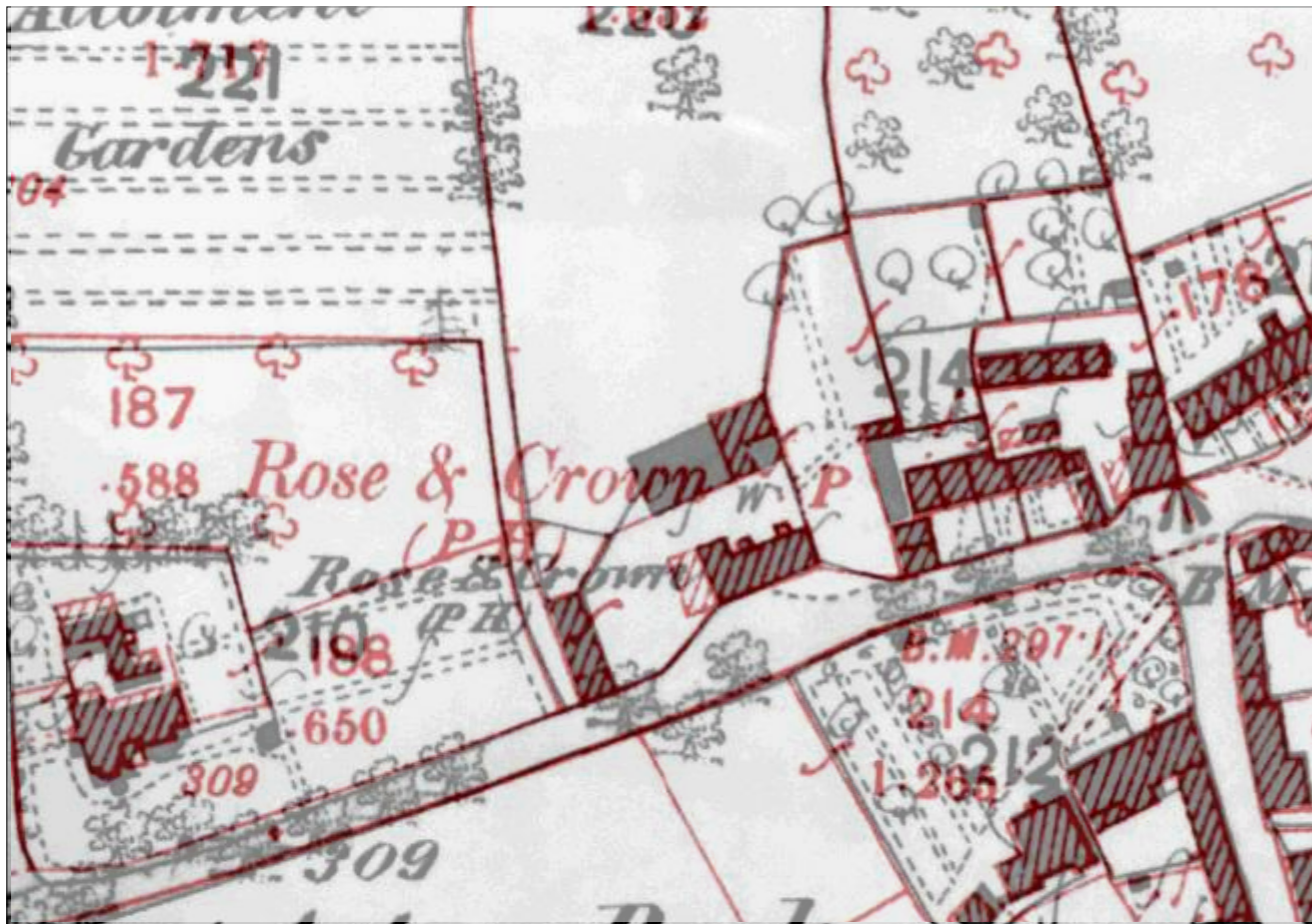


Figure 10: The 1898 Ordnance Survey map (red) overlaid on the 1881 version.

36. Although the council's planning records date back to 1948, they only have records of the following applications:
 - i. 1993: The erection of a log activity unit within the garden area (granted).
 - ii. 1995: Removal of existing window and enlarging opening to form a doorway to the rear elevation. Formation of new en-suite bathroom in master bedroom. Sub-division of ground floor bathroom to form new room. Addition of advertisement boards and external illumination (granted).
 - iii. 2013: Single storey flat roofed rear extension and new window to converted garage (granted).
37. Three historic photos of the pub were sourced, although two of these are relatively recent. The earliest is a undated photo of c. 1900 (**Figure 11**), which shows part of the façade, before it was 'restored' to its present form. The central chimneystack can just be seen, and there appears to have been only one entrance under a bracketed canopy. By this time the pub had been underbuilt in brick and it appears to have been re-fronted, judging from the even spacing and alignment of the windows, probably a Georgian or early 19th century phase of works. There were notably no bay windows. The next photos are much later, dating from the 1980s, and show the pub from both sides and complete with double entrance doors and with the bay windows added.
38. There is a narrative history of the pub and its occupants, framed inside the building, a version of which is replicated on the next page (left hand side).



Figure 11: An undated photo of the pub, c. 1900, looking eastwards along Benington Road.

PART II: Assessment of significance and contribution

39. The Rose and Crown was listed grade II on 10 March 1981. According to the list description on Historic England's National Heritage List, the text has not been amended since that time. The list description is the starting point for the assessment and the extract below is the main descriptive text from Historic England's National Heritage List:

"House, now a public house. C16 E end, C17 the remainder, renovated by brewers c1950. Timber frame on low stucco plinth, roughcast at rear, weatherboarded at ends, front roughcast over red brick facing to heads of ground floor windows. A 2-storeys, 3-cell, central chimney plan house facing S. Single storey weatherboarded stable at W end and red brick extension at E end and rear. Central chimney in rear slope a third from W (top rebuilt). 4 divisions to front with 3 windows and pub name after LH window. 2 rectangular bay windows with 4-lights each, central 4-light window flanked by 2 battened doors under moulded flat hoods on heavy brackets. Exposed timbers inside with heavy roughly dressed joists in E part with deeply chamfered beam and expanded ends to side timbers. Chamfered and ogee stops to axial beam and joists in middle room (hall) with fireplace altered. 8-panel C17 door with hinges in rear wall at NE corner."

40. The pub is first described, before its significance is summarised towards the end of this section under the four strands of heritage significance as described in the NPPF.

41. The phasing of the building, as described in the list description, is relatively straightforward and is illustrated by means of annotations on the adjacent, undated ground floor plan of the pub. The obvious post-war changes are also shown. The plan does not show the late 19th/early 20th century stable at the west, or the modern extensions to the north and east. The weatherboarded stable is of relatively modern construction, insofar as the timber frame and roof structure is exposed. This looks to be late-Victorian at the very earliest, although there are no internal fixtures or fittings from that date. The windows are modern.

42. Turning then to the exterior of the pub, the façade (**Photo 1**) does little by way of revealing the age and timber framed construction of the building, or its different phases. The roof tiles are old, but the roof shows a remarkable absence of sagging for its age, which indicates it must have been strengthened, and some defects were probably corrected.

43. The ground floor façade is a symmetrical arrangement of two doors and two bay windows, none of which is of historic interest or significance. The doors (**Photo 2**) most likely date from the early 20th century, probably part of the 1920s refurbishment which led to the removal and replacement of the central stack. The brickwork in which the doors are set is not especially old, perhaps late 19th or early 20th century at the earliest; the detailing suggests the brickwork dates from the same period as the doors (i.e. the 1920s). Judging from the brick and the detailing of the bays (**Photo 2**), these were probably added later and were likely to have been part of the c. 1950 works.

44. The first floor windows in their present locations were probably inserted as part of a Georgian or Regency re-fronting, common at the time, but the windows themselves are much later early 20th century (c. 1920s) casements.

45. In all the façade lacks authenticity, but it does reflect some of the key changes which have occurred, summarised below and overleaf:

- i. Georgian or Regency re-fronting of the timber framed building, probably with some updating of the interiors.
- ii. It is likely that there would have been at least some changes to the pub after it was sold in 1883. The stable at the west end is an example, having been added during this time, between the 1883 sale catalogue plan and the 1898 Ordnance Survey map.
- iii. In the 1920s the original chimney and inglenook fireplace were removed to provide more internal space. The c. 1920s windows suggest that this, not insubstantial work, would have been associated with other works, perhaps a wholesale upgrading of the building at that time. The two front doors and the brickwork they are set within appears to date from this time. Judging from the joinery, the pub sign outside probably also dates from this time. The changes may have been associated with, or influenced by, the 'reformed pub' movement of the time.

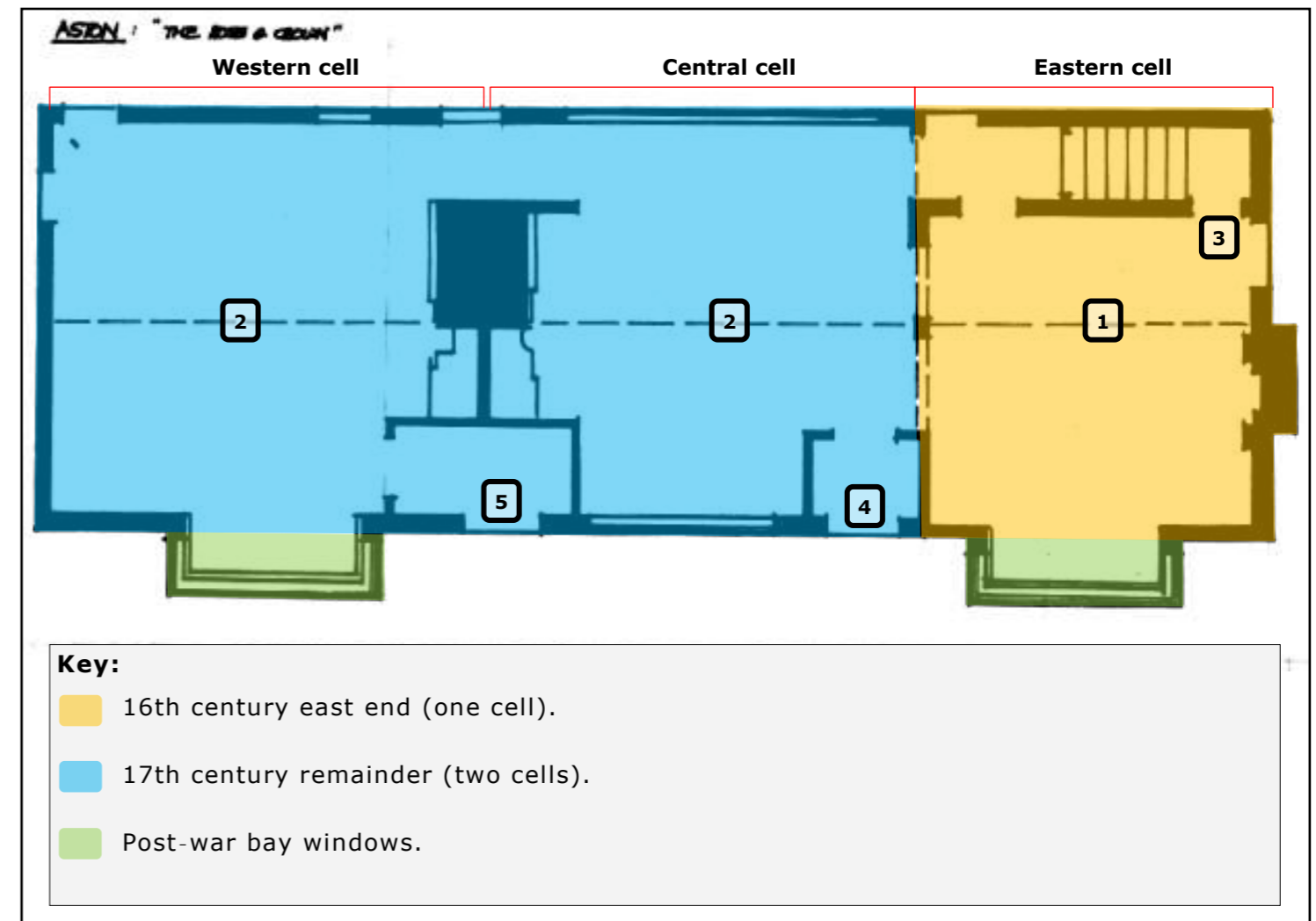


Figure 14: An undated, post-1955 ground floor plan of the Rose and Crown, from Historic England's Building File for the Rose & Crown, Benington Road, Aston (Ref.: BF0811951). The plan has been annotated to show the observations from the list description, and obvious post-war changes.

PART II: Assessment of significance and contribution

- iv. The c. 1950 refurbishment again would have been associated with at least some changes. The eastern and the northern extensions were probably added at this time, and also the bay windows (these are not shown on the 1970 Ordnance Survey map, but that is likely to be an omission, as they are also absent on the present-day version).
46. The side elevations (**Photos 3 & 4**) are largely subsumed by the later extensions, although the areas of exposed weatherboarding suggest timber framing behind. The side and rear extensions (**Photos 3-5**) are not of inherent interest or significance, and they do not contribute to the interest of the building.
47. The significance of the pub is now summarised under the four strands of heritage significance, as described in the NPPF, before the contribution of its setting (with particular emphasis on the application site) is briefly considered.
48. **Archaeological and Artistic interest:** The heritage significance of the Rose and Crown is not derived from archaeological or artistic interest. Whilst there may be some potential for 'archaeological interest' (i.e. building archaeology) in the form of evidence of adaptation and use, this is covered below under evidential value/illustrative interest. The Rose and Crown cannot lay claim to any artistic interest.



Photo 2: Detail of the façade, from the east.



Photo 1: The façade, seen obliquely from the east.



Photo 3: The western end of the pub.

PART II: Assessment of significance and contribution



Photo 4: The eastern end of the pub.



Photo 6: The pub in its context, seen obliquely from the east.



Photo 5: The rear of the pub, from the east.

49. **Historic interest:** The significance of the Rose and Crown primarily stems from its architectural and historic interest, which in this case are intertwined. The historic interest of the Rose and Crown is primarily illustrative, as part of the early development of Aston. It is likewise of some interest in the national context as a relatively early example of England's building stock. Illustrative interest denotes the ways in which historic structures or places can make connections between the past and the present and the Rose and Crown is evidently capable of doing this, although it has lost many of the characteristics typical of a late-medieval timber framed house/pub.
50. Historic interest relies on authenticity, and in the case of the Rose and Crown, the building has retained some of its originality, notably including the exposed floor structure and three cell plan form, as well as some framing on the upper levels. All of these are of illustrative interest. The timber structure is of historic evidential value, in that it contains evidence of the age and adaptation of the building. The frame is therefore of intrinsic evidential value.
51. **Architectural interest:** Much of the architectural interest of the building derives from its residual vernacular interest and the way in which the building has been adapted. The 20th century works to the façade have not added to the special interest or significance of the building; on the contrary these have obscured the authenticity of the building, and it would be difficult to describe these as anything other than detracting from the interest of the pub. However, these have been broadly 'sympathetic' in the use of materials, some of the detailing and a generally 'traditional' language, in keeping with what might be expected for a pub. The architectural interest extends to the interior, although there are only a few features left, mainly the residual framing at the first floor, the 8 panelled door and the staircase, as well as the residual plan form of the ground floor.

PART II: Assessment of significance and contribution



Photo 7: The pub in its context, seen obliquely from the west.



Photo 8: The pub, seen obliquely from the west.



Photo 9: View into the application site, from Benington Road.



Photo 10: Frontal view into the application site, from Benington Road.

PART II: Assessment of significance and contribution



Photo 11: The pub and barn, from the north-west.



Photo 12: The pub and barn, from the north.

52. **Setting:** It is clear that the setting of the pub has changed considerably over the years. Starting with the 1839 tithe map (**Figure 3**), the pub at that time stood in relative isolation, with only a cluster of buildings to the east. This was followed by the addition of development as shown on the 19th century and early 20th century Ordnance Survey maps (**Figures 5-9**). Historically the setting of the pub was evidently very different from its present-day setting. There would have been a long building range to the west, which fronted directly onto Benington Road (**Figures 3-9**), and behind the pub was a large barn, now reduced to a much smaller structure. There was also a building range to the east of the pub (e.g. **Figure 6**), with a two storey weatherboard structure on Benington Road recorded on the c. 1900 photo (**Figure 11**).
53. It is possible to tell from the maps that the plot associated with the pub land was historically divided into different parts; the configuration of these changed over time, but it is clear that there would always have been a small plot, taking in the pub and a rear yard, of different forms but essentially forming a rear yard to the land between the pub and the barn/outbuildings. The rear yard is described as such in sale documents and it clearly would have formed something of a homestead. Beyond that was a long open field, described as pasture land.
54. Since the 19th century, development around the pub intensified; first as ribbon development along Benington Road and then with some development along Aston End Road, followed by the Brook Field and Garden Field developments in the post-war years, alongside intensification of development on Benington Road. Brook field was developed on the field/pasture to the north of the pub.
55. Today, the pub is experienced in the context of the modern development along Benington Road (e.g. **Photos 6; 7 & 9**), with the houses on Brook Field visible in the background from the rear plot (**Photo 10**). This area has the appearance of a pub garden, but it clearly is no longer a field and it cannot be described as pasture land. The pub itself has changed and from the street it now looks less like a late-medieval building and more like an early 20th century reformed pub (**Photo 1**), and it has an apron of tarmac surfaced car parking (**Photos 8-10**). The only constant element, at least to some degree, in the setting of the pub is the barn—or what is now left of it (**Photos 11 & 12**). However, even this relationship is now somewhat compromised by the rear extension to the pub, which interferes with the legibility of the relationship between the two structures.

The barn

56. The Barn at the Rose and Crown was listed grade II on 31 May 1984. According to the list description on Historic England's National Heritage List, the text has not been amended since that time. The list description is the starting point for the assessment and the extract below is the main descriptive text from Historic England's National Heritage List:

"Barn. C17, extended in C19. Timber frame on brick sill, dark weatherboarded (some with edge roll) with steep pitched roof now of black corrugated iron. A tall single bay barn facing W with later rear outshut and lower contemporary building against W side with entrance in W gable, extended to rear in C19 and re-roofed in line with barn. Taller barn has jowled posts, curved braces to tie beam, clasped-purlin roof with collar beam truss with inclined queen-struts. Holes for wattle infill in wall-plate of barn and W building. Pidgeon holes and small porch over gable doors to barn."

PART II: Assessment of significance and contribution

57. The list description text refers to the barn having been 'extended' to the north in the 19th century (i.e. the "later rear outshut" and "extended to rear in C19 and re-roofed in line with barn"). However, in the context of documentary evidence it would seem more likely that the southern part was retained from the larger structure, possibly a midstrey, and that the northern part was rebuilt in the 19th century when the larger structure was demolished at some point between the 1883 sale catalogue plan (**Figure 6**) and the 1898 Ordnance Survey map (**Figure 7**). There are indications that even the southern part may have been assembled from an earlier structure.
58. The west elevation of the barn (**Photo 13**) was created in the late-19th century by combining the (assumed) retained earlier structure to the south and the 19th century construction to the north, following the demolition of the larger structure.
59. Judging from the structure of the barn, the north elevation (**Photo 14**) was created in the late-19th century. The photo at **Photo 15** shows the earlier southern part of the barn combined with the northern part, the elevations of which structurally do not contain much early fabric, aside from a few re-used posts and sole plates
60. The gabled south elevation of the barn (**Photo 16**) is the earliest part of the structure and it contains a few elements of patchwork weatherboard, indicating a somewhat piecemeal assembly or evolution/adaption. The hood of a pedestrian doorway can be seen on the left, just above the present double doors. These have, in turn, been inserted into a larger opening, with a set of redundant iron hinges above indicating the top of the former doors. On the left of that is a step in the weatherboards, which marks the frame of the little catslide roofed western projection.



Photo 14: The north elevation of the barn.



Photo 13: The west elevation of the barn.



Photo 15 The barn, from the south-east.

PART II: Assessment of significance and contribution

61. Internally the barn is very much a sum of two parts: the later northern part, which contains a number of re-used timbers, mostly posts and sole plates, which are of considerable age—but with the remainder made up of late-Victorian or later timbers, with a couple of kingpost trusses and a somewhat ad hoc assembly in places. This is perhaps best illustrated in the roof structure, where a few of the older timbers in the earlier southern part of the barn continues into the northern part (**Photo 18**). The partition between the two is made up of salvaged doors (**Photo 60**). The structure of the barn is illustrated on the photos overleaf.
62. The north elevation contains a series of studs of some age (e.g. **Photo 21**), but redundant mortices and their spacing, as well as the way in which they sit atop a reused sole plate, indicate that these are re-used salvaged pieces. That is also the case for the three posts in the east elevation (see **Photo 20**—one centrally and the ones at each end). The south elevation (**Photo 23**) is made up of machine sawn timbers, contemporary with the kingpost roof, albeit they sit on top of an older sole plate with redundant mortices, indicating it to be made up of re-used pieces of timber.
63. There are more old timbers in the southern part of the barn, although it is questionable whether this structure in fact pre-dates the late 19th century. Instead it would appear that much, if not all, of the present-day structure was assembled from a mixture of re-used timbers and parts of an older timber framed building.



Photo 16: The gabled south elevation of the barn.



Photo 17: The internal west elevation of the northern part of the barn.



Photo 18: The roof structure in the northern part of the barn.

PART II: Assessment of significance and contribution



Photo 19: The western part of the internal north elevation of the barn (partially obscured).



Photo 21: The central and eastern part of the internal north elevation of the barn.



Photo 20: The internal east elevation of the barn (oblique view from the north).



Photo 22: Detail of the sole plate in the internal east elevation of the barn.

PART II: Assessment of significance and contribution



Photo 23: The roof structure in the northern part of the barn, looking east.

64. There is only one part of the roof structure which could fit the "collar beam truss with inclined queen-struts" as described in the list description, and this is the structure that can be seen from inside the northern part of the barn (**Photo 27**). Whilst the general arrangement is that of a collar beam truss, it is clear that the struts were simply nailed to the beam. The tie beam, principal rafter (there is only one), collar beam and the purlin are the only components of the truss that show any signs of carpentry; the rest is no more than an ad hoc, cobbled-together and makeshift assembly.
65. As the photos on the next page illustrate, there is very little by way of an intact, framed assembly. The west wall is made entirely of late-19th century machined timbers (**Photo 25**). The east wall has a post, made of re-used timber with redundant mortices (**Photo 26**), and the post at the north-eastern end is misaligned with the wall plate, so that a little bearing block has had to be nailed to it to carry the wall plate (this can just be discerned in the distance on the same photo). The wall plate itself was clearly re-used, with mortices for studs and stave holes (**Photo 26 & 30**); not only would the barn not have had plastered wattle and daub walls with studs, but the spacing of the studs would have been very uneven, and these would have ended towards the north, before the end of the building. There are no mortices for a midrail along this wall, again indicating there would not have been a wattle and daub wall, and that the timbers were re-used. The wall plate on the opposite side also have mortices for studs and stave holes, indicating that both of these were re-used.



Photo 24: The internal 'partition' between the northern part of the barn and the southern part, from the south.

PART II: Assessment of significance and contribution



Photo 25: The internal west elevation of the southern part of the barn.



Photo 27: The internal southern gable of the barn.



Photo 26: The internal east elevation of the southern part of the barn.



Photo 28: The internal south elevation of the southern part of the barn.

PART II: Assessment of significance and contribution



Photo 29: The manger against the internal east wall of the southern part of the barn.



Photo 30: Details of the wall plate along the internal east wall, with stud mortices and stave holes.

66. There are jowled posts at the south gable (**Photos 27 & 28**), as the list description notes, with curved braces to the tie beam. However, again, there are some very unusual aspects about the construction of the gable end. The most obvious is that the curved braces to the tie beam, like the struts of the 'truss' have been nailed in a very superficial way to the timbers, and these cannot perform much by way of a structural function. There is no carpentry jointing. The tie beam has redundant mortices at each end, which probably once had braces, but which are now redundant. There is a secondary lower 'tie beam', which appears to have carried the frame for a former larger doorway, of which the redundant hinges were noted externally, and it has a set of posts which would have framed the jambs. The braces have been nailed to these. The rafters of the gable are machine sawn late-19th century timbers. The only 'feature' of some authenticity is the manger (**Photo 29**) against the east wall.
67. The little eastern room, with a catslide roof continuing from the southern part of the barn, has some good old framing along its east wall (**Photos 34 & 36**), with two jowled posts and intact studs and sole plate, although the northern part of the wall had been truncated. The roof structure is late-19th century (**Photo 37**) and the west internal wall is made up of a section of salvaged panelling (**Photo 32**). The small section of south wall also has old framing up to the wall plate (in poor condition), but above that the construction is late-19th century (**Photo 35**).
68. The significance of the barn is now summarised under the four strands of heritage significance, as described in the NPPF, before the contribution of its setting (with particular emphasis on the application site) is briefly considered.
69. **Archaeological and Artistic interest:** The heritage significance of the barn is not derived from either archaeological or artistic interest. Whilst there may be some potential for 'archaeological interest' (i.e. building archaeology) in the form of evidence of adaptation and use of the timber frame, this is limited and covered below under evidential value/illustrative interest. The barn does not have any artistic interest.
70. **Historic interest:** The historic interest of the barn primarily stems from its age, which is stated in the list description to be 17th century, but which is for the most part in fact probably 19th century albeit with some re-used timbers. Historic interest relies on authenticity, and the barn contains very little that could reasonably be described as being of historic interest because of its authenticity or integrity.
71. Given the degree of ad hoc reconstruction, it is questionable whether the barn does have sufficient illustrative interest or evidential value to warrant designation (listing). The little catslide roofed part of the building appears to be the only part which has retained any reasonably intact framing; insofar as the building has any historic interest, it is primarily derived from this element, as well as the jowled posts in the southern gable, although this whole structure was probably reconstructed, hence the joint in the weatherboarding of the south elevation, where the catslide roofed section ends. Although it was substantially assembled from an earlier structure, the barn can be described as having some group value with the pub as a remnant of the historic arrangement on the site.
72. **Architectural interest:** The architectural interest of the barn derives from its vernacular interest, including fragments of historic carpentry and framing (e.g. jowled posts), although there is very little left of that. There are no notable architectural features, other than the manger and the re-used salvaged joinery which has been incorporated in parts of the building.

PART II: Assessment of significance and contribution



Photo 31: The internal south elevation of the northern part of the barn (the eastern part).



Photo 32: The internal south elevation of the northern part of the barn, looking towards the southern part.



Photo 33: The internal 'partition' between the northern part of the barn and the southern part.

PART II: Assessment of significance and contribution



Photo 34: General view south inside the little eastern room with catslide roof.



Photo 35: The southern gable of the eastern room with catslide roof.



Photo 36: General view north inside the eastern room with catslide roof.

PART II: Assessment of significance and contribution



Photo 37: The roof structure (looking north) of the eastern room with catslide roof.

73. The Inspector described the barn as follows:

"To the rear of the [Rose and Crown] PH is a timber framed and weatherboard clad Barn which is also a Grade II listed building and dates from the C17. However, it is clear from evidence submitted as part of the HS [Heritage Statement], and from my observations, that this building has been substantially altered over the centuries. Albeit the building remains weatherproof with a corrugated iron roof, there is no dispute that it is in a state of disrepair. Its significance as a heritage asset primarily stems from its age and its architectural interest as a vernacular timber framed agricultural building which still retains fragments of historic carpentry and framing. The manger which is retained within the building also contributes to the significance of this heritage asset."

74. **Setting:** Like the pub, the barn today is experienced in the context of the modern development along Benington Road and the houses on Brook Field. The barn itself is not generally recognisable for its age, but insofar as it has an important relationship, this is with the pub. Historically the barn would have been a much larger range, and one of three buildings (i.e. the pub, the barn and the long building range at the west end of the site). The barn itself has changed considerably since that time, and with the removal of the long building and the rear extension of the pub, the setting of the barn is very different to that recorded on historic maps. Historically, there would have been something of a homestead formed between the three buildings, with pasture beyond, to the north, but such a relationship can no longer be discerned on the ground.

PART III: Impact assessment



Annakut Ltd
Land Adjoining the Rose and Crown, Aston, Stevenage
Proposed Site / Roof Plan

Revisions:



www.forge-studio.co.uk
Forge Design Studio
Creative
Architectural
Interior
Design
www.forge-studio.co.uk
Mobile: 01754 805172

Forge Design Studio

Status: For Planning
Drawn by: LM Date: September 2003
Checked by: MH Date: September 2003
Scale: 1:200 (A2)
Project No: 2002001
Drawing No: PL008 Revision:

PART III: Impact assessment

General summary description of the proposed development

75. The proposed development would create 6 new dwellings, convert the barn to a dwelling, and retain the pub unchanged. The outside area to the south will be retained for the pub's use, along with an area of car parking to the west, which it is considered important to ensure the potential future viability of the building as a pub (though it is no longer in use), bearing in mind its location.
76. The dwellings broadly reflect those proposed as part of the appeal schemes, with a few adjustments, and would be: a detached dwelling to the NW of the pub (Unit 1); adjacent to the north of this a short terrace of three houses (Units 2-4); and a pair of semi-detached dwellings in the NE corner of the application site (Units 5 & 6). The previously proposed building to the east of the barn has been omitted.
77. The proposed dwellings are in traditional forms and materials, featuring a range of quality, contextually appropriate materials, such as plain clay and natural slate roof tiles; red stock brick walls, as well as render, flint and both black and white timber weatherboards; painted and stained timber windows; pitched roof dormers and more modern aluminium or zinc clad dormers; and canopies with pitched and flat roofs on timber framed brackets. The nature and the disposition of this development is very similar to the appeal scheme, although the closest building to the barn have been moved further away, and the car parking area to the west of the west of the pub is also now retained, and with no parking in front of the pub, as was previously proposed. The willow tree within the site has been removed and this is roughly the location of the new Unit 1.

Assessment of the new units

78. A new house (Unit 1) would be located to the NW of the pub. Historic maps from the 1839 tithe map (see **Figure 3** on page 11) onwards record a building range to the west of the pub, in this broad location. It was set hard up against the road and projected deep into the site. Currently this a fragmented gap in the road frontage. The proposed house in this location has been set back from the road to retain the pub's parking, and to ensure the pub with its wide road frontage retains its primacy in street scenes. The proposed house is also relatively modest in scale. Given that there is a historic precedent for a structure in the same broad location, and given the way in which the scale and set-back building line of the proposed house has been designed to respect the pub, there would be no harm due to the presence of this structure. The height of the new house is the same of the adjacent houses, although its ridge is slightly taller than the pub because of the slope of the site, but it is sufficiently set back that there is no question of dominance or an overly prominent appearance. Retaining the car parking to the west of the pub was considered important to ensure the potential future viability of the building as a pub.
79. The proposed semi-detached pair at Units 5 & 6 would be set away from the barn (and far enough away from the pub) not to have any material effect, given the nature of the site and the fact that the barn stands in between them. The semi-detached pair would obviously introduce a change to the setting of the barn, albeit this would be part of a wider context that has materially changed in the 20th century, now with development in plain sight to the east and north. There will be open areas to the west and north of the

barn, so that the semi-detached pair does not compete with the barn or dominate it. Insofar as there would be an effect resulting from the new access road and the introduction of car parking and residential curtilages, this would be inevitable for any development of the site (the principle of which has been accepted in the appeal decision, and which was similarly arranged). The siting and scale of the semi-detached pair is such that the houses would not cause any undue harm to the setting of the barn and neither would they interfere with the relationship between the pub and the barn.

80. A small terrace of three houses (Unit 2-4) is proposed in the north-western corner of the site. In a sense this terrace can be regarded as a broken-up version of the long range that historically stood in the location of Unit 1 and which projected deep into the site, which has been broken up to avoid any undue sense of competition with the pub, by placing a long range perpendicular to it at the east.
81. Instead the small terrace is set deep into the site and well away from both the pub and the barn. As with the proposed semi-detached pair at Units 5 & 6, the small terrace would be associated with the new access road and the introduction of car parking and residential curtilages, but this would be inevitable for any development of the site. The siting and scale of the small terrace is such that the houses would not cause any undue harm to the setting of the barn or the pub, and neither would it interfere with the relationship between the pub and the barn. The small terrace would obviously introduce a change to the setting of the pub and the barn, albeit this would be part of a wider context that has materially changed in the 20th century, now with development in plain sight to the east and north of the site.
82. Insofar as the conservation area is concerned, the density is compatible with the adjacent development, including the development in depth behind the road frontage to the east of the application site. The proposed development will largely be hidden from public view, but with the small house at Unit 1 mostly visible, albeit set-back. Insofar as the small terrace might be obliquely visible in the distance, at the angle the stepped elevation will be broken down and create visual interest. The small terrace is a high quality building range with elevational modulation and traditional materials, which will fit well into the local context and complement the mix of buildings in the conservation area. Insofar as the proposed development would be visible from the street, it would complement and enhance the conservation area.

PART III: Impact assessment



5.5m wide clear carriageway width to be formed as indicated on drawing. Exact alignment to be determined in accordance with detailed topographic survey of hedge line and vegetation opposite the site.

- - APPLICATION BOUNDARY
- - PUBLIC HOUSE NOT INCLUDED WITHIN THIS APPLICATION
- * - BIN COLLECTION POINT

Note: refer to drawing PL020 for details of hard and soft landscape arrangements.

PART III: Impact assessment

Assessment of the barn conversion

83. Starting from first principles, the barn is self-evidently in a very poor condition. This unfortunate state stems from the structure being of limited commercial use, and having thus not been considered warranting of much investment over the years. It has been caught in a slow downward spiral of disinvestment, to the point that it is now in a very derelict and dilapidated state. It is hard to conceive of a use of this structure that would have any real prospect of bringing a return on the (considerable) investment required to bring this building back into a proper state of repair and secure its on-going maintenance and long term future.
84. As a starting point, the proposed residential conversion would be capable turning around the fortunes of this sorely neglected building, although conversely it would also require interventions to facilitate the residential use. That said, barn conversions are nothing unusual and structures of this type are capable of conversion.
85. The insertion of a first floor in the barn is necessary to create sufficient floor space and it has been designed so that the volume of the northern part of the barn would remain appreciable. The inserted upper floor can be designed to be self-supporting and structurally separate from the barn. The residential conversion would also allow for the opportunity for a new roof covering in place of the corrugated metal sheets, and it is anticipated that this will be controlled through an appropriately worded condition. The panelling (re-used, but of some age) in the western lean-to would be retained, and the timber framing would be retained. There would be some subdivision of the space at ground floor, but generally the open character and volume of the barn would be retained.
86. New doors and windows are also proposed to facilitate the residential conversion. Generally the timber framing of the northern part of the barn comprises ad hoc re-used old timbers, but there is no substantially intact framing. This part of the barn is capable of accommodating windows and doors, as proposed, without the loss of significant framing. A detailed survey of the timbers can be required as a condition, with a salvage and re-use strategy for any of the older studs if these would need to be removed.
87. The barn conversion would inevitably change the character and appearance of the dilapidated and sorely neglected barn, although conversely it would breathe new life into a structure that is self-evidently in need of much investment and a viable use that would secure its on-going maintenance and long term future. The conversion would achieve that, and the benefits of the conversion need to be balanced against the effects of the changes necessary to facilitate the new use. In heritage terms the conversion would be acceptable in principle as a means of re-using the barn, and beneficial overall in securing a viable long term use for it.
88. The Inspector at the previous appeal considered the impacts of the conversion, which is almost exactly the same what is now being proposed, as follows:
- "[...] it is clear from the submitted plans that a new roof covering is proposed to replace the iron sheets, and a first floor would be inserted within the western part of the Barn which would be designed to be self-supporting and structurally separate from the timber framing. There would be some subdivision of the existing space at ground level, although the northern part of the Barn would be generally open. In addition, a new floor would be required within the Barn as well as foundations to support new walls within which the new doors and windows would be inserted. There is no dispute between the parties that the proposed conversion would change the historic character and appearance of the Barn, and despite the re-use of the existing barn door openings, the insertion of additional windows, doors and a new floor would give the building a wholly domestic appearance and diminish its character as a vernacular agricultural building and erode the*
89. That accords with the assessment of the proposals, albeit it is noted here that there is no other viable use for this structure and without a conversion it is likely that this structure would continue to deteriorate to the point of collapse, unless it is vandalised or burnt down before that happens (it is now hard to secure the structure, given that the weatherboarding has started to come loose, and such unsecured structures are often subject to trespass, vandalism and arson).
90. The Inspector also recognised that there would be a public benefit of providing a new use for the barn, in particular, with a new use and investment in that would prevent further deterioration of the building's fabric. In addition, there would be some visual enhancement to the site frontage with a reduction in the amount of hard-surfacing. The harm to the pub as in the previous appeal scheme is entirely omitted in this application.
91. To the extent that there would be any harm to the barn, it is considered that this is justified by the state of the building and the investment needed to safeguard its long term future. This is a low degree of harm at the lower end of 'less than substantial' and needs to be balanced against the benefits of the proposed development.

PART IV: Summary and conclusions

PART IV: Summary and conclusions

92. This report presents a detailed assessment of the listed buildings, including the contribution of their setting, in order to assess the impacts of the proposed development in heritage terms.
93. The proposed new buildings have been designed to sit comfortably adjacent to the listed pub and barn and avoid issues of undue prominence or dominance. The buildings are in traditional forms and use a mix of high quality materials that will fit well into the local context. The layout has been designed to provide good separation between the new buildings and the listed buildings, and to complement the conservation area in street views. There is historic precedent for some of the proposed houses, although the development also necessarily takes into account present-day factors such as the retention of trees and the need for parking and access.
94. On the whole it is a high quality development that fits well into the conservation area, and without dominating either of the listed buildings, and it retains the connection between the pub and the barn to leave their group value intact. The development, once completed, will positively contribute to the character and quality of the built environment of the conservation area and enhance the appearance of the area.
95. The low degree of harm to the barn, due to its conversion, lies at the lower end of 'less than substantial'. This harm is justified by the state of the building and the investment needed to safeguard its long term future. This needs to be balanced against the benefits of the proposed development.



Planning (Listed Buildings and Conservation Areas) Act 1990

CHAPTER 9

A Table showing the derivation of the provisions of this consolidation Act will be found at the end of the Act. The Table has no official status.

ARRANGEMENT OF SECTIONS

PART I

LISTED BUILDINGS

CHAPTER I

LISTING OF SPECIAL BUILDINGS

Section

1. Listing of buildings of special architectural or historic interest.
2. Publication of lists.
3. Temporary listing: building preservation notices.
4. Temporary listing in urgent cases.
5. Provisions applicable on lapse of building preservation notice.
6. Issue of certificate that building not intended to be listed.

CHAPTER II

AUTHORISATION OF WORKS AFFECTING LISTED BUILDINGS

Control of works in respect of listed buildings

7. Restriction on works affecting listed buildings.
8. Authorisation of works: listed building consent.
9. Offences.

Applications for listed building consent

10. Making of applications for listed building consent.
11. Certificates as to applicant's status etc.
12. Reference of certain applications to Secretary of State.
13. Duty to notify Secretary of State of applications.
14. Duty of London borough councils to notify Commission.
15. Directions concerning notification of applications etc.
16. Decision on application.

A



National Planning Policy Framework

APPENDIX 1: Legislation, Policy and Guidance

Legislation

1. Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. For the purposes of this application, the relevant considerations are Sections 66 and 72 of the 1990 Act. Section 66(1) of the Act states:
"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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. According to Section 72, in relation to conservation areas:
"In the exercise, with respect to any buildings or other land in a conservation area [...] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."
3. The Act does not require the preservation of listed buildings or conservation areas *per se*, which is confirmed by the *South Lakeland DC v Secretary of State for the Environment and another* (1992 House of Lords appeal), i.e. legislation *"does not in terms require that a development must perform a preserving or enhancing function."* Rather, it places a statutory duty on decision makers to ensure that the special interest of listed buildings or conservation areas is properly taken into account as material considerations when determining applications affecting their special interest, or the setting of listed buildings. Case law has established that the preservation of the setting of a listed building requires considerable importance and weight (i.e. the *Barnwell Manor* judgement) and that, generally, a decision-maker who has worked through the paragraphs of the NPPF in accordance with their terms will have complied with the statutory duty set out in the 1990 Act (i.e. the judgement in *Jones v Mordue & Others* [2015] EWCA Civ 1243).

The National Planning Policy Framework

4. The revised National Planning Policy Framework (the NPPF) was published in July 2021 and constitutes guidance for local planning authorities and decision makers. Applications for planning permission must be determined in accordance with the local development plan, unless it is silent or material considerations indicate otherwise. The NPPF is a material consideration.
5. Section 16 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 189 to 208. The NPPF places much emphasis on heritage 'significance', which it defines in Annex 2 as:
"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."
6. Paragraph 195 requires a similar approach from local authorities, who should identify and assess the particular significance of any heritage asset that may be affected by a

proposal, taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

7. According to paragraph 197, a number of considerations should be taken into account in determining applications. The first is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The second is to recognise the positive contribution that conservation of heritage assets can make. The third reiterates the well-established concept that new development can also make a positive contribution to local character and distinctiveness.
8. According to paragraph 199, which applies specifically to designated heritage assets, great weight should be given to a heritage asset's conservation (the more important the asset, the greater the weight should be). This reflects the provisions of the 1990 Act in that it applies irrespective of whether it involves total loss, substantial harm, or less than substantial harm to significance.
9. Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. It then deals with substantial harm to, or total loss of significance of, different types of designated heritage assets.
10. Paragraph 201 continues on the subject of substantial harm. Paragraph 202, on the other hand, deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal.
11. According to paragraph 206, local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance.
12. Paragraph 207 recognises that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution should be treated either as substantial harm, or less than substantial harm, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.
13. The National Planning Practice Guidance¹ (NPPG) describes public benefits as *"anything that delivers economic, social or environmental objectives"*.

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/why-is-significance-important-in-decision-taking/>

APPENDIX 1: Legislation, Policy and Guidance

The Development Plan

14. The Development Plan is the East Herts District Plan 2018. Policies HA1; HA4 and HA7 are relevant and these are quoted in the text box below:

Policy HA1 Designated Heritage Assets

I. Development proposals should preserve and where appropriate enhance the historic environment of East Herts.

II. Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.

III. Where there is evidence of neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision.

IV. The Council will, as part of a positive strategy, pursue opportunities for the conservation and enjoyment of the historic environment recognising its role and contribution in achieving sustainable development.

Policy HA4 Conservation Areas

I. New development, extensions and alterations to existing buildings in Conservation Areas will be permitted provided that they preserve or enhance the special interest, character and appearance of the area. Development proposals outside a Conservation Area which affect its setting will be considered likewise. Proposals will be expected to:

(a) Respect established building lines, layouts and patterns;

(b) Use materials and adopt design details which reinforce local character and are traditional to the area;

(c) Be of a scale, proportion, form, height, design and overall character that accords with and complements the surrounding area;

(d) In the case of alterations and extensions, be complementary and sympathetic to the parent building; and

(e) Have regard to any 'Conservation Area Character Appraisals' prepared by the District Council and safeguard all aspects which contribute to the area's special interest and significance, including important views and green spaces.

(f) Where development proposals relate to Conservation Area Management Proposals the duty to preserve or enhance will be applied. Development proposals, including minor development under an Article 4 direction, will be expected to 'preserve' surviving architectural features identified as being significant to the character or appearance of the area or, where previously lost, to 'enhance' that character and appearance through the authentic restoration of those lost features, II. Permission for the demolition of buildings or structures within a Conservation Area will only be granted if it makes no positive contribution to the character of the Conservation Area and the replacement is of good design and satisfies the above requirements of this policy.

Policy HA7 Listed Buildings

I. The Council will actively seek opportunities to sustain and enhance the significance of Listed Buildings and ensure that they are in viable uses consistent with their conservation.

II. In considering applications the Council will ensure that proposals involving the alteration, extension, or change of use of a Listed Building will only be permitted where:

(a) The proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and

(b) The proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.

III. Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved.