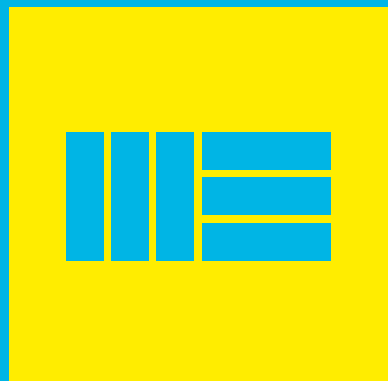


PLANNING AND HERITAGE STATEMENT

Munden Parva

January 2023



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1.0 InTr OduCTIOn

Munden Parva

InTr OduCTIOn

- 1.1 Montagu Evans have been instructed by [REDACTED] (hereby referred to as the 'Applicant') to provide heritage and planning consultancy services and produce this Planning and Heritage Statement in support of an application for planning permission for a natural swimming pool and pool house and relocated drive at Munden Parva, Ware, East Hertfordshire (the 'Site').
- 1.2 The Site is located in the East Hertfordshire district (the 'Council'). The Site is described in **Section 3.0** and also within the Design and Access Statement prepared by Cousins and Cousins. An aerial view of the Site from Google is provided in **Figure 1.1**. **Figure 1.2** shows an image of the Site.
- 1.3 Munden Parva was constructed in the C18 as a rectory. A second floor was added in the late C19. The property is grade II listed and is set within a spacious garden, and the surrounding fields are in the same ownership as the house.
- 1.4 The proposals include:
- Construction of a natural swimming pool and pool house on the existing site of the tennis court; and
 - Redirection of the drive through the field to the north, with ground source heat pump located beneath the drive.



Figure 1.1 Aerial View. Source: Google (base map). Red line indicates Munden House and garden. Blue line indicates wider ownership (excluding shaded area to the north).



Figure 1.2 Photograph of Munden Parva

PurPOSe OF The rePORt

- 1.5 This report assesses the heritage effects and wider planning considerations of the proposed scheme.

Pre-aPPLICaTION enGaGeMenT

- 1.6 The Applicant engaged in pre-application discussions with East Hertfordshire District Council between May and July 2022, for more extensive proposals, including the removal of the second floor of the main house (which was added later), alterations to the Orangery/ former Servants Hall and installation of PVs in a field near the house.
- 1.7 The pre-application feedback from the conservation officer indicated that the removal of the second floor of the main house was a major intervention which would result in substantial harm to the listed building, and was problematic without sound evidence of the original house design. This aspect of the proposals is therefore not being pursued at application stage.
- 1.8 The proposed alterations to the former Servants Hall were generally considered to be acceptable, albeit 8 rooflights were considered to be detrimental, although two conservation rooflights were considered to be acceptable. Due to the ecological survey season window, the alterations to this part of the house are not being included in the current application.
- 1.9 The proposed natural swimming pool and associated buildings and realigned drive were considered to be generally acceptable, subject to some minor amendments and further information which are set out in sections 5 and 6. The Pre-App also included outline design for PV's which has been removed from this application to further develop the design. This will follow in due course.

STruCTure OF THIS rePORt

- 1.10 In **Section 2.0** we set out the legislation and planning policy which is relevant to the assessment of the proposals.
- 1.11 A description of the historical development of Munden Parva and the surrounding area is presented in **Section 3.0**.
- 1.12 In **Section 4.0** we present a statement of significance of Munden Parva based on the historic development.
- 1.13 In **Section 5.0** we present the proposals and assesses the effect of the proposals on the significance of the listed building.
- 1.14 In **Section 6.0** we consider the wider planning considerations and assess the proposals against the statutory provisions and planning policy.

2.0

LeGISLaTION and PLannInG POLICy

Munden Parva

LeGISLaTIOn and PLannInG POLICy

2.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance.

LeGISLaTIOn

PLannInG (LISTed BuldInGS and COnServaTIOn areaS aCT) 1990

2.2 The Site comprises of Munden Parva, a Grade II listed building, which is not located in a conservation area.

2.3 The Proposed Development requires planning permission and proposals in the grounds of the house have potential to affect the setting of the listed building.

2.4 Therefore, Section 66(1) applies:

“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 and historical interest which it possesses.”

deveLOPMenT PLan

2.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The following documents form the statutory development plan.

deveLOPMenT PLan POLICy	Key PrOvISIOnS
East Herts District Plan (2018)	Policy DES2 –Landscape Character Policy DES3 –Landscaping Policy DES4 –Design of Development Policy CC1 Climate Change Adaptation Policy CC2 –Climate Change Mitigation Policy CC3 –Renewable and Low Carbon Energy Policy HA1 –Designated Heritage Assets Policy HA7 –Listed Buildings NE2 –Sites or Features of Natural Conservation Interest (Non-Designated) Policy NE3 –Species ad Habitats Policy NE4 - Green Infrastructure

Table 2.1 Development Plan Policy

naTIOnaL POLICy

naTIOnaL POLICy	Key PrOvISIOnS
National Planning Policy Framework (NPPF) 2021	Chapter 12 –Achieving well- designed places <ul style="list-style-type: none"> • Paragraph 126 • Paragraph 130 Paragraph 131 <ul style="list-style-type: none"> • Paragraph 132 • Paragraph 134 • Paragraph 135 Chapter 14 –Meeting the challenge of climate change, flooding and coastal change <ul style="list-style-type: none"> • Paragraph 152 - 173 Chapter 15 –Conserving and enhancing the natural environment <ul style="list-style-type: none"> • Paragraph 174 • Paragraph 180 Chapter 16 –Conserving and enhancing the historic environment <ul style="list-style-type: none"> • Paragraph 194 • Paragraph 197 • Paragraph 199-202 • Paragraph 203 • Paragraph 206

Table 2.2 National Planning Policy

MaTerIaL COnSIderaTIOn

2.6 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:

- National Planning Practice Guidance (online);
- National Design Guide (2019);
- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (2013);
- An Approach to Landscape Character Assessment (2014);
- Visual Representation of Development Proposals Technical Guidance Note (2019);
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017).

3.0 HISTORIC deVeLOPMenT

Munden Parva

HISTORIC deveLOPMenT

3.1 This section provides a description of the historic development of the Site and that of the surrounding area.

SOur CeS

3.2 Munden Parva is poorly documented, probably because of the many changes in ownership it has seen. It is symptomatic that there are no historic paintings or drawings of Munden Parva at the house, and only a few 20th-century photographs. There is a tin trunk in the attic of architects' drawings and the like, and these are referenced, where relevant, below.

3.3 In 2012 the then owners commissioned a report from W.H.H. Van Sickle entitled *Munden Parva: Little Munden, Herts*. This provides a very useful ownership history, and presumably using the architects' plans noted above, outlines changes to the building. A copy of that report is with the present owners, and has been drawn on for the present study.

HISTORIC deveLOPMenT OF Munden Parva

3.4 Munden Parva was constructed as the rectory of Little Munden and stands on an isolated, elevated, site over a kilometre from Little Munden's medieval church.

3.5 This is an area of highly dispersed settlement, but even so, the rectory's location is curious. Was this originally the glebe farm, only later becoming a desirable de facto gentleman's residence for the rector, where separation from the parishioners was a desirable attribute?

3.6 The parsonage is first mapped on Dury and Andrews' county map of 1766 (Figure 3.1). That shows a group of buildings, the largest L-plan, broadly in the position of the present Munden Parva. The dashed annotation indicates open field land to the south, and woodland to the west.

3.7 The first large-scale depiction of much of Little Munden comes in 1816, when the Little Munden manorial estate was mapped for Charles Snell Chauncey (Figure 3.2).

3.8 In this year the manor and advowson were purchased by Nathaniel Snell Chauncey, Charles's brother; family wealth came, at least in part, from plantations in the Windward Islands. The mapping was likely commissioned in preparation for the purchase –ascertaining clarity over land ownership especially given this was complex, with inter-mixed open field strips.

3.9 The parsonage and glebe land fell outside the estate being purchased and so are indicated only in outline. Nevertheless, it can be seen how the parsonage house (presumably the larger structure) stood centrally within a block of glebe, with three smaller buildings clustered around it and two others to the north, on the road off Green End. To the south is open field land with strips in Chauncey's ownership indicated, while to the west is Barn Field Wood.



Figure 3.1 Extract from Dury and Andrews' Map of Hertfordshire (1766)



Figure 3.2 The parsonage in its landscape setting in 1816. Source: Herts RO 81753. An almost identical version of the map is Herts RO 81752.

- 3.10 The next large-scale mapping is that made in 1842 for the tithe survey (see **Figure 3.3**), which chimes with the mapping of 1813 (which conceivably formed a base for it), with its precise delineation of open-field strips to the south, and woodland to the north and west.
- 3.11 The parsonage buildings stand within a block of glebe land beyond the open field land (final enclosure came only in 1857), approached both from the north off the road from Green End, and via a long approach from the south-west across the open-field land - this latter is also hinted at on the 1766 mapping.
- 3.12 The Tithe Map at **Figure 3.3** and **3.4**, clearly shows the parsonage house (marked as 510), which is shown to be markedly enlarged since 1816, perhaps by squaring off behind the east-west range to the south.
- 3.13 This date bracket suggests the house's enlargement could have followed the sale of the advowson by N.S. Chauncey c.1818 to Francis Riddel Reynolds, who in 1819 or thereabouts (he died in 1820) nominated John Preston Reynolds –perhaps a son - to the living. Certainly a large sum, £532, was spent in 1824 on repairing and rebuilding 'the barn and stables and other edifices to the Parsonage house and other necessary offices upon the glebe.' J.P. Reynolds was an active local rector, but probably resigned the living c.1830 when F.R. Reynolds sold the advowson to the Revd. Charles Jollands. He appointed himself rector, and remained there until his death in 1866. He seems more likely to have been responsible for one substantial phase of enlargement, that is between his appointment c.1830 and the house's mapping in 1842.
- 3.14 Northward of the house in 1842 (guided by what survives today) is first a rectangular stable, with to its north-east a barn with foldyard attached. Presumably these are the buildings repaired or rebuilt in 1824.
- 3.15 Jolland's successor was Frederick Adolphus La Trobe Foster. In 1871 he was living at the Rectory with his wife; three unmarried daughters; a married daughter and her husband and their son; his wife's sister; a student boarder; a governess; and four house servants.

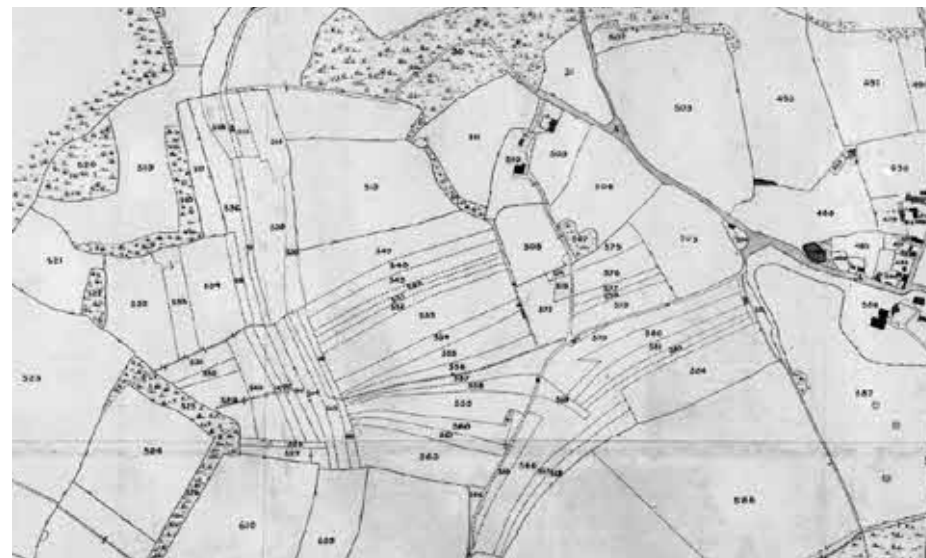


Figure 3.3 Extract of tithe survey for Little Munden, 1842. Note that north is here offset; the 1813 mapping is correct in this regard



Figure 3.4 Extract of tithe survey for Little Munden, 1842 (detail).

- 3.16 By 1880 map evidence shows the Rectory had been further transformed (**Figure 3.5**), and it would appear likely that it was after the arrival of La Trobe Foster in 1866.
- 3.17 The house itself had been enlarged to the rear, with a northward projecting room later known as the Mission Room. It may have been in this period that it was raised from two storeys to three (perhaps of necessity to accommodate the extended household).
- 3.18 Running northward from the house was a line of outbuildings, including the stables which survive today, with beyond (the following built since 1842) three glasshouses, a large walled kitchen garden, and facing it a gardener's cottage. North of that, on the site of the earlier barn, was a small farmyard, accessed via the track from Green End.

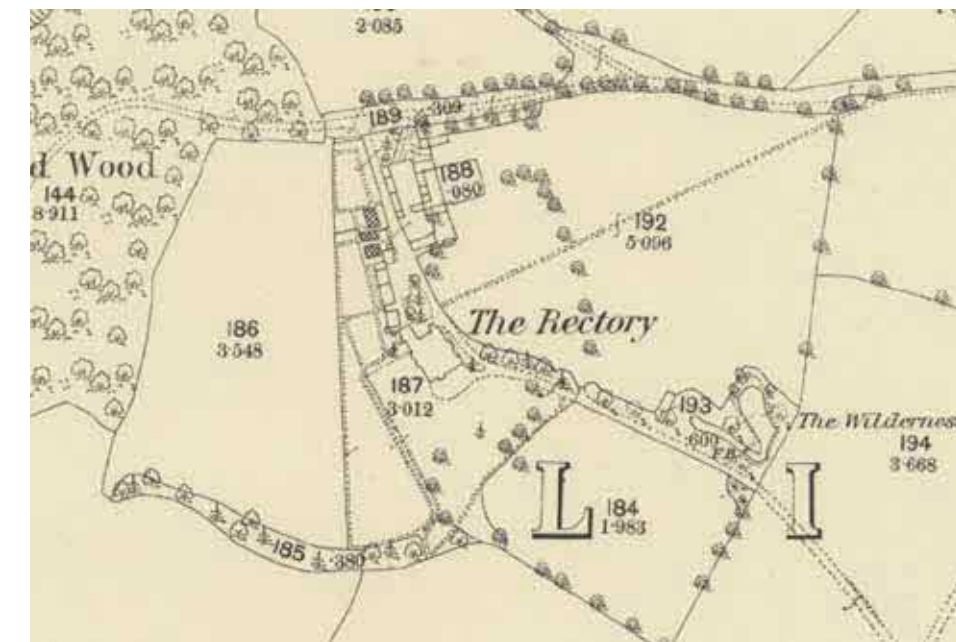


Figure 3.5 Munden Parva in 1880. Source: Herts OS 25 inch sheet XXI.7

- 3.19 The mapping shows hints of formal gardens (the north-south terrace south-west of the house which survives today), and park-like grounds with deciduous and coniferous trees lining the second half of the drive from the south-east and elsewhere in the surrounds of the house. The 1880 OS map shows a well - proportioned gravel sweep at the front of the house. This gravel sweep is seen throughout the historic map regression until 1950.
- 3.20 By the gate into the grounds was an irregular pond, which also survives today, which lay in woodland labelled The Wilderness. This may be an allusion to the wildernesses –formal shrubberies –found in later 17th and early 18th-century formal gardens. The deeply-cut irregular pond is not a landscape feature, and may instead be a chalk pit, which are noted elsewhere in the parish. Finally, a die-straight footpath is shown leading west to the house off the road or track from Green End.
- 3.21 By the time the mapping was revised in 1898, the trees across the grounds had been removed, and a small western extension had been added off the north end of the house's north service range. A glazed canopy or similar appears, spanning the ranges projecting north from the house. Four years before, in 1894, Foster had given up the living, to be succeeded by three further rectors. The house was sold into lay ownership when a new rectory was built nearer the church in 1926.



Figure 3.6 Little Munden Rectory c.1910, showing the south porch. This was mapped in 1880, and demolished c.1994. Source: Applicant.

- 3.22 In 1926 what was then called The Old Rectory was purchased by Archibald Edward 'Duggy' Balfour (1870-1951), a lawyer who had worked in South Africa. He immediately brought in E.J.T. Lutyens to partially remodel the house; two blueprints showing proposals remain at the house. As analysed by Van Sickle, the alterations which followed, mainly on the east side of the house, included:
- Removal of a two-storey bay window
 - Refenestration of the front
 - The addition of a two-storey entrance porch above a boiler house to

the south-east corner, leading to a new entrance hall and relocated or re-ordered kitchen

- The installation of bathrooms on the first and second floors
- The north-east first-floor bedroom and bathroom was converted to a studio and store.

- 3.23 Further work followed in 1929 when the distinguished architect Sir Herbert Baker (1862-1946) designed a loggia, called 'The Stoep' (South African for verandah, the name presumably 'Duggy' Balfour's choice).

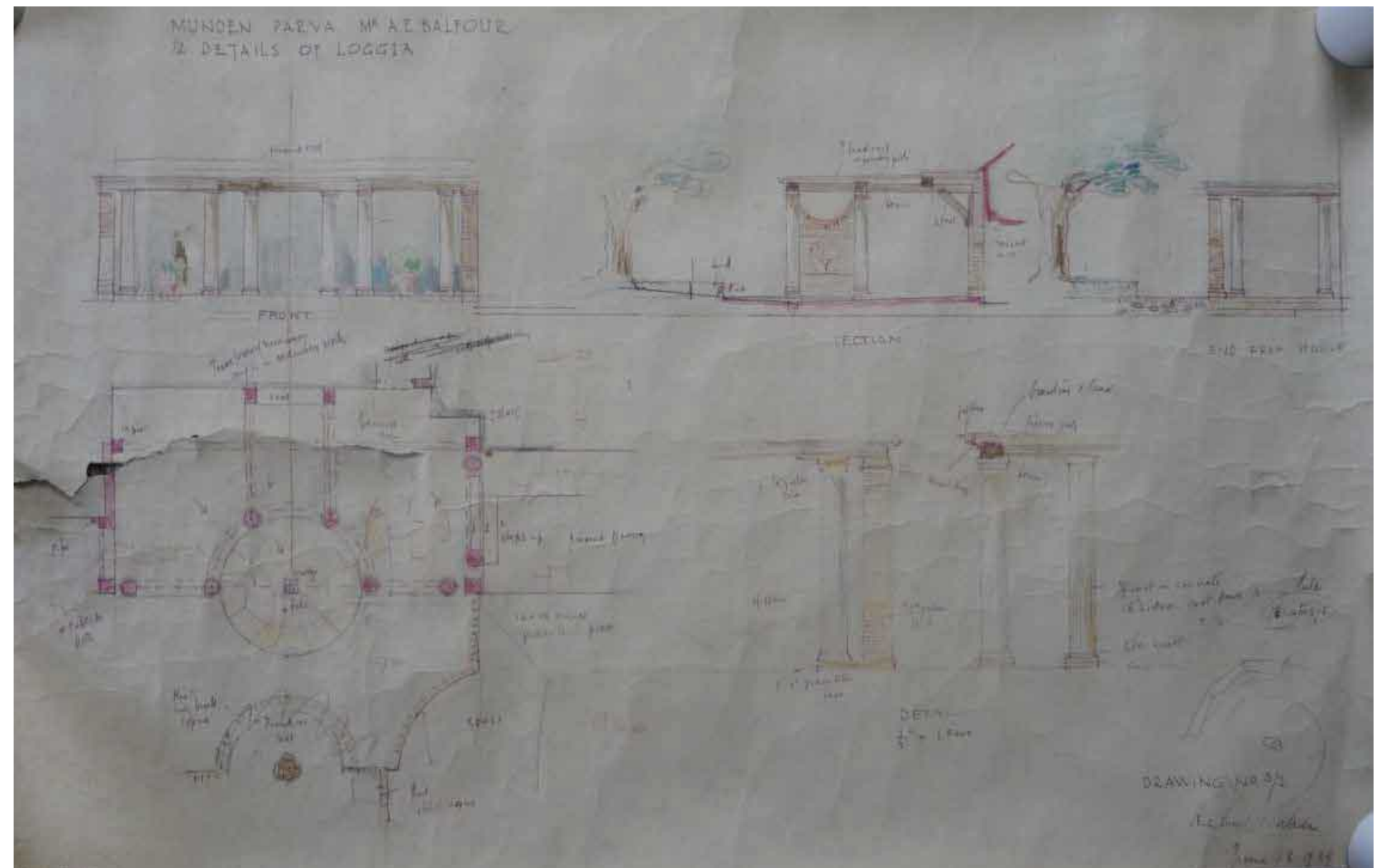


Figure 3.7 Baker's 1929 proposals for the loggia.

- 3.24 The plans at Munden Parva also include a plan by the society architect Detmar Blow (d.1939) for a formal layout of the grounds, but there is no evidence this was proceeded with as shown by the OS maps from 1898 and 1923 below.
- 3.25 Mapping in 1923 (the last to give this degree of detail) shows no changes to the house, although south of it a pleasure ground with coniferous trees had been set out.
- 3.26 Six-inch mapping of c.1950 suggest no substantive changes had taken place to the grounds by that date. Given the scale, nothing can be said about the house.



Figure 3.8 The loggia (to left) on the north-west side of the house, seen on an undated mid-20th-century photograph held at Munden Parva.



Figure 3.9 Munden Parva in 1898. Source: Herts OS 25 inch sheet XXI.7



Figure 3.10 Munden Parva in 1923. Source: Herts OS 25 inch sheet XXI.7



Figure 3.11 Source: OS 6 inch Hertfordshire Sheet XXI.NE c.1950



Figure 3.12 Close up on the Site on OS 6 inch Hertfordshire Sheet XXI.NE c.1950

1950 aLTeraTIOnS TO Munden Parva

3.27 During the 1950s various alterations were made to the house, including the installation of a lift, although the 1920s alterations remained in place until at least 1984 when the house was listed. Later changes which are documented comprise;

- Demolition of the south porch under a consent of 1994
- Reversal of 1920s internal re-orderings in 1997-8 when the east wing rooms were again re-ordered and assigned new uses.
- Relocation of kitchen to south-east dining room.

3.28 Graphic showing many of the major 20th-century alterations to Munden Parva, with some interpretations. However, this is far from a full mapping of changes: the addition, and removal, of the loggia to the north-west, for instance, is not noted, and nor the 1920s internal re-orderings, later reversed.

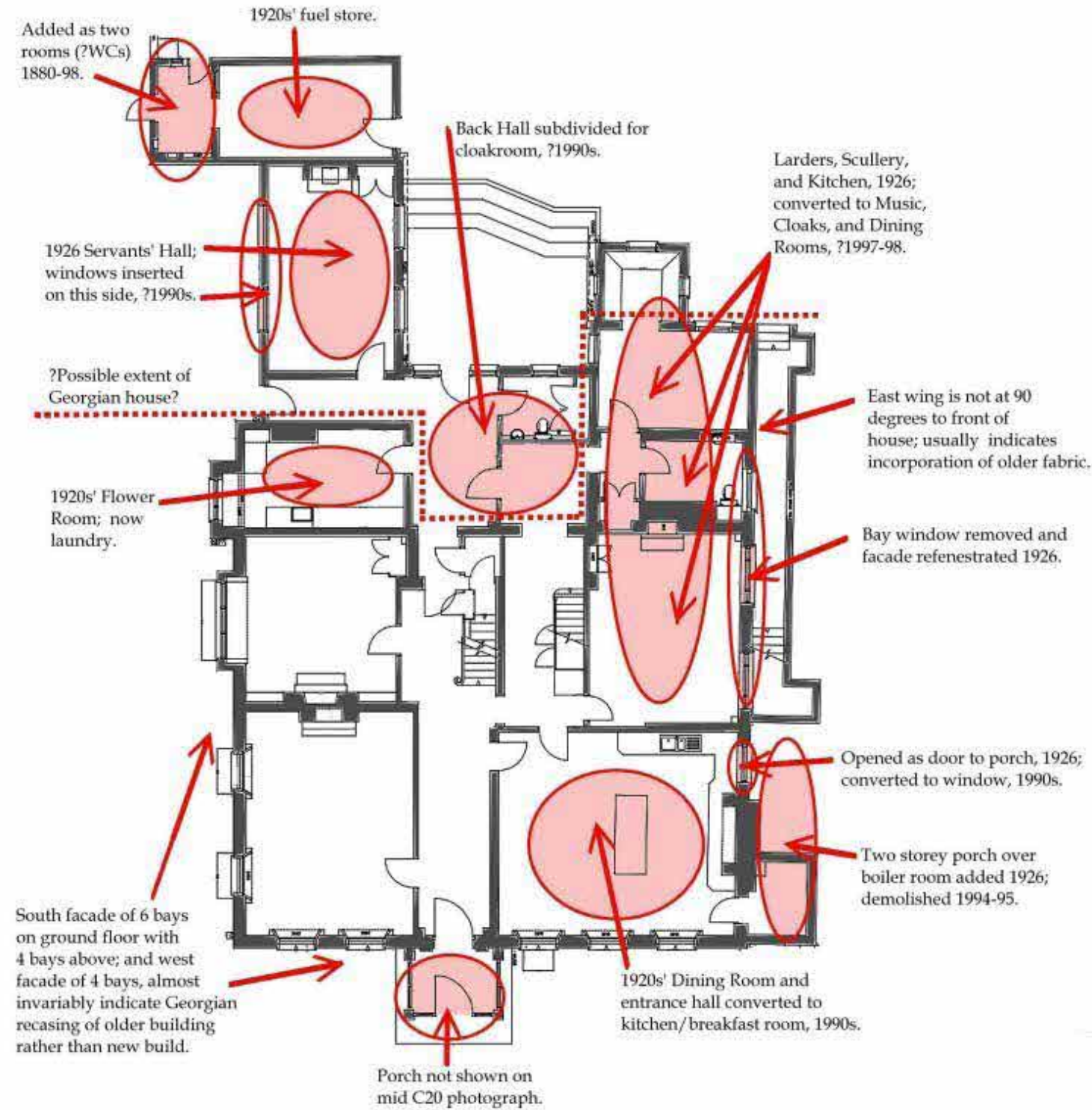
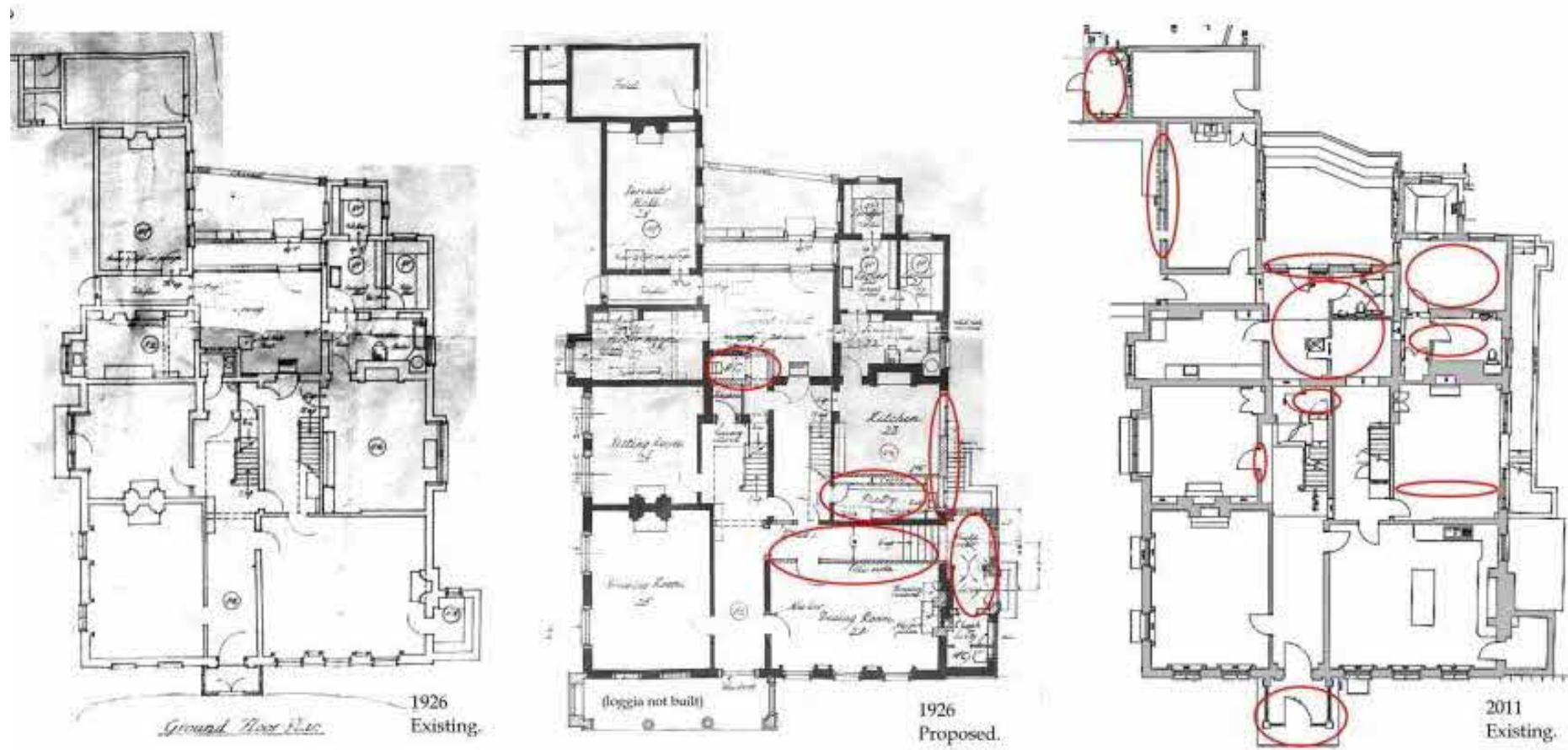


Figure 3.13 Source: Van Sickle, op. cit., 6. Further changes are indicated on the following three figure, from Van Sickle, op. cit. 7-9.



Ground Floor, highlighting changes in and since 1926.

Figure 3.14 Ground Floor changes

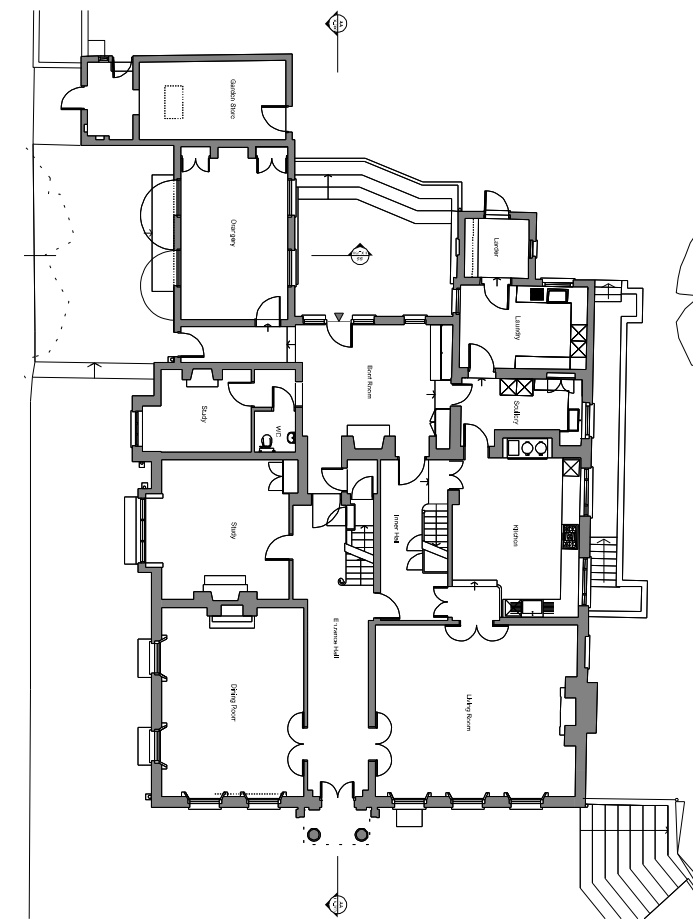
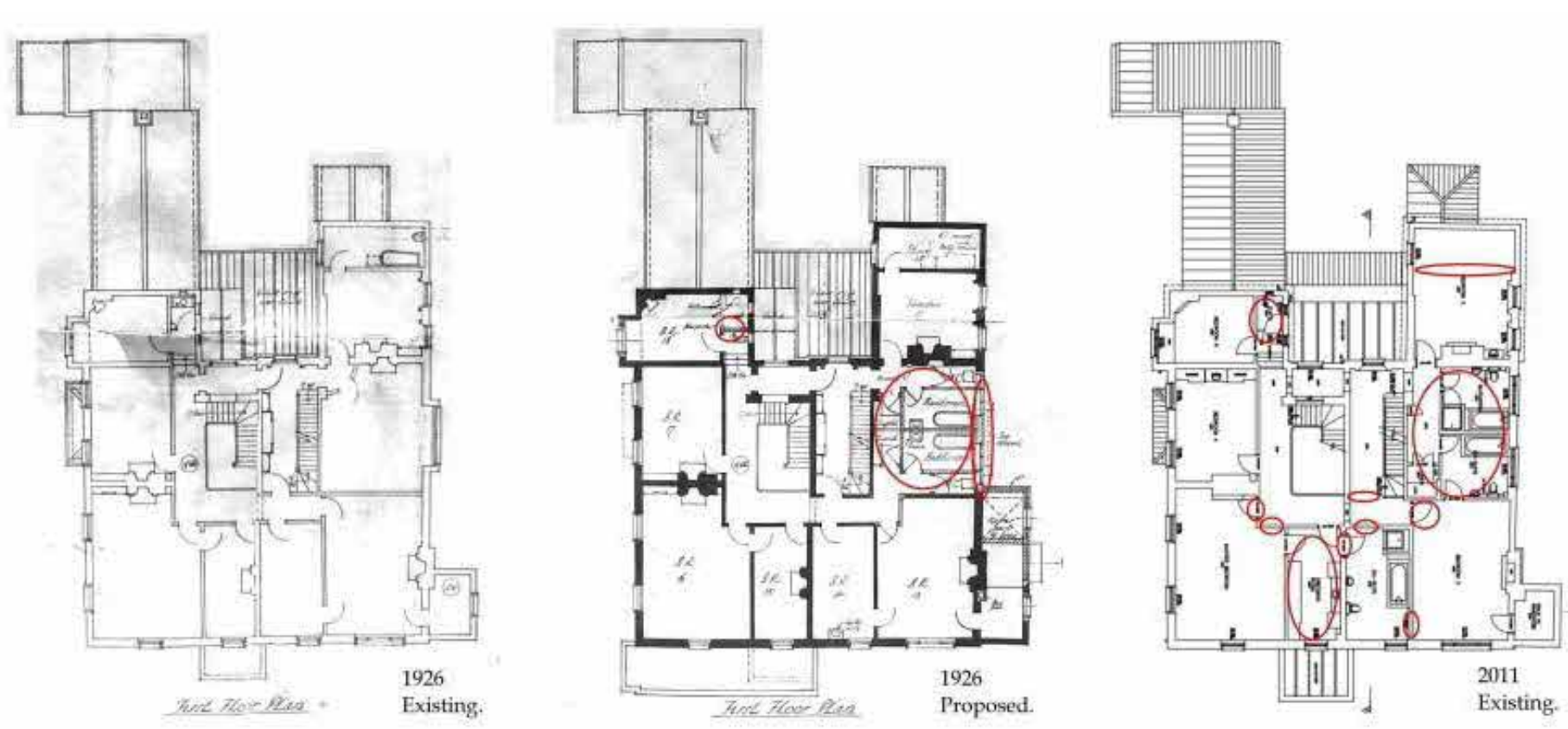


Figure 3.15 Existing Ground Floor layout



First Floor, highlighting changes in and since 1926.

Figure 3.16 First Floor changes

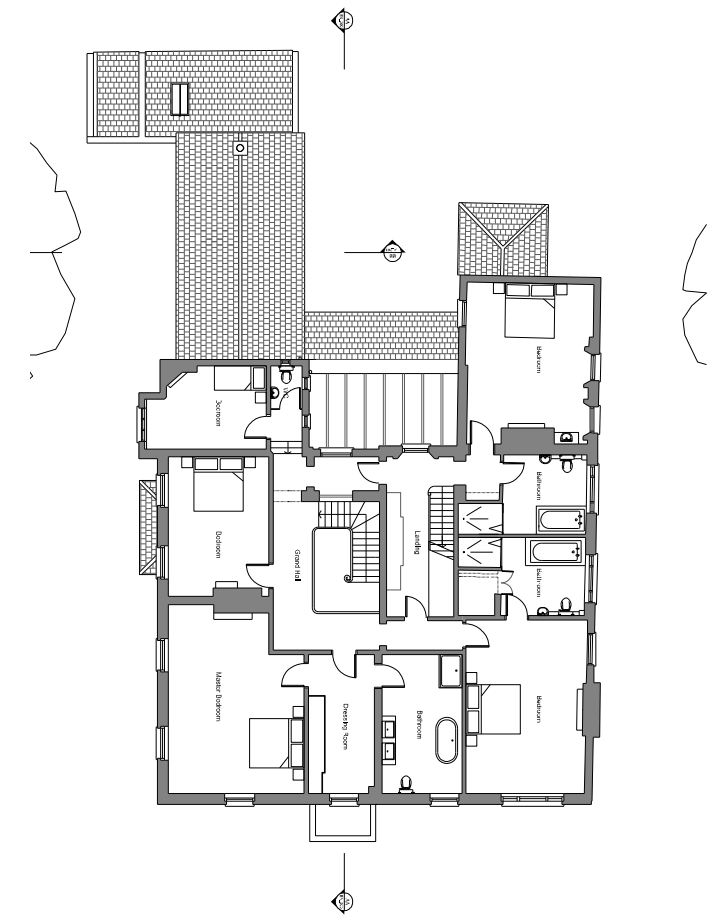
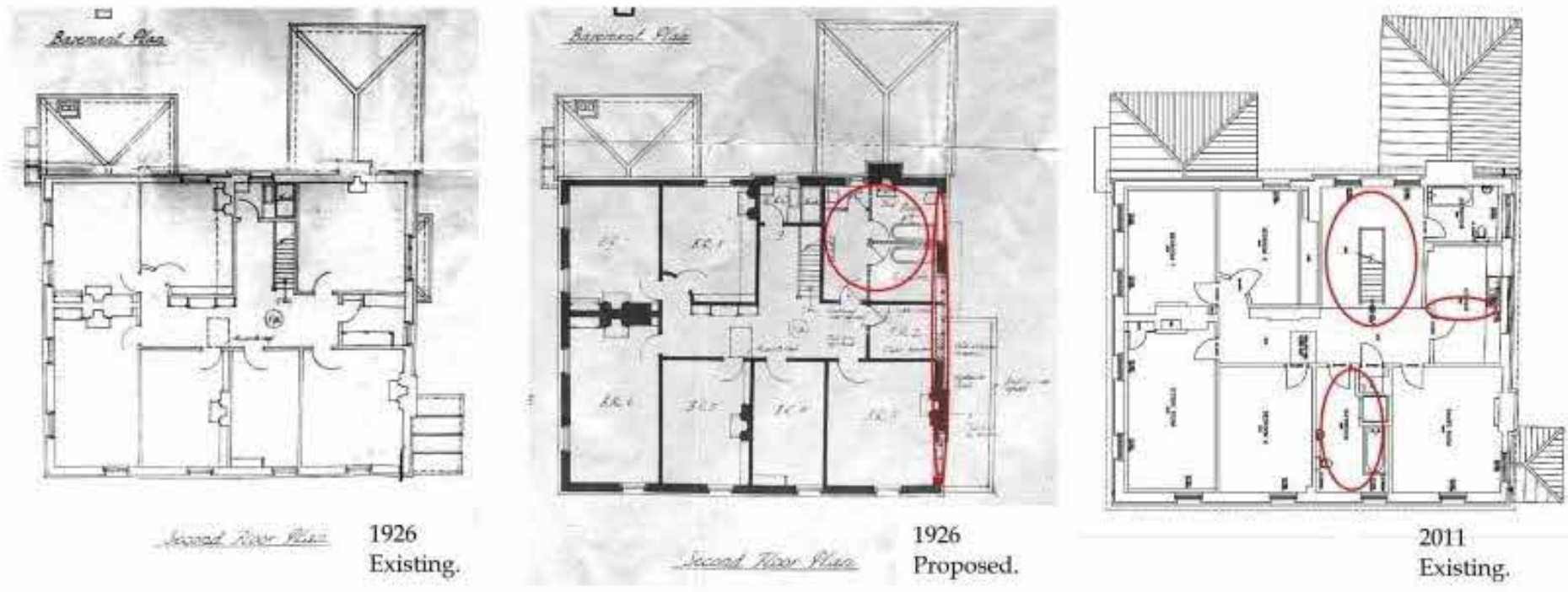


Figure 3.17 Existing First Floor layout



Second Floor, highlighting changes in and since 1926.

Figure 3.18 Second Floor changes

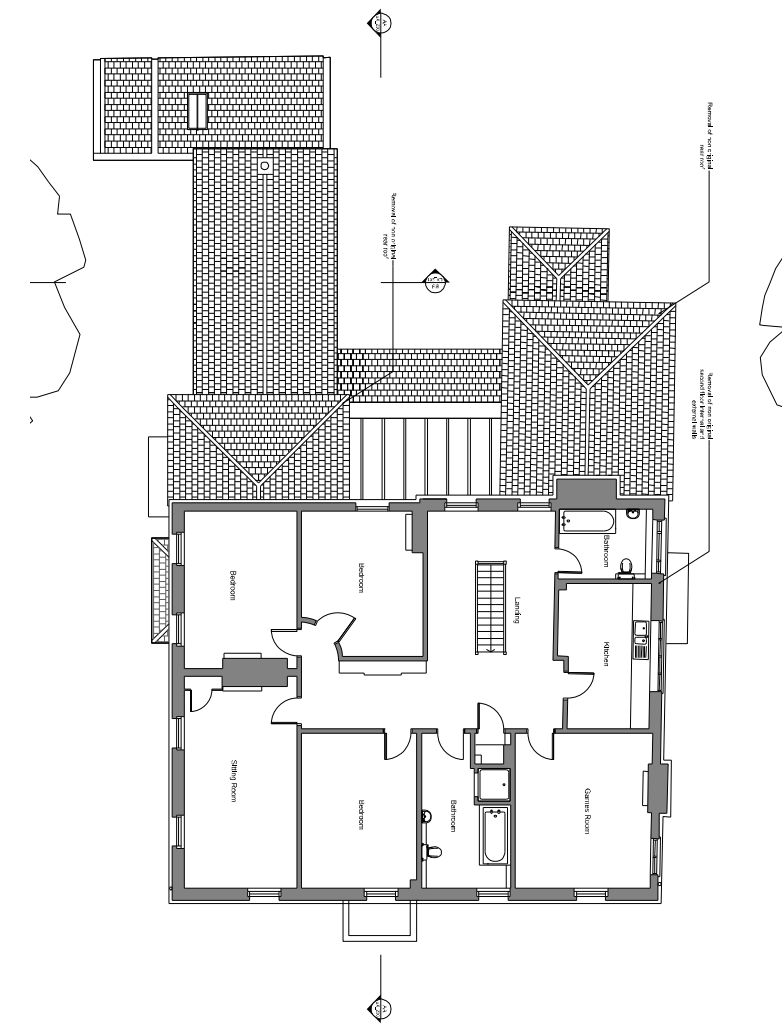


Figure 3.19 Existing Second Floor layout

PLANNING HISTORY

- 3.29 The table below summarises the planning history available on the East Herts website on Munden Parva.

APPLICATION REF	DESCRIPTION OF DEVELOPMENT	DECISION	DATE OF DECISION
3/90/1044/FP	Installation of 'Static' mobile home for use as dwelling by permanent Estate Worker	Granted on Appeal	Approved on appeal in 4 June 1991
3/94/0925/FP	Conversion of Existing Garage & Stable Block to Dwelling House.	Granted	August 1994
3/94/0926/LB	Conversion of Existing Garage & Stable Block to Dwelling House including Additional Windows etc -See Drawings.	Granted	August 1994
3/96/0673/LB	Partial Demolition of 1923 Addition to North East, Alteration to Openings and Partition Layout (For Details See Attached Drawings).	Granted	June 1996
3/98/0167/LB	Alterations to Coach House to Convert Building to a Double Garage.	Granted	April 1998
3/98/1196/FP	Construction of Hard Tennis Court and Surrounding Fence	Granted	October 1998
3/12/0765/LB	Internal remodelling and refurbishment of Munden Parva. Alteration of fenestration to NE elevation and garden room (G-06). Landscaping works to include swimming pond, pool house and new outbuilding to house a domestic biomass district heating system	Granted	July 2012
3/12/0764/FP	Removal of extension from north-east elevation and construction of a single storey bay window. Landscaping works to include new outbuilding to house a domestic biomass district heating system Munden Parva, Dane End, Ware, Hertfordshire, SG12 0PD	Granted	August 2012
3/12/2041/FP	Replacement porch	Granted	January 2013
3/12/2042/LB	Removal of existing non-original enclosed glazed timber porch and replacement with a new open stone porch with columns and canopy.	Granted	January 2013

COMMENTARY REGARDING 3/12/0764/FP and 3/12/0765/LB

- 3.30 The pool and pool house were originally part of the application proposals under application ref 3/12/0764/FP and 3/12/0765/LB. This aspect of the application was later withdrawn in response to the comments of the officer.
- 3.31 The Committee Report to 3/12/0764/FP states:
"A swimming pool and pool house were originally proposed, but have been omitted from this application allow further details to be investigated regarding the disposal of soil"
- 3.32 **Section 5.0** sets out how the Proposed Development presents how the Applicant has considered the use of the soil spoil. The soil spoil from the creation of the pool and pool house is proposed to be level the ground between the drive and proposed pool house.

4.0 STaTeMenT OF SIGnIFICanCe

Munden Parva

STaTeMenT OF SIGnIFICanCe

- 4.1 This section of the report assesses the significance of Munden Parva, which is grade II listed.
- 4.2 Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets likely to be affected by the development proposals. The level of detail should be proportionate to an asset's importance, and no more than is sufficient to understand the potential impact of the proposals.
- 4.3 The NPPF underpins our assessment of the significance of the listed building. We have also had regard to the Historic England Guidance on significance (GPA2) and setting (GPA3).
- ### deSCRIPTION OF SITE
- 4.4 As set out above, the principal house is a three storey private house with a basement level. The house is set back from the country lane by approximately 245m and is accessed along a private driveway through the grounds of the house.
- 4.5 To the west and east of the house are fields, owned by the Applicant. The house looks south over the formal grounds. Slightly further south west, along the driveway, are the 'pleasure grounds' of the 'The Wilderness' a wooded area with a small lake, which may have been a chalk pit originally, later incorporated into the landscape design. The area of grounds immediately adjacent to the house is gravelled with parking found to the rear (north).
- 4.6 To the immediate north of the property are several buildings, Stables cottage and Gardeners cottage, now in separate private ownership and serviced through a separate driveway accessed from the north.
- 4.7 The ground floor comprises of kitchen, dining room, living room, two studies and utility rooms centred around a large wooden central staircase. Accessed from the hallway at the rear of the property is a boot room and the former Mission Hall or Servants Hall. The former Mission Hall and utility room were added in mid to late 19th century, we assume at the same time as the second storey.

- 4.8 The first floor, accessed via the central staircase, comprises of 4 bedrooms and a master suite.
- 4.9 The first floor gives access to the second floor through a smaller secondary staircase. This floor is little used by the current owners and comprises of 5 rooms, two bathrooms and a kitchenette.
- 4.10 Below we present a summary of the significance of each element of the principal building and the grounds.
- ### STaTeMenT OF SIGnIFICanCe
- 4.11 The property was added to the list of buildings of special interest on 24th January 1984.
- 4.12 The list entry is as follows:
Rectory, now a private house. C18, heightened and extended at rear in C19. Grey brick with stone doorcase. Hipped slate roof with projecting boxed eaves. Originally a 2 storeys house with parapet, raised to 3 storeys. Irregular 4 windows S front with Tuscan pilastered doorcase under 2nd window from left of upper floors, but with 2 windows on ground floor to left and 3 windows to right of door. Recessed sash windows with flat gauged arches, 6/6 panes and plastered reveals. Shorter similar sash windows to top floor with former moulded parapet coping at sill level. Entrance now into shallow 2 storeys painted brick 3 windows wide extension on E end with deep segmented arched upper windows and panelled double oak doors in moulded surround between 2-light casement windows. Lower 2-storeys wing to rear.

HISTORIC InTereST

- 4.13 Munden Parva is of historic interest as an C18 parsonage. Many vicarages were constructed in the late C18 and Regency period, usually detached houses of polite character, funded by family money of the aristocracy and gentry to provide appropriate accommodation for their younger sons who found livings as clergy. While Munden Parva was constructed by 1766, it is likely that its form by the late C19 was influenced by this broader historic trend. The site, which is isolated from the Church, may have been selected for its privacy and picturesque qualities on a hill with wide landscape views.
- 4.14 The mid to late C19 extension to create a Mission Room was typical of the period, in order to create a large room separate from the household to accommodate parishioners. The roof extension illustrates the growth of the household in this period, although this is not considered to be of any particular historic interest in itself.

- 4.15 In 1926 the property passed into lay ownership when a new vicarage was constructed near the Church. The subsequent alterations related to this change in ownership and later are mostly not of historic interest.
- 4.16 The work of distinguished architect, Sir Herbert Baker, who was famous for his work in South Africa and New Delhi, adds to the historic interest of the property, although his 1929 design for the loggia has been removed.
- ### arCHITeCTural and deSIGN InTereST
- 4.17 Munden Parva is a large, detached house set within a designed landscape, which by 1880 included a stables, barn, walled kitchen garden and glasshouses, gardeners cottage and farmyard. As such it was typical of late C18 and Regency vicarages which were intended to evoke a country estate, albeit in smaller scale.
- 4.18 The position of the Mission Room near the back door was typical of the planning of such vicarages. Otherwise the plan form and decoration of Munden Parva is typical of other C18 villas.
- 4.19 Architecturally the exterior is relatively plain and the proportions of the villa have been harmed by the addition of the second floor.
- 4.20 The front elevation is located to the south-east and faces the garden. The front entrance was originally in the centre of this south-east elevation, although the porch was enlarged and then restored in 2012; it is now used as an entrance to the garden, with the rear entrance used as the main entrance from the parking area to the north.
- 4.21 Internally the building has been considerably altered, although this is not readily apparent because of the sensitive restoration of 2012. The original plan form remains legible, with some alterations. The original main staircase is of architectural interest. The formal rooms were located to the south and west with the service areas to the north and east.
- ### eXTer IOr
- 4.22 The front elevation of Munden Parva is of most architectural interest, although the proportions have been harmed by the addition of the second floor (**Figure 4.1**). The irregular frontage with 2 windows to the left of the later pilastered doorcase and 3 windows to the right indicates the development of the property from an earlier structure.
- 4.23 The plain architectural detailing on the façade of the building is typical of a rectory built in the 18th century.



Figure 4.1 Principal façade of the house

InTer IOr

- 4.24 The consistency of high-quality detailing and craftsmanship over the ground and first floors of the principal house, makes a significant contribution to the overall heritage interest of the building.
- 4.25 The former Mission Room and the second floor are considered in more detail due to the direct affect the proposed works will have on these aspects of the house.

FOrMer MISSION rOOM

- 4.26 The former Mission Room is located to the north-west side of the property and was constructed between 1842 and 1880 to allow the Rector to meet with parishioners outside of the main rectory, and maintain separation from and the privacy of his household.
- 4.27 The room has been altered over time and as such a large portion of the original fabric has been eroded. In the 1970s a conservatory door was added to the west elevation (Figure 4.2)

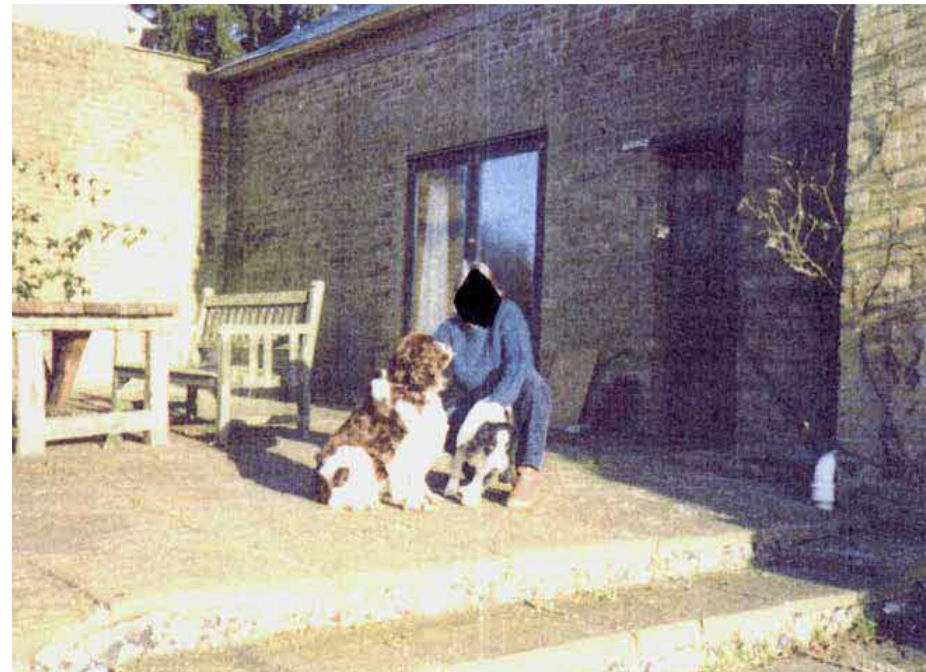


Figure 4.2 Photograph from 1970s showing the addition of the conservatory door to Servants Hall. Source: Owners

- 4.28 In works undertaken in the 1990s this elevation was further altered with the removal of the conservatory door and the installation of two sash windows. Work carried out under application ref; 3/96/0673/LB.
- 4.29 In 2012, the sill of the existing sash windows was dropped to allow the wall area below the window to be replaced with door.
- 4.30 The significance of this room is derived from its slightly separate and removed relationship with the rest of the house. This contributes to the understanding of the rooms historic use as a Mission Hall, used for parishioners and the rector.



Figure 4.3 Photograph showing the two sash windows installed in 1990s. Source: Owners.

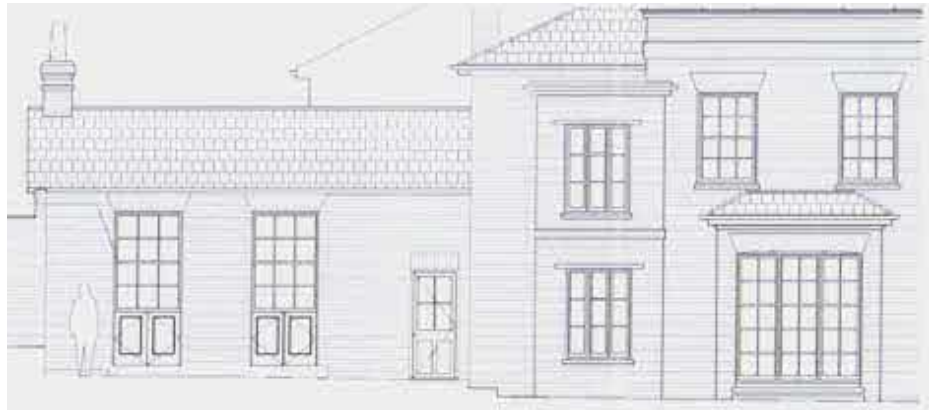


Figure 4.4 Consented elevations, submitted under 3/12/0764/FP and 3/12/0765/LB



Figure 4.5 Photograph showing current arrangement. Source: Site visit.

SeCOnd FLOOR

- 4.31 It is not known precisely when the second floor of Munden Parva was added, but it is likely that this was in the years after 1871 when La Trobe Foster became the rector and to accommodate the significant growth in the size of the family household. As an upper floor of the property it would have accommodated staff, children and lesser members of the family household, and was of less significance than the formal rooms of the ground floor and grander bedrooms of the first floor.
- 4.32 While the original plan form of the second floor still largely survives, there have been alterations. In 1926 two bathrooms were created by subdividing the room to the north-east. By 2011 the bathroom in the north-east corner room survived, but the other bathroom had been removed and the partition to the south removed to create a kitchen. A further bathroom had been created in the centre of the front range by this date. The partitions enclosing the staircase were removed by 2011 so that the staircase was located within a larger room.
- 4.33 In comparison to the ground and first floor, this floor is of substantial plainer architectural detailing, with simple cornicing, believed to have been added during the 1990s renovation. The C19 staircase remains although the removal of the enclosing partitions has altered the plan form.

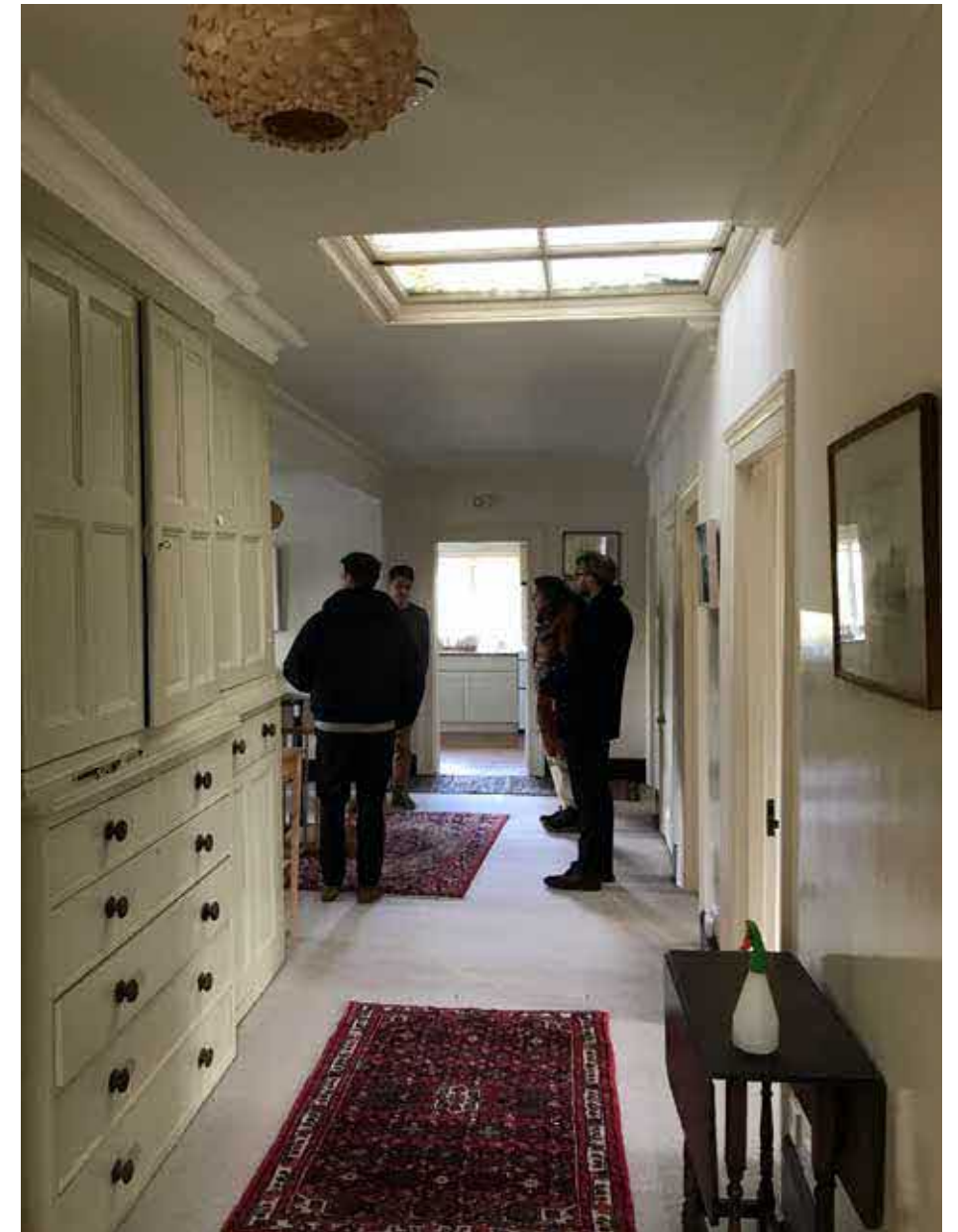


Figure 4.6 Photograph showing the corridor of the second floor of Munden Parva. Source: Site Visit

COntRIBuTION OF SeTTInG TO SIGnIFICanCe

- 4.34 The setting of Munden Parva comprises of the formal gardens, the surrounding fields and the buildings to the north.
- 4.35 The existing driveway which sweeps to the property from the south is marked on the historic maps as the route since the early 18th century. The continued use of this historic main approach and driveway adds to the historic significance of Munden Parva. The carriage turning circle in front of the property has been removed to create a more formal garden, this removal detracts from the understanding of the historic approach to house and the front elevation.
- 4.36 The immediate setting to the south and west of the house is the formal, maintained lawn and garden of the property. Whilst the historic maps presented in **Section 3.0** show the existence of the formal gardens, the detailed format of the gardens is shown in limited detailing on the historic maps. The continued use of this area as formal landscaped gardens to the immediate south and west contributes to the historic significance of Munden Parva as a 18th Century rectory.
- 4.37 At the southern edge of the formal landscaped garden is the existing tennis court. As discussed below in **Section 5.0**, the tennis court is an eye sore in the landscape, poorly maintained and little used by the Applicants. Though the mature trees provide a good visual shield of the tennis court in views from the house, in its current form this aspect of the setting detracts from the significance of Munden Parva as an 18th Century rectory.
- 4.38 Further south is the Wilderness area. The surviving Wilderness area was likely developed in the early 18th century from a chalk pit, as discussed above in **Section 3.0**. The Wilderness and the mature trees have been a continual aspect of Munden Parva's landscape since the early 18th Century.
- 4.39 Munden Parva is positioned near the top of the hill to take benefit of views as was common for C18 and Regency vicarages. The mature trees may derive from parkland planting. The trees to the south of the property not only limit views from house to the south of the garden, but also cover the position of house in wider landscape.
- 4.40 The cottages to the north are historically associated with Munden Parva and were the stables and gardeners' cottage. Although these buildings are now in private residential use separate to the main house, their historical relationship with the main house is still understood and contributes to the understanding of the significance of Munden Parva as an 18th Century Rectory.
- 4.41 The wider setting of Munden Parva comprises of the fields to the east and west. These fields are in ownership by the Applicants and are used by the Applicants for sheep grazing.
- 4.42 From an analysis of the historic maps presented in **Section 3.0** of this report, it is seen that the historic use of the field to the west of the property is open land, likely in agricultural use, and this continues today. This open land contributes to the historic significance of Munden Parva as a rural rectory.
- SuMMary OF SIGnIFICanCe**
- 4.43 Munden Parva, listed Grade II, can be seen to possess the following claims to significance.
- 4.44 Munden Parva is of historic interest as a surviving example of a Georgian rectory located in East Hertfordshire countryside.
- 4.45 There is design interest in the position of the detached house in the landscape and its relationship with the walled garden, ancillary properties and former farmyard to the north, the formal garden to the south and west, wider parkland and the Wilderness (a former chalk pit).
- 4.46 The building itself has been considerably altered, although a sensitive restoration of 2012 disguises many of these changes. A Mission Room was added to the north-west in the mid to late C19 to enable the rector to accommodate parishioners separate from the household. The second storey is also likely to have been added at this date, but has harmed the proportions of the exterior.

5.0 HerITaGe aSSeSSMenT

Munden Parva

HerITaGe aSSeSSMenT

5.1 This section provides a heritage assessment of the proposals. The proposals have been informed by our understanding of the historic development of the Site.

enTranCe drIve

PrOPOSaL

5.2 The Proposed Development proposes the redirection of the main driveway to the house.

5.3 The extant location of the driveway runs very close past the only window in the kitchen, compromising privacy and enjoyment of the space. The route is used by bin lorries servicing the house, however the route is also often incorrectly used by delivery drivers accessing neighbouring properties.

5.4 Given the increase in home deliveries in recent years, it is also increasingly posing a safety risk to the Applicant's young family when accessing the garden.



Figure 5.1 Photograph from kitchen window showing the proximity of the driveway. Source: Site visit



Figure 5.2 Photograph from the first floor showing proximity of the driveway to the house. Source: Site visit



Figure 5.3 Photograph of a section of the flint wall to be relocated. Source: Photograph from site visit

- 5.5 Under the proposals the original driveway would be replaced with a mixture of cobble and vegetation. This will allow the original driveway route to be understood and used as a footpath for the owners. A gate will be installed at the south end of the driveway to deter the use of this route.
- 5.6 A new driveway to the north of the current driveway is proposed. This will incorporate traffic calming measures, a passing place, additional space for service vehicles to manoeuvre, and an area for bin and refuse storage. Cattle grids will be installed to slow traffic and enable the field to continue to be used for grazing livestock.
- 5.7 The works for the new driveway will involve an adjustment to a section of flint stone wall. The flint from this wall will be reused in the rerouted retaining wall or by the proposed swimming pool. There is also further flint available for use elsewhere in the grounds of the house.
- 5.8 Rerouting the driveway will also remove oil tanks that will become redundant as part of the applicant's ambition for net-zero carbon emissions.
- aSSeSSMenT**
- 5.9 The realignment of the driveway has been informed through the historic development research presented in **Section 3.0** and the significance in **section 4.0**. The new driveway is positioned so that the majority of

existing mature trees and shrubbery which lines the extant driveway are retained.

- 5.10 The proposals include replacing the existing driveway with a mixture of cobble and vegetation so this route is still legible and can still be understood as the original access route to the house.
- 5.11 The re-aligned drive will substantially improve access to the house, removing service traffic from the front and side of the house. This is seen as a positive change to the setting of the house, to emphasise and aid appreciation that the south-west elevation as the original front elevation.
- naTural SWIMMInG POOL and POOL HOuSe
PrOPoSAL**
- 5.12 A natural swimming pool and accompanying pool house are proposed. The pool and pool house will replace the existing tennis court.
- 5.13 The existing tennis court area has been neglected over recent years. Built for and by the previous owners, the Applicants do not make use of the facility and as such the court has fallen into disrepair and is now a distracting feature in the landscape and setting of the listed building.



Figure 5.4 Photograph of the existing tennis court. Source: Photograph from Site Visit



Figure 5.5 Photograph of the existing tennis court. Source: Photograph from Site Visit



Figure 5.6 Photograph of the existing tennis court looking towards the house. Source: Photograph from Site Visit

- 5.14 The natural swimming pool will include a swimming area, a shallow splash pool and an elevated regenerative pool which flows into the main natural swimming pool. The pool will be naturally filtered by a careful balance of regenerative reeds planted around the pool and will be unheated.
- 5.15 The pool house consists of gym, BBQ and outdoor dining area as well as a yoga studio with connecting decking between each area. The pavilion would be a glazed building with hit and miss wood cladding to provide privacy while allowing views out. There would be a flat green roof to imbed it within the landscape.
- 5.16 The boundary to the north east of the pool house, separating the driveway and the pool house, will be defined by a flint wall, linking it visually to the existing flint wall. The flint will be relocated from the section of wall removed to relocate the entrance drive and from other flint available in the grounds, or sourced to match.

aSSeSSMenT

- 5.17 The functional areas of this proposal; the swimming pool and the buildings, have been limited to the footprint of the existing tennis court. The tennis court is an underused, degraded space which detracts from the wider landscape and setting of the house.
- 5.18 The pool house is a low profile, sensitively designed building. It is 3m high but will take advantage in the natural fall in the landscape from the driveway, which the pre-application response acknowledged, so will be 2m high adjacent to the drive. The use of materials and verticality of the cladding on the building echo the tall reeds and vegetation. The low-profile building will be screened from the driveway by a proposed extension of existing hedge, in order that the sense of anticipation and arrival would still be understood as one approaches Munden Parva.
- 5.19 Due to the location of the pool house there will be very limited, if any, visibility of the pool and pool house from the main property. This is demonstrated in **Figures 5.6, 5.7 and 5.8**. The tennis court is not visible from the windows of the house.
- 5.20 Officers considered that the pergola structure to the outdoor dining area added to the perceived mass of the building, so recommended that this be redesigned or removed. A reduction in the length and height of the timber structure has reduced the visual impact of the proposal along the existing drive. Additionally the structure is set back from the retaining wall and away from the pool house building to reduce the perceived mass of the scheme.
- 5.21 Officers also raised concerns about the use of excess spoil to create a terraced landscape in front of the main house. This is not proposed, and excess spoil will only be used to level the ground between the driveway and proposed retaining wall to the poolhouse.
- 5.22 The pre-application response recognised that:
Overall, the swimming pool and associated buildings would not be visible from the main house, are located on the footprint of the tennis court and appropriate mitigation has been considered to ensure that the views of the buildings from the driveway do not cause harm. The proposals are generally acceptable, subject to the further information and amendments.



Figure 5.7 Photograph towards the tennis court from the living room. Source: Photograph from Site Visit



Figure 5.8 Photograph towards the tennis court from a first floor bedroom. Source: Photograph from Site Visit

- 5.23 The design amendments to the pergola structure and use of the spoil have addressed the officer's concerns, and this report explains the source of the flint, so these comments have now been addressed.
- 5.24 The proposals for the pool complex, will have a negligible impact on the historic landscape around the house. As the Ordnance Survey maps and air photos reproduced in section 3.0 demonstrate, for much of the 20th century this area was lawns/ gardens, and its present layout features have evolved in recent decades. The mature trees, which are the most important landscape features, are to be retained.
- 5.25 Their impact on the house, its setting, and how it is experienced, will also be negligible, with the principal views being from the lawns around the house in an arc from the east to the south.

PerFORManCe aGainST POLICy

- 5.26 The above assessment has found no harm to Munden Parva from the proposals, which would preserve the significance of the listed building. The proposals would therefore comply with Policy HA1 (Designated Heritage Assets), Policy HA7 (Listed Buildings), Policy DES2 (Landscape Character) and Policy DES3 (Landscaping).
- 5.27 In granting planning permission for the works the decision-maker would be discharging their statutory duty with respect to section 66(1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.0 PLannInG aSSeSSMenT

Munden Parva

PLannInG aSSeSSMenT

6.1 The heritage assessment in the previous section has reviewed the detail of the proposals developed by Cousins and Cousins as presented in their DAS. We now provide a planning assessment of the wider planning considerations, in relation to relevant local policy and the NPPF.

GrOund SOurCe HeaT PuMP

6.2 A ground source heat pump is proposed under the proposed driveway.

6.3 The proposed ground source heat pump provides a renewable energy source intended to better achieve net zero carbon emissions. It is proposed to be installed under the new section of driveway to mitigate uplift of the existing driveway.

6.4 The proposed ground source heat pump complies with Policy CC1 (Climate Change Adaptation) through integrating green infrastructure into the Proposed Development. Likewise, Policy CC2 (Climate Change Mitigation) is met through introducing measures to mitigate carbon emissions and achieve net zero carbon emissions which exceeds the requirements of Building Regulations.

6.5 The inclusion of a ground source heat pump is not visible as it is located under the road and does not directly interfere with the heritage asset therefore meeting the conditions of Policy CC3 (Renewable and Low Carbon Energy).

6.6 The Sustainability Report prepared by MWL as part of the application material concludes that the proposed development meets the carbon emission targets and primary energy targets set out in Part L 2021 Building Regulations.

reMOval OF TreeS

6.7 The Proposed Development includes the removal of 12 existing trees that currently surround the existing driveway and oil tanks, in order to redirect the drive.

6.8 The concerned trees do not have Tree Preservation Orders, nor is the Site located in a Conservation Area. The Development Plan requires good practice recommendations of British Standards 5837 (2012): Trees in relation to design, demolition and construction. Suggested measures include trees are appropriately retained where possible.

6.9 Policy DES3 (Landscaping) details that trees proposed for removal should be compensated through replanting of appropriate trees dependant on the local landscape. The proposals include planting 12 trees to balance the loss of the aforementioned trees. Similarly, the proposals align with Policy DES4 (Design of Development) and Policy NE4 (Green Infrastructure) by planting trees to maximise greening opportunities. An Arboricultural Impact Assessment, incorporating a tree survey and Tree Protection Plan is submitted with the application.

eCOLOGICaL eFFeCTS

6.10 A natural pool is proposed because this will not require the use of chemicals, and will have a more natural appearance in the landscape.

6.11 The accompanying ecology report by the Ecology Partnership concludes that the Site does not lie within any statutory ecological sites, but is dominated by short amenity grassland, ornamental planting and scattered trees, which are common and widespread habitats in the local area and the UK as a whole.

6.12 The main house supports roosting bats, but there are no works proposed to the main house.

6.13 The trees that to be removed are considered to have a negligible potential for roosting bats.

6.14 Any works to the shrubs, hedgerows and trees should undertaken outside the bird nesting season (March to September inclusive), which can be secured via planning condition.

6.15 Surveys have indicated that Great Crested Newts utilise pond 1 located c. 80m northwest of the proposed works, but are not present within the remaining ponds within 250m of the Site. It is recommended that Reasonable Avoidance Measures are undertaken to avoid killing or injuring Great Crested Newts or other animals. The report also recommends enhancements to encourage Great Crested Newts to use the ponds, such as removal of the trees and branches to allow sunlight to reach the ponds, removal of leaf litter, and providing tussocky grassland and native shrub planting to the margins of the ponds.

6.16 No further ecological surveys were recommended.

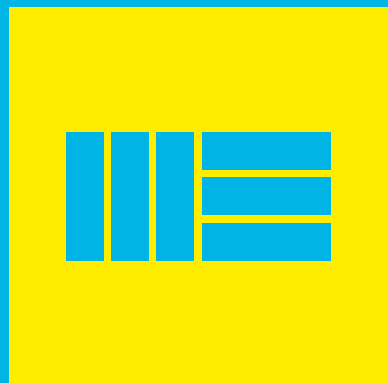
6.17 Other recommended enhancements to achieve biodiversity net gain include the creation of wildflower grassland, new hedgerow planting and management, planting of herbaceous plants and bulbs in the base of the hedgerows, and the installation of bat boxes on buildings and mature trees.

6.18 The proposed works comply with local plan policies NE2 (Sites or Features of Nature Conservation Interest (Non-Designated)), NE3 (Species and Habitats) and NE4 (Green Infrastructure) and paragraph 180 of the NPPF.

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