

BURY FARM GRAINSTORE,
GREAT HORMEAD, BUNTINGFORD, SG9 0NR

HERITAGE STATEMENT



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REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
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2					



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1.0 INTRODUCTION

- 1.1. This Heritage Statement has been produced by **Heritage** Unlimited to support an outline planning application at Bury Farm Grainstore, Great Hormead, which intends to redevelop the site into a row of three new residential dwellings.
- 1.2. The site is not a heritage asset, however it abuts the Great Hormead Conservation Area. The Conservation Area Appraisal document also places the site outside of the area of architectural significance and marks it as a site for proposed enhancement.
- 1.3. The grainstore is also located opposite a grade II listed building. It should be noted, however, that the listed building has recently been totally rebuilt following a catastrophic fire and is consequently neither an original historic fabric nor a like-for-like reconstruction.
- 1.4. Listed buildings and conservation areas are defined by the National Planning Policy Framework (2021) (NPPF) as designated heritage assets. As the proposed development affects one or more heritage assets, paragraph 194 of the NPPF requires a Heritage Statement to support a planning application. This document has been prepared in accordance with the requirements of the NPPF.
- 1.5. The purpose of a Heritage Statement is to identify the significance of any heritage asset affected by the proposed development, the impact the proposed development will have upon the identified significance and justification for the proposed development. The Heritage Statement also needs to assess the proposed work in accordance with the statutory tests provided in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.6. This Heritage Statement should be read in conjunction with architectural plans and other supporting documents, which form this planning application.
- 1.7. This report has been compiled by Shaun Moger MSc Hist. Build. Cons and is based on a site visit and desk-based research carried out in January 2023.



2.0 SITE LOCATION AND CONTEXT

- 2.1. The site is located on the north side of the B1038, which runs east-west through Great Hornead, at the western end of the village, marking the edge of the developed area. The surrounding area is rural, consisting primarily of farmland with intermittent wooded areas.
- 2.2. The site is separated from the road by a border hedge and is partially laid with concrete hardstanding, gravel, and scrub. It is currently occupied by modern ancillary buildings formerly used as a grainstore by Bury Farm, located approximately 15m northeast. The two sites are connected via a gravel track which runs along the east side of the grainstore land. The grainstore is formed of two halves; to the west a taller barn of corrugated metal construction with an arched barrel roof; and to the east a pitched roof barn with metal frame, brick infill, corrugated roof, and sliding metal door. To the rear (north) of the barn is an open sided lean-to addition and polytunnels. None of the current structures on the site are of any significance and do not fall under the curtilage listing of Bury Farmhouse or other listed properties in the area.
- 2.3. A number of recent developments and conversions have occurred in the immediate area. This includes the new black weatherboard clad Village Hall, which neighbours the site to the east, replacing a previous smaller hall c.1905 and 1960s, and the construction of a new property, Ryecroft, approximately 50m northwest of the site. The listed building, Hornead Cottage, 80m southwest of the site, was destroyed in a fire in December 2016 and subsequently rebuilt in 2018, to a very similar, though not identical design. The conversion of another building at Bury Farm into residential dwellings was also approved in 2022.
- 2.4. The majority of properties and structures in the area are of traditional vernacular style, including a prevalence of black weatherboarded barns, many of which have been converted for residential use. A map of these buildings can be seen at the end of the document in **HS2**.



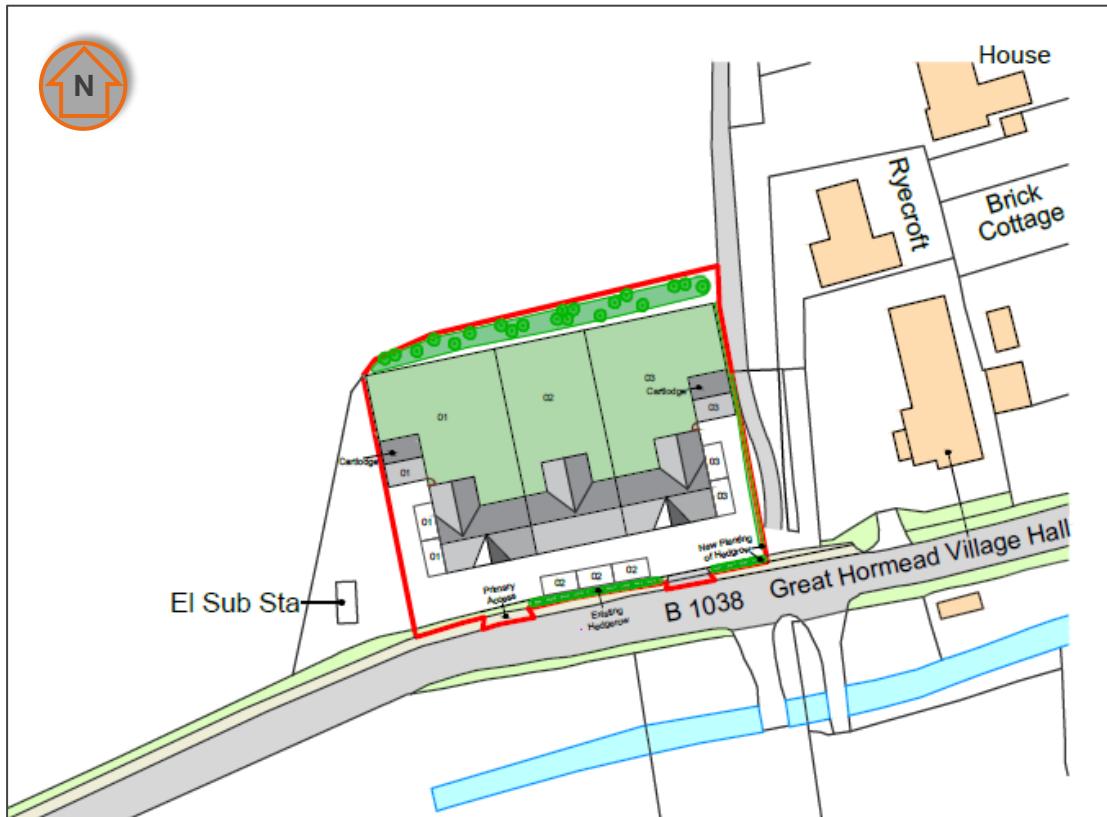


Fig.1: Site location shown in red.



Fig.2: The street-facing south elevation of the brick barn.



Fig.3: Looking west along the length of the grainstore from the entrance point, with border hedge and road to the left.



Fig.4: The metal construction store at the western half of the site.



Fig.5: The rear (north) of the site, viewed from the farm track.



Fig.6: Looking west along the rear of the grainstore, between it and the polytunnel.



Fig.7: The site and small allotment and scrub viewed from the northwest.



Fig.8: The west elevation of the grainstore with road to the right.



Fig.9: Looking west, away from the site, to the open farmland.



Fig.10: The new Village Hall to the east of the site on the other side of the farm track. The new hall is clad with black weatherboard, contextual with historic barns and buildings in the area.



Fig.11: The site viewed from the furthest point on the farm track, showing it in context with the open farmland at the western edge of the village.



Fig.12: The site in context with the new development, Ryecroft.



Fig.13: The new-build, Ryecroft (right), and driveway to Quin House, located to the north.



Fig.14: The properties on the opposite (south) side of the street. High Trees (left) includes a section clad in black weatherboard.



Fig.15: One of several black weatherboard barns (Large Barn at Milburns, grade II, 300m east), now converted, in Great Hormead.

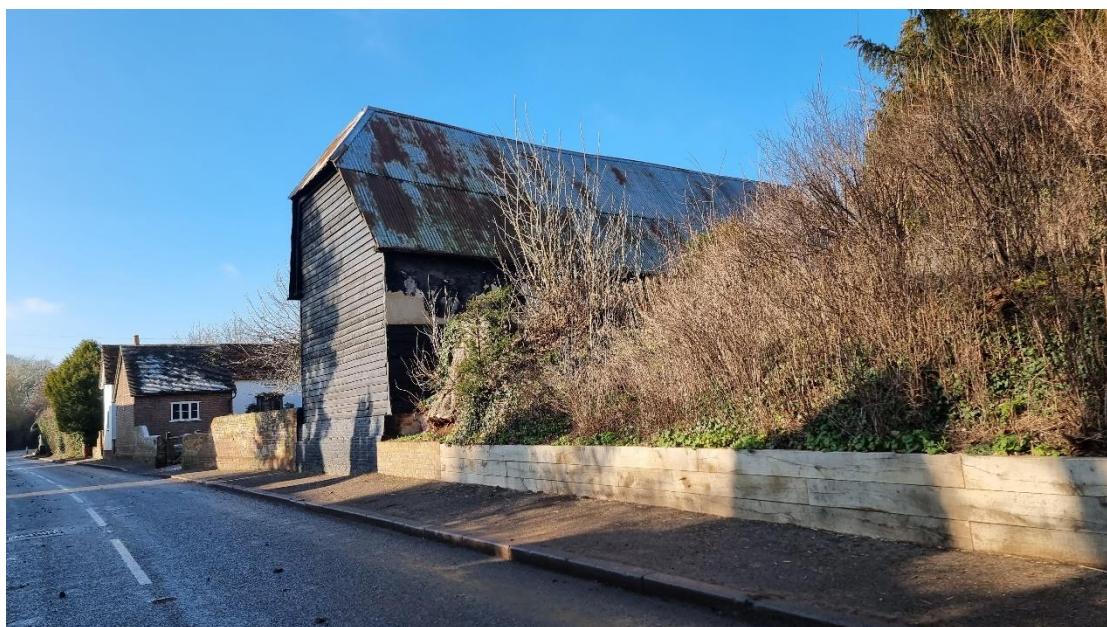


Fig.16: An unconverted weatherboard barn at Little Meadow, 250m east.



Fig.17: Ordnance Survey map surveyed 1877-78, published 1883. The map shows the property site (marked by the arrow) as undeveloped.



Fig.18: Ordnance Survey map revised 1896, published 1897, still showing the site as undeveloped.

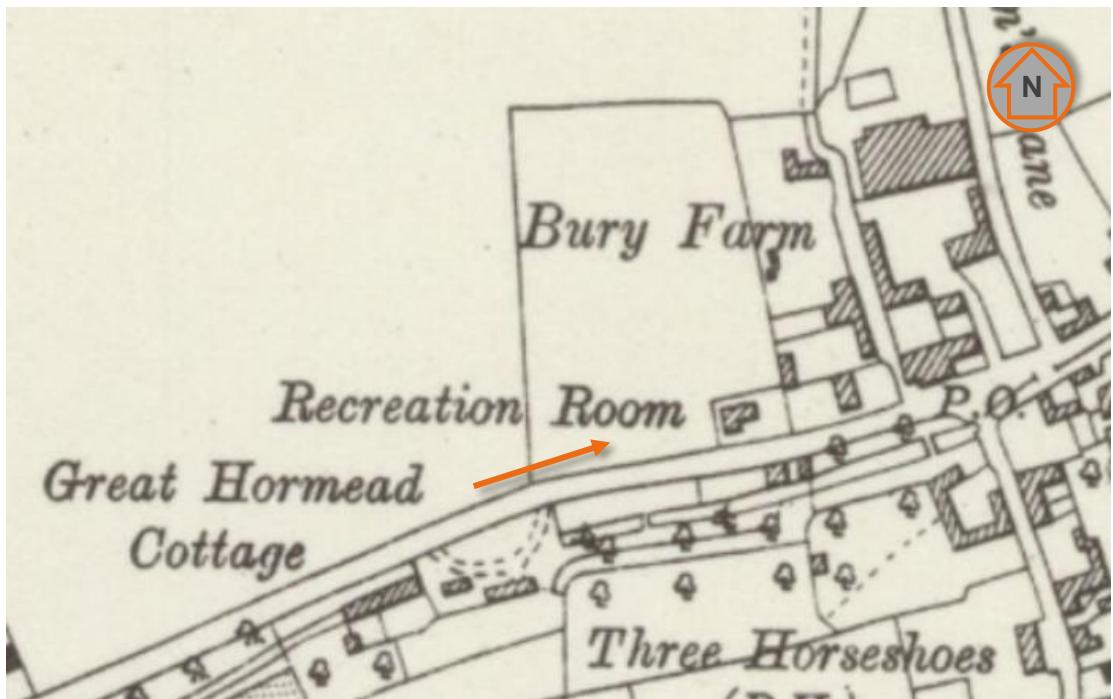


Fig.19: Ordnance Survey map revised 1916, published 1923, the previous village hall (labelled Recreation Room) has been developed, but the grainstore has not.

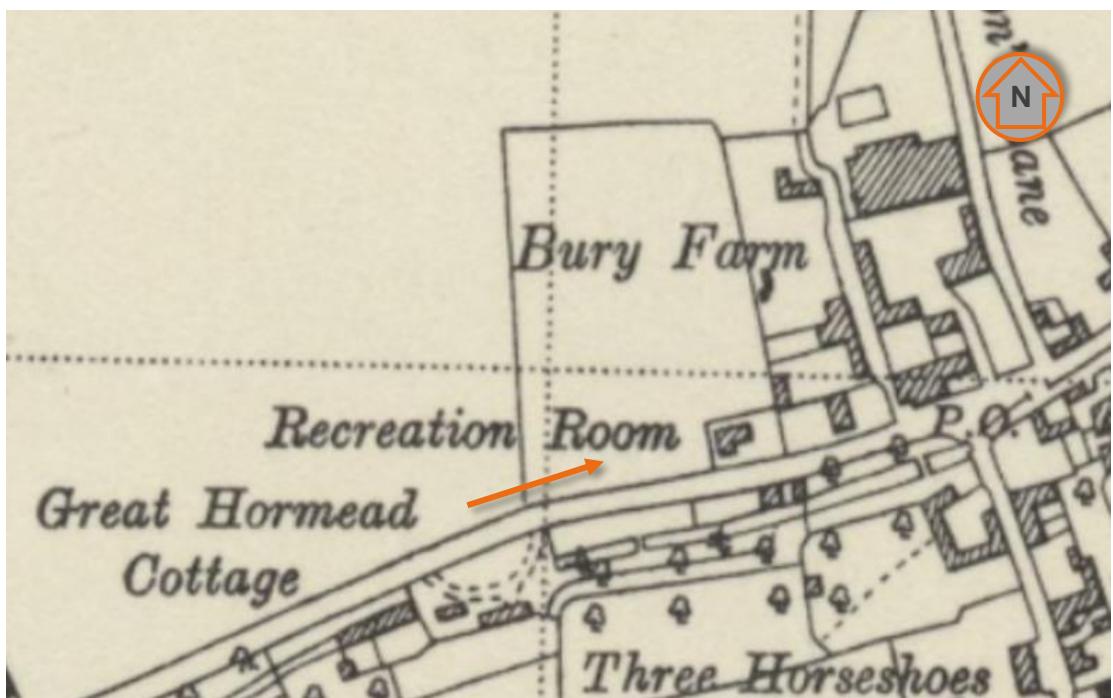


Fig.20: Ordnance Survey map revised 1946-48, published 1950, the map shows no changes to the development in the area compared to the previous mapping.

3.0 IDENTIFIED HERITAGE ASSETS

- 3.1. The National Planning Policy Framework (NPPF) requires that all heritage assets affected by the proposed development are identified and their significance, which includes setting, are described. The level of 'harm' the proposed works will have to the identified heritage assets also needs to be determined within the context of a Heritage Statement.
- 3.2. As identified in the previous sections, the site abuts Great Hormead Conservation Area and is diagonally opposite a grade II listed cottage.

Great Hormead Conservation Area

- 3.3. Great Hormead Conservation Area was designated in 1981 and the Conservation Area Appraisal and Management Plan document was adopted in 2018.
- 3.4. The village is documented in the Norman period and is mentioned in the Domesday Book as '*Hormede*' however there is some speculation, from limited archaeological findings in the form of pottery and a Bowl Barrow southwest of Little Hormead, that settlement in the area may date to Roman or Bronze Age Britain.
- 3.5. The appraisal document also notes that the layout of Great Hormead is unusual for Hertfordshire in that the farmsteads are located within the village itself. This can be seen in part in the numerous black weatherboard barns dispersed throughout Great Hormead. This construction type is a prominent contributor to the character and appearance of the area along with thatched roofs, which the appraisal states, are present on over 50% of listed buildings in the village. Trees and hedges are also a positive feature of the area along with specific high quality buildings such as Great Hormead Dane, the Old Rectory, Church of St Nicholas, and Hormead Hall, which is a moated site and a park/garden of local importance.
- 3.6. The appraisal document makes direct reference to the grainstore site thus:

Beyond but immediately adjacent to the conservation area poor quality building and brick rubble at Bury Farm detracts from the qualities of the conservation area. Discussions with the owner are recommended to explore the potential of securing improvements. (Point 5.51, p.28)

The brick rubble has since been removed, but the potential for improvement remains as the site is in a prominent position at the end of the village and is incongruous.



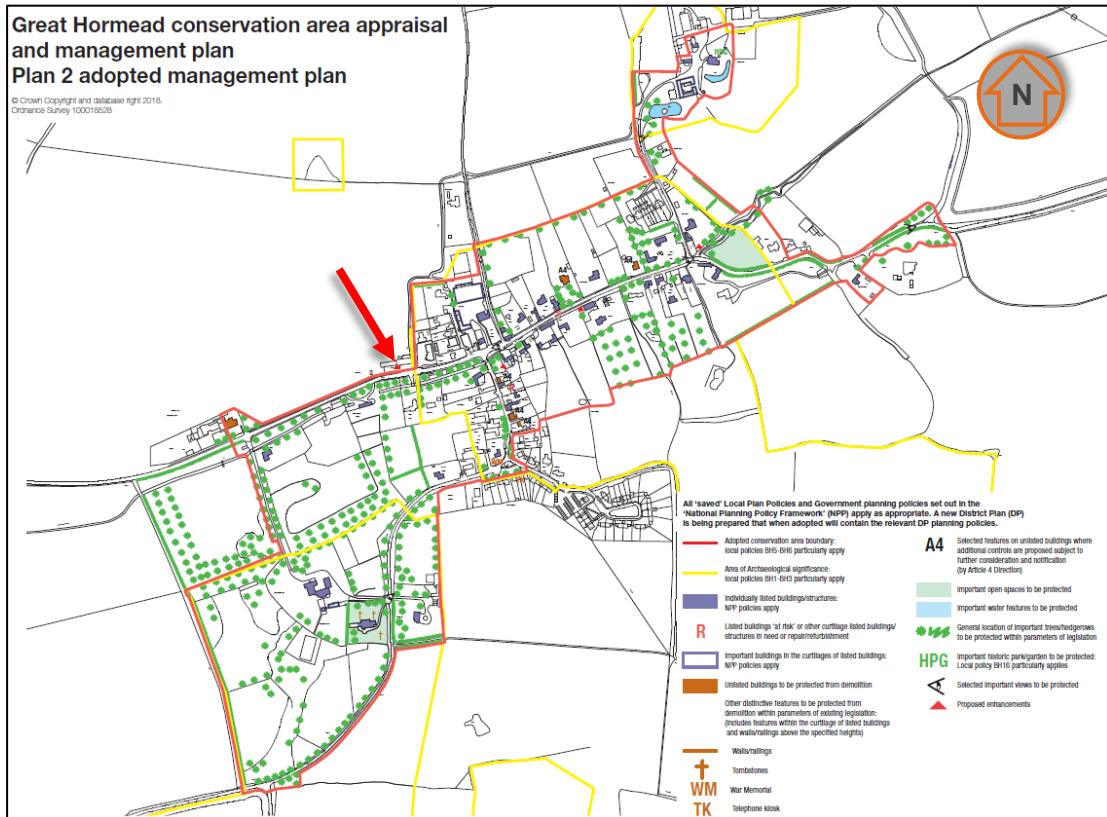


Fig.21: Great Hormead Conservation Area, site marked by the arrow. The key also identifies the grainstore as a site for proposed enhancement. Source: East Herts Council.

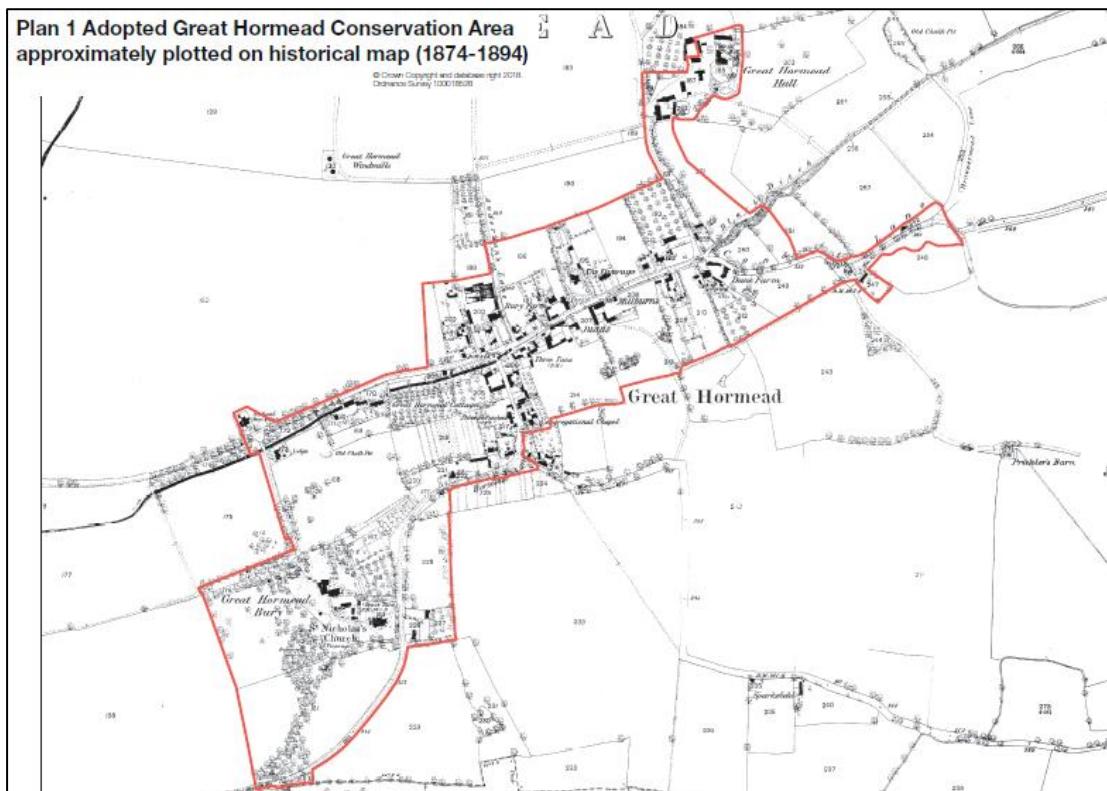


Fig.22: The conservation area outline overlaid on a historic map, c.1874. The grainstore site is shown to be undeveloped. Source: East Herts Council.

Hormead Cottage (The Cottage)

- 3.7. Hormead cottage is a grade II listed building, designated in 1967, and is known as The Cottage, Hormead Cottage, or Great Hormead Cottage. The original property was built in the 17th or early 18th century and remodelled in the late 18th or early 19th century.
- 3.8. It should be noted that the property was destroyed by fire in December 2016 after a smouldering fire broke out in the thatch. The vast majority of the historic fabric was either directly destroyed by the fire or left in an unsalvageable state for rebuilding thereafter, with the reused features limited to isolated elements of the ground floor and the brick chimneys. Consequently, whilst as much fabric was used as possible, the house no longer matches its listing description and is primarily modern fabric on a similar plan form. The first floor and roof are totally different, with different window layout and tile roof covering in place of thatch.



Fig.23: Hormead Cottage in 2023 (top) and in 2009 (bottom). As a result of fire destruction in 2016, the property was rebuilt in 2018, retaining limited ground floor fabric and chimneys but a different first floor layout and roof type. Source: Google Street View.

Other Listed Buildings

- 3.9. Additional grade II listed buildings are located within a 200m radius of the site, including Bury Farm and Westons. In the case of Bury Farm, though the sites are associated with each other, the grainstore does not fall under curtilage listing. Furthermore, due to the listed buildings' positions relative to the grainstore and the scale and design of the proposal, they **will not be impacted or harmed** by the works with regards to the statutory tests provided by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, or local planning policy and will not be assessed further in later sections of this report.



4.0 PLANNING LEGISLATION AND POLICIES

Legislation

- 4.1. The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 4.2. In 2014, a ruling by the Court of Appeal (Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and the National Trust) made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings (and by implication other heritage assets) when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework.
- 4.3. Another ruling made in May 2017 by the Court of Appeal (Barwood Strategic Land II LLP v East Staffordshire Borough Council and the Secretary of State for Communities and Local Government), upheld a High Court ruling, that subordinates National Planning Policy Framework development presumptions to the statutory authority of an up-to-date local plan, as the NPPF is no more than ‘guidance for decision-makers, without the force of statute behind it. Paragraph 13 of the decision states, *‘The NPPF is the Government’s planning policy for England. It does not have the force of statute, and, ought not to be treated as if it did. Indeed, as one might expect, it acknowledges and reinforces the statutory presumption in favour of the development plan, and it also explicitly recognizes and emphasizes its own place in the plan-led system of development control. Its “Introduction” acknowledges that “[planning] law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”, and that “[the NPPF] must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions”. Paragraph 12 recognizes that the NPPF “does not change the statutory status of the development plan as the starting point for decision making”. Paragraph 13 describes the NPPF, correctly, as “guidance for local planning authorities and decision-takers”, which, in the context of development control decision-making, is “a material consideration in determining applications”. Paragraph 215, in “Annex 1: Implementation”, says that “due weight should be given*



to relevant policies in existing plans according to their degree of consistency with [the NPPF] (the closer the policies in the plan to the policies in [the NPPF], the greater the weight that may be given)”, but this too is guidance for decision-makers, without the force of statute behind it’.

- 4.4. Therefore, by implication, this judgment again emphasises the relative importance of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in making planning decisions in relation to development that affects listed buildings and conservation areas.
- 4.5. Section 66(1) relates to planning applications and 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’.
- 4.6. Section 72(1) relates to development affecting conservation areas and states, “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”.
- 4.7. As a minimum, the test provided in both sections requires the development to preserve the listed building or its setting and preserve the character or appearance of a conservation area.
- 4.8. Historic England defines preservation in this context as not harming the interest in the building, as opposed to keeping it utterly unchanged.

National Planning Policy Framework (2021)

- 4.9. As mentioned above, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the NPPF. The NPPF sets out the Government’s planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development and the protection and enhancement of the historic environment is embedded in this approach.
- 4.10. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this



definition into three objectives: economic, social, and environmental. Within the environmental objective, sustainable development needs to contribute to ‘protecting and enhancing our natural, built and historic environment’.

- 4.11. Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision for the conservation and enhancement of the natural, built, and historic environment.
- 4.12. Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 194), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.
- 4.13. Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic, or historical interest. Significance also derives not only from the asset’s physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to significance of an asset.
- 4.14. Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated, NPPF paragraph 199, states, ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. NPPF paragraph 200 identifies that alteration, destruction, or development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and substantial harm or loss of grade I and grade II* listed buildings should be wholly exceptional.
- 4.15. NPPF Paragraphs 201 and 202 define the levels of harm as substantial or less than substantial. The National Planning Practice Guidance (PPG) provides useful guidance on assessing harm in relation to these definitions and gives the following example, ‘In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key



element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'. The PPG quantifies substantial harm (NPPF paragraph 201) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may therefore not be harmful to the asset. The PPG advises works that 'are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 202) or no harm at all'. However, it is important to consider each development in its own context as the PPG also identifies that minor works have the potential to cause substantial harm to the significance of an asset.

- 4.16. Paragraphs 201 and 202 refer to 'public benefit' as a means to outweigh the loss of or harm to a designated heritage asset. The PPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The PPG states, 'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit'. Public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risk to heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

- 4.17. The three points above relate to NPPF Paragraph 197, which requires the Local Planning Authority to take these points into account when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:



- The restoration of a listed building.
- The improved setting of a listed building.
- The enhancement of a conservation area.

Local Planning Policy

4.18. As well as legislation and national planning policies, East Herts District Plan (2018) contains policies relating to the historic environment, including:

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.

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.

Policy VILL2 Group 2 Villages

- II. Within Group 2 Villages, as defined on the Policies Map, limited infill development, together with small-scale employment, leisure, recreation and community facilities will be permitted subject to (V) below and all other relevant policies in this Plan.
- III. In addition, small-scale development identified in an adopted Neighbourhood Plan will be permitted.
- IV. Prior to a Parish Council preparing a Neighbourhood Plan, development in the villages listed above will be limited to the built up area as defined on the Policies Map.
- V. All development should:
 - a) Relate well to the village in terms of location, layout and connectivity;
 - b) Be of a scale appropriate to the size of the village having regard to the potential cumulative impact of development in the locality;
 - c) Be well designed and in keeping with the character of the village;
 - d) Not represent the loss of a significant open space or gap important to the form and/or setting of the village;
 - e) Not represent an extension of ribbon development or an addition to an isolated group of buildings;
 - f) Not unacceptably block important views or vistas and/or detract from the openness of the countryside;

Not be significantly detrimental to the amenity of neighbouring occupiers.



5.0 ASSESSING SIGNIFICANCE

- 5.1. To a certain extent the significance of the heritage assets identified in Section 3 have already been recognised by their inclusion on the National Heritage List for England (NHLE). Therefore, as defined in government policy, grade II listed buildings are of special interest, warranting every effort to preserve them.
- 5.2. Significance of a heritage asset is defined by the NPPF as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This interest may be archaeological; architectural; artistic or historical. The setting of a heritage asset also contributes to its significance and is defined by the NPPF as the surrounding in which a heritage asset is experienced. In comparison, Historic England's Conservation Principles (2008) uses evidential; aesthetic; historical and communal values to define significance. These different set of values have been combined for the purpose of this report.
- 5.3. Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, 'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g., with a particular event, family, community or artist and those involved in design and construction)'.
- 5.4. Identifying the values of an asset allow us to understand the degree of significance and inform us of the potential impact the proposed works will have the heritage asset and its setting. These values may be tangible, the physical fabric of the building, capable of being touched, or view such as its landscape. Also, the value may be intangible through a past event or an association with a person.
 - **Evidential (archaeological) value** relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
 - **Historical value** is the extent to which the asset is associated with or illustrative of historic events or people.
 - **Aesthetic (architectural/artistic) value** includes design, visual, landscape and architectural qualities.



- **Communal value** includes social, commemorative, or spiritual value, local identity, and the meaning of place for people.
- 5.5. The assessment of significance considers the importance of each heritage asset and the magnitude of impact in order to appraise the potential impact of the proposed redevelopment. The importance of a heritage asset is determined by its statutory designation and is the sum of its evidential, historical, aesthetic and communal values as identified above. Also contributing to an asset's importance is its setting, which is an integral part of an asset's significance. Taking these criteria into account, each identified asset can be assigned a level of importance in accordance with a four-point scale (see Table 1).

Level of Significance	Definition of Heritage Asset
High	Remains of inscribed international importance, such as World Heritage Sites Grade I and II* listed buildings Grade I and II* Registered Parks and Gardens Registered Battlefields Scheduled Monuments Non-designated archaeological assets of schedulable quality and importance
Medium	Grade II listed buildings Grade II listed Registered Parks and Gardens Conservation Areas Non-designated buildings which contribute to regional importance
Low	Locally listed buildings Parks and gardens of some local interest Non-designated buildings, monuments or sites of local importance or of modest quality including those historic townscapes with historic integrity
No Significance	Assets identified as being of no archaeological, architectural, artistic, or historic value Assets whose values are compromised by poor preservation or survival or of contextual associations to justify inclusion into a higher grade.

Table 1: Establishing the level of significance of a heritage asset (Source: Seeing the History in the View (2011)).



Assessing Setting

- 5.6. The primary guiding document for assessing setting is The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2017), produced by Historic England is the primary guiding document for assessing setting.
- 5.7. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.
- 5.8. The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.
- 5.9. Historic England's Good Practice Advice 3, The Setting of Heritage Assets (2017), notes a staged approach to proportionate decision-taking, with relevant NPPF paragraphs along with guidance contained in the National Planning Practice Guidance (PPG) for their implementation, providing the framework for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and based on the nature, extent, and level of the heritage asset's significance.
- 5.10. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:

Step 1: identify which heritage assets and their settings are affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development whether beneficial or harmful, on that significance;



Step 4: explore ways of maximising enhancement and avoiding or minimising harm;

Step 5: make and document the decision and monitor outcomes.

Assessing Impact

- 5.11. In order to assess and quantify the level harm to the significance of a heritage asset in context with the relevant Paragraphs in the NPPF, the Planning Policy Guidance (PPG), a web-based resource provides up-to-date guidance on NPPF policies. The PPG provides useful guidance on assessing harm in relation to Paragraphs 193 and 194 of the NPPF. The PPG states, '*in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting*'.
- 5.12. In defining what constitutes substantial harm, the PPG identifies that the impact of total destruction is obviously substantial harm while partial destruction is likely to have a considerable *impact* but, depending on the circumstances, may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may not be harmful to the asset.
- 5.13. The PPG advises works that '*are moderate or minor in scale are likely to cause less than substantial harm or no harm at all*'. However, it is important to consider each development in its own context as the PPG identifies that minor works have the potential to course substantial harm to the significance of an asset. This would be so if for example the works removed an element which contributed to the assets special architectural or historic interest.
- 5.14. Table 1 identifies the significance level of a heritage asset; therefore, the next stage is to assess the level of impact the proposed development will have on the heritage asset. Table 2 provides a descriptive context of the level of change on the heritage asset in terms of its character, fabric or setting.



Change Rating	Description of Impact
High	Change to key elements affecting the significance of the asset's special architectural or historic interest are lost or destroyed, or the significance of the asset's setting is extensively changed.
Medium	Change too many key elements affecting the significance of the asset's special architectural or historic interest are significantly modified or the significance of the asset's setting is noticeably different.
Low	Change to key elements are slightly altered affecting the significance of the asset's special architectural or historic interest, or the asset's setting is slightly altered
Minimal	Change to key elements hardly affect the significance of the asset's special architectural or historic interest, or the asset's setting is hardly affected.
No change	The development does not affect asset's special architectural or historic interest or change the asset's setting.

Table 2: Factors for assessing the level of change on a heritage asset.

- 5.15. By establishing the asset's significance (Table 1) and the level of change (Table 2) to the asset from the proposed development, the impact on the significance of each asset from the proposed development can be identified. This can be Negligible, Minor, Moderate or Major. Impact from the development to an asset is considered to be significant if it is Major or Moderate.

Significance of Asset	Level of Change				
	No Change	Minimal	Low	Medium	High
High	Negligible	Minor	Moderate	Major	Major
Medium	Negligible	Minor	Minor	Moderate	Major
Low	Negligible	Negligible	Minor	Minor	Moderate
Not significant	Negligible	Negligible	Negligible	Negligible	Negligible

Table 3: Matrix for establishing level of impact against the asset's significance (Source: Seeing the History in the View (2011)).



Significance of Great Hormead Conservation Area

- 5.16. The significance of Great Hormead Conservation Area is derived from its historic development and layout, which is rare within Hertfordshire for including farmsteads within the village itself. These also greatly contribute to the character and appearance of the area as numerous examples of black weatherboard ancillary buildings (some now converted) line the street. Further examples of vernacular architecture can be found in the good quality residential properties, such as timber framing, render, and thatch, which is noted to be present on over 50% of listed buildings in the area. Overall the historic built environment of Great Hormead is in good condition with only limited detracting sites such as the incongruous modern grainstore.
- 5.17. Great Hormead Conservation Area is a designated heritage asset considered to be of **medium significance**.

Significance of Hormead Cottage

- 5.18. The significance of the grade II listed Hormead Cottage is derived from the origin of the property in the 17th or early 18th century which contributes to the morphology of the area. However, as a result of the catastrophic fire in December 2016 and subsequent rebuilding in 2018, the current house does not match the original building in character and appearance and comprises in the vast majority of new fabric.
- 5.19. Grade II listed properties are designated heritage assets typically considered to be of medium significance, however as a result of the property now being largely modern and not a perfect representation of the original dwelling, it is now considered to have **low significance**.



6.0 PROPOSED WORKS AND ASSESSMENT

Proposed Development

- 6.1. The outline planning application proposed to demolish the existing 20th century grainstore and redevelop the site with three new residential dwellings.
- 6.2. The proposed houses are to be constructed in a row, roughly following the existing building line of the grainstore, with rear projections and gables front and rear. The properties will also follow the established architectural style and palette in the area of black weatherboarding.
- 6.3. The two end properties are also to be served by two cart lodges in a matching style and all properties will have off-street parking provision for three cars and private gardens.
- 6.4. Access to the site is to be via two entrances to the road to the south and the border treatment is to be hedging, including the existing hedge parallel to the road plus new planting to the northern edge and southeast corner.

Impact Assessment

- 6.5. The appraisal document identifies the site a detracting feature in the village which abuts the conservation area and marks it as a site for potential improvement. Consequently, the proposal to redevelop the site for residential use in an architectural style well established in the area is considered to provide this and constitute a substantial **positive impact and enhancement** to the character and appearance of Great Hornead Conservation Area and the setting of the listed buildings contained within it.
- 6.6. The choices of proposed layout, scale, construction materials, and exterior finish of black weatherboard, as seen on numerous barns fronting the street (see Figures 15 and 16 and appendix HS2), are all considered to be harmonious with the character and appearance of the conservation area. Furthermore, black weatherboard was successfully used as the exterior finish on the new Village Hall which neighbours the site to the east. Therefore, the proposal and the extant building will form a stylistically matched pair at the western entrance to the conservation area.



- 6.7. In summary, the proposal is considered to be a high quality design which **enhances** the character and appearance of Great Hormead Conservation Area. This achieved by way of demolishing an incongruous feature of the streetscape, as identified by the conservation area appraisal itself, and redeveloping the site to an appropriate scale with new residential dwellings which are architecturally consistent with the character and appearance of properties in the area. It is therefore considered that the proposal has a strongly **positive impact** and will **enhance** the setting of the listed buildings, views, and character and appearance of Great Hormead Conservation Area.



7.0 CONCLUSION

- 7.1. Paragraph 195 of the NPPF advises Local Planning Authorities that the particular significance, including setting of any heritage asset is assessed. This document has concisely described the heritage asset affected by the proposed works and its significance.
- 7.2. It is concluded that the proposal will constitute a substantial **positive impact and enhancement** to the character and appearance of Great Hormead Conservation Area, the setting of listed buildings, and to views through the area. This is deemed to be the case as it replaces the grainstore, identified by the LPA and appraisal document as negative with ‘improvement potential’, with new housing in an established and architectural/aesthetically appropriate weatherboard barn style.
- 7.3. With regards to the test provided by 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is required as a minimum for development to preserve the character or appearance of a conservation area. In this context, through the redevelopment of an incongruous site with new housing in a traditional architectural style that fits harmoniously with existing properties in Great Hormead, the proposal is considered to have a positive impact and enhance the character and appearance of the conservation area.
- 7.4. With regards to the development meeting the statutory test provided by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum aim is to preserve the setting; building; features of special architectural or historic interest of listed buildings. In this context, for the same reasons as described above, the proposal enhances the setting and special interest of the grade II listed building Hormead Cottage.
- 7.5. It should be remembered that Historic England defines preservation in this context as not harming the interest in the heritage assets, as opposed to keeping them utterly unchanged.
- 7.6. With regards to NPPF paragraphs 199 to 202, as no harm will be caused to the designated assets, no public benefit is required. However, benefit is nevertheless found in the provision of new housing in the area and the visual improvement of the streetscape.



- 7.7. In regard to local policies HA1, HA4, HA7, and VILL2, as discussed above, the proposal enhances the setting, special interest, and character and appearance of the conservation area. The design and materials of the proposal are high quality and will improve upon the current condition of the site which is incongruous and recognised as harmful to the Great Hormead Conservation Area it abuts.
- 7.8. In conclusion, the proposed development meets the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies. It is therefore, requested that the proposed development be approved.



8.0 SOURCES

Ministry of Housing, Communities & Local Government (2021), *National Planning Policy Framework*.

Planning (Listed Buildings and Conservation Area) Act 1990

Ordnance Survey Maps (various dates)

Ministry of Housing, Communities & Local Government (2018) <http://planningguidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment> / National Planning Policy Framework (NPPF 2019 revision) / National Planning Policy Guidance (PPG 2019) / National Design Guide (2019)

Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Second Edition)*

Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Great Hormead Conservation Area Appraisal and Management Plan (2018)

East Herts District Plan (2018)





HS1

Listing Description

Listed Building Name	THE COTTAGE
Address	THE COTTAGE, HORMEAD DANE
List Entry Number	1176733
Grade	II
Date First Listed	22 February 1967
Date Amended	N/A
National Grid Reference	TL 39984 29905

Listing Description

TL 3929 HORMEAD HORMEAD DANE (South side) Great Hormead

12/113 The Cottage 22.2.67

- II

House. C17 or early C18, remodelled as cottage ornée late C18 or early C19, W end room added after 1844. Timber frame plastered with steep thatched roof. 1 ½-storeys, 3-cells, internal chimney, lobby entry plan house, set back and facing N, with added W bay and projecting thatched porch a third from E end. 6 windows long with wallhead carried up for 3 hipped dormers. Gothic casement windows in triplets with shafts between, arched heads, segmental super-arches and louvred external shutters. Fine interior with octagonal entrance hall and coved niches at cardinal points, 6-panel doors with reeded surrounds to lower panels, fireplaces with corner blocks to moulded architraves. Buckler dwg. of 1844 shows similar arrangement without W room and with lean-to glazed conservatory to W of porch.

Marked as Great Hormead Cottage on O.S.



HS2

Map of Weatherboard Buildings



Map of black weatherboard barns (converted or unconverted) and other structures in Great Hormead, shown highlighted in blue.
Bury Farm Grainstore is shown highlighted in red and sites marked by blue triangles are listed buildings.

Map Source: Historic England



understanding
heritage
to inform
change