

# Heritage Statement

M Scott Properties Ltd

**Land to the East of High Road, High Cross**

December 2023



# Contents

1.	Introduction.....	5
2.	The Heritage Assets.....	7
3.	Historic Development.....	9
4.	Significance.....	11
5.	Impact of Application Proposals.....	19
6.	Conclusions .....	21

## Appendices

Appendix 1: Heritage Planning Policy Context	23
--	----



Project

Land East of High Road, High Cross

Client

M Scott Properties Ltd

Job Number

Date

1389

December 2023

This document should be printed at A3, double sided.  
If viewing on screen, this document should be viewed as a  
two page spread with 'Show Cover Page in Two Page View'  
selected.



# 1. Introduction

---

- 1.1 This Heritage Statement has been prepared by Smith Jenkins Planning & Heritage on behalf of M Scott Properties Ltd in support of redevelopment proposals for Land East of High Road, High Cross (hereafter also referred to as 'the Site') comprising:

Outline planning application, with all matters reserved save for means of access, for C3 residential development (up to 95 dwellings) and associated landscaping, open space, pedestrian and cycle linkages, internal roads, drainage and sewerage (including SUDS) and associated infrastructure, together with land for cemetery, education and allotment uses.

- 1.2 The Site does not contain any designated or non-designated heritage assets. However, it is in close proximity to a number of listed buildings, in particular the grade II\* Sutes Farmhouse and associated grade II Barn at Sutes Farm, as well as other buildings along High Road.

- 1.3 Paragraph 194 of the National Planning Policy Framework (NPPF) 2023 sets out the information requirements for determining applications and states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.<sup>1</sup>

- 1.4 In response to the NPPF, Section 2 of this report identifies the heritage assets which may be affected by the application proposals, Section 3 provides an overview of the historic development of the Site and surrounding area. Section 4 contains proportionate statements of significance for the heritage assets identified. These are relative to the scale, nature and effect of the proposals. Section 5 provides an assessment of the application proposals on the significance of the identified heritage assets based on national, regional and local policy and guidance, with conclusions in Section 6.

- 1.5 The Heritage Planning Policy context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, regional and local planning policy.

---

<sup>1</sup> NPPF (2023)



## 2. The Heritage Assets

2.1 A heritage asset is defined by the NPPF as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)<sup>1</sup>.’

### Designated Heritage Assets

2.2 A Designated Heritage Asset is described by the NPPF (2023) as:

‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’<sup>2</sup>

2.3 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

2.4 Due to the openness of the Site, an initial study area of around 200m from the Site boundary was utilised to identify heritage assets with the potential to be impacted by potential development. A site walkover has confirmed that a number of the identified assets will not be impacted by development on the Site, due to a lack of inter-visibility, topography and intervening development. In addition, the grade II listed Milestone (list no. 1347497) that lies on High Road around 60m to the north-west of the Site boundary has been scoped out of assessment due to the limited nature of its setting (which is predominantly inclusive of its connection to High Road).

### Listed Buildings

2.5 5 listed buildings have been identified as having the potential to be affected by development on the Site. They are listed below and are shown in the heritage asset plan on the following page.

Table 2.1. Listed buildings within the study area potentially affected by the proposals

Key	Name, Address	Grade
1	Sutes Farmhouse	II*
2	Barn at Sutes Farm	II
3	High Cross Puller Memorial CofE Primary School	II

Table 2.1. Listed buildings within the study area potentially affected by the proposals

Key	Name, Address	Grade
4	Church of St John the Evangelist	II
5	The Rectory	II

### Conservation Areas

2.6 The Site does not sit within a conservation area, and there are no conservation areas within the vicinity of the Site.

### Non-Designated Heritage Assets

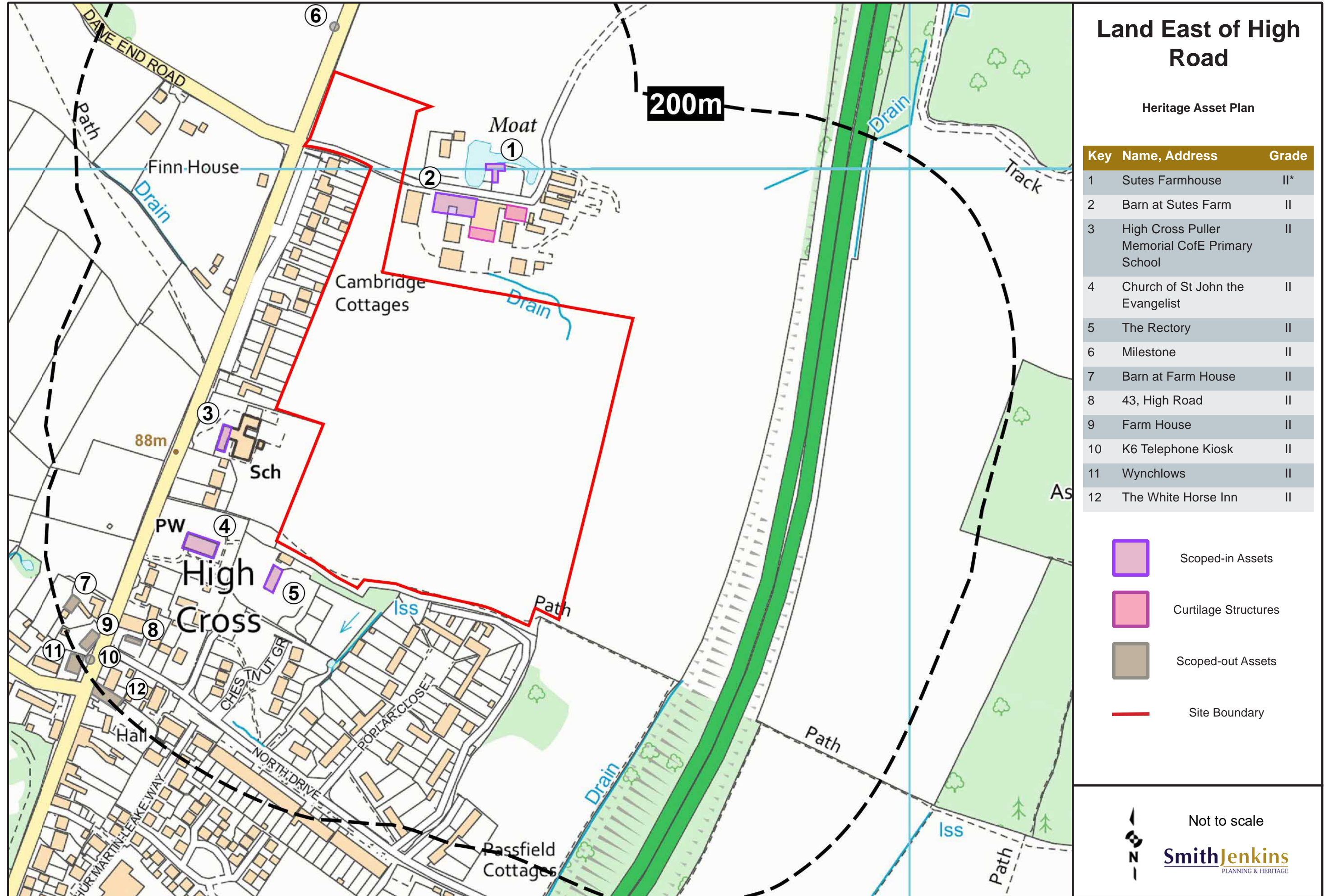
2.7 The NPPF identifies that heritage assets not only include those which are designated (often with statutory protection), but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.

2.8 East Hertfordshire District Council does not keep a publicly accessible local list, and no non-designated heritage assets have been identified by Smith Jenkins during desk and site-based research.

2.9 A number of vaults and graves within the churchyard of the Church of St John have been identified as non-designated heritage assets by Thundridge Parish. The setting of these assets is limited to the churchyard itself, and as this will not be altered as a result of development on the Site, they have not been included for assessment within this report.

<sup>1</sup> NPPF (2023) Annex 2: Glossary (p.67)

<sup>2</sup> NPPF (2023) Annex 2: Glossary (p.66)





### 3. Historic Development

3.1 Ware is a town and large parish situated in east Hertfordshire. There have been Palaeolithic implements, a Neolithic celt and Roman coins uncovered in Ware. High Cross village is located approximately 3 miles north of Ware. The village lies along High Road, and sections of the A10 that runs to the east of High Cross were part of the Roman road, Ermine Street. It is recorded that there was Saxon settlement in the area. Opposite Sutes Farm, north of the village centre, is Pest House Lane, which was noted as being the site of a hospital for plague victims, who were brought from London by the river.

3.2 In the Tithe map of figure 3.1, it is clear that development had already begun along the main road in the centre of High Cross by 1838. Most of the properties present by this time date to the late-17<sup>th</sup> and 18<sup>th</sup> centuries, although Balhams Hall and the Cottage was built in the 15<sup>th</sup> century. In addition, the 14<sup>th</sup> century aisled hall which had by this time become the farmhouse at Sutes farm (then written as 'Sootes' Farm), alongside its moat and a barn, are also visible in figure 3.1. In 1838 'Sootes' Farm was owned by Benjamin Giles King and occupied by Joseph White. King also owned land surrounding the farm and the wider Youngsbury Estate.

3.3 Expansion of the farm had taken place by the 1880s, as shown in the 1878 OS map of figure 3.2, where extensions to the historic barn are evident. In addition, an s-shaped farm building had been constructed to the east of the original barn. By this time, the farm was noted as being Sutes Farm instead of Sootes. St John's Church, the Vicarage and the Puller Memorial School had also been built by this time; the Church and vicarage/rectory date to the 1840s, and the school was constructed by 1866 for both boys and girls. To the south of the school there was another school building for infants, which had also been constructed by this period. The remainder of the village continued to grow; remaining focussed around the main road and historic centre of the village.

3.4 By 1925 (as shown in the OS map of figure 3.3) additional barn buildings had been constructed around the original barn at Sutes Farm, including infill buildings connecting the original Barn to the s-shaped barn. The land around the farm remained an undeveloped, open agricultural landscape. In the 1950 OS map of figure 3.4 it is evident that by the mid-20<sup>th</sup> century, development of terraces and semi-detached housing along High Road to the west of Sutes Farm had taken place, to the north-west of the school, church and vicarage. This reduced the amount of open arable land which was part of the rural farm landscape.

3.5 Since this time, there have also been further changes to the barn buildings at Sutes Farm. Some of the older barns, including the s-shaped barn, have been altered since their construction and modern infill barns have also been constructed. The farmstead maintains its intended use and its immediate surroundings consisting of the open agricultural fields, although the late-20<sup>th</sup> century changes to the barns and the introduction of more modern structures have reduced its historic intactness.

3.6 By the c.late-20<sup>th</sup> century, residential developments leading off of North Drive (Poplar Close and North Drive), as well as that at Arthur Martin-Leake Way, as shown in figure 3.5, had altered the historic linear development of the village, and led to its expansion to the east.

3.7 The subsequent introduction of the A10 (figure 3.6) to the east has further altered the historic form of the village's surroundings, and the recent development of Chestnut Close along North Drive, has brought notable development in close proximity to St John's Church and Rectory.

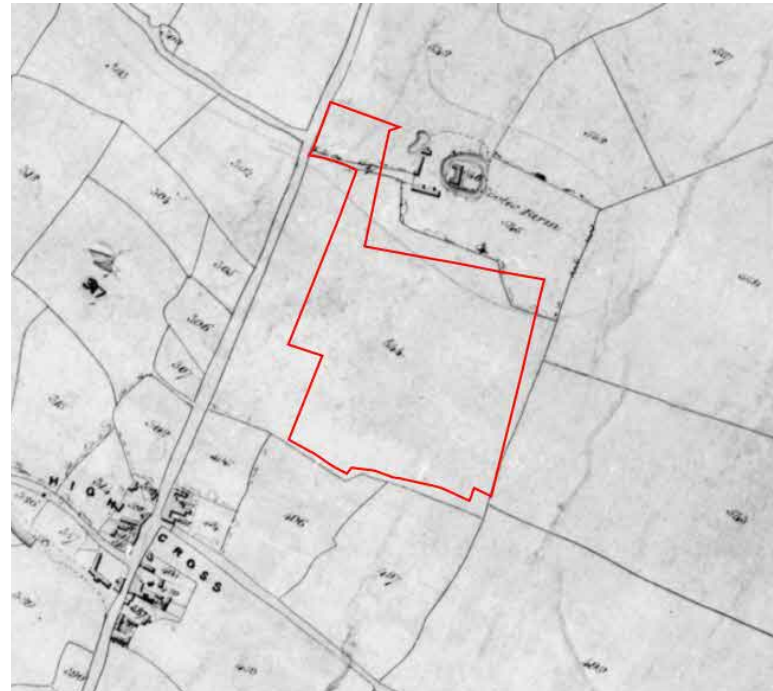


Figure 3.1. Tithe Map, 1838. Site boundary indicated in red (The Genealogist).

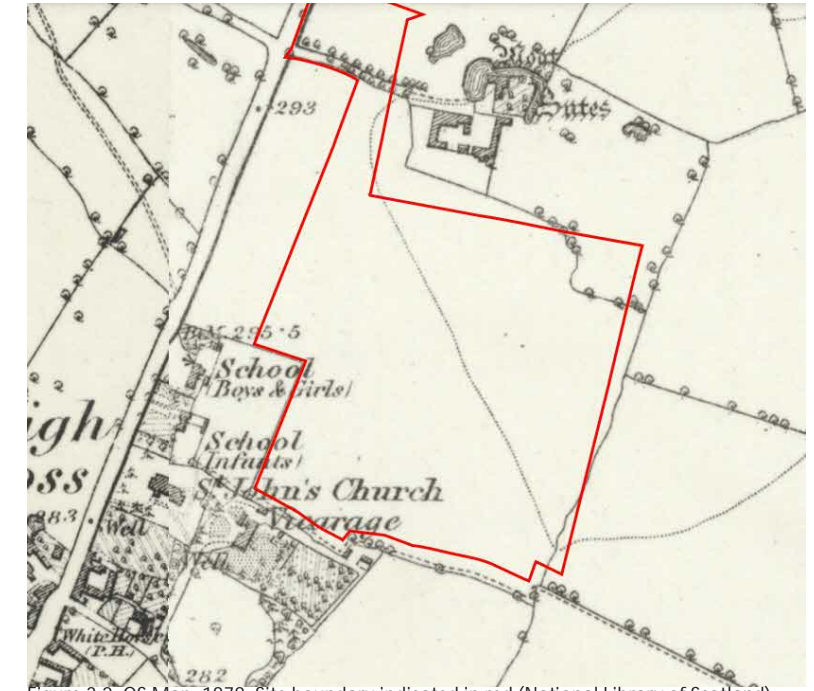


Figure 3.2. OS Map, 1878. Site boundary indicated in red (National Library of Scotland).

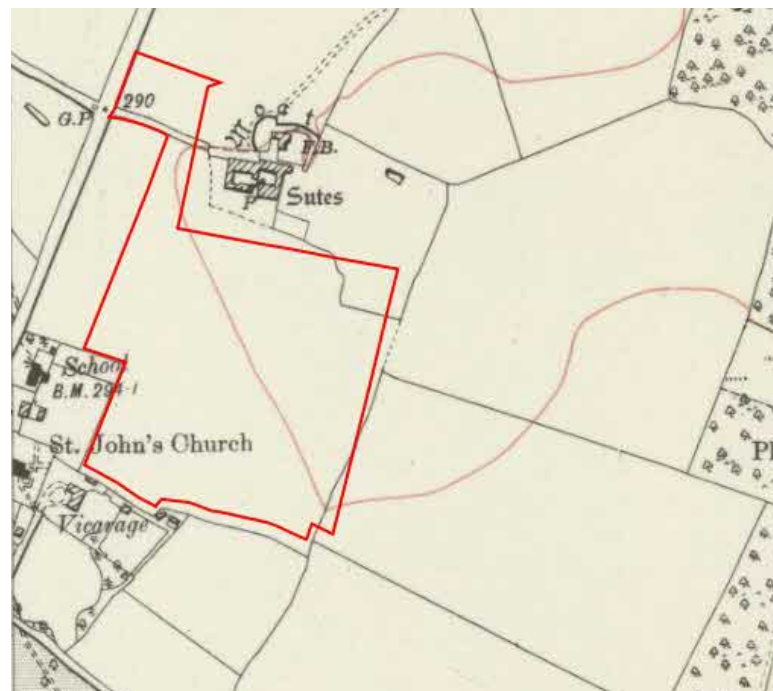


Figure 3.3. OS Map, 1925. Site boundary indicated in red (National Library of Scotland).

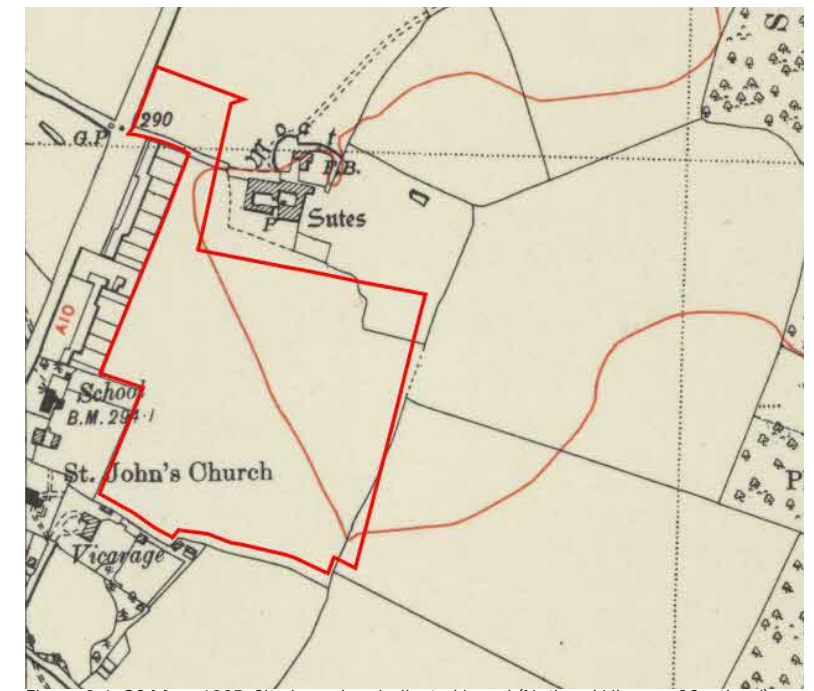


Figure 3.4. OS Map, 1925. Site boundary indicated in red (National Library of Scotland).



Figure 3.5. Aerial image of High Cross, December 2000. Site boundary indicated in red (Google Earth).



Figure 3.6. Aerial image of High Cross, April 2020. Site boundary indicated in red (Google Earth). This is the most recent available aerial image of the village, however since this the development at Chestnut Close has in-filled the open area to the south of the Rectory.

## 4. Significance

---

4.1 The significance of a heritage asset is defined within the glossary of the NPPF as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.<sup>1</sup>

4.2 Listed buildings are statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, buildings must hold special architectural or historic interest. The Department of Culture, Media and Sport publish the ‘Principles of Selection for Listed Buildings (2010)’ which is supported by thematic papers, ‘Listing Selection Guides’, based on building type, which give more detailed guidance.

4.3 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for the identification of those features that form the character and appearance.

4.4 The identification of a site as a non-designated heritage asset does not provide any legal protection of such asset, however, for the purposes of the NPPF, they are a material consideration in the determination of applications.

4.5 Historic England has published ‘Conservation Principles’ (2008) which identifies four types of heritage values that a heritage asset (whether it be designated or non-designated) may hold – aesthetic, communal, evidential or historic interest. Conservation Principles (2008) is currently being updated by Historic England after a Consultation Draft was published on 10th November, closing on 2nd February 2018. Historic England has also published Good Practice Advice Notes on the ‘Setting of Heritage Assets’ (2nd Edition, 2017) and ‘Statements of Heritage Significance’ (October 2019) which are used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset and explore the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes the design of proposals.

### Assessment

4.6 The following summary statements of significance provide an overview of the identified designated and non-designated heritage assets set out in Section 2, which may be affected by the application proposals. These are proportionate to the importance of the asset and the likely impacts of the proposals.

<sup>1</sup> NPPF (2023) Annex 2: Glossary (p.71)

## Sutes Farmhouse - Grade II\*

4.7 Sutes Farmhouse was first included on the statutory list of buildings of special architectural or historic interest at grade II\* on the 4<sup>th</sup> December 1951 (list entry no. 1347494).

### Architectural Interest

4.8 Originally constructed in the 14<sup>th</sup> century as an aisled hall, the building underwent substantial alterations in the 17<sup>th</sup> century and onwards. The two-storey building is of a T-plan, and constructed of a timber frame sitting on a red brick sill. White-painted weatherboarding runs across the façades of the farmhouse, with hipped and gabled clay-tile roofs featuring curved ridge tiles. The windows are almost all side-hung 2-pane casements, arranged primarily in groups of 3, with some double windows and a small number of single windows.

4.9 The southern range of the T shape is the remainder of the nave and eastern aisle of the original hall. Its eastern and western elevations are of two wide bays, with slightly unevenly-spaced windows. The southern elevation is of one bay, mostly obscured by foliage at ground floor. The primary entrance to the building is through the porch at the south of the western wing. The porch contains a door and more windows of the same style as the rest of the building, and is set under a slanted clay-tile roof.

4.10 There are numerous chimneys across the property, of differing sizes. The largest chimney dates from around the 17<sup>th</sup> century and rises from the middle of the southern wing, and contains a row of mismatched chimney pots, indicative of alterations through the years. The others are all slimmer chimneys, mostly with single chimney pots.

4.11 Internally, a number of elements of the original 14<sup>th</sup> century timber aisled construction have survived, including the arcade-plates, tie beam, and curved braces, with other 17<sup>th</sup> century and 19<sup>th</sup> century features also found throughout, including fireplaces and the staircase.

### Historic Interest

4.12 The historic interest of Sutes Farmhouse is primarily gained from its age and its existence as a former aisled hall for the Swotes family. The highly historic nature of the building and its retained features contribute strongly to its significance. It also holds an historic connection to the nearby Youngsbury Estate, having been part of the estate up to the mid-20<sup>th</sup> century when it was sold off.

### Setting

4.13 The immediate setting of the farmhouse comprises a collection of related farm buildings, with the grade II listed Barn making a significant contribution through group value. Additionally, the farmhouse still retains part of its historic moat, which has been a part of the building's immediate setting



Figure 4.1. Sutes Farmhouse, from the west with the moat in front.

likely since its construction, although it no longer fully surrounds the house and has been in-filled to the south and east. Modern development has occurred within the farmstead, mostly consisting of outbuildings but a two-storey house was also built to the west of the farmhouse at the end of the 19<sup>th</sup> century, which has lessened its visual connection to High Road.

4.14 The building's extended setting comprises an area of open landscape which was used as an integral part of the farm operation. In the wider area, views towards the farm complex are limited as a result of surrounding tree belts and clusters of trees. From within the farmstead, the farmhouse can be appreciated within its retained rural setting to the north in particular, as seen within figure 4.1. The other buildings of the farm prevent views to the south and east due to their size and form.

4.15 The primary route of experience for the listed building is defined by the driveway from High Road into the site, passing through the more urban character of the houses along High Road to the south and into the working farm complex. Due to the size of the barns within the complex, they dominate the views within this approach, however the western elevation of the farmhouse remains a prominent focal point to the north. This driveway is the historic approach to the farmyard and has served as the entrance to the building for centuries, however the 20<sup>th</sup>-century dwelling to its west has slightly altered the visibility of the farmhouse.

### Curtilage

4.16 As a result of desk-based research, including the historic development within Section 3 of this report, and a site visit, Smith Jenkins have identified that two other structures within the farmstead likely meet the criteria to form part of the curtilage of the listed farmhouse. The plan in figure 4.2 illustrates the location of the structures, which comprise two outbuildings with a retained ancillary function to the running of the farmstead.

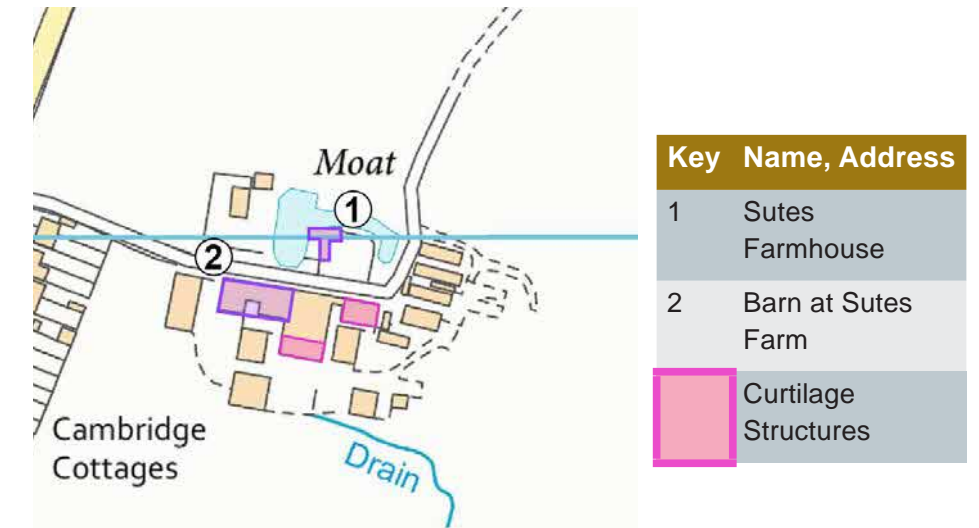


Figure 4.2. Sutes Farmstead, with listed buildings and curtilage structures shown.

4.17 Historic mapping (shown within Section 3) shows that they have been a part of the complex since the mid-1800s, and a visual inspection has confirmed that they both still contain historic fabric and their historic functions are still evident. They have always been linked by a perpendicular range, as seen on the plan, however this range has undergone substantial alteration to its fabric and therefore it is unlikely that it meets the criteria of curtilage status. The two identified structures are timber framed with red brick and tiled roofs. Their status gives them an increased contribution to the setting of the farmhouse, and provide an understanding of the historic layout of the farmstead and its character.

### Contribution of Site to Significance

4.18 The Site forms part of the landscape setting to the farm complex, being part of the working farmland associated with its historic use. It therefore has a functional relationship which contributes to the understanding of the listed building.

### Summary of Significance

4.19 Sutes Farmhouse gains its significance from its age and retained historic fabric dating from the 14<sup>th</sup>-19<sup>th</sup> centuries, especially its timber framing, with notable 17<sup>th</sup> century elements also. The building's history as an aisled hall and its historic association with the Youngsbury Estate also contributes to its significance. It has also kept its association with the rest of the surrounding farmstead, including the grade II listed barn and curtilage structures that allow for a continued appreciation of the historic form of the farmyard through the 17<sup>th</sup>-19<sup>th</sup> centuries. The rural setting of the farmstead and its proximity to the settlement of High Cross has also been kept through the years and contributes to its significance.



Figure 4.3. Aerial image showing the farmstead and its surroundings from the north, with the farmhouse circled in yellow. The driveway entrance from the High Road is evident, and the modern farm buildings to the south provide an evident visual barrier between the listed building and the land beyond.



Figure 4.4. Aerial image showing the farmstead and its surroundings from the north-east, with the farmhouse circled in yellow. Modern development along High Road and further south within High Cross, as well as the A10, are visible.

## Barn at Sutes Farm - Grade II

4.20 Barn at Sutes Farm was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 24<sup>th</sup> January 1967 (list entry no. 1176142).

### Architectural Interest

4.21 Likely constructed in the late-17<sup>th</sup> century, the barn consists of a timber-framed building set on a brick plinth and featuring black weatherboarding. The barn is of 8 bays, with two evenly-spaced gabled porches to the southern elevation and large double doors across from them on the northern elevation. The timber structure of the barn contains a butt-purlin roof with curved queen-post trusses, and the majority of the timbers are original. It has been subdivided at various times, but the extent of the interior is still appreciable.

4.22 The roof was likely originally tile, but has been replaced with corrugated iron. There have been a number of extensions to the core building through the centuries, some of which have been demolished with other additions added in. There is currently a small single-storey extension to the western end of the barn and another single-storey addition to the western porch, with a mid-20<sup>th</sup> century perpendicular addition to the eastern end. These elements do not contribute to the significance of the structure.

### Historic Interest

4.23 The historic interest of the barn is principally gained from its age and connection to the historic farmstead of Sutes Farm and the Youngsbury Estate.

### Setting

4.24 The barn forms part of a complex of related buildings which includes the grade II\* listed Sutes Farmhouse, with which it holds group value. The retained association between the barn and the other farmstead buildings provides the strongest contribution to its setting. The majority of the existing farmstead buildings are modern but their function is in line with the plot's history; the only exception being the modern house to the north-west of the farmstead, which sits across from the barn and further encloses it within the lot.

4.25 The barn has a limited visual experience in the surrounding area as a result of the number of other farm buildings within the site which limit the ability to appreciate its form. However, the wider area has remained as open farmland through the centuries, and this is still appreciable in glimpsed views from inside the farmyard in conjunction with the barn, as well as looking into it from the open land around.



Figure 4.5. The northern elevation of the Barn.

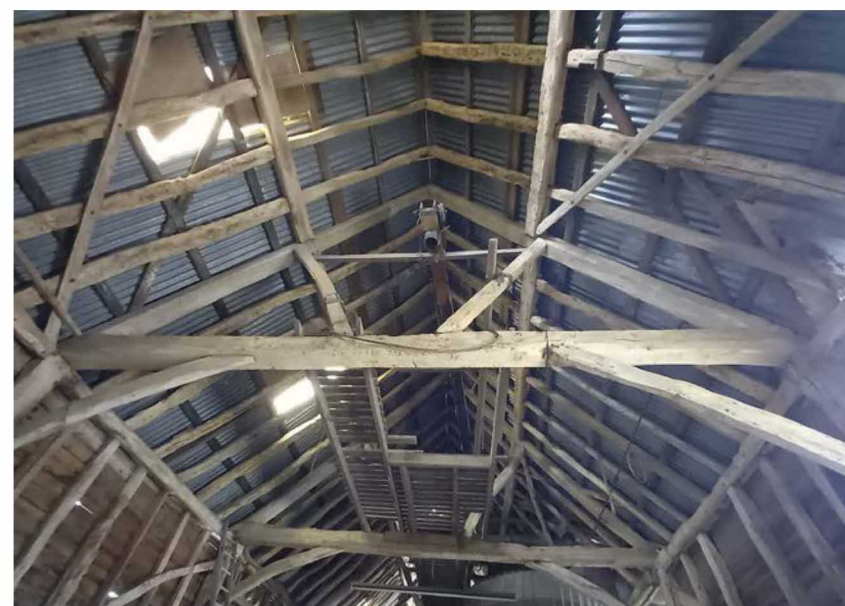


Figure 4.6. Looking at the roof from the western side of the barn.

### Contribution of Site to Significance

4.26 The Site forms part of the landscape setting to the farm complex, being part of the open working farmland associated with its historic use. It therefore has a functional relationship which contributes to the understanding of the listed building and has remained an in-tact part of its wider setting since the farm's development.

### Summary of Significance

4.27 The Barn at Sutes Farm principally gains its significance from its age and standing as a good example of a large late-17<sup>th</sup> century timber barn. It has kept its association with the grade II\* listed Sutes Farmhouse and has an historic connection to the farmstead and the wider Youngsbury Estate. The rural setting of the farmstead and its proximity to the settlement of High Cross has also been kept through the years which contributes to the barn's significance.

# High Cross Puller Memorial CofE Primary School - Grade II

4.28 High Cross Puller Memorial CofE Primary School was first included on the statutory list of buildings of special architectural or historic interest at grade II on 23<sup>rd</sup> November 1983 (list entry no. 1102368). As shown in the heritage asset plan within section 2 of this report, the historic element of the school is the existing front section, facing onto High Road. The remainder of the built form within the plot, consisting of the elements to the east nearer the Site, is modern and is not part of the listed building.

## Architectural Interest

4.29 High Cross Puller Memorial C of E School was built in approximately 1866 in a Gothic style. The tall, single storey building was constructed using red brick with decorative polychrome banding and arches. The steep tile roof has been banded with scalloped tiles, and there is a pyramidal-roofed timber bellcote with a weathervane on the ridge of the south end.

4.30 There are four 3-light sash windows along the west elevation, with buttresses in between and a large projecting chimney stack. The south elevation has a buttressed porch with a wooden pointed arched door and an alternating grey chamfered brick and black squared-cornered brick pointed lintel above. There are also four small windows on the south elevation of the porch. Above the porch there is a 3-light window with an alternating grey chamfered brick and black square-cornered brick lintel. The same alternating brick is used to surround the small circular window which is located above.

4.31 The building has been extended to the east in the 20<sup>th</sup> century to provide additional teaching spaces. The building's list description makes clear that this extension does not contribute to the building's special interest.

## Historic Interest

4.32 The school was built for the Puller family of Youngsbury in approximately 1866 in the memory of Christopher William Giles-Puller, who was a Member of Parliament. The relationship of the school to the Puller family of Youngsbury also creates a connection to the Church and Rectory, which were a part of the 19<sup>th</sup> century development of the village. The school was used by boys and girls who would have been local to the village and therefore had a connection to the local community of the village historically.

## Setting

4.33 The school building is located on the eastern side of High Road and sits towards the northern edge of the village. It sits on an elevated position from the road. Its immediate setting comprises of the school grounds, consisting of modern school buildings, a play area to the east and a front car park accessed by the main entrance from High Road. The School is bounded by mature plantation, hedges and trees which create a clear boundary between the school grounds and the rest of the village.



Figure 4.7. Looking at High Cross Puller Memorial CofE School from High Road.

4.34 The extended setting of the school building has an open character across High Road to the west, as well as the east, which includes the Site which forms part of an open backdrop. There are oblique views into the Site from the school entrance, and there are views across the Site from the play area, located to the east of original school building. Although, modern intervening school buildings obscure views of the original building from public areas to the north, east and south, including the Site. High hedging likewise limits visibility of the surrounding area from within the grounds. Along High Road to the north and south of the school lie 20<sup>th</sup> century residential development, which has altered the school's historic setting but additionally reinforces its status as a central element to serve the needs of the local community. To the south of the school lies the Church, with a footpath in between them which runs from High Road towards the Site.

## Contribution of Site to Significance

4.35 The Site forms part of the extended setting of the school; forming an open setting to the east. Its contribution is reduced somewhat as a result of the limited views to the listed school building, and its modern extensions, which reduce the areas from which the listed building can be appreciated to the driveway to the west of the listed building. The contribution of the Site to the building's setting and overall significance is therefore limited.



Figure 4.8. Looking at High Cross Puller Memorial CofE School from the southern boundary of the Site. The listed building's clay roof is visible (centre-right), with the modern additions to the school's plot visible in front.

## Summary of Significance

4.36 High Cross Puller Memorial C of E School gains its significance from its Gothic architectural style, as well as its connection to Christopher William Giles Puller and the historic development of the village of High Cross.

## Church of St John the Evangelist - Grade II

4.37 The Church of St John the Evangelist was first included on the statutory list of buildings of special architectural or historic interest at grade II on 23<sup>rd</sup> November 1983 (list entry no. 1308010).

### Architectural Interest

4.38 The Church of St John the Evangelist (Parish Church of Saint John's) was constructed in approximately 1846 and the tower was added in 1906. The Church was designed by architect Anthony Salvin and constructed using limestone with a steep slate roof, which forms a catslide over the north aisle of the nave.

4.39 The north aisle has a nave with four bays and four single-light pointed windows. East of the aisle there is a protruding chancel entrance with a gabled vestry behind. There is a 2-light pointed window on the north elevation of the chancel and another on the vestry, on either side of the chancel entrance. Protruding from the vestry and entrance is a chimney of three orders, the first two orders are constructed of limestone and the third order is of brick. The east facing chancel has a steep pitched roof and a central 4-light pointed window with decorative tracery. There is a small cross above the highest point of the chancel roof. Both sides of the chancel have a buttress of two orders and on the south side of the chancel there is a two-light pointed window.

4.40 The tower is south facing and is of three orders, with an ashlar parapet and a copper spiked spire above. The east elevation consists of a small pointed arched door on the first order. The second order contains a small 2-light window within a recessed square. The third order on all elevations has a 2-light pointed window with tracery and shutters, although the east elevation has shutters missing in one of the lights. The south elevation has diagonal buttresses of two orders on either side which rise to the middle of the second order. The first order contains a 3-light pointed window with some tracery, the middle light sits higher than the light on either side. Both the south and west elevation have a clock in the second order. The west elevation has a 2-light pointed arch with tracery on the first order.

4.41 The south aisle of the nave has a porch with a multi-banded pointed arch of three orders and a steep pitched gable roof. There are two 2-light pointed windows which are slightly recessed to the east of the porch and one single-light pointed and cusped window to the west. There are buttresses of two orders either side of the nave. The west elevation of the chancel has a central 3-light pointed window with tracery. Above is a small single light pointed window which is recessed and a small cross on the roof, which matches that of the east elevation of the chancel. There are diagonal two-order buttresses on either side of the elevation.

### Historic Interest

4.42 The historic interest of the Church lies in its connection to the historic growth and community of High Cross. The Church was designed by Anthony Salvin for Dame Louisa Giles Puller of Youngsbury, who was married to the Governor of the Bank of England, David Giles, who owned the Youngsbury estate located in the south-east of High Cross. Louisa's family had a key involvement in the growth of High Cross in the 19<sup>th</sup> century and she enabled the village to become an ecclesiastical district in 1845. The Church has also played an important role in the serving the community as a religious centre for the village since its conception.

### Setting

4.43 The immediate setting of the Church of St John the Evangelist consists of the Church grounds and graveyard. The grounds are enclosed with well-defined boundaries that consist of low walls and hedges, as well as taller trees. The grounds consist of a grassed landscape and footpaths which lead to the entrances and exits of the grounds. Throughout the grounds there are gravestones, in addition to intervening trees and plantation. The clear boundary treatment and planting obscure the Church in views from outside of the boundary walls. The immediate setting has remained largely intact since the construction of the Church, which provides a notable contribution to its significance.

4.44 The extended setting consists of the school and its grounds which are located on the north side of the Church, with a footpath separating the boundaries of the two. There are also residential properties to the south and north of the Church, and it is set back from High Road to the west. To the east there is the grade II listed rectory, which holds group value with the Church due to their contemporary nature and associated use. However, it is highly screened from the churchyard and there is limited visual connection between the two buildings. The Site lies to the north-east; consisting of an open agricultural landscape, and Sutes Farm beyond. The Church's wider setting of the village is also important due to the role that it played in the development of the area in the 19<sup>th</sup> century. The modern developments in the area, including the recently constructed development at Chestnut Close, have altered the historic setting of the Church, and have expanded the extent of the village to the east, as well as creating greater density of built form in contrast with the linear form that the village historically held.

4.45 The dense planting bounding the grounds limit views of the surrounding area and it is only in the immediate setting of the Church that its architectural form can be principally understood. This insular nature means that it is its own plot and churchyard that contribute the most to the building's significance through setting. Although, the copper spire acts as a local landmark and it can be seen from the wider setting of the village as it rises above the tree canopy in surrounding views. The setting of the church



Figure 4.9. Western elevation of the Church of St John the Evangelist.

remains intact due to its clear boundaries as well as the historic connection to the village and the retention of other notable historic properties in the vicinity, such as the vicarage.

### Contribution of Site to Significance

4.46 The Site forms part of the extended setting of the Church; being an open area lying to the north-east, with the treed boundary of the churchyard minimising any inter-visibility from within the Church plot. There are some views across the Site to the spire of the Church, as well as distant views from Gore Lane where the spire can be seen above the surrounding landscape belt, albeit that the Site is buffered within such views by interposing mature landscape as well as other residential buildings which introduce urbanising elements. Whilst the Site forms part of the historically open setting of the Church to the north-east, the inter-visibility of the two reduces the contribution it makes to the building's setting and overall significance.

### Summary of Significance

4.47 Overall, the significance of the Church lies in its architectural detail, including its decorative window tracery and the copper spire which acts as a landmark in the village. In addition, its historic interest also makes a key contribution to its significance. This is due to the Church's connection to the historic development of the village in the 19<sup>th</sup> century and its association with Dame Louisa Giles Puller of Youngsbury, who played a notable role within the growth of High Cross. The setting of the Church within its grounds and the retention of key neighbouring properties, such as the vicarage, maintain its intactness and further contribute to its significance, with the wider setting being altered and providing a lesser contribution.



## The Rectory - Grade II

4.48 The Rectory was first included on the statutory list of buildings of special architectural or historic interest at grade II on 23<sup>rd</sup> November 1983 (list entry no. 1176854).

### Architectural Interest

4.49 The Rectory was built in approximately 1846, around the same time as the Church of St John the Evangelist. The vicarage was built using red brick in English bond with a red tile roof. The roof forms an overall rectangular shape, but comprises of a gabled roof with a dormer at the front, a T-hipped roof at the rear and a smaller hipped roof on the north end.

4.50 The property is two storeys and has an irregular fenestration. The front entrance has a stone chamfered arched doorway and a narrow window at the north side. The dormer has a bargeboard with a pendant that sits centrally. Situated beneath the dormer, there is a side-hung casement window of 20 panes with an 8-pane fixed panel above and another fixed window to the side. There is black diapering in the brickwork, which is particularly evident around the window beneath the dormer. There is also a flat gauged arch above the window. There are two tall projecting chimneys at the front and one at the rear of the property, constructed of red brick with square shafts.

### Historic Interest

4.51 The Rectory is thought to have been designed by Anthony Salvin, who also designed the Church of St John the Evangelist. The vicarage was built for Dame Louisa Giles Puller of Young, as was the Church, and forms a significant connection to the history of the village and its development into an ecclesiastical district in the 19<sup>th</sup> century. Despite now being a separate house, the property still shares a historic connection to the Church and thus the religious community of the village, and therefore has a strong group value with the Church.

### Setting

4.52 The immediate setting of the Rectory consists of a front driveway, with a circular grassed area in front of the building. The driveway leads directly from Poplar Close and is enclosed by mature plantation and trees which create a clear boundary around the perimeter of the property. The Rectory also has a rear garden and to the north there is a garage and a single storey building, which backs onto the Site and the northern elevation of which can be seen from the Site. There are screened views from the driveway across the Site, which are obscured by the dense foliage at the north of the plot boundary.

4.53 The extended setting comprises of the Church and School which are located west and north-west of the Rectory. In addition, the open agricultural land



Figure 4.10. Front elevation of the Rectory, from the entrance to its driveway.

of the Site and Sutes Farm are located north of the Rectory. There are also residential properties to the east and south, which are built along Poplar Close and North Drive, including the newly constructed development at Chestnut Close directly to the south of the building. These have altered the setting of the Rectory to this side, as it no longer forms the eastern extent of the village and has become substantially more enclosed. There is also considerable planting now separating the former vicarage from the Church of St John, although whilst the visual connection between the buildings has been reduced, they are still in close proximity and the Church still forms a key part of the Rectory's setting. The setting of the Rectory remains largely intact, as the site remains enclosed and retains its connection to the Church.

### Contribution of Site to Significance

4.54 The Site forms part of the extended setting of the rectory; being an open area lying to the north-east, with the treed boundary to the north of the plot minimising any inter-visibility. The extent of mature boundary planting limits the relationship between the Site and listed building, with only the garage of the rectory plot visible in views across the Site from the north.

The contribution of the Site to the building's setting and overall significance is therefore limited.

### Summary of Significance

4.55 Overall, the significance of the Rectory lies in its architectural details and features. In addition, its historic interest in connection with the Church and the historic growth of the village are a key contributor to its significance. The setting of the Rectory within its grounds and its connection to the Church maintain its intactness and further contribute to its significance.



Figure 4.11. Looking from the Site to the south, with the top of the Church of St John the Evangelist visible above the tree canopy within the green circle. The yellow circle contains the location of the northern elevation of the garage of the Rectory, with the dense foliage screening any further visibility of the Rectory's plot. The blue circle indicates the primary school plot, with the listed element to the west mostly hidden behind the rest of the modern structures.

## 5. Assessment of Proposals

<p>5.1 The heritage legal and planning policy relevant to the consideration of the application proposals set out in Appendix A of this report. This legal and policy context includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF as well as regional and local policy for the historic environment.</p>	<u>The Proposals</u>	
<p>5.2 In accordance with paragraph 194 of the NPPF, the significance of the designated and non-designated heritage assets that may be affected by the application proposals have been set out in Section 4 of this report.</p>	<p>5.7 The application proposals comprise:</p> <p>Outline planning application, with all matters reserved save for means of access, for C3 residential development (up to 95 dwellings) and associated landscaping, open space, pedestrian and cycle linkages, internal roads, drainage and sewerage (including SUDS) and associated infrastructure, together with land for cemetery, education and allotment uses.</p>	<p>5.13 The 'less than substantial' harm to the listed building arises through alteration to its historic approach, the experiential element of setting. There would also be an element of harm as a result of the change in the character of the surrounding land from an open to a built setting. It must be noted, however, that the farmhouse does not have a significant presence within the landscape. There are limited viewpoints from the north where the farmhouse would be seen in conjunction with the proposed development and therefore, the effect of this change in character would be limited. The degree of 'less than substantial' harm would be at the lower end of the scale.</p>
<p>5.3 The NPPF requires local planning authorities to identify and assess significance of a heritage asset that may be affected by the proposals (paragraph 195). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.</p>	<p>5.8 Please refer to the accompanying Design and Access Statement (DAS) and other documentation for details of the development and its proposed appearance. The application is submitted in outline, accompanied with a series of parameter plans which define the development and provide certainty for considering the heritage effects arising from the development. Should permission be granted, future applications for reserved matters would provide the detailed design.</p>	<p>5.14 Mitigation, outlined below, has been included within the scheme to reduce the impact of this alteration to the farmhouse's setting, however, the proposals will still result in a low level of 'less than substantial' harm to the farmhouse through alteration to its setting.</p>
<p>5.4 Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and the desirability of the new development making a positive contribution to local character and distinctiveness (paragraph 190).</p>	<u>Impact of Application Proposals</u>	<p>Barn at Sutes Farm - Grade II</p>
<p>5.5 When considering the impact of proposals on the significance of designated heritage assets, the NPPF requires (paragraph 199) that great weight should be given to their conservation and the more important the asset, the greater the weight should be. This is consistent with recent high court judgements (Barnwell Manor, Forge Fields) where great weight should be attached to the statutory duty.</p>	<p>5.9 The application proposals have been informed by a detailed understanding of the surrounding heritage assets. There has been a careful and considered approach to the masterplan, which has been informed by a close working relationship between the master planner and the heritage consultant.</p>	<p>5.15 The proposed development will create a new access for the new residential area, which will alter the historic route from which the farmstead has been accessed. As the existing route into the farmstead will be retained, the harm caused by the new route is limited, but will still lead to an element of harm, being 'less than substantial' to the barn through a change to its historic approach and experience, and at the lower end of the scale.</p>
<p>5.6 Where a development proposal causes harm to the significance of designated heritage assets, this should either be treated as less than substantial (paragraph 202), or substantial (paragraph 201). In determining the level of harm, the relative significance of the element affected should be taken into account (paragraph 199). Furthermore, local planning authorities are also encouraged to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. According to paragraph 206, proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.</p>	<p>5.10 The application proposals will not give rise to any direct effects on the identified heritage assets, there will only be indirect effects arising through change within the setting of the listed buildings.</p> <p>Indirect effects on listed buildings</p> <p>Sutes Farmhouse - Grade II*</p>	<p>5.16 As with the farmhouse, the introduction of built development to the south of the barn will result in an alteration to the historic open, agricultural character of this element of the barn's setting, albeit that the setting of the barn is also tightly enclosed as making a contribution to a coherent set of farm related buildings which form a tightly knit group of buildings. As discussed within Section 4, the connection of the barn to the farmhouse, as well as the other buildings within the farmstead in the immediate vicinity of the barn contribute the most to its setting. Therefore, whilst the application proposals will lead to an alteration to the barn's wider setting and will cause 'less than substantial' harm to the building as a result, this will be at the lower end of the spectrum.</p>
	<p>5.11 The proposed development will involve the creation of a new vehicular access route from the High Road, north of the existing access to the farmyard, which will allow vehicles to access the proposed development from the north-west of the Site. This will cause an alteration to the historic access to the farmstead and farmhouse, although the existing route will still be retained and appreciable.</p>	<p>Church of St John the Evangelist - Grade II</p>
	<p>5.12 The introduction of built form to the south of the farmhouse will result in an alteration to the historic open, agricultural nature of its setting. As discussed within Section 4 of this report, the farmhouse gains much of its significance from its age and historic fabric. Its setting has been altered through the centuries, with the encroachment of residential development to the south and south-west as the settlement of High Cross has expanded, and the introduction of the proposed development will be a continuation of this. There would be a limited awareness of the proposed development</p>	<p>5.17 The new development will be visible within wider views in which the church's spire is visible. These views are currently predominantly rural, and therefore the development will alter their character which will have an impact on the wider setting of the church. There would be a change in the character of the land surrounding the church, moving from an open setting</p>

<p>to a built one, but there are few distant viewpoint where such impacts would be seen. There is a footpath which runs alongside the southern boundary of the proposed development (and the church spire is partially obscured by mature boundary planting) but there are no long term views from the north. Whilst there is a view from Ermine Street when travelling south, the proposed development would be seen to the left of the view and would not affect the ability to appreciate such a view (which can only be appreciated from a vehicle). Further, in such views along Ermine Street, there is already an awareness of modern residential development.</p>	<p>5.24 The new development is located to the east of the primary school plot, and will include an expansion zone for the school.</p>	<p><u>Considerations against Legislation and Policy</u> Statutory Duties</p>
<p>5.18 The key elements of the church’s setting, as discussed within Section 4, are its churchyard and its proximity and connection to the village. These will not be altered as part of the proposed development, which will continue the trend of eastwards expansion of the village as has already occurred with the Poplar Close and Chestnut Grove developments in recent decades.</p>	<p>5.25 The setting of the school, as discussed within Section 4, has been much altered since its construction, with notable modern development within its own plot as well as to the north with the dwellings along High Road. The modern school buildings sit between the listed building and the Site, and tall hedging lines the boundary. Therefore visibility of the proposed development in conjunction with the school will be limited.</p>	<p>5.31 The Planning (Listed Buildings and Conservation Areas) Act 1990 places duty upon the decision maker in determining applications for planning permission to have special regard to the desirability of preserving the character and appearance of conservation areas.</p>
<p>5.19 The footpath that runs from the edge of the churchyard and along the south of the Site will lead from the heavily treed, insular churchyard to the new urban area of the development, although there will be buffering provided by the primary school expansion zone, cemetery expansion zone and SUDs area. These are areas which would introduce ‘man made’ elements and changing the open agricultural setting to one that has built/engineered elements.</p>	<p>5.26 Whilst the proposed development will alter the current open character of the area to the east of the school, this openness does not contribute to the school’s significance. As such, the development will preserve the significance of the listed building.</p>	<p>5.32 This statement has identified the significance of the designated heritage assets which could be affected by the application proposals. This has concluded that the application proposals would preserve the significance of the grade II listed Rectory and High Cross Puller Memorial CofE Primary school. In these cases, the statutory duty would be met.</p>
<p>5.20 The masterplan proposals have been designed to create views of the church spire from the north-east through the viewing corridor that forms part of the scheme design. This will allow for the significance of the church to be better revealed from a new vantage point.</p>	<p>Mitigation</p>	<p>5.33 In respect of the grade II* Sutes Farmhouse, grade II listed Barn at Sutes Farmhouse and the grade II listed Church of St John the Evangelist, it has been concluded that the application proposals would cause a degree of harm to their significance as a result of the change within the setting replacing their current open setting with one that is built. In this regard, consideration is therefore given the NPPF and the planning balance.</p>
<p>5.21 Overall, the resulting alteration to the open character of the church’s setting to the north east will lead to a ‘less than substantial harm’ to the Church of St John the Evangelist and at the lower end of the scale.</p>	<p>5.27 As a result of the ongoing dialogue between the heritage consultant, landscape consultant and the masterplanner, careful consideration has been given as to the means through which the identified harm could be mitigated. This mitigation is in built into the scheme. That is, having found an element of harm, or the potential to cause harm, we have worked with the designer to ensure that the resultant masterplan for the site responds appropriately to the setting of the listed buildings.</p>	<p>NPPF (2023)</p>
<p>The Rectory - Grade II</p>	<p>5.28 Significant green buffers have been introduced as part of the proposed development to ensure that the farm buildings to the north retain an element of their rural, open setting. Further, planting will provide some screening in views of the new development, which will soften the built form and reduce any perceived visual impact.</p>	<p>5.34 The significance of the heritage assets (both designated and non-designated), as required by paragraph 194 of the NPPF, has been set out in Section 3 of this report. In accordance with paragraph 197 of the NPPF, the application proposals will cause a degree of harm to the grade II* Sutes Farmhouse, the grade II listed Barn at Sutes Farmhouse and the grade II listed Church of St John the Evangelist.</p>
<p>5.22 The proposed development will be located to the north of the Rectory. Due to the dense planting at the boundary of the Rectory, as well as the proposed dwellings being set back from the southern end of the Site boundary, there will be minimal inter-visibility between the listed building and application proposals.</p>	<p>5.29 The height of the dwellings will be a maximum of 2.5 storeys. Only key buildings for the development will reach this height, and will be concentrated within the middle of the development to limit visual impact on the surrounding assets. The vast majority of the proposed built form will lie at 2 storeys. There will be a feathering of the development towards the edges to help assimilate the development with the surrounding open spaces. As a result, the visual appearance of the proposals will be reduced.</p>	<p>5.35 This harm would, for the purposes of the NPPF, be ‘less than substantial’. In respect of the ‘spectrum’ of harm, this would be at the lower end of the scale for the identified heritage assets. This finding of harm is the result of the change in the surroundings to the listed building, with the change in character from an open setting to a built one.</p>
<p>5.23 As discussed within Section 4, the most significant elements of the Rectory’s setting are its own plot and its connection to the Church to the west. These elements will not be affected as a result of the proposed development, and as such the significance of the listed building will be preserved.</p>	<p>5.30 The proposed development will introduce a mound towards the north-east of the Site, from which views will be afforded directly towards the spire of the Church of St John the Evangelist. This will enable a public appreciation of the church from a new vantage point and better reveal its significance.</p>	<p>5.36 Throughout this statement, we have identified that there are several assets where as a result of change within their setting (i.e. an indirect effect), there would be an element of harm to significance. In all cases, and in relation to the NPPF, this harm, would be ‘less than substantial’. This engages paragraph 202 of the NPPF for designated assets which requires a balance of harm against benefits.</p>
<p>High Cross Puller Memorial CofE Primary School</p>		<p>5.37 In considering the degree of harm, it must be noted that this does not solely relate to visual effects only. Our assessment of setting, and the contribution made to significance follows guidance as set out in Historic England’s Good Practice Advice Note 3 (Setting of Heritage Assets) and highlights that setting can change over time and is also multi faceted.</p>

## 6. Conclusions

---

- 5.38 Concluding that the Proposed Development causes an element of harm to significance (in this case by virtue of change within the setting of heritage assets) does not automatically equate to refusal. Instead, as the NPPF advocates, any harm can be balanced against the wider public benefits of the scheme. Public benefits are defined in paragraph 8 of the NPPF and are defined as anything that meets environmental, economic and social objectives. This can include, but is not limited to, heritage benefits.
- 5.39 In considering the 'less than substantial' harm, and as defined by high court judgements and appeal decisions, great weight should be given to the statutory duty, particularly that special consideration should be given to preservation of the asset. It has been established by high court judgements and appeal decisions that consideration should also be given to the means through which that harm can be minimised and mitigated. In this case, and as set out in the Heritage Statement, mitigation is in built into the design. That is, that during design development, when an adverse impact has been identified, consideration is given as to how that impact can be reduced and whether it is absolutely necessary to deliver the scheme and the identified public benefits.
- 5.40 In this respect, to assist the decision maker, we have given special regard to the statutory duty through the inbuilt design mitigation and an iterative process which ensures that the resultant scheme has responded to the surrounding heritage context. This is represented through the submitted parameter plans which define the envelope of the dwellings and give certainty to the conclusions on the heritage effects.
- 5.41 The planning balance, in line with paragraph 202, is undertaken in the submitted Planning Statement.
- Local Policy  
East Herts District Plan (2018)
- 5.42 In line with Policy HA1 of the East Herts District Plan, the application proposals will preserve the Rectory and High Cross Puller Memorial CofE Primary School. In addition, the 'less than substantial' harm caused to Sutes Farmhouse, the Barn at Sutes Farm and the Church of St John the Evangelist will be weighed against the public benefits of the proposal within the accompanying Planning Statement.
- Thundridge Neighbourhood Plan (2021)
- 5.43 In accordance with policy THE1 of the Neighbourhood Plan, the significance, historic fabric and contribution of setting of the identified heritage assets has been undertaken within this report, and the proposals will conserve the Rectory and High Cross Puller Memorial CofE Primary School and their settings. Furthermore, the adverse impacts of the proposed development on Sutes Farmhouse, the Barn at Sutes Farm and the Church of St John the Evangelist and their setting has been set out; accompanied by the proposed mitigation measures that are a key part of the scheme.
- 6.1 In accordance with the requirements of the NPPF (2021), the heritage assets that will be affected by the application proposals have been identified and their significance described. Consequently, a clear understanding of the significance of the surrounding heritage assets, inclusive of Sutes Farmhouse, Barn at Sutes Farm, the High Cross Puller Memorial CofE Primary School, the Church of St John the Evangelist and the Rectory, has closely informed the proposals.
- 6.2 Overall, there will be a low level of 'less than substantial' harm caused by the application proposals to Sutes Farmhouse, the Barn at Sutes Farm and the Church of St John the Evangelist. This is mostly due to the alteration of the current open, rural nature of the Site, which forms part of the wider setting of these assets. The Rectory and Primary School will be preserved as a result of the proposals. As detailed within Section 5 of this report, a number of measures have been built into the scheme to mitigate the harm identified, and the wider planning balance is detailed in the submitted Planning Statement.



## Appendix A: Heritage Planning Policy Context

---

## Legislation

### Planning (Listed Building and Conservation Areas) Act 1990

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

Recent case law<sup>1</sup> has confirmed that Parliament’s intention in enacting Section 66 (1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means “to do no harm”. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits

as required by national planning policy. This can also logically be applied to the statutory tests in respect of conservation areas. Similarly, it has also been proven that weight must also be given to heritage benefits.

### National Planning Policy

#### National Planning Policy Framework (NPPF) September 2023

The National Planning Policy Framework (NPPF) was most recently published on the 5<sup>th</sup> of September 2023 and sets out the Government’s planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining Planning Applications, the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the ‘golden thread’ which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets, as set out in paragraph 11 of the NPPF. Within section 12 of the NPPF, ‘Achieving well-designed places’, Paragraphs 126 to 136, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 16, ‘Conserving and Enhancing the Historic Environment’, Paragraphs 189-208, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local

character and distinctiveness;

- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 191 of the NPPF states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In order to determine applications for development, Paragraph 194 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 195, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 196 adds that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraphs 199 to 204 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 199 emphasises that when a new development is proposed, great weight should be given to the asset’s conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

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

Paragraph 203 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 204 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their

<sup>1</sup> Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) Historic England (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014



significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 207 importantly clarifies that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Adding, loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage (now Historic England) defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

#### National Guidance

##### Planning Practice Guidance (NPPG) 2019

Planning Practice Guidance (PPG) was introduced by the Government as a web-based resource on 6th March 2014 and is updated regularly, with the most recent update on 23rd July 2019. The PPG is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many

cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The PPG makes clear that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Finally, the PPG provides in depth guidance on the importance of World Heritage Sites, why they are important and the contribution setting makes to their Outstanding Universal Value. The PPG also provides guidance on the approaches that should be taken to assess the impact of development on the Outstanding Universal Value of World Heritage Sites.

#### Historic England Guidance - Overview

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets (December 2017).

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents, Historic England has published several core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'HEAN1: Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)', 'HEAN2: Making Changes to Heritage Assets' (25th February 2016) and 'HEAN3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these 'HEAN4: Tall Buildings' (December 2015), 'HEA:#N7: Local Heritage Listing: Identifying and Conserving Local Heritage (Second Edition, January 2021), 'HEAN10: Listed Buildings and Curtilage' (21st February 2018) and, 'HEAN12: Statements of Heritage Significance' (October 2019). Collectively, these Advice Notes provide further information and guidance in respect of managing the historic environment and development within it.

Historic England Good Practice Advice Note 1 (GPA1): The Historic Environment in Local Plans (March 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that 'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;

2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)

This is used to understand the surroundings of a heritage asset which may contribute to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates ‘Seeing the History in the View’ (2011) and ‘Setting of Heritage Assets’ (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

The guidance emphasises that setting is not a heritage asset, nor a heritage

designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset’s surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, as well as further weighing up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a ‘5-step process’ in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Historic England Advice Note 1 (HEAN1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)

First published by English Heritage March 2011 as: Understanding Place: Conservation Area Designation, Appraisal and Management and republished as Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 2016, Historic England Advice Note 1 (HEA): Conservation Area

Appraisal, Designation and Management (Second Edition, February 2019) continues to support the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

This second edition updates the advice in light of the publication of the 2018 National Planning Policy Framework and gives more information on the relationship with local and neighbourhood plans and policies. It is also re-ordered, to underline the staged approach to the appraisal, designation and management of conservation areas, while continuing to offer advice on managing conservation areas so that the potential of historic areas worthy of protection is fully realised. It has also been updated to give more information on innovative ways of handling conservation appraisals, particularly community involvement beyond consultation, character assessment and digital presentation.

This document identifies different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
- Those linked to a particular industry or individual with a particular local interest;
- Where an earlier, historically significant, layout is visible in the modern street pattern; Where a particular style of architecture or traditional building materials predominate; and
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, and often beneficial, and this document provides guidance in respect of managing change in a way that conserves and enhances conservation areas. It also identifies ways in which suitable areas can be identified for designation as new conservation areas or extensions to conservation areas through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations.

Historic England Advice Note 2 (HEAN2): Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate

new use. This document states that ‘an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners’ needs is therefore essential’. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset’s compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- Restoration;
- Addition and alteration, either singly or in combination; and
- Works for research alone.

Historic England Advice Note 3 (HEAN3): The Historic Environment and Site Allocations in Local Plans (October 2015)

This document provides information for those involved in the site allocation process, particularly when implementing historic environment legislation, relevant policy within the NPPF and related guidance found within the Planning Practice Guidance (PPG).

The inclusion of sites within a Local Plan can provide the opportunity to ensure that new development will avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. Furthermore, this document highlights the ways in which the process of site allocation may present opportunities to better reveal the historic environment. It sets out a five-step methodology which can assist in appropriate site selection:

Step 1: Identify which heritage assets are affected by the potential site allocation;

Step 2: Understand what contribution the site (in its current form) makes to the significance of heritage asset(s);

Step 3: Identify what impacts the allocation might have on that significance;

Step 4: Consider maximising enhancements and avoiding harm; and

Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF’s tests of soundness.

Historic England Advice Note 4 (HEAN4): Tall Buildings (March 2022)

This document updates and supersedes ‘Historic England Advice Note 4: Tall Buildings, first edition (2015)’, which in turn superseded the ‘Guidance on Tall Buildings’ (2007) previously published by English Heritage and CABE. The 2007

guidance provided an explanation as to the approaches that the two organisations take when evaluating tall buildings proposals.

Due to their size and widespread visibility tall buildings can significantly affect the character, appearance and identity of towns and cities. When positioned within the right locations and designed to a high standard they can provide excellent examples of architecture and make a positive contribution to the townscape and urban life of an area. Tall buildings situated within the wrong area and/or not well-designed, however, can harm the valuable qualities of a place.

Historic England notes that the definition of a ‘tall building’ is informed by the surrounding townscape. For example, a ten-storey structure within neighbourhood of two-storey buildings is thought of as a tall building by comparison, whereas the same building proposed within the built-up city centre may not.

As previously discussed, Paragraph 193 of the NPPF makes clear that ‘great weight’ is attached to the conservation of designated heritage assets, including their settings and, furthermore, the design policies found in Paragraphs 124 to 132 reference the importance of good design which responds to local character and history, as well as the importance of integrating new buildings into the historic environment.

This document endorses the plan-led approach included within the NPPF which encourages LPAs to identify locations where tall buildings could be acceptable and generally consider the scope for tall buildings when producing Local Plans. This document outlines the advantages of including tall building policies within Local Plans.

In terms of planning applications, it advocates discussing proposals with the LPA and Historic England at an early stage, in accordance with Paragraphs 39-46 of the NPPF. Furthermore, a clear and concise checklist of application documents is included.

The following design criterion is provided in order to assist applicants in design development:

- The response to local context;
- The impact on the local environment;
- Architectural quality;
- Functional design;
- Sustainable design and construction;
- A well-designed inclusive environment;

Furthermore, it is essential that a scheme of high quality will have a positive relationship with the following:

- Topography;
- Character of place;
- Heritage assets and their settings;
- Height and scale of development (immediate, intermediate and town-or-city-wide);
- Urban grain and streetscape;
- Skyline;
- Existing prominent or tall buildings of importance or merit;
- Green and blue spaces;
- Important views.

Historic England Advice Note 7 (HEAN7): Local Heritage Listing: Identifying and Conserving Local Heritage (Second Edition, January 2021)

First published by English Heritage in 2012 under the title ‘Good Practice Guide for Local Heritage Listing’, HEAN7: Local Heritage Listing: Identifying and Conserving Local Heritage supersedes the first edition of the published guidance; Historic England Advice Note 7: Local Heritage Listing (2016), reflecting the changes made to the Planning Practice Guidance in 2019.

The updated advice seeks to support communities and local authorities in the introduction of a local heritage list in their area or for those wishing to make changes to an existing list which may have already been adopted. It observes the value of a local heritage list and seeks to adopt a consistent and accountable approach to the identification and management of heritage assets at a local level.

Historic England notes that inclusion on a local heritage list based on sound evidence and criteria delivers a consistent and accountable way of recognising non-designated heritage assets, no matter how they are identified, to the benefits of good planning for the area and of owners, developers and others wishing to understand local context fully. By providing clear and up-to-date information, backed by policy set out in the NPPF (2019), a local heritage list which has been available on the website of a local planning authority and via the Historic Environment Record (HER) provides clarity on the location and identification of non-designated heritage assets.

Regarding the identification of non-designated heritage assets, Historic England builds on the guidance set out in Planning Practice Guidance (2019) in defining a non-designated heritage asset, highlighting that they can be identified in several ways, including:

- Local Heritage Lists;

- Local and Neighbourhood Plans;
- Conservation Area Appraisals and Reviews;
- Decision-making on planning applications.

Whilst the advice notes that planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, it highlights that they are still important, referring to the importance of paragraph 197 of the NPPF (2019), which requires local planning authorities to take into account the desirability of sustaining and enhancing the significance of such heritage assets.

This document draws on good practice across the country in developing a new local heritage list or making improvements to an existing one. Importantly, this advice should be seen as a starting point. In order to remain flexible enough to respond to local needs, decisions on the ways in which assets are identified, and the system adopted for managing the local heritage list, are matters for local planning authorities and their communities. This advice does, however, set out methods for setting up and managing a local list to provide ideas on how this might be done, including providing a clear criterion setting commonly applied selection criteria for assessing the suitability of assets for inclusion in a local heritage list.

Historic England Advice Note 10 (HEAN10): Listed Buildings and Curtilage (February 2018)

HE10: Listed Buildings and Curtilage provides advice on assessing whether a building has a curtilage and what that curtilage might/may include. It provides hypothetical examples to assist in that assessment and is based on current legislative provisions in the Planning (Listed Building and Conservation Areas) Act 1990 and consideration of listed buildings and curtilage in legal cases.

In general terms, the guidance defines the curtilage of a building (the principal listed building) as any area of land and other buildings that are around and associated with that principal building. It sets out that the courts have stated that there are three key factors to be taken into account in assessing whether a structure, building or object falls within the curtilage of a listed building:

- The physical layout of the listed building and structure;
- Their ownership, both historically and at the date of listing;
- The use or function of the relevant buildings, again both historically and at the date of listing.

It is important to note that the law (Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990) states that listed buildings identified on the National Heritage List for England also includes any ancillary objects or structures within the curtilage of the building, which forms part of the land and has done so since before 1st July 1948. Ultimately, it will be for the Local Planning Authority to reach a conclusion as to whether or not buildings are within a particular curtilage,

and ultimately a matter for the courts to determine if that decision is thought unreasonable.

Historic England Advice Note 12 (HEA12): Statements of Heritage Significance (October 2019)

HEA12: Statements of Heritage Significance covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

The document states that understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. It explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England Advice Note 16 (HEAN 16): Listed Building Consent

HE16: Listed Building Consent provides advice on how to judge whether proposals require listed building consent and how to make informed applications for this. It also advises on what works are likely to need listed building consent or not, and provides guidance on submitting successful applications.

The note emphasises the importance of understanding the significance of a listed building and where it gains its special interest, and recommends the assistance of heritage professionals to increase the likelihood of a successful listed building consent application, as well as utilising contractors who have experience with historic buildings to carry out works.

It provides a reminder of the relevant policies that are laid out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular sections 7,8 and 9), the NPPF and the PPG. The note's 'Annex 1' provides examples of common scenarios involving proposals of works to a listed building, and advises as to whether or not these would require listed building consent. Additionally, a table of potential proposed works is laid out with guidance as to what would not require an application for listed building consent and what exceptions there are likely to be.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5 and is currently in the process of being updated. Nevertheless, it remains relevant to the current policy regime in that emphasis is placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets.

The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

Local Policy

The East Herts District Plan (2018)

The East Herts District Plan was adopted in 2018 to outline the framework for development within the district between 2011 and 2033, with an emphasis on sustainable development. Part 1 of the Plan contains strategic policies and those relevant to specific sites and settlements, and Part 2 consists of the Development Management Policies to be used by the Council when determining planning applications. The relevant policies relating to heritage are laid out below.

Policy HA1 - Designated Heritage Assets

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

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

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. "

Thundridge Neighbourhood Plan (2021)

The Thundridge Neighbourhood Plan was adopted in July 2021, and forms a Supplementary Planning Document (SPD) for East Herts Council to utilise when making decisions on planning applications. The relevant policies relating to heritage are laid out below.

Policy THE1 - Designated Heritage Assets

I. Proposals for development which have an impact on designated heritage assets "in the parish... should take account of the historic fabric, the significance of the asset and the contribution of its setting to that significance. Proposals should conserve or where appropriate enhance the asset and its setting.

II. A statement setting out any adverse impacts on the asset and its setting, along with any proposed mitigation measures will be required."



# SmithJenkins

PLANNING & HERITAGE

3rd Floor  
News Building  
3 London Bridge Street  
London  
SE1 9SG

7 Canon Harnett Court  
Wolverton Mill  
Milton Keynes  
MK12 5NF

[www.smithjenkins.co.uk](http://www.smithjenkins.co.uk)

© 2023 Smith Jenkins Ltd. All rights reserved. The information contained in this document is proprietary to Smith Jenkins and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Smith Jenkins Ltd and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Smith Jenkins. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.