



HERITAGE STATEMENT

Proposed erection of one barn style dwelling with demolition of existing swimming pool and related buildings with new vehicular access to the street.

Land to west of Fox and Hound House, Bromley Lane, Standon, Ware SG11 1NX

December 2023



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Appendix 1 List description of Fox and Hounds House



1 Introduction

1.1 Brighter Planning Ltd have been instructed to undertake a Heritage Statement in support of a planning application for the development of a new dwelling on land to the west of Fox & Hounds House. The site is in Bromley a small hamlet outside of Standon.

1.2 Fox & Hounds House is a Grade II Listed Building dating from the C17. It was formerly an inn but is now a single-family dwelling. The property is a timber framed and pargetted building with a shingle-covered roof. The plot where the house is proposed forms an extended garden area for the house and it currently contains a pool and pool house structure, the latter was granted permission in 1997. It is not in a Conservation Area.

1.3 This statement seeks to meet the requirements of the local heritage policies and the national guidance set out in the NPPF (2023). It has identified the heritage assets in the locality and evaluated their heritage value and significance. A heritage impact assessment has been undertaken to consider the potential impact of the proposed development on the setting of the identified heritage assets, notably The Fox and Hounds House. The proposals have been considered both in terms of any harm resulting to the heritage assets and their setting, any mitigation measures proposed and any heritage or public benefits flowing from the proposals.

1.4 This statement is not meant to be an archaeological report for the site.

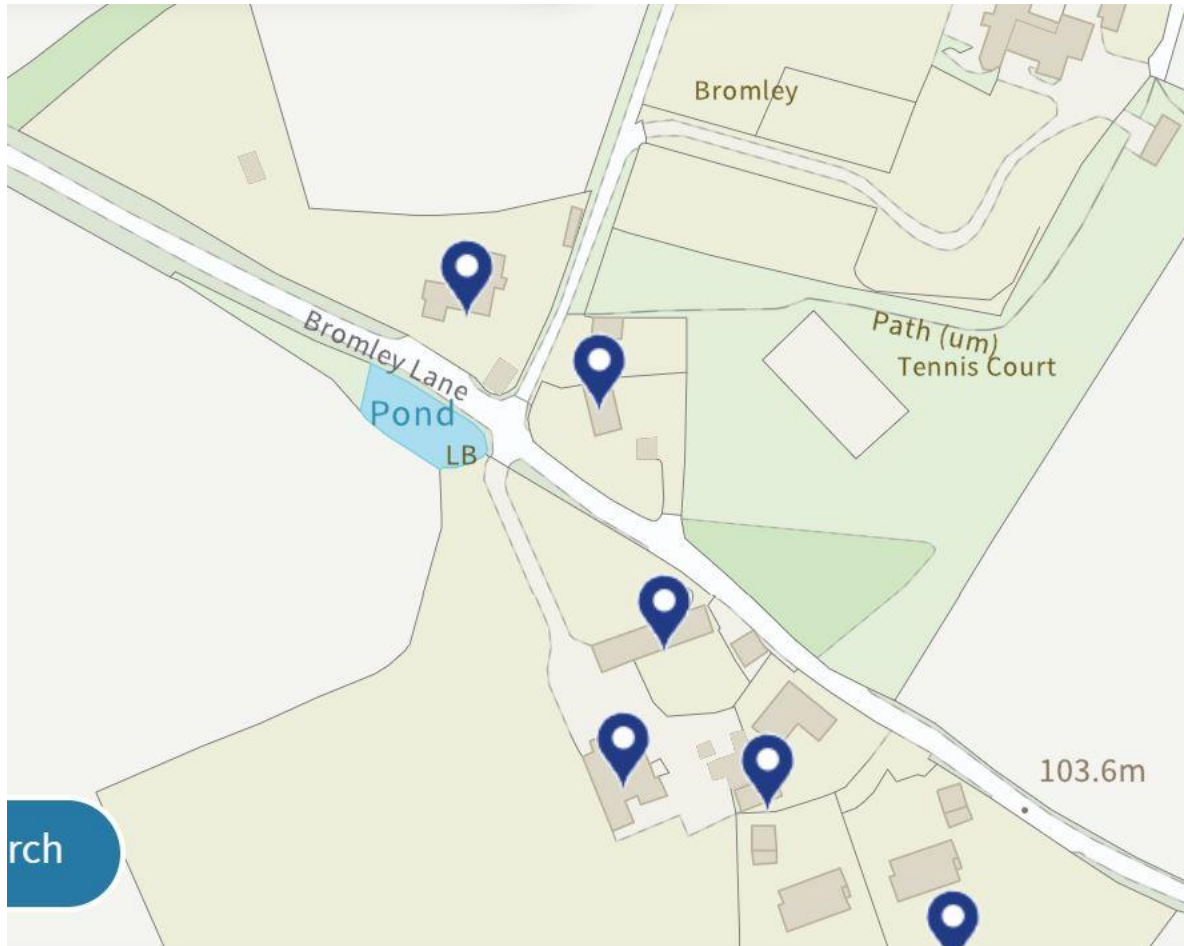
1.5 A site visit was undertaken in July 2023 when the photos which illustrate this report were taken.

1.6 This statement should be read in conjunction with the following documents:

- Drawings prepared by Ian Abrams Architects
- Design & Access Statement - Ian Abrams Architects
- Planning Statement – LRA Planning



2 Identified Heritage Assets



Extract from Historic England web site

2.1 The following heritage assets are identified in the locality:

Listed buildings

2.2 The application site is part of a group of historic buildings which line Bromley Lane. Fox and Hounds House is the most westerly of six Listed Buildings.



Fox and Hounds House



Fox and Hounds House principal elevation

2.3 The property is a Grade II Listed Building which the listing dates from the C17. It is a timber framed building with pargetted render and a shingle covered roof. The property is two storey and the maps in Section 3 below show it was originally linear in form then developed into an L-shaped plan form with a front wing. In the late C20 it has been extended with a rear wing.

Bromley Hall Cottage

2.4 To the east of Fox and Hounds House is this Grade II Listed Building. It dates from the C18 and is timber framed with weatherboarding.



Bromley Hall Farm and Bromley Barn and outhouse, granary, and pump

2.5 A group of four separate Grade II heritage assets are located to the southeast of the site and focused on Bromley Hall. The hall was formerly a farmhouse and dates from the C17 and is timber-framed with pargeting with a red tiled roof.

Conservation Area

2.6 The site is not located within a Conservation Area.

Herts HERS

2.7 There is no entry for the application property in the Heritage Gateway.



3 Brief History of the Site and its Context

3.1 The application site is within the Parish of Standon which covers nearly 8000 acres to the northeast of Ware. Bromley Hall or Brometts was a manor within the Parish recorded from the C15 onwards. Bromley is a hamlet to the eastern side of the Parish.

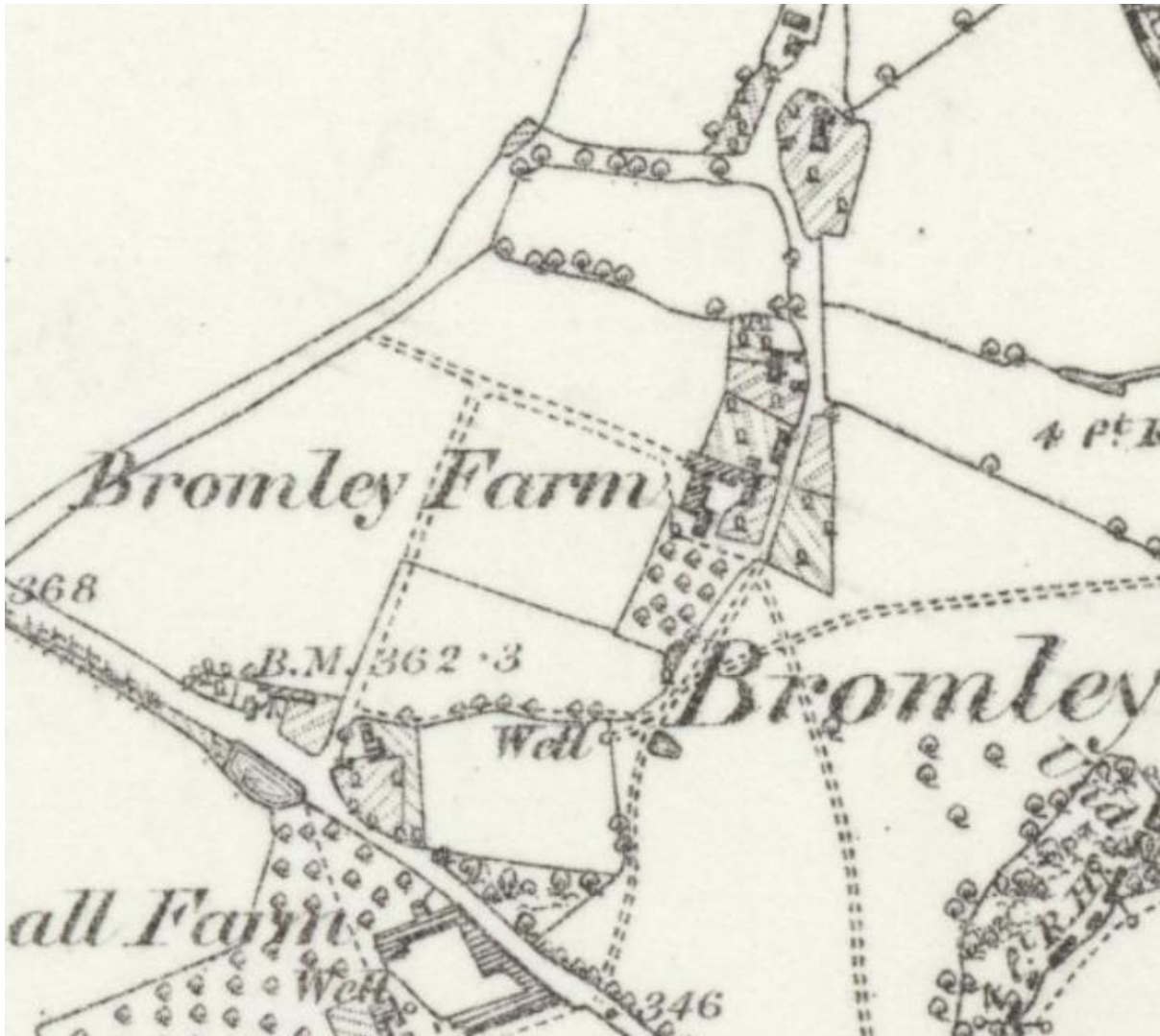
Fox and Hounds Inn

3.2 Records exist of the property being used as a beer house from 1891. The property is known to have been in use as an inn up until the 1980's when it became a single-family dwelling. It was Listed in 1983 and at the time of Listing it is noted as being a former inn and now a house.

Map regression

3.3 A series of three Ordnance Survey Maps (OS) have been used to trace how this area developed from the late C19 to the 1920's.



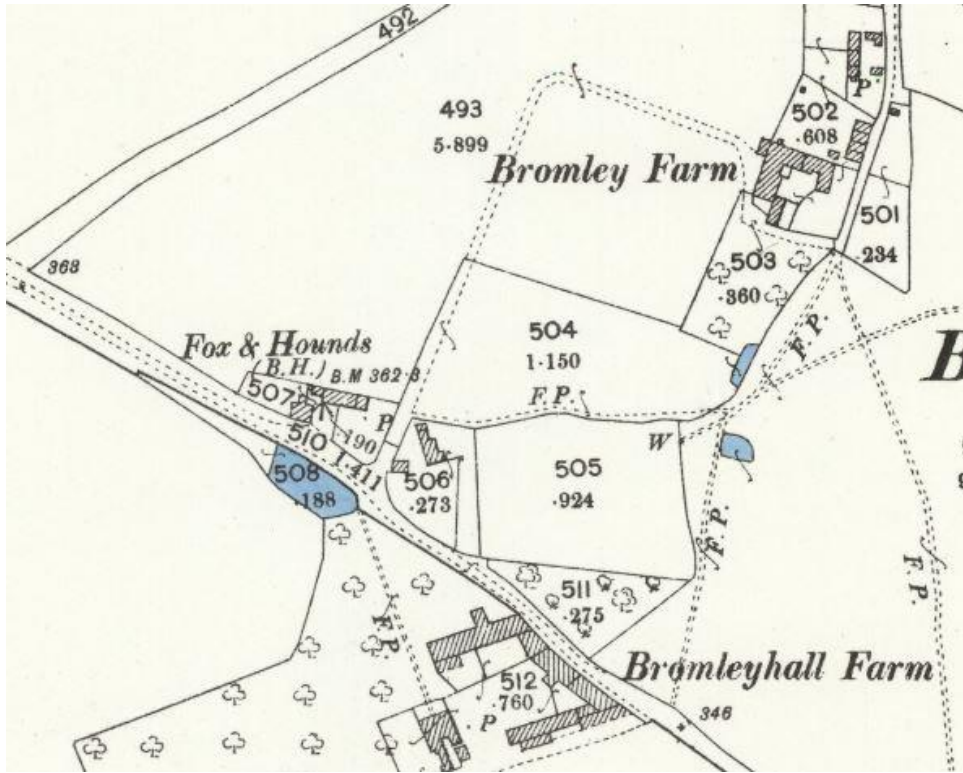


1878 survey Published 1883 Six-inch OS map Herts XXII (Reproduced with permission of National Library of Scotland)

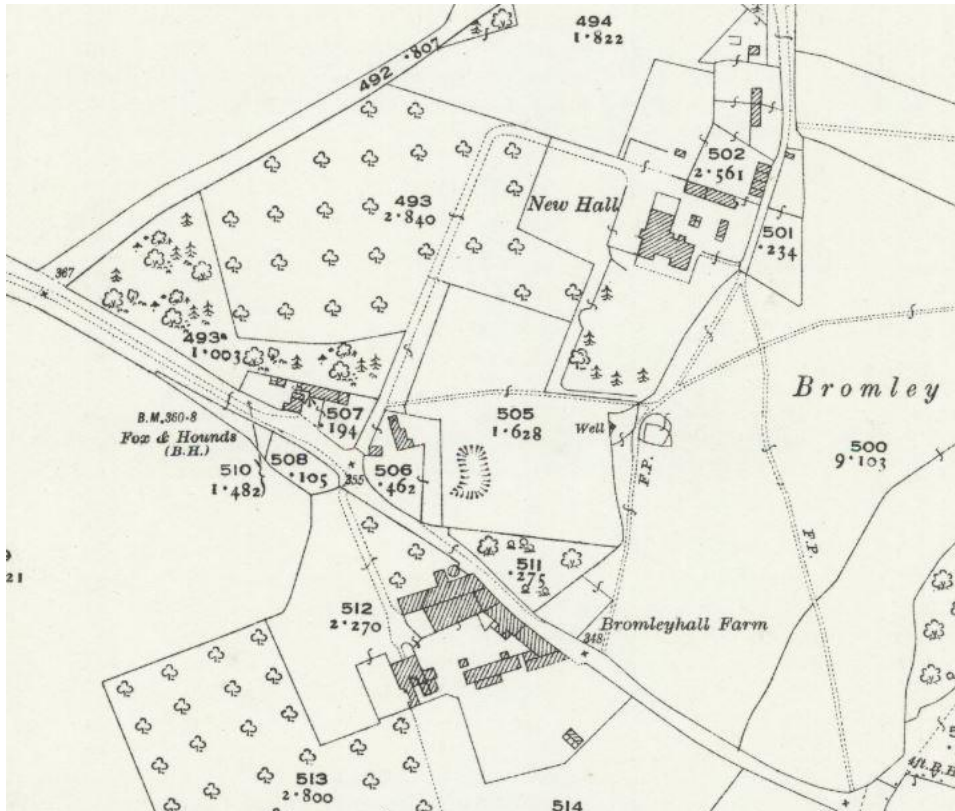
3.4 The first map is the OS map dating from 1897 in the Six-inch series. This does not identify the building as an Inn and the map appears to show it in use as a row of cottages – presumed to be farmworkers accommodation given the location between the two farms in the hamlet of Bromley Farm later named New Hall and Bromley Hall Farm.

3.5 The second map of 1897 at the more detailed twenty-five-inch scale does identify the building as a beer house. The pond on the opposite side of the road is clearly denoted being coloured in blue.





1897 Twenty-Five-inch OS map (Reproduced with permission of National Library of Scotland)



1923 Twenty-Five-inch OS map (Reproduced with permission of National Library of Scotland)



3.6 The final map dates from 1923 and the building is still identified as a Beer House.

3.7 On all the maps the application site to the west of the inn is shown as being outside of the clearly defined curtilage of the property. The site is denoted on the 1923 map as woodland adjacent distinct from the orchard area to the north associated with New Hall.

Relevant Planning History

3.8 The relevant planning history is summarised as follows:

Reference	Proposal	Date	Decision
3/90/1098/LB 3/90/1097/FP	Two storey extension to dwellinghouse	June 1990	Approval
3/92/0515/FP	Erection of detached house and garage – Land adj Fox & Hounds	June 1992	Withdrawn
3/92/1157/FP	Erection of detached house and double garage – Land adj	Aug 1992	Approved
3/97/0428/FP	Demolition of pool room and erection of new pool room	March 1997	Approved
3/13/1083/FP	Closure of existing vehicular access and open up original access and install new gates	January 2014	Approved



3.9 It is noted that planning permission has been granted in the past (1992) for a detached house and garage on land adjacent to the site. The principle of development and the local planning policy context is covered in the Planning Statement.



4 Assessment of Significance

4.1 The NPPF (2023) sets out in paragraph 194 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.’

4.2 Heritage assets and significance are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic, or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

4.3 Heritage interests are defined as follows:

***Archaeological interest** in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point (NPPF 2nd ed., Annex 2)*

***Architectural and artistic interest** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture. (NPPG para 006)*

***Historic interest** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)*

4.4 Setting is defined in Annex 2 of the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make



a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.5 Historic England's 'Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets' (2nd ed. 2017) (GPA3) makes it clear that setting is not a heritage asset and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.

Fox and Hounds House

4.6 The heritage value of the existing building is assessed.

Archaeological interest - High

4.7 The standing building of Fox and Hound House contains dateable features to show it is C17 in origin. The application site does not appear to have had any buildings on it prior to the development for a swimming pool.

Architectural and artistic interest- High

4.8 Being a Grade II Listed Building, Fox and Hounds House is of national significance. It is an example of a vernacular rural building which uses local decorative techniques such as pargetting.

Historic Interest - Moderate

4.9 The past use as an inn means that there has been public access to the building for around 100 years and the site is thus part of collective local memories.



Contribution of the application site to the setting of the listed building



Pool house looking east towards the house

4.10 The historic maps illustrate that the existing property had its curtilage confined to the eastern part of the site. This remains the historic curtilage and this corresponds with the blue line on the block plan. Further land has been acquired and this now forms part of the existing residential curtilage for the property. The application site is already defined by a post and rail fence denoting the two halves of the site.

4.11 The western part of the site is enclosed by mature trees with a swimming pool/changing rooms and tennis court. The intervisibility between the two halves of the site is limited due to the shape of the plot and the hedge and tree enclosure to both sites.





Northwestern boundary and tennis court

4.12 A public footpath runs parallel to the northwestern boundary which as the photos illustrate is enclosed by mature trees. Views in and out of the site are limited by the existing planting.

4.13 The western half of the site has not historically been associated with the heritage asset. Today it provides an ancillary domestic garden setting to the Listed Building and forms part of the residential character of the hamlet distinct from the surrounding farmland. The contribution to the application site to the immediate setting of the Listed Building is limited due to the physical relationship of the two parts of the site and the mature screening on both halves of the site.



5 The Proposals

5.1 The application seeks the development of a detached barn style four-bedroom dwelling on the western parcel of the site with the removal of the tennis court and pool facilities which exist here. The building would be centrally located to the site thus enabling the existing hedging and trees to be retained to most of the site. The main element of the barn would be two storey and it would have a single storey wing.

5.2 In addition to the dwelling a cart lodge garage with a room in the roof space is proposed. The collection of the component elements of the proposed built form will create a courtyard arrangement on the site.



Site plan of proposed dwelling – Ian Abrams Architects



5.3 A new vehicular access is proposed to the southern boundary of the site.

5.4 For further details of the design concept for the house the Design & Access Statement should be referenced.



6 The Heritage Policy Context

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.3 The latest legislation passed this year is the Levelling up and Regeneration Act 2023. This aims to speed up the planning system and introduce reforms to the planning system but the exact details of these are yet to be issued as guidance or secondary legislation.

National guidance

6.4 National planning guidance is set out in the NPPF (December 2023). This document reinforces the requirement in planning law that applications must be determined in accordance with the development plan unless material circumstances indicate otherwise. There is a presumption in favour of sustainable development (paragraph 11) which has three objectives: economic, social, and environmental.

6.5 Section 5 of the NPPF 2023 includes a section on rural housing, with para 82 stating that Local Planning Authorities 'should be responsive to local circumstances and support housing developments which reflect local needs'. Paragraph 83 states '*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.*'

6.6 Section 12 of the NPPF covers achieving well-designed and beautiful places. Paragraph 131 states '*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good*



design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’.

6.7 Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment. Paragraph 203 directs local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

6.8 Paragraph 205 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to an asset’s conservation. Paragraph 206 states that any harm to or loss of significance of a designated heritage asset including from development within its setting should require clear and convincing justification. Paragraph 208 sets out the position where less than substantial harm to the significance of a designated heritage asset is held to occur. Any such harm should be weighed against the public benefits of the proposals.

6.9 The **National Planning Practice Guidance** (PPG), which is regularly updated on- line, provides additional government advice. This reinforces the policies set out in the NPPF. The guidance within Historic Environment 2019 includes what assessment should be undertaken on the impact of the proposals on the significance of heritage assets and how to assess harm. Para 020 defines what are meant by public benefits notably heritage benefits.

6.10 Heritage is also a material consideration in the **National Design Guide OGL** (2019). The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics. This includes context. Paragraph 38 states ‘*An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.*’ It advises that well-designed places are responsive to local history, culture, and heritage.



Local Plan Policy

6.11 The adopted Local Plan for the locality is the East Herts District Plan 2018. This has two parts, the strategic policies in Part 1 and the development policies in Part 2. The following heritage policies from Section 21 of the Plan are material:

- Policy HA1 Designated heritage assets
- Policy HA7 Listed Building

Neighbourhood Plan

6.12 There is an adopted neighbourhood plan for Standon. The site is within the rural area where Policy SP9 allows for limited infill provision for housing. Policy SP13 sets out the design criteria which includes being responsive to the local setting.

6.13 Policy SP4 Heritage assets states '*Designated heritage assets and their settings will be conserved in a manner appropriate to their significance.*

Historic England Guidance

6.14 The main guidance produced by Historic England of relevance to this application are:

- **The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (2017).(GPA3)**

This document sets out a methodology for assessing harm to the setting of heritage assets as part of the planning process, comprising a five-step process that applies proportionally to complex or more straightforward cases as follows:

- Step One identifies which heritage assets, and their settings, are affected.
- Step Two assesses whether, how and to what degree these settings contribute to the significance of the heritage assets.
- Step Three assesses the effects of the proposed development on that significance.
- Step Four explores ways to minimize harm.
- Step Five is the making and documenting of the decision.



6.15 This means of assessment has been used in the following Section to assess the potential impact of the proposed development.



7 Heritage Impact Assessment

7.1 There is no direct impact on the identified heritage asset of the listed former inn to the eastern half of the site. The key issue here is therefore one of setting.

Setting

7.2 This impact assessment therefore focuses on the potential impact on the setting of the listed building. The other identified heritage assets in Section 2 above are to the east and southeast of the site and thus the Fox and Hounds is the closest heritage asset to the site. This statement has sought to follow the methodology set out by Historic England in GPA3 and includes the following:

Step 1 – the heritage assets and their setting on or adjacent to the site have been identified in section 2 and 3 above.


Step 2 - The degree to which the setting contributes to the significance of the heritage assets. This is considered using the checklist of potential attributes using those relevant from the Historic England guidance in the following table.

Potential attributes/ experience	The site	Consideration of impact of the proposal
Proximity to the asset	The new dwelling will be to the west of the existing building. The shape of the plot means that the new building will be located away from the listed building in a location with limited intervisibility with the heritage asset and well screened with existing trees and hedging.	Limited impact



Position in relation to topography	The two halves of the site are generally level.	No change
Inter-relation of the asset with other assets	<p>The site is visually self-contained with all the boundaries well screened by mature trees and hedges. The shape of the site has a natural division along the pinch point of the site. The unusual shape of the plot means that there is little visual connection between the two halves of the site.</p> <p>The old maps illustrate that there was no historic functional link of the inn with this part of the site.</p>	<p>No direct harm</p> <p>Potential harm is mitigated by the location of the development and the screening to the boundaries of the two parts of the site.</p>
Key views	The main views from the listed building are to the side and rear garden which will be retained with the property and not towards the application site. The pool and tennis court structures which are located on this part of the site do not intrude on the setting of the Listed building.	No change




	 <p data-bbox="472 712 893 745"><i>View in street scene looking east</i></p>	
<p data-bbox="204 824 357 857">Orientation</p>	<p data-bbox="472 824 1066 992">The new dwelling will have a north south orientation with the narrow gable end of the two-storey element closest to the curtilage of the heritage asset.</p> <p data-bbox="472 1043 1090 1167">The inward-looking courtyard arrangement also seeks to mitigate the outward impact of the proposals.</p>	<p data-bbox="1134 824 1369 947">Orientated to mitigate potential impact</p>
<p data-bbox="204 1249 336 1283">Openness</p>	<p data-bbox="472 1249 1107 1608">The site has a strong level of enclosure. There are glimpses into the site from the street and the footpath running parallel to the northern boundary. Generally, the awareness in the public realm is of the trees which are on the site and define all the boundaries of the site. The new vehicular access point will create a new vista into the site from the street.</p> <p data-bbox="472 1659 1090 1827">Given the position of the site within the hamlet, built form in this location will not be out of keeping with the pattern of development along the road.</p>	<p data-bbox="1134 1249 1337 1462">No change to degree of screening aside from the new access point</p>



Degree of change over time	The western part of the site has only become developed in the late C20 when the land became associated with the new use of the heritage asset as a dwelling.	The site is previously developed in a low-key form with development ancillary to the dwellinghouse The division of the plot will not significantly alter the current land use pattern on the site
Prominence or dominance of the development	The new dwelling has been designed to be subservient and regressive in the limited views to the former inn and from the public realm. The barn style of dwelling echoes the pattern of development in the locality and reflects the rural context of the site.	Indirect harm minimised by scale, location, and form of the new building.
Competition with the asset	The design, form, setback location and the choice of suitable materials for the barn style new dwelling ensures this will not compete with the Listed Building visually or the distinctive character of the area.	Indirect harm minimised by design
Visual permeability	The site is heavily enclosed with trees/hedges notably to the boundaries and to the western side of the plot adjacent to the public footpath. All of trees are to be retained except for where the new access is to be formed	Low degree of change mitigated with new planting to the entrance drive



<p>Introduction of movement and activity</p>	<p>The formation of a separate access to serve the new dwelling will introduce vehicles to this part of the site but these are focused to the central courtyard and parking will be screened by the existing trees and the location of the garage building from the road and the house itself from the public footpath.</p>  <p><i>View from public footpath into application site</i></p>	<p>Low degree of change mitigated with new planting and the proposed site layout.</p>
<p>Diurnal or seasonal change</p>	<p>The degree of hedging and tree screening on the site whilst dying back in the winter months still provides a good and effective screen to the site.</p> <p>The existing pool building, and pool has lighting so it will not be introducing a new element here. External lighting can be controlled by condition and the impact of the lighting from the fenestration can be controlled by shutters or blinds.</p>	<p>Low degree of change where mitigation can be secured to minimise impact</p>
<p>Changes to the built surroundings/land use</p>	<p>The land use pattern on the site has changed from an inn within the context of farmsteads, to one where the predominant land use is of residential dwellings which today form the hamlet.</p>	<p>Accords with the character of the area.</p>



Changes to skyline	The proposal is not on the skyline of the site . The mature trees which enclose the site form the backdrop and skyline for the site.	No change
Noise, odour, vibration etc	Given the development is a residential one this is held to be limited to the construction period only.	Short term impact
Changes to public access	There is no public footpath across the application site. The new vehicular access point will create a new means of access to the site and a view from the road to the site	Low degree of change mitigated with screen planting
Changes to landscaping	The landscaping is to be retained as far as possible with minimum numbers of trees to be removed. The site will retain its sylvan setting which reinforces the rural character of the site.	Retention of the current landscaped character with replacement planting where trees must be removed

7.3 In summary the Historic England guidance accepts that the setting of a heritage asset is not fixed and may evolve over time. In this case the use of the eastern part of the site has changed from being an inn and the western part being undeveloped to both being part of a dwelling house. The shape of the site and the strong sense of enclosure means that the two halves of the site have little direct visual relationship. The retention of the boundary planting combined with a suitably located development which is to a design which echoes the rural character of the hamlet will ensure the potential impact on the setting of the heritage asset is minimised. Fox and Hounds House will remain the focal building in the public realm with the new dwelling both well screened but also to a subservient form of design.



Conclusion on direct and indirect effects

Step 3 of GPA3 seeks to assess the effects of the proposed development to see if these are beneficial or harmful and whether the impact is direct or indirect.

Step 4 Explores mitigation measures to minimise harm and maximise the benefits.

7.4 These two steps are considered together in this summary.

7.5 **Harmful direct effects** – The new dwelling will not result in any direct harmful impact as there will be no resulting loss of historic fabric relating to the heritage asset. The tennis court and pool buildings are all modern structures.



Existing built form on the application site

7.6 **Positive direct effects** – The demolition of the existing modern outbuildings is held to be beneficial in enabling a higher quality design of building more in keeping with the rural location to be built. The new dwelling responds to the sense of place of the hamlet.



7.7 **Harmful indirect impact** – It is argued the mitigating measures reduce the potential for indirect harm to a very low level. The scale, form, location, and design ensure the new dwelling will be largely out of direct view from the heritage asset or its immediate setting and will also be visually subservient to the former inn. In the views into the site from the public realm the new building will echo the rural context whilst to the road the heritage asset will remain the focal building to this part of the street scene.



The heritage asset will remain the focal building on the site within the public realm

7.8 **Beneficial or neutral indirect effects** – It is maintained that the new dwelling can be built on the site without significantly harming the rural character and appearance of the site. Particularly given the western half of the site has not historically had a functional link to the inn the proposals do not reduce the legibility or understanding of the heritage asset.

7.9 **Mitigation measures to minimise harm and maximise benefits** – The location and form of the proposed new dwelling seeks to ensure the structure is not visually intrusive or prominent in the public realm. It will not compete with the views and



appreciation of the former inn either in the public realm or ‘in the round’ on the site. It is maintained that a new dwelling can be built on the western half of the site with minimal resulting impact on the historic significance or setting of the heritage asset to the eastern half of the site.

The wider context

7.10 The potential impact the proposals would have on the pattern of development in the locality is held to be minimal. The land use of the hamlet is now predominantly residential with no strong arrangement of the houses to the street. The pattern of development is a mix of houses and former outbuildings now converted to residential uses. The proposals would accord with the character and appearance of the hamlet in its design, scale, and form.

Compliance with Local Plan Policy

7.11 The proposals are assessed to fully comply with the relevant parts of Policies HA1 and HA7. The proposals will preserve and enhance the setting and significance of the former inn with direct impact to this heritage asset.

7.12 The development is held to preserve the setting of the heritage asset and will be in keeping with the rural context of the site and the distinctive character of the hamlet.

7.13 The proposals are also held to be in compliance with Policy SP4 of the Standon Neighbourhood Plan in that the character of the locality and setting of the heritage asset will be conserved.

Level of harm

7.14 The national legislation and guidance require that great importance and weight must be given to the conservation of a heritage asset. It has been shown that there will be no direct harm resulting from the proposals. In terms of the potential impact on the setting of the heritage asset this has been analysed using the GPA3 methodology has been demonstrated to result in minimal harm.

7.15 There will be minimal change in character to the immediate landscape setting the site and how the site is viewed from the public realm. The scale form and materials employed on the new building and its barn-style design will ensure that it is in keeping with the location.



7.16 Whilst there will be some change to the built form on this part of the site, change does not necessarily equate to harm. The potential impact has been further mitigated by the location of the dwelling, new planting, and the courtyard barn form of the development. On this basis it is held the development will result in no harm to the heritage significance of the heritage asset or its setting or the local distinctiveness of the hamlet.

Heritage Benefits

7.17 Given that no harm has been identified as resulting there is no need to undertake a balancing exercise. However, if the LPA come to a different conclusion the following heritage benefits are identified as resulting from the development. Where less than substantial harm is identified paragraph 208 of the NPPF (Dec 23) allows for this harm to be weighed against the public benefits flowing from the proposal which includes heritage benefits:

- The proposals seek to remove the modern swimming pool related building and tennis court and replace these with a higher quality building of a more sympathetic form and design for the location.

7.18 This benefit in combination with other wider public benefits resulting the development must be considered as part of the planning balance within the Planning Statement if harm is held to result.



8 Conclusions

8.1 The proposals have been assessed as resulting in no direct impact on the historic fabric or historic curtilage of the former inn. The assessment of the potential impact on the setting of the farmhouse has followed the methodology set out by Historic England. A very low level of indirect harm is identified which when considered regarding the mitigation measures proposed as part of the development is held to result in no harm to the significance or setting of the heritage asset. The proposals are also held to be appropriate and in keeping with the wider rural context of the hamlet.

8.2 In finding that the proposal will not result in any harm to the significance of the heritage asset means that no balance must be undertaken however a heritage benefit has been identified and this should be considered if the Local Planning Authority reach a different conclusion and the Planning Balance is invoked.

8.3 The proposals have been demonstrated to accord with the relevant heritage policies of the adopted East Herts District Plan and Standon Neighbourhood Plan.

8.4 On this basis it is maintained that there are no heritage grounds to resist this proposal.



References

- Page w (Ed) 1912 VCH Hertfordshire vol.3, - p361
- [An Inventory of the Historical Monuments in Hertfordshire.](#) Originally published by His Majesty's Stationery Office, London, 1910. Pages 206-209
- [Fox & Hounds, Bromley, Standon, Ware, Hertfordshire \(pubshistory.com\)](#)



Appendix 1

List description of Fox and Hounds House

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1175249**

Date first listed: **23-Nov-1983**

Statutory Address 1: **The Fox and Hounds, Bromley Hall Lane**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **The Fox and Hounds, Bromley Hall Lane**

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **East Hertfordshire (District Authority)**

Parish: **Standon**

National Grid Reference: **TL 41399 21390**

Details

TL42 SW 2/11 Bromley STANDON BROMLEY HALL LANE (north side) The Fox and Hounds

GV II Inn, now a house. C17. Timber frame on red brick plinth with panelled pargetting and steep shingled roofs. A two storey house facing south with gabled one and a half storey crosswing on west and entrance door in the angle. Central chimney third from east end and C18 red brick east gable chimney slightly projecting. Side chimney on west side of crosswing and a gabled dormer on each side of it. Three window long main range with three-light flush

casement windows above and paired Yorkshire sliding casements to ground floor with small hoods. Two storey rear parallel extension. South gable of crosswing has a four-light flush casement window with small panes on each floor.

Listing NGR: TL4139921390

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **161004**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 08-Jun-2022 at 16:10:31.

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End of official list entry



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