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**LITTLE HADHAM
HERTFORDSHIRE
SG11 2DG**



for

**Mr Jones and Ms Nunes
The Angel
Stortford Road
Little Hadham
Herts
SG11 2DG**

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1.0 **INTRODUCTION**

1.1 This Impact Statement has been prepared to accompany a planning and listed building application submission for alterations to a Grade II listed house. It has been commissioned by the home owners. It follows the withdrawal of applications 3/23/0972/HH and 3/23/0973/LBC. The Angel and The Barn are listed Grade II. A detailed history and description of these heritage assets was submitted as part of the 3/16/2088/HH and 3/16/2089/LBC planning and listed building application in 2016 and remain pertinent. Although some of the works consented to in the 2016 application have been carried out, those in respect of repair and conversion of The Barn were not.

1.2 This Statement seeks to identify the relevant heritage assets and their significance and consider the impact of the proposed works on their significance, having regard to the relevant policy considerations.

1.3 In preparing this Statement the following recourses have been accessed :-

National Planning Policy Framework (NPPF)

East Herts District Plan 2018

Little Hadham Conservation Area Appraisals and Management Plans (adopted 2014)

East Herts Council on-line planning records

Historic maps and Ordnance Survey maps

The Heritage Gateway ([www.heritage gateway.org.uk](http://www.heritagegateway.org.uk))

Flood risk data (www.GOV.UK)

Roavr Group Tree Assessment of 20/10/23

2.0 **PLANNING POLICY FRAMEWORK**

- 2.1 The Planning (Listed Building and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions.
- 2.2 Regard must also be had to the development plan, which comprises the East Herts District Plan 2018. Policies HA1, HA3, HA4 and HA7 are most relevant, requiring proposals to preserve and, where appropriate, enhance the historic environment. Policy HA3 requires consideration of any impact on Archaeology, and Policy HA4 seeks to ensure that the proposals preserve or enhance the special interest, character and appearance of the area. Policy HA7 requires opportunities to be sought to sustain and enhance the significance of Listed Buildings and ensure that they are in viable uses consistent with their conservation.
- 2.3 Section 16 of the NPPF is also a material consideration, and requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and local character and distinctiveness. Para 199 states that great weight should be given to the conservation of a designated heritage asset when considering the impact of a proposed development, and the more important the asset, the greater the weight should be. Paras 201 and 202 require the impact on the significance of the designated heritage asset to be considered in terms of either 'substantial harm' or 'less than substantial harm'. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes this effect as one that would drain away much of the significance of a heritage asset. The NPPG makes it clear that it is important to be explicit about the category of harm (i.e. whether Para 200 or 201 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets.

3.0 **DESCRIPTION OF THE SITE, SETTING AND HERITAGE ASSETS**

- 3.1 The site address is The Angel, The Ash, Stortford Road, Little Hadham, Herts, SG11 2DG. The Angel (formerly listed as 'The Angel Public House') and now a private dwelling dates to the 17th Century or earlier and is listed Grade II under entry number 1290066. The Barn also dates to the 17th Century, is historically associated with The Angel and is listed Grade II under list entry number 1211346.
- 3.2 The site is in the parish of Little Hadham in the County of Hertfordshire. Little Hadham is designated as a Group 2 Village in the District Plan. The site is within the Little Hadham Conservation Area and in an Area of Archaeological Significance.
- 3.3 The site fronts the A120, formerly the Roman road of Stane Street, and is located within a tight-knit cluster of properties, many of which are listed buildings dating to the 15th, 16th and 17th Centuries. There is a predominance of steeply sloping red tiled and long straw thatched roofs and brick timber weatherboard and rendered wall finishes. There are a number of Listed buildings within a 100m radius of the site with all but one being Grade II. The Whare is Grade II* listed. The proposals affect the southern part of The Angel, in areas that are mainly not visible from the public realm and the majority of nearby heritage assets will not be affected by them. However, 1 and 2 Bridge House Cottages (list entry No. 1211344) and the Barn to the rear of Bridge House Cottages (list entry No. 1211345) are affected. In addition, the non-listed properties in the Conservation Area on the east side of Hadham Road (Beech House, Smithy Cottage and Little Ashe House) are affected by the proposals as they abut and/or overlook the site on the south side of the house.
- 3.4 The land that runs with the site is located to the south of The Angel. The land is contiguous but can be viewed as three sections; the area of the garden that directly abuts the south and west sides of the house; the centre section which includes The Barn, Horse Chestnut tree (tree T1 on the Tree Assessment Plan), the site access and the parking area, and the rear lot which incorporates a shallow ditch and some trees on its east side (T2-T8).
- 3.5 Vehicular access to the site, which is shared with properties adjoining to the east,

is along the south side where there is a gated driveway that runs past the east sides of The Angel and The Barn and then turns to the west behind the Horse Chestnut to access the parking area. Shared foul drains run through the shared access on the east side.

- 3.6 The site is in an area that is classified as being at 'high risk' of surface water flooding. The majority of the site is in Flood Zone 3 for planning purposes and the majority of the land in the rear lot is in Flood Zone 2. A map showing this, obtained from The Environment Agency, is provided in Appendix 2. The NPPF requires a site specific flood risk assessment to be included in planning proposals for properties in Flood Zones 2 and 3.
- 3.7 There have been severe floods in the area in the past. I have sight of a flood risk assessment dated June 2023 that confirms that areas of the site in Flood Zone 3 are at high risk of surface water flooding. Recent flood alleviation works carried out as part of the Little Hadham Bypass are assessed to have reduced fluvial flood risk to 'very low' but there remains a 'medium risk' of ground water flooding. The flood risk assessment also confirms that the sub-soil is of 'Head' a mixture of clay, silt, sand and gravel which is of 'medium/poor permeability'.
- 3.8 A tree assessment has been carried out (extract at Appendix D) and has recorded 8 trees in the curtilage with T1 located adjacent to The Barn on it's east side and the remainder on the east side of the rear part of the site. T1 is reported as a "Category A tree of high quality with an estimated remaining life expectancy of at least 40 years". It's canopy extends over two thirds of The Barn and parts of the shared and private access. It has an enormous root protection area encompassing the majority of the centre section of the site including the entirety of The Barn footprint, the south east corner of front section of the garden including the southern end of The Angel's rear range, part of the outbuilding to the south of Bridge House (abutting the shared access to the east) and a small triangle of land at the north east corner of the rear section of the garden.
- 3.10 T1 can be seen from all road approaches, and is particularly impressive when viewed from the North and West. Because of the tight-knit nature of the buildings in this area, there are less trees in it than in other parts of the wider Conservation Area. This is therefore a tree of significance that makes a particularly important

contribution to the character of the area. It meets the criteria for protection under HA4 of the Conservation Area appraisal.

- 3.11 The Angel is a large heritage asset with the original part at the north side dating to the 17th Century and being of hardwood timber framed construction with a later brick façade under a steeply sloping clay tiled roof. A solid brick two storey kitchen wing was added in the 18th Century at the South-West corner and extended single storey to the rear in the 20th Century. The long rear range at the south-east corner dates to the early 19th Century and is of red brick construction under slated roofs. It is in two sections, with the rear section built at an angle to the front part, and is believed to have been built as stables. The roof structure and covering to this section were replaced in 1995 at the same time as internal alterations were carried out to it and glazing provided to the rear gable end at both ground and first floor levels. The plan form of the extended building is non-domestic in nature, reflecting it's historic use. At the south side of The Angel, abutting the west side of the rear range, is a small timber framed single storey extension with mono-pitched part clay tiled and part slated roof dating to the 19th Century.
- 3.12 The Barn stands in the curtilage of The Angel and is associated with it's historic use. It is similar in size, age and construction to the barn located at the rear of 1 and 2 Bridge House Cottages that abuts the site to the east, on the east side of the shared access. This barn is also listed Grade II under entry number 1211345 and is described as "*Barn. C17. Timberframed weatherboarded, facing N with a steep pitched gabled roof now covered in corrugated iron. Clasped purlin roof construction. Forms a group with Bridge House Cottages.*" A later central extension to the north of The Barn in the site of The Angel, which was itself had historic origins, was demolished as part of a planning consent in 2000 (detailed below) but the proposed link between the rear range to The Angel and The Barn was not implemented nor was the proposed conversion and re-roofing of The Barn carried out. It has been used for general storage purposes for a considerable period but even this use has been limited due to the regularity of water ingress. It is in quite poor condition with areas of decay particularly affecting the lower parts of the walls, sole plate, brick footings and sections of the roof structure. It's footings are uneven and have been disturbed both by upward movement from the ground (almost certainly due to the action of tree roots) and by loadings from

above caused by decay in the timber frame.

3.13 A Statement of Historical Significance was submitted with the 2016 planning proposal and remains substantially unchanged save for the works completed as part of the consents granted in 2016 and 2000.

3.14 The past planning history for these heritage assets include :

3/23/0972/HH & 3/23/0973/LBC (withdrawn) : Erection of 2-storey rear extension, refurbishment of pitched roof of rear range, installation of rooflights to rear range, installation of patio doors and first floor glass double doors with balustrade on the western elevation, installation of first floor single glass door with balustrade to eastern elevation, construction of brickwork chimney to accommodate flue and re-construction of existing ground floor bathroom with new timber door. Internal alterations to include : removal of spiral staircase with floor infilled, removal of ceiling within existing kitchen/dining area and insertion of trusses to support vaulted ceiling, insertion of new floor at first floor level, insertion of new partitions, replacement steps at ground floor and insertion of new stairs up to first floor.

3/00/0094/FP and 3/00/0095/LB (granted) : Conversion of outbuildings and barn to an annexe residence, demolition of barn lean-to shed, replacement of corrugated tin roof of barn with clay tiles and of link with glazed roof and walls. The lean-to shed to the barn was demolished and the annexe roof, both the structure and covering, were replaced. In addition, internal works were carried out including re-plastering the walls, renewal of ceilings and provision of new joinery, spiral staircase and external doors.

3/16/2088/HH & 3/16/2089/LBC (granted) : Repair and conversion of barn to function room with new windows and two new access doors. Internal alterations to main dwelling: New stairs from first floor to attic, attic to be divided in two. Two first floor rooms converted to en suite bathrooms and a new bathroom formed with alterations to existing partitions. New flood proof front door. Remove spiral staircase and infill the floor. Change the glazing to include bifold doors and install kitchen. Insertion of mezzanine and stairs and rearrange first floor layout. One conservation rooflight added. Modern ceiling removed and new roof to rear extension.

3/92/0268/LB (granted) : Partial demolition of 20th Century brick toilets in 18th Century small barn in pursuit of repairs to barn, and removal of 'tin roof' over space adjoining stable block.

4.0 **ASSESSMENT OF SIGNIFICANCE OF THE HERITAGE ASSETS**

- 4.1 The significance of the heritage assets is provided in the Statement of Historical Significance submitted with planning and listed building consents 3/16/2088/HH & 3/16/2089/LBC. Those parts affected by the proposals are summarised in this section.
- 4.2 The setting is of high significance, being part of the tight-knit cluster of medieval and later buildings in an area of Archaeological Significance and within the Conservation Area.
- 4.3 The Angel is of high significance in terms of its age, past use, traditional materials and finishes and non-domestic plan form.
- 4.4 The Barn is of high significance, due to its age and nature of construction, its historic association with The Angel Inn and other nearby historic buildings, including the similar barn to the barn to the south of 1 and 2 Bridge House Cottages. Its steeply sloping roof indicates that it was originally thatched.
- 4.5 The small 19th Century single storey extension to the south of The Angel is of medium significance due to its age and materials used for its construction.
- 4.6 The early 19th Century rear range at the south-east corner is highly significant in terms of its non-domestic nature and association with the historic use of the land and buildings.
- 4.7 Some of the trees in the site, and most particularly T1 (the Horse Chestnut adjacent to The Barn) make an important contribution to the Conservation Area. T1 is of high significance due to its age, size and contribution and trees T3 and T7 are of medium significance. The remainder of the trees are regarded as of limited or no significance.
- 4.8 Overall the buildings reveal the historic use of the area and buildings and form a valuable historic site with elements of clear architectural and historic interest. Historic buildings are a unique and finite resource. Once lost it is usually impossible to reinstate original fabric or to reclaim an aspect of its character and

appearance, or setting. For this reason it is important to preserve significant historic material and associated positive aspect of setting, as far as practicable.

5. **THE PROPOSED WORKS**

5.1 This application seeks to obtain consent for :

- a. External and internal alterations to the rear range attached to the south-east corner of The Angel to provide first floor accommodation to meet the needs and safety of their growing family, specifically to allow bedrooms and a bathroom to be accessed on the same level, in part of the asset most able to accommodate alterations without causing substantial harm to it's overall significance;
- b. Repair and upgrading the small single storey 19C extension to the south of The Angel;
- c. Repair and restore 9 no. front-facing windows;
- d. Replace front entrance door with flood-proof door (as granted consent under 3/16/2088/HH and 3/16/2089/LB detailed above at Section 3.14);
- e. Repoint, repair and replace as needed external brickwork.

5.2 It seeks to address concerns raised in respect of the withdrawn planning and listed building application 3/23/0972/HH & 3/23/0973/LBC and to balance the needs of the historic structures and their future preservation with environmental site conditions and constraints.

5.3 Proposed alterations to the rear range are summarised below;

a. Externally

- Strip the slates of the southern section and set aside for re-use. Raise the ridge and eaves to the east and west elevations by around 550mm to provide sufficient internal head height at first floor level;
- Strip the slates of the northern section and set aside for re-use, raise the ridge and eaves by 600mm maintaining the existing pitch, to provide sufficient internal head height at first floor level;

- Install 3 no. Conservation roof lights in the west-facing slope of the northern half and two further to the west slope of the southern half.
- Build up the east side chimney stack and the east and west walls of the rear range to raised roof eaves level using matching materials;
- Form 2 no. new window openings at ground floor level and 1 no. smaller opening at first floor level to the south section of the rear range, to be fitted with timber framed casements, and with the first floor opening providing a means of escape from the newly formed bedroom;
- Insert a 1-flue brick chimney stack in the south half of the structure to project through the west roof slope close to eaves level;
- Re-open historic window aperture and fit new timber framed window to east elevation of south section.

b. Internally

- Form new opening through south (rear) wall of The Angel at first floor level off the existing landing to connect the main building with the new first floor accommodation;
- Amend internal layout to form bedrooms and bathrooms at first floor level;
- Install wood burner on the ground floor west side of the rear half of the range ;

6. DISCUSSION AND ASSESSMENT OF THE IMPACT OF THE PROPOSALS

- 6.1 The proposals in respect of repair and upgrading the single storey 19C lean-to extension to the south of The Angel remain unchanged from the previous withdrawn consent which conservation officers considered to be acceptable provided details of the remedial works to the timber frame are submitted once they have been exposed and assessed.
- 6.2 In respect of the works to the rear range, Conservation officers have confirmed that, in principle, the refurbishment, alteration and raising of the roof and side walls

would be acceptable, subject to the usual conditions in respect of materials and detailing. This work would not require any alteration or removal of the roof structure to The Angel since the roof to the rear range butts up to this and is supported internally at the junction from within the rear range structure (see Appendix photograph). This detailing can be replicated for the raised new roof without need to cut into that of The Angel. Externally, as the proposed raised ridge would be at a level above the eaves of the rear slope of The Angel it would be necessary to strip some of the clay tiles and provide appropriate waterproofing detailing here but these works should not require the removal or loss of historic fabric. Roof lights have been repositioned from the east slope to the west slope so that they cannot be seen from the public realm and do not impact adversely on the setting of the listed Barn at the rear of Bridge House Cottages. The angle and height of these roof lights are such that they would not result in any significant loss of privacy or overlooking of Beech House, which abuts the site on the west side. Internal alterations and the construction of a new chimney to the rear range would not affect the significance of the asset or prevent the reading of its historic attributes and were accepted in principle for the previous withdrawn application. The roof ridge and eaves levels proposed has been kept below the ridge and eaves of The Angel to maintain the distinction between the two and reflect the subservient nature and use of the rear range relative to The Angel.

- 6.3 This application has substantially reduced the amount and nature of fenestration previously applied for. Proposed doors at ground and first floor levels on the west and east elevations have been removed completely. Two openings with timber casement windows are proposed at ground floor level to the south half. These ground floor openings are the same size and style as the ground floor window in this part of the building but have been placed at a lower level to react and respect the change in external ground level and to reduce their impact on this historically non-domestic structure. Forming new openings in this will result in some of the brickwork being removed but this loss could be reduced by re-use of the removed bricks when building up the side walls. If re-use is not possible, the loss of fabric would be small in relation to the rear range structure as a whole. The location of these two new openings, at a lower level and wider spaced than the existing ground floor sashes, reduces their impact on the legibility of this non-domestic

structure. One (no.) first floor casement window is proposed at first floor level in the southern range with this positioned partly within the new section of the wall.

- 6.4 Connecting the first floor rear range accommodation with the remainder of the building will necessitate the formation of a new first floor opening at the rear of the existing landing in The Angel. The historic structural timber frame here is concealed and will need to be exposed and the timbers assessed before any are removed; this can be controlled by a condition. Provided no mullion window or other significant architectural details are contained in this part of the wall, the removal of one or two studs to form a new doorway would not cause significant harm to the asset or the reading of it's evolution and past uses.
- 6.5 Provision of a flood-proof door to the north elevation of The Angel would reduce the risk of floodwater from the road entering the building and causing dampness and subsequent decay to the historic fabric. Providing such a door would not involve removal or alteration of any historic fabric and would be reversible, particularly if the existing door is retained for re-use if required at a future date.
- 6.6 Repointing, repair and replacement, as needed, of the external brickwork will reduce deterioration of it. This is to be completed using traditional like-for-like materials (lime mortar and matching handmade red bricks) so that the new works match the existing historic materials and finishes. Such works form part of a normal on-going maintenance and repair programme and constitute repairs for which listed building consent should not be required.
- 6.7 Repair and renovation of 9. no front facing sash windows. These repairs will help to improve the thermal efficiency and sound proofing of the windows and reduce deterioration of them. Such works form part of an on-going maintenance programme and will be completed using traditional, matching materials and finishes for which listed building consent should be not be required. These works, together with works detailed at Para. 6.6 will improve and enhance the appearance of the property from the public realm and will help reduce deterioration of external joinery and masonry.

7.0 **CONCLUSIONS**

- 7.1 All buildings on the site are of architectural and historic interest and have substantial surviving areas of historic fabric and historic association to past uses. They have considerable interest, as a group, within the tight-knit cluster of heritage assets and in the wider Conservation Area. Trees in the site make a positive and important contribution to the character of the area. Minor alterations to the rear single storey lean-to would not adversely affect the reading and significance of the heritage asset. Proposals in respect of the rear range will result in some change of the appearance of the west elevation in particular but have been limited to those works necessary to make this area meet the demands of residential occupation while preserving the special interest and character of this part of the heritage asset and ensuring the rear range remains visually subservient to The Angel, whilst maintaining the historic connection between them. Overhaul and repair of the front timber windows and repair, repointing and replacement of external brickwork will be carried out using traditional like-for-like materials to ensure new work matches the historic materials; as such Listed Building Consent should not be needed.
- 7.2 Overall this proposal is considered to preserve and enhance the special interest of the heritage assets and to not result in significant harm to these assets or the wider area.

APPENDICES

Appendix 1

Copy of List Entry No 1290066 (The Angel)

House, sometime an inn. Probably C17, possibly older (2 smoked-blackened rafters in roof). C18 brick front inscribed '17 in 24'. NE corner rebuilt 1971 after vehicle damage. 2 storeys and cellar, timberframed and plastered large rectangular former inn, with hipped steep old red tile roof, red brick front and fine large wrought iron bracket for missing sign. Alongside road and facing N. Symmetrical non-domestic plan with very large projecting chimney in middle of the rear wall serving a large central room with wide brick fireplace and old settles, the front part partitioned by a C19 glazed screen. Through-passage in W side of room and axial dog-leg staircases in both rear corners of inn. SE stair grander; SW continues up to former attics and down to cellar. 2 parlours occupy NE and NW corners of ground floor. First floor has same three-part division but central room partitioned and rear passage runs past blocked fireplace, joining staircases. External gable chimneys next to the front corners, serve corner fireplaces on each floor. C18 or early C19, 2 storeys, brick kitchen wing, with monopitch roof and chimney and oven base projecting on S wall, attached to SW rear corner. Range of single storey and one and a half storey brick and slate outbuildings attached to SE rear corner. Symmetrical 5-window brick front with floorband and plinth (rendered). Brick pilasters clasp the corners and have moulded caps and bases. Rubbed brick flat arches to recessed sash windows with 6:6 panes generally. The side returns of the plinths are in English bond and may be older than Flemish bond brickwork with black headers on the front. Righthand front door and 8:8 paned window may be C19 alterations. Good early C18 internal joinery, including archway with architrave and key stone and also a pair of two-panel raised and fielded moulded doors at foot of SE stair, and in the NW parlour a chimneypiece with flat-moulded bed to shelf, moulded dado rail and arch-headed corner cupboard with keystone and shaped shelves. NE parlour reconstructed after part demolition but retains 4-panel, raised and fielded door, with H hinges and brass case lock, and moulded dado rail.

Copy of list entry No. 1211346 (The Barn).

Barn. C17. 3 bay, timberframed weatherboarded, facing S. Steep pitched gabled roof covered in corrugated iron. Later central extension to North in similar construction producing a T-plan. Curved braces to tie beams. Classed purlin roof with long curved wing braces. Associated with The Angel, a former inn.

Appendix 2

Photographs



Junction of rear range roof with roof of The Angel



Junction of rear range roof with roof of The Angel

Appendix 3



