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# Heritage Statement

Land south of Chiswell Green Lane, St Albans

April 2022

## Heritage Statement

Land south of Chiswell Green Lane,  
Chiswell Green, St Albans

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## 1.0 INTRODUCTION

### Purpose and Scope

- 1.1 On behalf of our client, Alban Developments Limited and Alban Peter Pearson, CALA Homes (Chiltern) Ltd and Redington Capital Ltd ('the Applicant') Barton Willmore now Stantec has been instructed to prepare a Heritage Statement regarding a detailed planning application for a residential development ('the Proposed Development') on Land south of Chiswell Green Lane, Chiswell Green, St Albans ('the Site').
- 1.2 The proposals are for the "*The demolition of existing structures and construction of up to 391 dwellings (Use Class C3), the provision of land for a new 2FE Primary School, open space provision and associated landscaping and new access arrangements*" ('Proposed Development') as shown on **Figure 1** in **Appendix 2** and detailed in the supporting documentation, including the accompanying Planning Statement (Barton Willmore now Stantec 2022).
- 1.3 Paragraph 194 of the National Planning Policy Framework (NPPF) (2021) requires applicants to describe the significance of those [heritage] assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the Proposed Development on that significance. That is the purpose of this statement.
- 1.4 This purpose is achieved through the following objectives:
- Identify the presence of any known designated heritage assets that may be affected by the proposals.
  - Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), considering factors which may have compromised asset survival.
  - Determine the contribution that setting makes to the significance of any sensitive (i.e., designated) heritage assets.
  - Assess the likely impacts upon the significance of the assets arising from the Proposed Development (on how designated heritage assets are understood and experienced through changes to their setting).
- 1.5 The scope of this Heritage Statement appraises the heritage significance of above ground designated heritage assets. It does not consider in detail unknown below ground non-

designated heritage assets (archaeological remains); this is covered in the separate archaeological assessment (RPS 2022). However, there may be reference to archaeological remains when this would assist with the overall interpretation of the Site.

## **Heritage Assets**

### ***Designated Heritage Assets***

- 1.6 Statutory provision for the safeguarding of heritage assets has been made at a national and local level. 'Heritage assets' may comprise below and above ground archaeological remains, buildings, structures, monuments, or heritage landscape within or immediately around the site, identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Designated heritage assets include Listed Buildings, Scheduled Monuments, Conservation Areas, Protected Wreck Site, Registered Park or Garden, Registered Battlefields and World Heritage Sites.
- 1.7 The designated heritage assets listed below have been identified through desk-top research (and the scoping exercise detailed below) as having the potential to be affected by the Proposed Development (see **Figure 2** and **Figure 3**).
- Three Hammers Public House (Grade II listed building: 1102870)
  - Little Danswick Farmhouse (Grade II listed building: 1347268)
  - Cuckman's Farmhouse / Old Cuckmans (Grade II listed building: 1175529)
- 1.8 There are no locally listed buildings within the vicinity of the Site. Locally listed buildings within the St Albans district are located within conservation areas. There are no conservation areas in the vicinity of the Site.
- 1.9 The planning history for the application site is given in the accompanying Planning Statement (Barton Willmore now Stantec 2022).
- 1.10 An online search of the HER has been undertaken and this has informed the understanding of the Site and its historic context.

### **Heritage Statement Methodology**

- 1.11 This report will set out a brief history of the site and its surroundings together with a statement of significance of those designated heritage assets potentially affected by the

Proposed Development. It will go on to consider the potential impacts of the Proposed Development within the legislative and planning policy context.

- 1.12 The assessment of significance of the identified designated heritage assets follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'. The assessment of significance is also informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.
- 1.13 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017).
- 1.14 To determine the full historic environment potential of the site, a broad range of standard documentary and cartographic sources in relation to the Site and a 1km radius Study Area around it were examined to determine the likely nature, extent, preservation and significance of any known heritage assets that may be present within or adjacent to the Site (see Study Area on **Figure 1**).
- 1.15 To produce this report a site visit was carried out in February 2022. Walkovers of the Site and environs were completed, to confirm the topography and existing land use, the nature of the existing buildings and monuments, identify any visible designated heritage assets (e.g., structures, buildings and/or earthworks) and assess factors which may have affected the survival or condition of any known or potential assets. The visit also extended into the outer Study Area beyond the Site for the purposes of scoping designated heritage assets and their inter-visibility with the Proposed Development area, as per Historic England guidance, and for the settings assessment itself.

## **Legislation and Planning Policy**

### ***Legislation***

- 1.16 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings

or conservation areas (including buildings of heritage interest which lie within a conservation area). Key sections are reproduced in full below:

**“s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”**

**“s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.”**

- 1.17 Grade I are buildings of exceptional interest. Grade II\* are particularly significant buildings of more than special interest. Grade II are buildings of special interest. Only Grade II listed buildings are within the vicinity of the Site and considered within this Heritage Statement.

### ***National Planning Policy***

- 1.18 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification (See **Appendix 3**).

### ***Local Planning Policy***

- 1.19 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 1.20 The Local Plan framework is provided by the City and District of St. Albans District Local Plan Review, adopted in 1994 (See **Appendix 3**). The Plan contains the following saved policies relating to heritage matters:

**Policy 86 Buildings of Special Architectural or Historic Interest.** *The policy includes section predominantly in relation to the physical change to listed buildings, however the policy includes the following regarding setting: "In considering any application for listed building consent for the demolition, alteration or extension of a listed building (and also any application for planning permission for development which affects a listed building or its setting), the Council will have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses;"*

- 1.21 Other saved heritage polices include *Policy 85 Development in Conservation Areas, Policy 87 Locally Listed Buildings, Policy 88 New uses for Historic Buildings, Policy 89 New Uses for Historic Agricultural Buildings, and Policy 90 Shopfronts and Advertisements in Conservation Areas and on Listed Buildings.* However, it is considered these polices are not applicable to the Proposed Development.

### **Consultation**

- 1.22 Pre-application advice was sought from the Council in 2021. The pre application response advice report (ref: PRE/2021/0177) concluded the following in relation to heritage matters: *"It is recommended that any proposed development is accompanied by a suitable Heritage Statement which adequately discusses which heritage assets are likely to be affected by the proposed development, and what the impact is likely to be, including indirect impacts."* This Heritage Statement has been produced in response to this consultation response.



## 2.0 STATEMENT OF SIGNIFICANCE

### Introduction

2.1 Heritage significance is defined in Annex 2 of the National Planning Policy Framework (2019) (NPPF) as:

**“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”**

2.2 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic or historic. The definitions below are provided in the updated Planning Practice Guidance (PPG).<sup>1</sup> The determination of the significance of a heritage asset is based on statutory designation and/or professional judgement against these values (or interests).

2.3 The definition of these interests is provided in the NPPF glossary and reproduced in full below for completeness:

- **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.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **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 skill, like sculpture.

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<sup>1</sup> Paragraph: 006 Reference ID: 18a-006-20190723

2.4 In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance. These interests are reflected and expanded upon in the Historic England guidance (Advice Note 12 Statements of Significance, 2019):

- **Historic interest:** the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.
- **Archaeological interest:** the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.
- **Architectural and artistic interest:** derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

2.5 These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. Each asset must be evaluated against the range of criteria listed above on a case-by-case basis. In relation to designated heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.

2.6 In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset. The setting of a heritage asset is described in Annex 2 of the NPPF as:

**“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 may be neutral.”**

- 2.7 Setting is the way in which the asset is understood (i.e., evidential, and historical interests) and experienced (aesthetic and communal values). It is not an asset. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects). Guidance produced by Historic England (The setting of heritage assets).
- 2.8 Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a) and the Landscape Institute and Institute of Environmental Management and Assessment (Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3), 2013) has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:
- **Step 1: asset identification.** The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e., designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
  - **Step 2: assess the contribution of setting.** This stage assesses how setting contributes to the overall significance of a designated asset.
  - **Step 3: assess change.** This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from ‘high’ to ‘medium’ due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).
  - **Step 4: mitigation.** This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e., embedded design mitigation).

- **Step 5: reporting.** Making and documenting decisions and outcomes. This reports the assessment of effects.

2.9 In accordance with Historic England guidance (GPA 3, 2017a), this assessment has considered the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the Site, along with key views, and the extent to which setting may have already been compromised.

2.1 This section discusses the relevant heritage interests of the heritage assets identified in Section 1 and includes a historic environment baseline discussing the context of the application site.

### **Site location and context**

2.2 The Site adjoins the western edge of Chiswell Green, a settlement area to the southwest of the city of St Albans, in the County of Hertfordshire (See **Figure 1**). The Site is currently characterised by 20<sup>th</sup> century enclosure with the western settlement edge of Chiswell Green and an area of woodland adjacent to the settlement broadly forms the eastern boundary of the Site. The recently closed Butterfly World, which was a leisure-based development, forms the western boundary of the Site. The Royal National Rose Society's 'Gardens of the Rose' at Bone Hill, a large property surrounded by rose gardens with woodland edges, is located to the west of Butterfly World. A rural landscape consisting of agricultural fields, boundary hedgerows and small woodland blocks, with scattered farms, smallholdings, stables and dwellings, extends to the north, west and south of the Site, Butterfly World and the Royal National Rose Society 'Gardens of the Rose'.

### **Historic background**

2.3 The following section provides a summary of the historical development of the application site and its environs, compiled from sources as listed in the references Section, consultation of the local Historic Environment (HER) data and drawing on previous studies in the area surrounding the Site with due acknowledgement. Understanding the history and context of the relevant designated heritage assets is important to establishing their setting and the contribution that setting makes to their significance.

- 2.4 The Site is located on the western border of Chiswell Green (**Figure 1**) which is located approx. 2km south from the Roman settlement at Verulamium (now St Albans). The route of the Watling Street Roman Road (St Albans to London) is located approx. 1.3km east of the Site. The nearest Medieval estate was at Windridge to the northwest of the Site.
- 2.5 During the later Medieval period the Site will have comprised agricultural land located within a landscape of small farmsteads. In the vicinity of the Site, three farmsteads are identified on the local HER, these include Cuckman's Farm approx. 600m north of the Site on Ragged Hall Lane (now comprising a Grade II listed farmhouse; see below), Bone Hill located approx. 400m west of the Site, and Three Hammers approx. 100m east of the Site (also Grade II listed).
- 2.6 The 1805 Ordnance Survey map (**Figure 4**) and 1838 Tithe Map (**Figure 5**) show piecemeal development along the High Street. Further development is shown on the later 19th century OS maps and by the time of the 1938 OS map suburban development along Watford Road and to the north of the Site is evident. During this period the Site is largely open agricultural fields.
- 2.7 The key changes regarding the evolution of the surrounding area occur outside the development Site area. Piecemeal residential development is shown on the 20th century OS maps to the north, east and south of the Site (see **Figures 6, 7 and 8** in **Appendix 2**). Currently the southern parcel of the Site comprises an open field, while the northern parcel comprises of an active livery yard.

### **Scoping of designated heritage assets**

- 2.8 Following the identification of the designated assets (see **Section 1.7**) and in accordance with Step 1 of the methodology recommended by the Historic England guidance (GPA 3), some designated heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the proposed development, in terms of material changes or changes to their setting and significance. This has been based on the distance of the asset from the Site, the asset's location, scale and orientation, and the nature, extent and scale of intervening built form, vegetation and topography between the asset and the Site as well as the scale of the Proposed Development .
- 2.9 The statutory designated heritage assets scoped out are:
- Ragged Hall, 33, Ragged Hall Lane (Grade II Listed: 1347232)

- Range of Barns on North Side of Plaistowes Farm, Furzbushes Lane (Grade II Listed: 1175452)
- Burstone Manor House (Grade II\* Listed: 1102862)
- Outbuilding immediately to East of Burston Manor House (Grade II Listed: 1347270)
- Holt Farmhouse, Noke Lane (Grade II Listed: 1102860)
- Grainstore 10m Northeast of Holt Farmhouse (Grade II Listed: 1347269)
- Barn 30m Northwest of Holt Farmhouse (Grade II Listed: 1102861)

2.10 Details of the designation entries for these assets are provided in full at **Appendix 1**.

2.11 The application site is well screened from these designated assets, which are located at a distance from the Site. In addition, no historical or functional connections have been identified between the Site and these assets. As such, it is considered that the land which constitutes the Site does not form part of the setting of these assets and therefore does not contribute to their heritage significance. Further to the above there are no World Heritage Sites, Registered Parks and Gardens, Registered Battlefields or Scheduled Monuments within 1km of the Site boundary (at the time of writing). The nearest Conservation area is Potters Crouch Conservation Area approx. 1.2km to the northwest of the Site.

2.12 As a result of this sifting process, as noted above, it has been found that there are three listed buildings in the vicinity of the Site whose settings and therefore significance could potentially be changed by the development.

- Three Hammers Public House (Grade II listed building: 1102870)
- Little Danswick Farmhouse (Grade II listed building: 1347268)
- Cuckman's Farmhouse / Old Cuckmans (Grade II listed building: 1175529)

2.13 The following section will assess the significance of these assets, including the contribution its setting makes to this significance, in accordance with Step 2 of the methodology recommended by the Historic England guidance (GPA 3).

## Designated Heritage Assets for assessment

### *Three Hammers Public House*

- 2.14 This Grade II Listed Building (ref: 1102870) is an asset of recognised significance due to its statutory designation. The asset was first listed in 1984; a statement of its significance is given below:

**Historic and Architectural interest:** The building comprises a public house, incorporating at its northern end a 15<sup>th</sup> or 19<sup>th</sup> century house. As noted in the listing description the building is a *"single story, timber frame structure built in red brick with a plain tile roof. There is a 2-storey gable in the centre and to right of the gable the brickwork is noted as dating to 17<sup>th</sup> or 18<sup>th</sup> century and encases the timber frame part. Segmental-headed ground floor windows and doors. 3-bay interior, the N bay a C16 cross wing. Central bay formerly an open hall, with late C17 chimney stack inserted next to front wall and C17 chamfer-stopped beam. Long C20 rear extension to N bay. Large C20 rear extensions to whole building"*.

**Archaeological interest:** Archaeological investigation (building recording or opening works) of the public house may contribute to understanding its historic architectural development. However, previous archaeological work undertaken on the site of the Three Hammers Pub identified evidence only for modern truncation of earlier deposits (HER Ref: EHT8359, EHT8562). Therefore, the archaeological interest of the listed building is moderate.

**Setting:** The immediate setting of the listed building is defined by townscape of Chiswell Green which is only of local interest. The wider setting is semi-rural and the application Site itself does not make a substantial contribution to the setting itself either by way of historic connection or as its current agricultural use. Moreover, there is a substantial degree of intervening built form between the listed building and the Site. This wider setting has undergone several phases of change in the 20th century, the piecemeal suburban ribbon development along Watford Road. It is considered that the Site only forms part of this wider setting to the south and that it is the immediate setting of the asset (in its land parcel) which gives the asset its clear setting and appreciation. Overall, the setting of the listed building is of lesser importance than the identified architectural interest.

***Little Danswick Farmhouse***

- 2.15 This Grade II Listed Building (ref: 1347268) is an asset of recognised significance due to its statutory designation. The asset was first listed in 1984; a statement of its significance is given below:

**Historic and Architectural interest:** The listing describes the asset as: "*House. Formerly farmhouse. Mid-late C17. Exposed timber frame with painted brick. Circa 1930 painted brick left extension and 1983 brick and timber frame rear left extension. Plain tile roof with rebuilt central ridge stack. 2 storeys. 4 leaded casements. Original house is 3 bays. Interior with roll-moulded beams to centre bay. Inglenook between centre and left bay, formerly with staircase attached. Clasped purlin roof with wide tie and roof braces.*"

**Archaeological interest:** Archaeological investigation (building recording or opening works) of the public house may contribute to understanding its historic architectural development. However, due to the lack of previous investigation the archaeological interest of the listed building is uncertain.

**Setting:** The wider setting of the building is rural and agricultural, and isolated from any other settlement. The immediate setting of the asset is defined by its land parcel and Noke lane to the south. This wider setting has undergone several phases of change in the 20th century, in particular the construction of the Butterfly World Project to the east in the early 20<sup>th</sup> century. It is considered that it is the immediate setting of the asset (in its land parcel) which gives the asset its clear setting and appreciation. The application Site itself at c. 700m east of the listed building and has no functional or associative relationship with the asset, such that it does not make a substantial contribution to the asset itself either by way of historic connection visual contribution.

***Cuckman's Farmhouse / Old Cuckmans***

- 2.16 This Grade II Listed Building (ref: 1175529) is an asset of recognised significance due to its statutory designation. The asset was first listed in 1953 with an amendment in 1984; a statement of its significance is given below:

**Historic and Architectural interest:** The listing describes the asset as: "*Farmhouse, now house. C15 or early C16 hall house, floored in C16-17. Later C17 extensions to N elevation. Early C19 stuccoed S elevation, formerly the front. Timber frame, exposed on N side. Plaster and painted brick walls. Plain tile roof. 2 storeys. Double pile range. N side has 3 gable ends in a line, the right 2 with thinner box framing. 3 C20 glazing bar*



*casements. Deeper rear range contains the former hall and C16 wing. Half hipped plain tile roof of clasped purlin construction. On right end is a large C17 external stack with tall sloping stack and oven at base. Rear elevation has 5 C20 glazing bar casements and a central half-glazed door. Central C17 ridge stack. Internally this part is 3 bays, the W 2 bays once a deep hall. Large truss visible on 1st floor. Collar purlin exposed in W bay. N wall of hall exposed on ground floor of W bay, and holes for diamond mullioned window visible. The N extensions have chamfer-stopped beams to ground floor."*

**Archaeological interest:** Archaeological investigation (building recording or opening up works) of the public house may contribute to understanding its historic architectural development. However, previous archaeological work undertaken on the site of the Three Hammers Pub identified evidence only for modern truncation of earlier deposits (HER Ref: EHT8359, EHT8562). Therefore, the archaeological interest of the listed building is low.

**Setting:** The wider setting of the listed building is rural and agricultural, and semi-isolated from any other settlement on the edge of Chiswell Green south of Ragged Hall Lane. During the 20<sup>th</sup> century the land to the north of Ragged Lane has become over ground while there has been substantial planting to the south of the listed building. The immediate setting of the monument is defined by this new vegetation boundary and Ragged Hall Lane to the North. Overall, the wider setting of the listed is of lesser importance than the identified historic and architectural interest. This wider setting has undergone several phases of change in the 20th century, in particular the aforementioned vegetation screen to the south and new suburban development along the Ragged Land Lane to the east. It is considered that it is the immediate setting of the asset (in its land parcel) which gives the asset its clear setting and appreciation. The application site itself (c. 650m to the south) and has no functional or associative relationship with the asset, such that it does not make a substantial contribution to the listed building itself either by way of historic connection or visual appreciation.

## 3.0 IMPACT ASSESSMENT

### Introduction

- 3.1 The management and mitigation of change to the heritage resource resulting from development are based on the recognition within Government planning objectives that *"...heritage assets are an irreplaceable resource..."* (see NPPF text in **Appendix 3**).
- 3.2 Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets. The following section outlines the Proposed Development and whether these would impact the historic, architectural, or archaeological interest of the heritage assets identified.
- 3.3 Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of the setting to the historic significance of an asset can be sustained or enhanced if new built form buildings are carefully designed to respect their setting by their scale, proportion, height, massing, alignment, and use of materials.
- 3.4 Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. This is assessed in NPPF terms as 'no harm', 'less than substantial harm', 'substantial harm' or 'total loss of significance'. The following levels of harm may be identified during this assessment regarding designated heritage assets:
- **Substantial harm:** The Planning Practice Guide (PPG) discusses 'substantial harm' (using listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed'<sup>2</sup>
  - **Less than substantial harm;** and
  - **No harm (or 'preservation')**, such that the attributes identified within the statement of significance of the heritage asset have not been harmed.

<sup>2</sup> PPG Paragraph: 018 Reference ID: 18a-018-20190723 Revision date: 23 07 2019

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### **Outline of the proposals relevant to the assessment**

- 3.5 The current Proposed Development is detailed in the drawings and statements which accompany the application. The below sections should be read in conjunction with the submission drawing pack for the full planning application.

### **Impact on above ground designated heritage assets**

- 3.6 The development would be sited upon the existing open fields with a green landscaped buffer to its remaining perimeter (see accompanying proposal drawings). The impact of the proposals on the significance of identified heritage assets has been assessed with reference to relevant policy and guidance (see above sections). This stage of the assessment will consider both the impact of the Proposed Development on the significance of each of the heritage assets in turn (Step 3) and will then examine the potential for maximising enhancement and/or minimising harm, where identified (Step 4). In examining the impact of the Proposed Development on the significance of the identified heritage assets, consideration is given to the scale, massing, design, materials, location, and topography of the Site and the proposed scheme, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets. As part of this application there will be no direct physical impacts on any of the designated heritage assets, with only potential indirect impact to the assets by development within their settings.

#### ***Three Hammers Public House***

- 3.7 There will be no physical change to the listed building and its immediate setting (which makes a negligible contribution to its significance) will be sustained, therefore, the primary historic and architectural interest and therefore significance of the asset will remain unharmed. Moreover, there is a distinct lack of visual intervisibility between the Site and the listed building (see photographs in **Appendix 2**). The development will result in no harm to the significance of the listed building.

#### ***Little Danswick Farmhouse***

- 3.8 There will be no physical change to the listed building and its immediate setting will be sustained, therefore, the primary historic and architectural interest and therefore significance of the asset will remain unharmed. The application Site does not make a meaningful contribution to the setting of the asset and there is strong mature vegetation

screening between the Site and Little Danswick Farmhouse. Moreover, there is a distinct lack of visual intervisibility between the Site and the listed building (see photographs in **Appendix 2**). The development will result in no harm to the significance of the listed building.

### ***Cuckman's Farmhouse / Old Cuckmans***

- 3.9 There will be no physical change to the listed building and its immediate setting will be sustained, there is substantial vegetation screening between the Site and the listed building both in the buildings land parcel and along Chiswell Green Lane itself, therefore, the primary interest and therefore significance of the asset will remain unharmed (see photographs in **Appendix 2**). The development will result in no harm to the significance of the listed building.

### **Other considerations**

- 3.10 The farm buildings located within the north-east of the Site have a minor degree of interest owing to their location within Chiswell Green. The historic maps (see **Appendix 2**) show the farmstead, and groups of cottages on the north side of the road. This hamlet remained isolated until after 1924; the 1938 OS map shows no change at the hamlet itself. By the late 20<sup>th</sup> century, the farmhouse had become No. 39 Chiswell Green Lane. The proposals include the demolition of the farmstead (No. 39 Chiswell Green Lane). However, the farmhouse itself has undergone considerable physical and structural change throughout the 20<sup>th</sup> century. The barns themselves are in poor condition and have been reinforced internally with breezeblocks and much altered, it is judged these multi-use agricultural buildings would not meet the criteria for listing due to their low architectural and aesthetic quality (HE 2017c).

### **Legislation and policy compliance**

- 3.11 As part of this application there will be no direct physical impacts on any of the designated heritage assets identified, with only indirect impacts through changes to the wider settings of the assets. The special architectural or historic interest of the listed buildings resides in the original fabric of these assets. Moreover, the design evident within the masterplan documentation shows that the scale of the proposals, along with the proposed boundary treatments have been designed to be contextual to the wider rural context. Therefore, it is judged that the proposals will not result in harm to any designated heritage asset via a change in setting, in line with the NPPF and local planning policy (as outlined in **Appendix 2**).

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## 4.0 CONCLUSION

### Introduction

4.1 This Heritage Statement has been produced for the application to inform a planning application concerning proposals for new residential development in Chiswell Green. This report has been produced within the context and requirements of relevant national and local planning policy and guidance, including the NPPF and Historic England guidance on significance and setting. The historic development of the Site, in addition to an appraisal of the significance of the designated heritage assets within the vicinity of the Site, has been used to inform the assessment of the proposals' potential impact on the historic environment.

### Conclusion

4.2 The Site does not contain any statutory designated heritage assets, such as listed buildings. There will be no physical impact on any designated heritage assets as part of the scheme. In terms of extant above ground heritage assets in the vicinity of the Site, these include three Grade II listed buildings, and a group of barns which have been identified as holding a degree of architectural and historic interest.

4.3 An appraisal of the significance of the identified designated heritage assets within the vicinity of the Site has been used to inform the assessment of the proposals' potential impact on the historic built environment. This Heritage Statement has identified three designated heritage assets, the settings of which have the potential to be changed by the proposals:

- Three Hammers Public House (Grade II listed building: 1102870)
- Little Danswick Farmhouse (Grade II listed building: 1347268)
- Cuckman's Farmhouse / Old Cuckmans (Grade II listed building: 1175529)

4.4 The heritage significance of these assets is derived from their integral historic and architectural (aesthetic) interest. The original setting of these assets has been changed by current and previous redevelopment of the agricultural areas around the Site. For example, the recent construction of Butterfly World resulted in a visual change to the wider setting of the Site.

- 4.5 Consequently, the land which constitutes the Site is considered to make only a negligible contribution to the setting and therefore significance of the identified designated heritage assets. In addition, there are no identified, appreciable historical or functional connections between the Site and these assets. There will be no physical impact on any historic building fabric, and it is considered that the proposals will have no adverse impact on the heritage significance of these assets via a change in setting. Regarding Step 4 of the methodology recommended by the Historic England guidance (GPA 3) no embedded design mitigation is required regarding the identified designated heritage assets.
- 4.6 Regarding the identified barns at No. 39 Chiswellgreen Lane, it is noted that in determining the application for the Proposed Development a balanced judgement will be required having regard to loss of the barns. On balance, it is considered that this loss is justified when considering the public benefits of the Proposed Development.
- 4.7 It is evident that national and local planning policy, and the overall landscape context in which the Proposed Development would reside has influenced the scale and massing of the proposals, to create a sustainable development. The proposals will make a positive regenerative contribution to the local character of the wider area and cause no harm to the significance of the identified designated heritage assets via a change in setting.

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## 4.0 REFERENCES

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### Cartographic sources

1840 Tithe Map

Ordnance Survey mapping

**Online sources**

[british-history.ac.uk](http://british-history.ac.uk)

<https://historicengland.org.uk>

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<https://www.britainfromabove.org.uk>



# **APPENDIX 1**

## **Designation/HER Records**

<b>Ragged Hall, 33, Ragged Hall Lane</b>	
<b>Heritage Category</b>	Listed Building Grade II
<b>List Entry Number</b>	1347232
<b>Date first listed</b>	27-Sep-1984
<b>District</b>	St. Albans (District Authority)
<b>Parish</b>	Winterbourne Bassett
<b>National Grid Reference</b>	St. Stephen
<b>Summary</b>	
See Details.	
<b>Reasons for Designation</b>	
NA	
<b>History</b>	
See Details.	
<b>Details</b>	
House. Late C17 or early C18 timber frame. Painted brick casing. Machine tile roof. 1 storey and attics. 5 C20 leaded casements and 4 C20 box dormers. C18 brick walling, strengthened by C20 square buttresses. 2 C20 ridge stacks. C18/19 weatherboarded 2-storey wing on the E rear corner. Interior has exposed floor beams and joists.	

<b>Range of Barns on North Side of Plaistowes Farm, Furzbushes Lane</b>	
<b>Heritage Category</b>	Listed Building Grade II
<b>List Entry Number</b>	1175452
<b>Date first listed</b>	27-Sep-1984
<b>District</b>	St. Albans (District Authority)
<b>Parish</b>	Winterbourne Bassett
<b>National Grid Reference</b>	St. Stephen
<b>Summary</b>	
See Details.	
<b>Reasons for Designation</b>	
NA	
<b>History</b>	
See Details.	
<b>Details</b>	
Two barns in a continuous range, backing onto Furzbushes Lane. C18, the E barn probably earlier C18. Weatherboarded. Road elevation in corrugated iron. Plain tile roofs. The E barn is slightly larger and has, on the S side, a central gabled porch with lean-to ranges either side. W barn is 4 bays with a similar porch on the penultimate bay. Lean to continuous with E barn;	

<b>Burstone Manor House</b>	
<b>Heritage Category</b>	Listed Building Grade II*
<b>List Entry Number</b>	1102862
<b>Date first listed</b>	19-Oct-1953
<b>District</b>	St. Albans (District Authority)
<b>Parish</b>	Winterbourne Bassett
<b>National Grid Reference</b>	St. Stephen
<b>Summary</b>	
See Details.	
<b>Reasons for Designation</b>	
NA	
<b>History</b>	
See Details.	
<b>Details</b>	
Manor house, now house. C12, probably 1st half. Altered and extended in C15 and mid C17. Recased early-mid C19. Timber- frame. White-painted weatherboarding. Plain tile roof. The front has a projecting gable end on left. To right is a cross passage and 2 bays of a former aisled hall, datable by a scalloped capital embedded in a 1st floor partition wall. The aisles have been removed,	

probably when the hall was floored over in the C16-17. The front aisle probably came flush with the left gable end, inside which the original C15 wall is preserved. 2 storeys. 5 sash windows. C20 door in a C19 moulded frame with shaped brackets and flat hood. To right of door is a shallow canted sash bay with 5 sashes. Rear elevation has C16 red brick casing to the hall section. C15-16 4-centred arch door on right: chamfered spandrels, 3 vertical panels. On left end at rear is a mid C17 gabled projection with floor band and an attached chimney stack. Single ground and 1st floor windows with plain brick frames. Centre part of elevation with 2 recessed sash windows. Interior of house has good C15 screens passage behind door. 2 4-centred doors opening from service end. Front room of this end shows holes from a 2-light C15-16 diamond mullioned window. Two trusses from the aisled hall are exposed on the upper floor, both with long passing braces. The upper wall of the landings shows geometrical relief plasterwork from mid C17.

<b>Outbuilding immediately to East of Burston Manor House</b>	
<b>Heritage Category</b>	Listed Building Grade II
<b>List Entry Number</b>	1347270
<b>Date first listed</b>	27-Sep-1984
<b>District</b>	St. Albans (District Authority)
<b>Parish</b>	Winterbourne Bassett
<b>National Grid Reference</b>	St. Stephen
<b>Summary</b>	
See Details.	
<b>Reasons for Designation</b>	
NA	
<b>History</b>	
See Details.	
<b>Details</b>	
Small outbuilding, built as granary and dovecote. Late C17, altered early C19. Red brick. Plain tile pyramid roof surmounted by a slatted wood square ventilator, itself with pyramid roof. Dentilled brick eaves. W side has a broad plank door in a heavy oak frame. Adjoining at right end on this side is a short stretch of mid-C17 garden wall with saw-tooth corbels and saddleback coping. C20 garage door on S side.	

<b>Holt Farmhouse, Noke Lane</b>	
<b>Heritage Category</b>	Listed Building Grade II
<b>List Entry Number</b>	1102860
<b>Date first listed</b>	14-Oct-1977
<b>District</b>	St. Albans (District Authority)
<b>Parish</b>	Winterbourne Bassett
<b>National Grid Reference</b>	St. Stephen
<b>Summary</b>	
See Details.	
<b>Reasons for Designation</b>	
NA	
<b>History</b>	
See Details.	
<b>Details</b>	
Farmhouse. A good example of a 2-unit house, both parts probably dating to the C15. Altered C16-17. Extended each end in later C19 to form a long range on a canted plan. Timber frame. Plastered walls. Weatherboarded extensions. Plain tile roofs. 1 storey and attics. The larger unit is on the NE side. It has 3 broad eaves gables, the left gable marking the C15 cross wing and the right 2 the former 2-bay open hall. C19 pentice addition to front ground floor. Glazing bar casements throughout. At the right end of this range and at join with other unit is a taller gabled block, probably a late C17 wing. The other unit is 2-3 bays and externally has 2 small attic casements. Also a former hall, it has, on the 1st floor, exposed joists and main beams of high quality. Interior of larger unit has a screens partition between cross wing and hall with depressed 4-centred doorheads. The inserted hall floor dates c1600 and has chamfer-stopped beams and joists. The C19 wings either end of the whole range are each 2 windows. (RCHM Typescript).	

<b>Grainstore 10m Northeast of Holt Farmhouse</b>	
<b>Heritage Category</b>	Listed Building Grade II
<b>List Entry Number</b>	1347269
<b>Date first listed</b>	14-Oct-1977
<b>District</b>	St. Albans (District Authority)
<b>Parish</b>	Winterbourne Bassett
<b>National Grid Reference</b>	St. Stephen
<b>Summary</b>	
See Details.	
<b>Reasons for Designation</b>	
NA	
<b>History</b>	
See Details.	
<b>Details</b>	
Grainstore. 10 metres NE of farmhouse. Probably late C17. Timber frame on red brick base. Pyramid plain tile roof. Collar and brace construction.	

<b>Barn 30m Northwest of Holt Farmhouse</b>	
<b>Heritage Category</b>	Listed Building Grade II
<b>List Entry Number</b>	1102861
<b>Date first listed</b>	14-Oct-1977
<b>District</b>	St. Albans (District Authority)
<b>Parish</b>	Winterbourne Bassett
<b>National Grid Reference</b>	St. Stephen
<b>Summary</b>	
See Details.	
<b>Reasons for Designation</b>	
NA	
<b>History</b>	
See Details.	
<b>Details</b>	
Barn. Probably late C17. Timber frame. Weatherboarded. Red brick base. Plain tile roof. Central porch on E side. Framework intact with queen struts to collar braces.	

# **APPENDIX 2**

## **Figures**

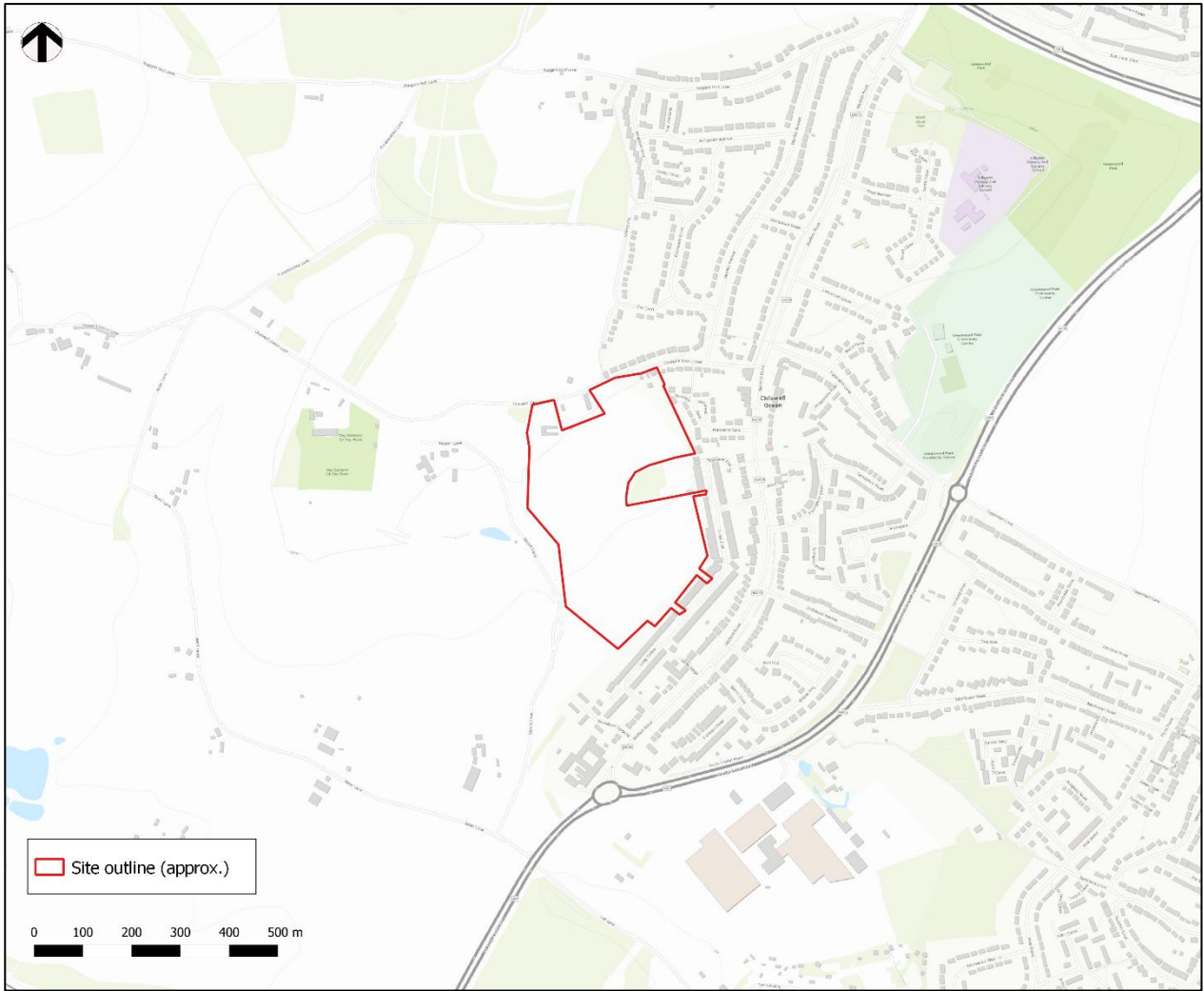
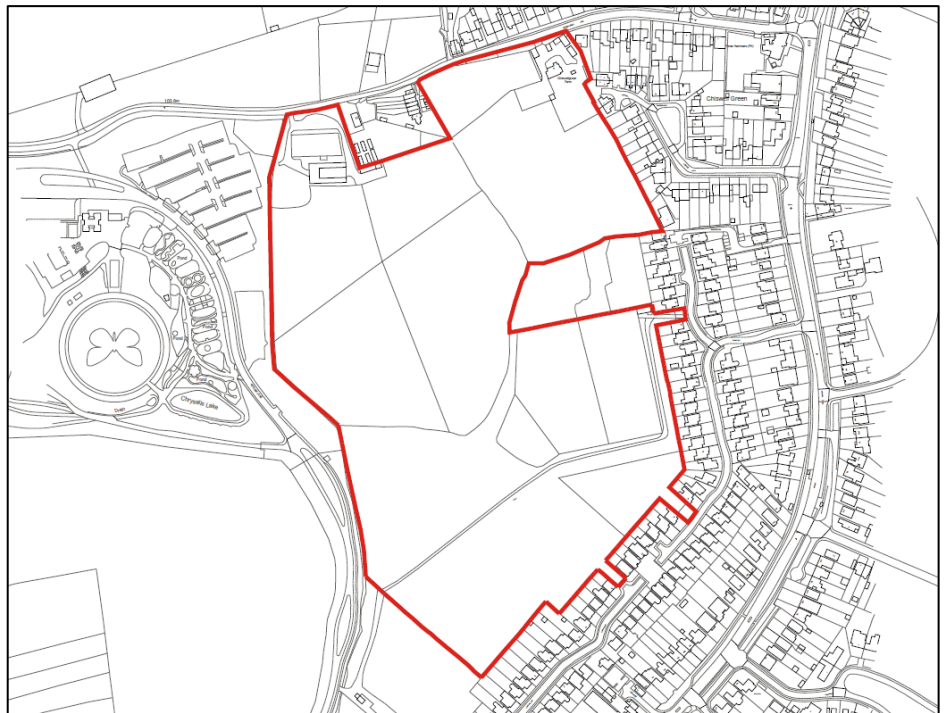


Figure 1: Site outline



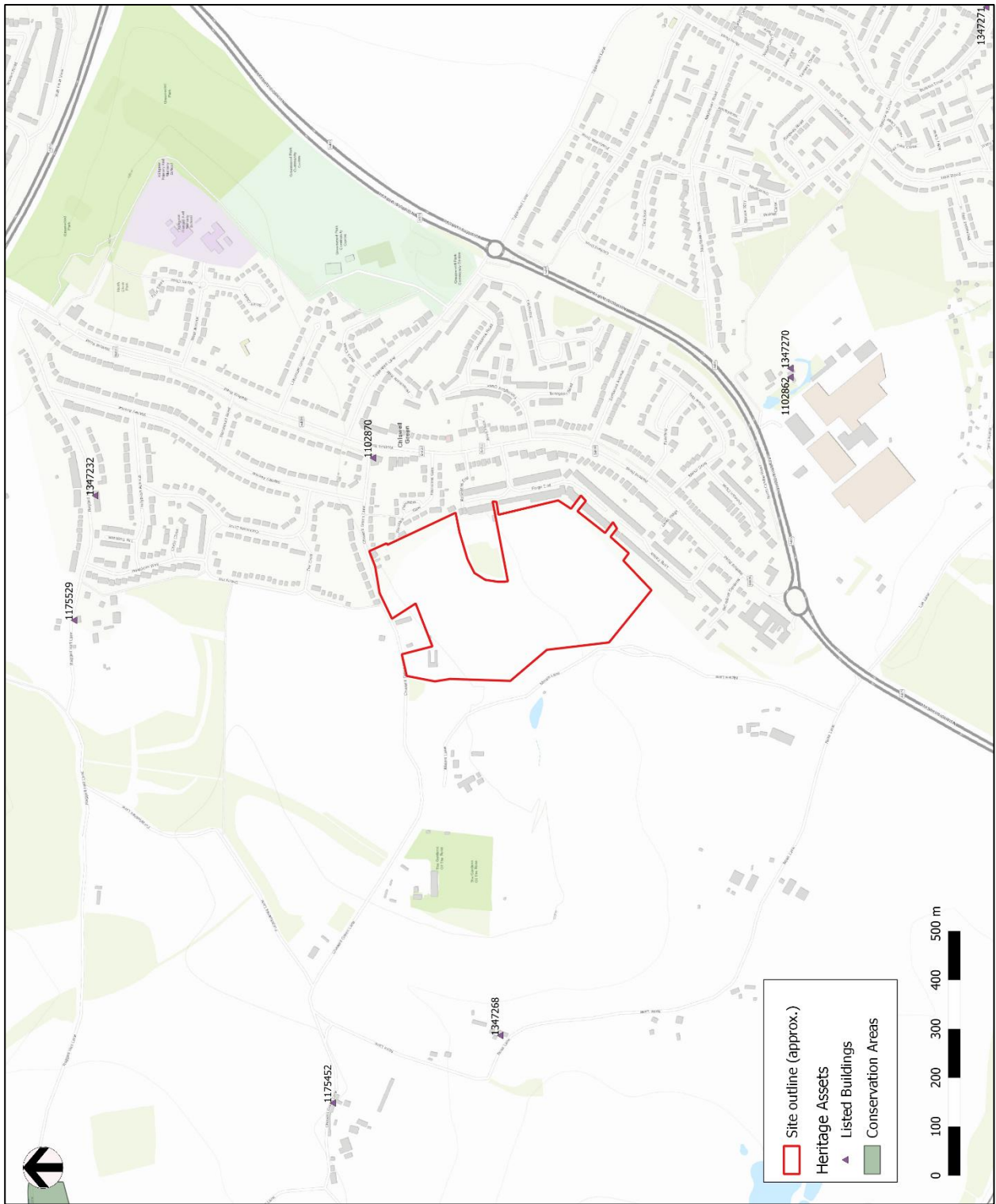


Figure 2: Designated Heritage Assets in the vicinity of the site



Figure 3: Satellite plan showing listed buildings for assessment





Figure 4: 1805 OS mapping map

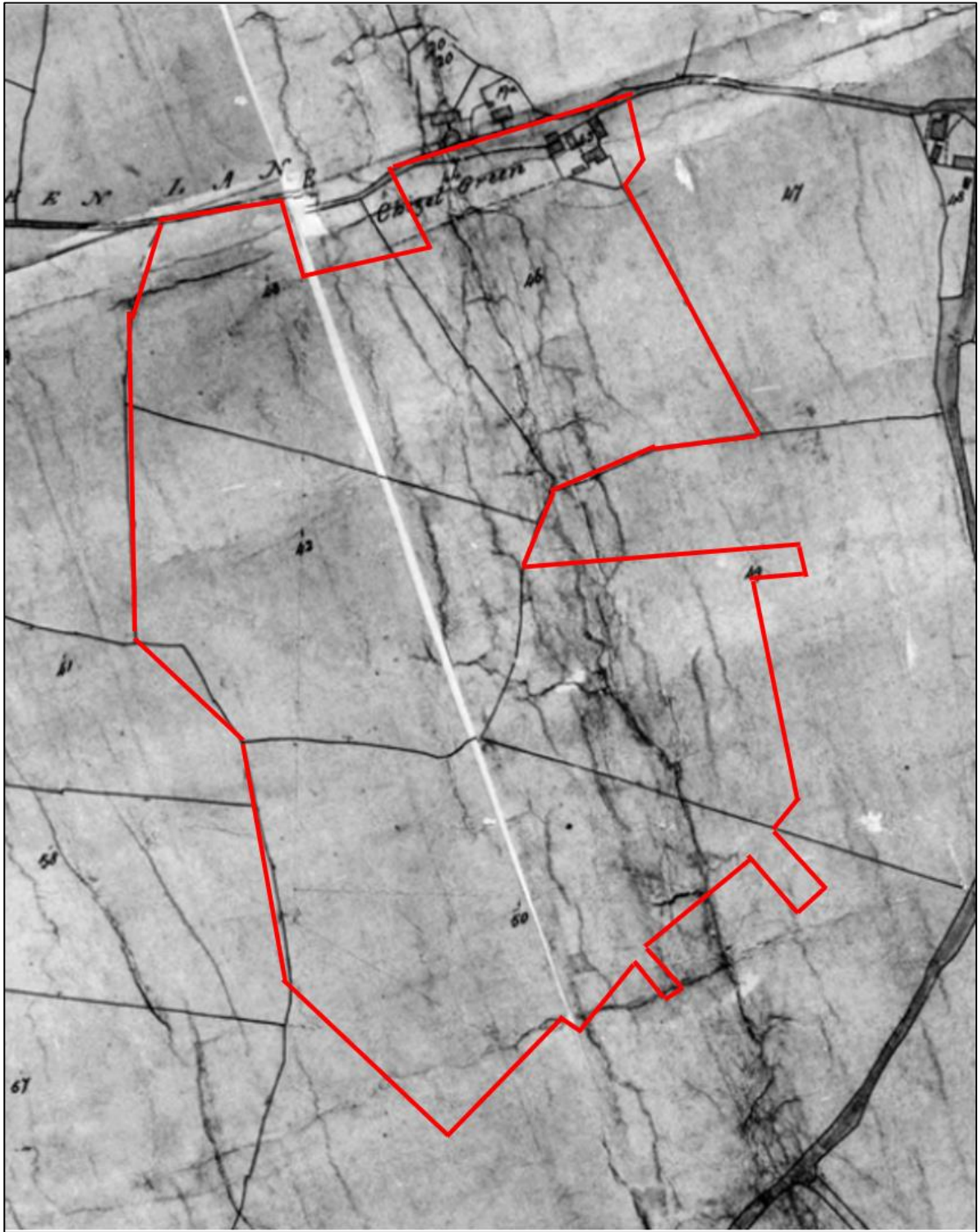


Figure 5: 1838 St Stephen Parish Tithe Map

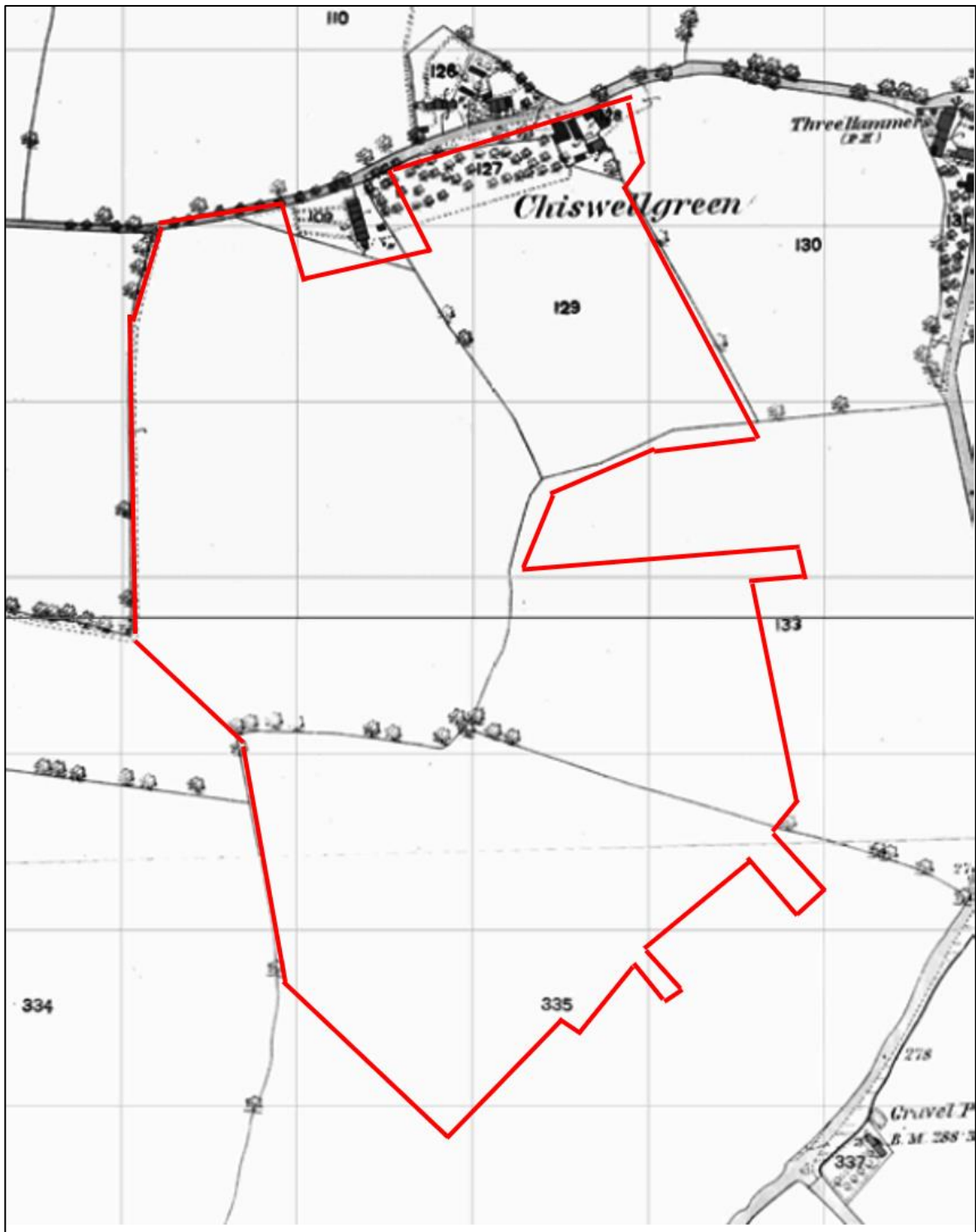


Figure 6: 1872 Ordnance Survey Map

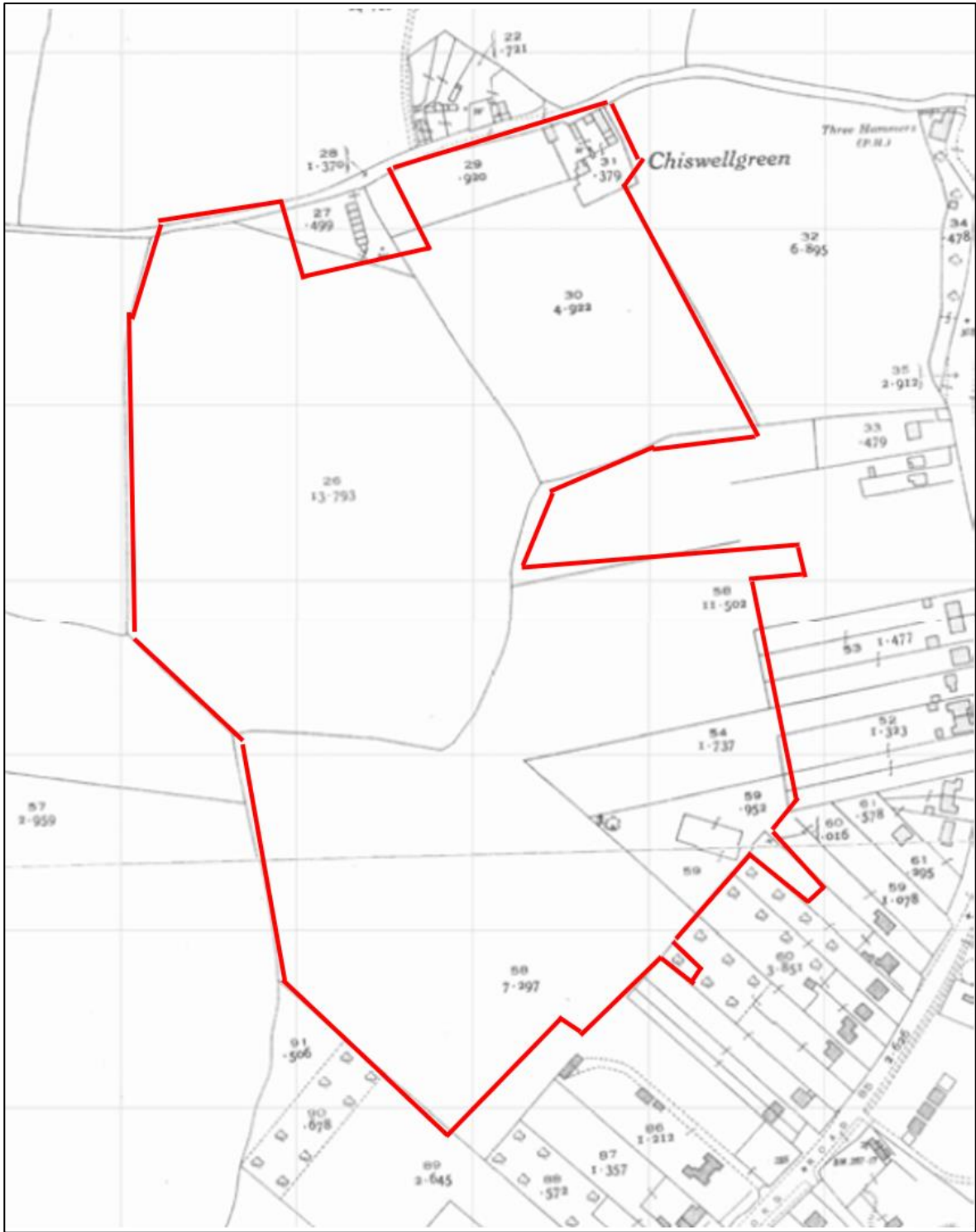


Figure 7: 1938 Ordnance Survey Map

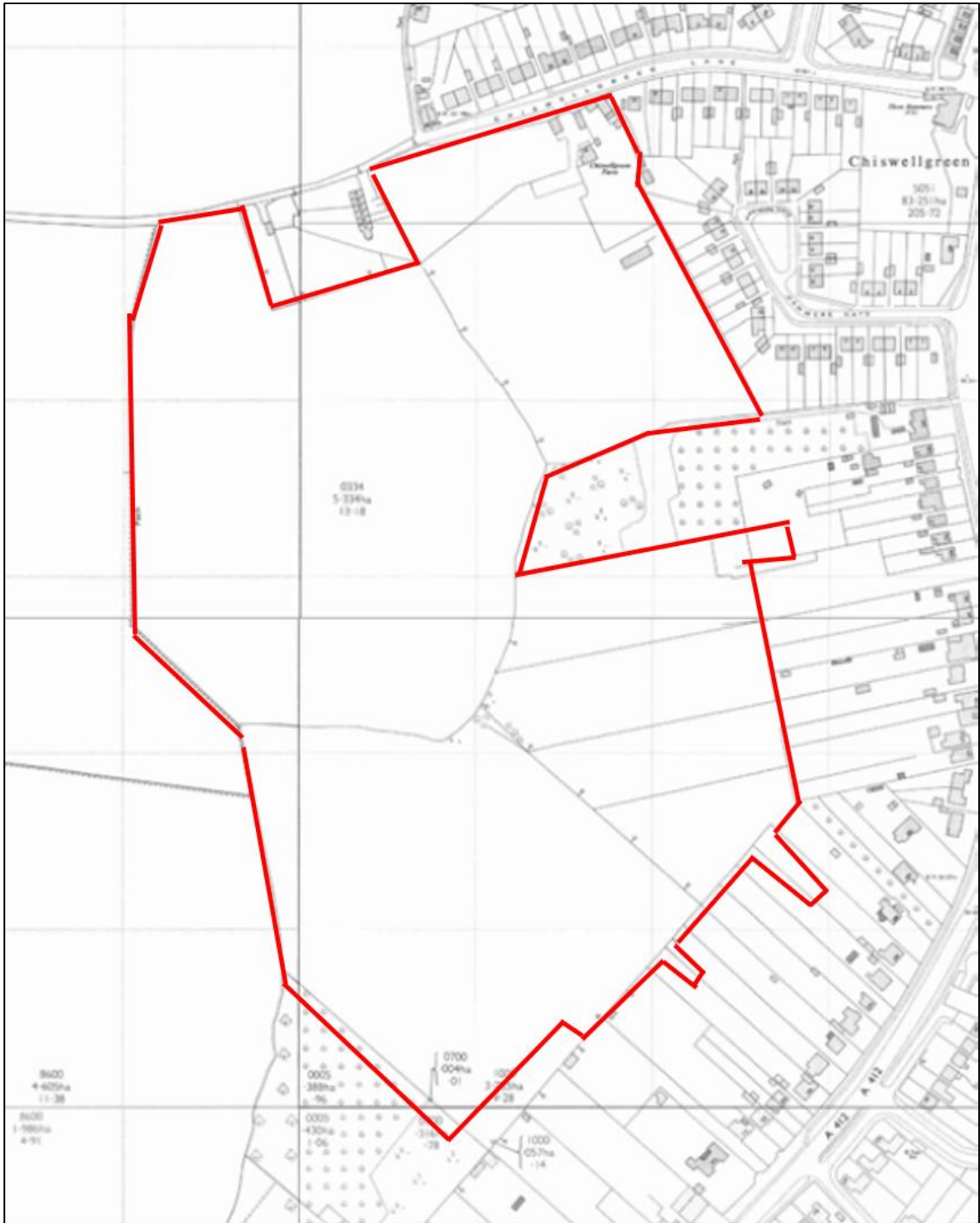


Figure 8: 1971 Ordnance Survey Map



*Figure 9: Ragged Hall (scoped out of assessment)*



*Figure 10: Ragged Hall Lane (looking west)*



*Figure 11: Old Cuckmans*



*Figure 12: View from Little Daneswick (showing topography)*



*Figure 13: Little Daneswick*



*Figure 14: Noke Lane*





*Figure 15: Three Hammers Public House*



*Figure 16: View west from the Three Hammers down Chiswell Green Lane*

# **APPENDIX 3**

## **Decision-Making Framework**

## **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) (2021) sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.

The Government issued a revised version of the National Planning Policy Framework (NPPF) in July 2021 (MHCLG 2021). Section 16 of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The NPPF recognises that heritage assets are an irreplaceable resource which 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (para 184). The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. The relevant paragraphs of NPPF Section 16 are reproduced in full below:

### **16. Conserving and enhancing the historic environment**

**189.** Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

**190.** Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

**191.** 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.

**192.** Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

**193.** Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.

Proposals affecting heritage assets

**194.** 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**195.** Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any

necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**196.** 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.

**197.** In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

**198.** In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

### **Considering potential impacts**

**199.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**200.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

**201.** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

**202.** Where a development proposal will lead to 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, where appropriate, securing its optimum viable use.

**203.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.

**204.** Local planning authorities should not permit the 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.

**205.** Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

**206.** 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 significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

**207.** Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. 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.

**208.** Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2014 with updates.

## **The St. Albans City and District Local Plan 2020-2036**

The Local Plan seeks to establish the planning proposals and policies for future development in St. Albans. This includes proposals related to the 'conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure.'

### **Policy L23 Urban Design and Layout of New Development –**

'New development should be well designed to an appropriate and human scale. Designs must respond positively to environmental context and be efficient in use of land.' To deliver this St. Albans City Council will require that new developments will:

- i) integrate well with existing environmental and urban character, including by reflecting landscape context and adjoining urban structure and grain
- ii) take account of wider context; particularly the need for vibrant urban environments, or greater tranquillity in a rural or semi-rural setting

Policy L23 also requires that 'Development layout must take account of the appearance, scale, form, setting, character and building line of the prevailing pattern of development in the locality.'

**Policy L23 Materials** – 'All development is expected to achieve a high standard of detailed design and layout.' St. Albans City Council will require that new developments will require developments to be:

- f) 'be constructed of materials that are appropriate to the local context. Where there is scope to construct larger buildings or buildings that establish a new or distinct architectural character they should be constructed of materials that take account of the general colour and tonal value of their landscape or built context. This is particularly important in settlement edge or countryside settings. Within conservation areas high quality materials, normally traditional and natural with long-term weathering characteristics, should be used. Samples may be required by condition.'

**Policy L23 Infill Development and Extensions in Established Residential Areas** - The Council require that 'Extensions should be compatible with the architectural style, roof form, windows,



detailing and materials of the host building and should not appear incongruous. This is always essential in conservation areas.'To deliver this TRBK&C will:

require 'Extensions and new curtilage buildings should be subservient to the original and should not mask its form, unbalance or otherwise detract from the listed buildings significance.'

**Policy L30 Historic Environment Heritage Assets:** The Council require that heritage assets 'be conserved in a manner appropriate to their significance. Great weight will be given to the conservation of the District's designated heritage assets. Currently undiscovered / undesignated heritage assets with equivalent interest will be similarly valued and conserved.

Heritage assets worthy of conservation include the District's high level of above and below ground archaeology, locally listed buildings, locally listed historic parks and gardens and other locally recorded features of heritage significance.'

To deliver this the St. Albans Council will require that:

All submissions must include a Heritage Statement giving proportionate but sufficient information to enable full understanding of the proposals and their impact on the heritage assets significance. New development must respect the wider context of the asset, with particular regard to important views of the District's built heritage and landscapes. Overall townscape character should be preserved and enhanced. Long views are particularly important in conservation of the historic City Centre of St Albans as the historic roofscape of the City is considered to be an important element of the Conservation Area's significance. Development must seek to preserve, enhance or better reveal the significance of a heritage asset. This may include that arising from its setting, including any important views to or from the asset. Where development leads to unavoidable change to a heritage asset, or provides an opportunity to increase knowledge of the affected asset, conditions or planning obligations will be used to ensure effective recording and museum archiving of the records created.

## Assessing heritage significance

The NPPF defines significance 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*

The determination of the significance of a heritage asset is based on statutory designation and professional judgement against these values (or interests). The definition of these interests is provided in the NPPF glossary and reproduced in full below:

**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.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**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 skill, like sculpture.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building, in planning terms, is referred to as the identified heritage asset's significance. These interests are reflected and expanded upon in the Historic England guidance (Advice Note 12 Statements of Significance, 2019) and reproduced for information below:

**Historic interest:** the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated

with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.

**Archaeological interest:** the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.

**Architectural and artistic interest:** derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

These values (or interests) encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. Each asset has to be evaluated against the range of criteria listed above on a case-by-case basis.

### **Assessing harm**

In this report professional judgement is used to consider the impact of the scheme on the significance of known or potential heritage assets. Impacts (or change) will have a 'direction', this can be neutral, beneficial, or adverse.

Furthermore, the level of impact can be assessed to be either negligible, minor, moderate, or substantial. If deemed an adverse impact, this is assessed in NPPF terms as either 'less than

substantial harm', 'substantial harm' or 'total loss of significance'. If deemed a neutral or beneficial impact, then it would be termed 'no harm' in regard to the NPPF. The following levels of harm may be identified:

- **No harm** (or 'preservation'), such that the attributes identified within the statement of significance of the heritage asset have not been harmed.
- **Less than substantial harm**; and
- **Substantial harm**: The Planning Practice Guide (PPG) discusses 'substantial harm' (using listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed' (PPG Paragraph: 018 Reference ID: 18a-018-20190723 Revision date: 23 07 2019)

### **Assessing the contribution of setting**

Concerning designated heritage assets, the contribution that setting makes to the overall significance of the asset. Setting is defined in the NPPF as "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" (NPPF, Annex 2: Glossary).

Setting is how the asset is understood and experienced. It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

Guidance produced by Historic England (The setting of heritage assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a) and the Landscape Institute and Institute of Environmental Management and Assessment (Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3), 2013) has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:

**Step 1: asset identification.** The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.

**Step 2: assess the contribution of setting.** This stage assesses how setting contributes to the overall significance of a designated asset.

**Step 3: assess change.** This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).

**Step 4: mitigation.** This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).

**Step 5: reporting.** Making and documenting decisions and outcomes. This reports the assessment of effects.