



FAO: Planning Department,
Welwyn Hatfield Borough Council

Ref: 6/2020/2248/OUTLINE
Date: 16/11/2020

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *Roundhouse Farm, Land Off of Bullens Green Lane, Colney Heath*

The application is for outline permission for the erection of up to 100 dwellings, with all matters reserved except access.

The district boundary runs through the middle of the site with the western side of the site located within St Albans District. At the north western corner (within St Albans District) is the Grade II listed 68 Roestock Lane, a late seventeenth century timber framed house.

In accordance with Historic England guidance on the setting of heritage assets, the applicant's Archaeology and Heritage Assessment has identified that 68 Roestock Lane and its setting will be affected by the proposed development. No other designated heritage assets will be affected.

The site forms part of the setting of the listed building and contributes to the understanding and experience of the asset's significance. The land comprising the site has remained open and undeveloped since the building's construction and contributes to an appreciation of the historic agrarian landscape. The Tithe map and apportionment demonstrate that the land comprising the site and 68 Roestock Lane had a shared ownership in the early-mid nineteenth century at least. The functional relationship between the land and the building is unknown, but it is likely that its occupants (being tenants of the landowner and in an area dominated by farming) were involved in agriculture and could have worked on the land forming the site.

There are views of the rear of the listed building from the two public footpaths crossing the north west part of the site. Trees and vegetation filter these views, but parts of the rear elevation, the roof and the prominent chimney are perceptible. The building is experienced in these views from open, undeveloped, agrarian land which contributes to an appreciation of the historic landscape once surrounding the building. The site remains the only open agrarian land directly abutting the listed building's boundary and makes a positive contribution to its setting and the appreciation of its significance. The proposed development will permanently remove this aspect of the building's setting and although the north western part of the site will remain undeveloped its character will change as it is proposed to contain SUDs, marsh areas and wildflower grassland rather than being



agricultural in character. The footpaths will remain but the experience of the views from the footpaths will change, particularly the footpath running east-west which will be surfaced and positioned alongside the new development. The listed building will no longer be experienced from a field in agricultural use, something which has remained unchanged since its construction.

The proposal is considered to cause 'less than substantial' harm to the significance of the listed building. The Archaeology and Heritage Assessment arrives at the same conclusion and considers the harm to lie at the lowest end of the scale. Due to the adverse change to the setting of the listed building through the development of the site and the loss of the undeveloped agrarian land it is considered that the 'less than substantial harm' could be up to a moderate level.

Paragraph 196 of the NPPF should be applied and consideration given to paragraph 193 which affords great weight to the conservation of heritage assets and paragraph 194 which requires clear and convincing justification for any harm caused. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 should also be considered.

Yours sincerely

A handwritten signature in black ink that reads "M. R. Kitts". The letters are cursive and somewhat stylized.

Maria Kitts BA (Hons) MA PGCert
Senior Built Heritage Consultant
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter