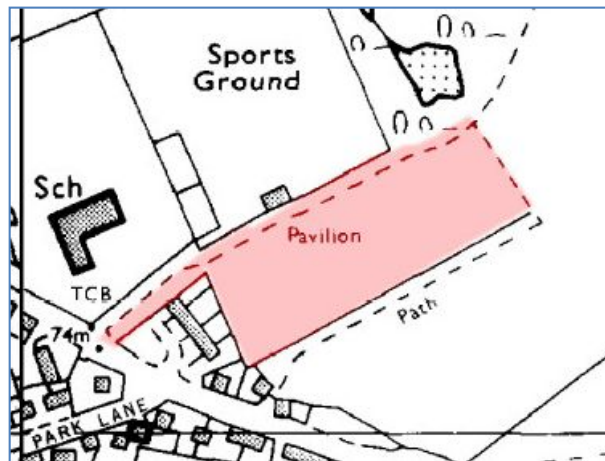




## Land off High Street Colney Heath

### Proposed residential development



## Heritage Statement

January 2022

HER event reference 191/22

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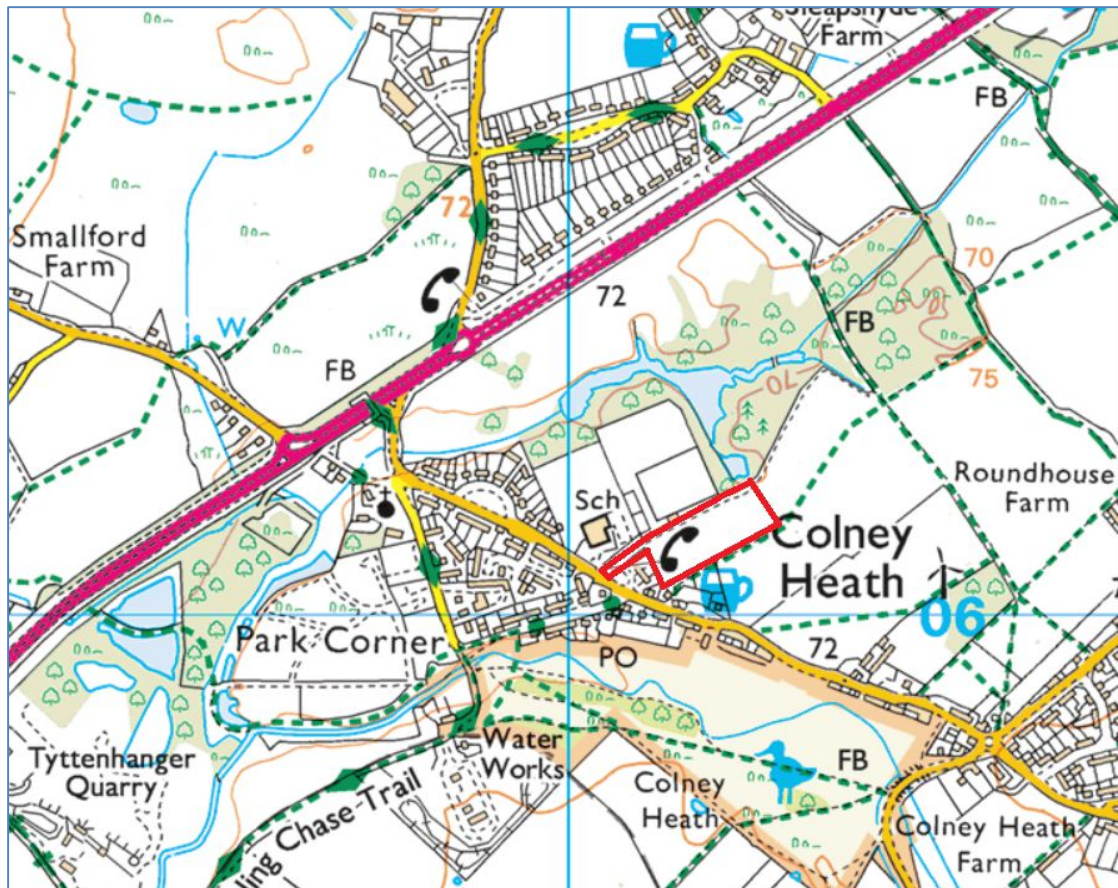
# 1. Introduction

## 1.1 DESCRIPTION OF PROPOSED DEVELOPMENT

### 1.1.1 Overview

This Heritage Statement has been commissioned by Tarmac Limited to inform a planning application to St Albans City and District Council (SACDC). The application is submitted in outline with all matters reserved except for access. Matters relating to appearance, landscaping, layout and scale are reserved for later approval.

This outline application is supported by an illustrative site layout plan (the Masterplan). The illustrative Masterplan provides for up to 45 dwellings within the Proposed Development Area (PDA). Further detail is provided within the Design and Access Statement. The centre of the PDA is at NGR TL 20227 06123 as shown on **Figures 1 and 2**, and comprises approximately 1.68 hectares (ha) of arable land. The illustrative masterplan is included at **Figure 3**.



**Figure 1** Location of the PDA

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Figure 2 The boundary of the application area



Figure 3 Illustrative Masterplan

### **1.1.2 Location<sup>1</sup>**

The PDA is located off Colney Heath High Street immediately south of Colney Heath Football Club, and approximately 60 metres east of Colney Heath School and Nursery. It is accessed from Colney Heath High Street, via a private road.

## **1.2 SCOPE OF WORK UNDERTAKEN**

Cultural heritage is represented by a wide range of features that result from past human use of the landscape. These include historic structures, many still in use, above ground and buried archaeological monuments and remains of all periods, artefacts of anthropological origin and evidence that can help reconstruct past human environments. In its broadest form cultural heritage is represented by the landscape and townscape itself.

This Heritage Statement has been prepared to address the potential impacts of the proposed scheme upon cultural heritage, and in particular the potential for archaeology and the indirect effects upon designated heritage assets.

The scope of work was as follows:

### **Box 1 Scope of Heritage Statement**

- Description of the site and surrounding area
- Define significance and extent of the heritage assets
- Assessment of historic maps
- History of the development of the site
- Reference to relevant planning history
- Appraisal of below-ground archaeological potential
- Assessment of change and whether beneficial, adverse or neutral
- Recommendations for mitigation or design amendments to preserve setting of designated assets and avoid impacts on below ground archaeology
- Reference to all relevant policies and guidance, and discussion of how the proposed works (incorporating any mitigation) comply or conflict with the same

## **1.3 RELEVANT LEGISLATION, POLICY AND GUIDANCE**

The importance of archaeology and cultural heritage is clearly recognised at both national and local levels. Certain features that are deemed to be of particular importance are given legal protection through the *Ancient Monuments and Archaeological Areas Act 1979* (Scheduled Monuments) and The Planning (Listed Buildings and Conservation Areas) Act 1990.

### **1.3.1 Policy and Guidance**

The significance of any effects – both direct and indirect - should be identified as part of a cultural heritage assessment. This is achieved using a combination of the following published guidance and professional judgement.

- National Planning Policy Framework updated 2021. Department for Communities and Local Government.

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<sup>1</sup> Source: Planning Statement (Turley, 2022)

- Historic England 2017 *Good Practice Advice 3 – The Setting of Heritage Assets*, 2<sup>nd</sup> edition
- Historic England 2009. *Planning Mitigation and Archaeological Conservation – Resource Assessment*.
- Historic England 2019. *Statements of Heritage Significance (HEAN12)*

### **1.3.2 National Planning Policy Framework**

National planning policy on how cultural heritage should be assessed is given in the National Planning Policy Framework (NPPF), revised in 2021. This covers all aspects of heritage and the historic environment, including listed buildings, conservation areas, registered parks and gardens, battlefields and archaeology.

Significance (for heritage policy) is described at Annex 2 of the 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.*

Setting is defined within 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 the asset, may affect the ability to appreciate that significance or may be neutral.*

The most relevant policies within NPPF to this proposal are reproduced below,

*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.*

#### **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.<sup>2</sup>*

*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.*

### ***1.3.3 Planning Practice Guidance (PPG) Conserving and Enhancing the Historic Environment***

Planning Practice Guidance (PPG) Conserving and Enhancing the Historic Environment was published in April 2014 as a companion to the NPPF, replacing previous Circulars and other

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<sup>2</sup> Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.



supplementary guidance. In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance, and explains how the tests of harm and impact within the NPPF are to be interpreted.

In particular, the PPG includes the following in relation to the evaluation of significance and harm:

*“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.*

*Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, 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. The harm may arise from works to the asset or from development within its setting.*

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”*

#### **1.3.4 Historic England: The Setting of Heritage Assets (GPA3)**

This Good Practice Advice Note published in 2017 observes that amongst the Government’s planning objectives for the historic environment is that conservation decisions are based on the nature, extent and level of a heritage asset’s significance and are investigated to a proportionate degree. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

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

The current adopted SADC Local Plan is The District Local Plan Review 1994. This is being replaced by a new Local Plan. Local Plans “expired” after 27th September 2007 unless “saved”, in whole or in part. In 2007, a Direction was made saving specified policies of the District Local Plan Review 1994, i.e. they are still part of the development plan for St Albans.

The 'saved' planning policies relevant to heritage and this application are set out below:

<b>POLICY 86: BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST</b>	
<p>(i) 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;</p>	
<p>(ii) listed buildings should be preserved unless exceptional circumstances exist and consent to demolish will be given only where every effort has been made to continue the present use or find alternative uses and where there are also acceptable and detailed plans for redevelopment (<i>see also Policy 88</i>);</p>	
<p>(iii) applications will also be assessed against the following and the guidance in Appendix iv of the Department of the Environment Circular 8/87 (or successive Government advice):</p>	
<p>a) <u>alterations involving the removal, obliteration or encasing of internal or external features</u> which are of architectural or historic interest, or involving detriment to their context or integrity, will not be permitted in the absence of exceptional circumstances;</p>	
<p>b) <u>alterations involving the addition of new features</u> (including openings) which would be detrimental to the internal or external character or appearance of the building, or to the context of features or interest, will be permitted only in exceptional circumstances;</p>	
<p>c) <u>removal of features</u> with intrinsic interest and their replacement with replicas will not be permitted unless the original is incapable of repair;</p>	
	<p>d) <u>replacement of historic windows</u> with those of a different style, material, method of opening or detailing will not be permitted unless the windows sought to be inserted are of a more historically correct and appropriate pattern than the existing windows and would enhance the building;</p>
	<p>e) <u>painting or covering</u> of the exterior or interior will not be permitted where it would obliterate features of interest, alter the proportions or balance of a building or unity of a group, make unsuitable emphasis of features, or be inappropriate or detrimental in terms of chemical composition, colour or texture;</p>
	<p>f) <u>cleaning methods</u> such as sand blasting or chemical cleaning which would damage the fabric or would be detrimental to its appearance or interest will not be permitted;</p>
	<p>g) <u>extensions or new curtilage buildings</u> which dominate or mask the form or appearance of the original, unbalance or otherwise detract from the listed building by reason of their scale, materials, siting or design, or conceal, obliterate or require removal of important features of the listed building will not be permitted in the absence of exceptional circumstances;</p>
	<p>h) <u>rooflights and dormers</u> will not normally be permitted on front or main elevations; they may be permitted to the rear or on side elevations provided that they do not harm the character or appearance of the building.</p>

## **POLICY 109 SCHEDULED ANCIENT MONUMENTS**

Planning applications for development which would adversely affect a Scheduled Ancient Monument, as defined on the Proposals Map and listed below, will be refused on archaeological grounds unless prior scheduled monument consent<sup>(1)</sup> has been obtained from the Secretary of State for the Environment. If scheduled monument consent has been granted, the District Council will seek to preserve the amenity of ancient monuments by resisting proposals within scheduled areas which would detract from their character. The following are Scheduled Ancient Monuments:

## **POLICY 110 ARCHAEOLOGICAL SITES FOR LOCAL PRESERVATION**

Planning permission will not be granted for development which would adversely affect the remains within, or the character of, the sites for local preservation as defined on the Proposals Map and listed below. Development may be permitted in exceptional circumstances, following evaluation, if the Council is satisfied that important remains would not be destroyed or the character of the site adversely affected. The evaluation, which may involve limited excavation or other work (eg. geophysical survey) is to be carried out by the Council or an archaeologist approved by the Council. Planning permissions will normally be subject to conditions requiring facilities for the Council to record remains by excavation in advance of construction and/or during construction.

Voluntary agreements will be sought (e.g. under Section 106) to cover the cost of work, including any initial evaluation, and to ensure that finds made during the course of such work are donated to the Council. Voluntary agreements will also be sought to ensure the continued preservation and management of important remains.

## **POLICY 111 ARCHAEOLOGICAL SITES WHERE PLANNING PERMISSIONS MAY BE SUBJECT TO A RECORDING CONDITION**

Within the sites listed below and defined on the Proposals Map, the District Council will not

normally refuse planning applications on archaeological grounds. However, following evaluation, planning permissions may be subjected to a condition requiring facilities for the Council to record remains by excavation in advance of construction and/or during construction. The evaluation, which may involve limited excavation or other work (eg. geophysical survey), is to be carried out by the Council or an archaeologist approved by the Council.

Voluntary agreements will be sought (e.g. under Section 106) to cover the cost of work, including any initial evaluation, and to ensure that finds made during the course of such work are donated to the Council.

## 1.4 ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

Four criteria have been considered in evaluating the significance of the residual effects of the proposed development, taking into account any outline mitigation measures.

### 1.4.1 Type of Impact

Impacts may be beneficial, adverse, neutral (i.e. no discernible effect) or none. They may be permanent or temporary, of long, medium or short duration, direct or indirect. They may also be cumulative or combined with other effects occurring in the vicinity.

Direct impacts have a physical effect upon an archaeological site, structure or cultural heritage asset. This may lead to the partial or total destruction of that asset.

Indirect impacts of development upon scheduled monuments, listed buildings, parks and gardens and other designated assets of the cultural heritage landscape are more difficult to assess. Consideration should include the context (or setting) of a cultural heritage asset (or place) and how we should assess its significance. Contextual relationships may be visual, but can also be, for example, functional, historical or intellectual.

### 1.4.2 Likelihood of the impact occurring

An assessment is made as to the likelihood of the identified impact occurring. Probability is considered as certain, likely, unlikely or uncertain.

### 1.4.3 Sensitivity

Five categories of sensitivity are identified. These are expanded upon in **Table 1**, below.

**Table 1** Definitions of sensitivity

Value (Sensitivity) of receptor/resource	Definition
Very high	Sites and settings of <i>international importance</i> , for example World Heritage Sites.
High	Sites and settings of <i>national importance</i> . Scheduled Monuments. Registered Battlefields. Grade I and Grade II* Listed Buildings and Registered Historic Parks and Gardens. Sites may also be discovered as a result of new research that are also of national importance and are candidates for scheduling.
Medium	Sites and settings of <i>regional importance</i> . Archaeological sites and features that are not considered sufficiently important or well-preserved to be protected as Scheduled Monuments. Grade II Listed Buildings and Grade II Registered Historic Parks and Gardens. Conservation Areas.
Low	Archaeological sites and structures, and other components of the historic environment that contribute to the local landscape. Locally designated assets.
Negligible	Archaeological sites and structures, and other components of the historic environment of very low importance.

### 1.4.4 Magnitude

The magnitude of change to a cultural heritage asset or landscape is considered in terms of its vulnerability, its current condition and the nature of the impact upon it. With respect to sub-surface archaeology, there may be a degree of uncertainty of the magnitude of change, and

where this is the case it is noted. Magnitude is assessed as major, moderate, minor or negligible/none and the criteria used in this assessment are set out in **Table 2**, below.

**Table 2** Criteria for Assessing Magnitude of Change<sup>3</sup>

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

#### 1.4.5 Assessing significance

**Table 3** presents a matrix of the inter-relationship of environmental value (sensitivity) with magnitude that leads to a conclusion on the significance of an effect.

<sup>3</sup> Source: Design Manual for Roads and Bridges, 2020, LA104 *Environmental Assessment and Modelling*, page 14

**Table 3 Inter-relationship of sensitivity with magnitude<sup>4</sup>**

	Magnitude of impact (degree of change)					
		No change	Negligible	Minor	Moderate	Major
Environmental value (sensitivity)	Very high	Neutral	Slight	Moderate or large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral or slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight

Finally, the suggested relevance of the significance of an effect in relation to decision making is presented in **Table 4**.

**Table 4 Significance of effects in relation to decision making**

Significance category	Typical description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

<sup>4</sup> Source: Design Manual for Roads and Bridges, 2020, LA104 *Environmental Assessment and Modelling*, page 15

## 1.5 AUTHORSHIP

This assessment has been written by Andrew Josephs (BA Hons Archaeology and Environmental Studies, 1985). He has extensive experience of all periods and facets of cultural heritage, including the authorship of over 1000 Heritage Statements under the EIA Regulations. He was previously Principal Consultant (Director of Heritage and Archaeology) at AMEC and Wardell Armstrong, where he started in 1992, becoming of the UK's first consultants in the post-PPG16 era of developer-funded archaeology. Prior to 1992, he worked as a field-based archaeologist and researcher for universities and units in the UK, Europe and the USA. He lectures widely on heritage and was previously visiting lecturer in Environmental Impact Assessment at the University of Nottingham. He is an experienced expert witness.

## 2. Baseline

### 2.1 DESIGNATED CULTURAL HERITAGE ASSETS

A search of the National Heritage List was carried out for a study area of 1km for scheduled monuments and Grade I/II\* assets and 250m for Grade II assets. Due to intervening development, topography and woodland this was assessed as an appropriate study area.

No designated assets of cultural heritage importance lie within the boundary of the PDA.

#### 2.1.1 Listed Assets

Three Grade II listed assets are situated within approximately 250m of the PDA (Figure 4, Table 5).

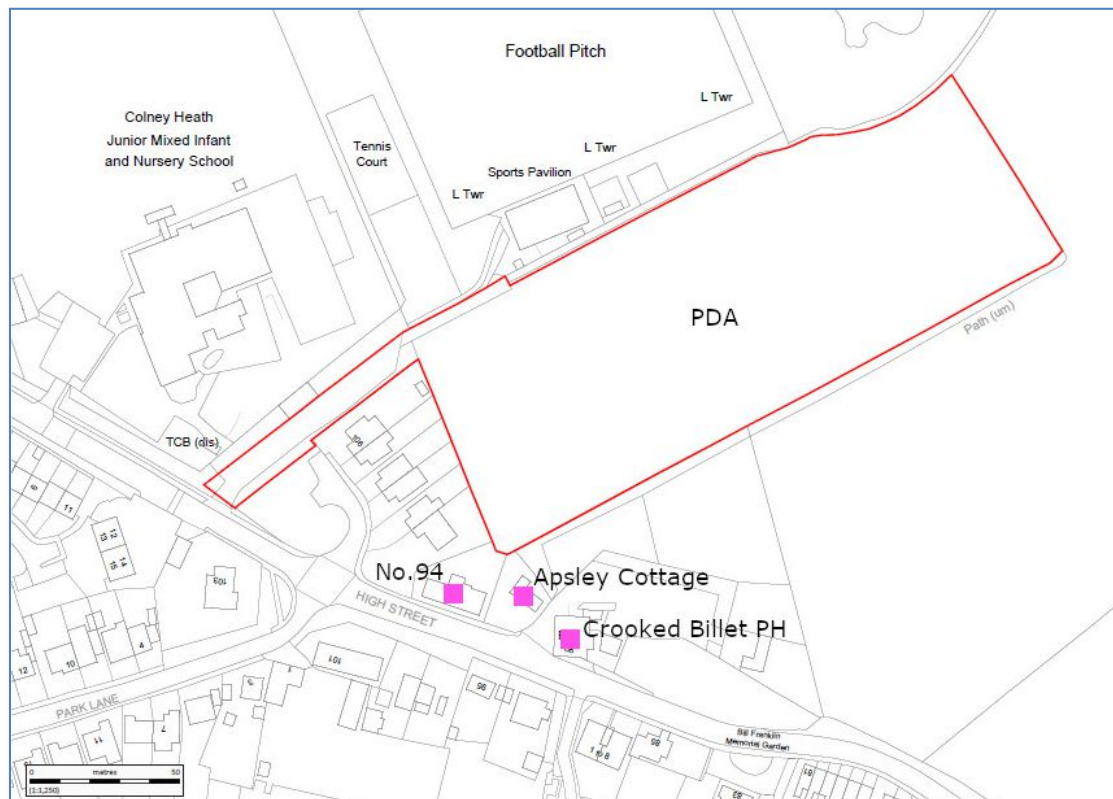


Figure 4 Listed Buildings within 250m of the PDA



**Table 5 Grade II Listed Buildings within 250m of the PDA**

<b>Asset</b>	<b>National Heritage List reference</b>	<b>Distance from PDA boundary</b>	<b>Description<sup>5</sup></b>
Crooked Billet PH	1261870	25m	Public house. Circa early C19 with later C19 extensions. Weatherboarded timber frame with plain tile roof, hipped on right. Rendered brick extension with slate roofs. Brick axial stacks. Plan: The original house was a 2-room plan weatherboarded cottage with a central axial stack. The right hand (S) bay was added later in C19 and the back range (E) is even later C19 or early C20. There are outshuts on the left (N) and rear (E) of the original cottage. Exterior: 2 storeys. 3-window west front. C19 2-light casements with glazing bars. Panelled and glazed door to right of centre with small C20 gabled porch; another door on left with glazed door and canopy. Weatherboarded outshut on left and taller brick range at rear.
Apsley Cottage	1172854	10m	House. C18. Timber frame. Roughcast. Steep slate roof. 2 storeys. 2 C20 glazing bar casements in original openings. Gable ends have broad external chimney stacks, the left one with external oven and formerly enclosed by outshut. Circa 1900 door and hood. C20 single storey right extension.
94, High Street	1103027	17m	House. Late C17 or early C18. Timber frame. Roughcast walls. Plain tile roof with 2 gabled dormers. 1 storey and attics. C20 casements and porch. External gable end stacks, the left one enclosed by C20 single storey extension. 2 bays. Chamfered floor beams. Circa 1980 rear extension.

<sup>5</sup> Source: National Heritage List England (NHLE)

### **2.1.2 Other Designated Assets**

There are no other assets within 250m. The nearest scheduled monuments are over 3km distance. There nearest Grade I and II\* buildings are approximately 1.5km distant. There would be no visual connection between these and the PDA due to intervening development and they are not considered further.

## **2.2 THE ARCHAEOLOGICAL RECORD**

A search of the Hertfordshire Historic Environment Record (HHER)<sup>6</sup> was made of an area within a 750m radius of the centre of the PDA.

None of the records lie within the PDA. In total there are three event records and nineteen monument records within the search area. **Figure 5** shows the key sites and events.

The three event records were:

- a building survey of the nineteenth century church St Mark's (EHT1283) including the recording of funerary monuments and monitoring some shallow groundworks.
- a fieldwalking survey in 1997 along the line of the Peters Green to South Mimms pipeline (EHT4113), and
- a photographic record of the exterior of the nineteenth century mill tower on Coursers Road (EHT7448).

Of the nineteen monument records twelve related to buildings or other post medieval structures such a Victorian letter box (MHT5301) or London Coal Duty markers (MHT5731, 5732, 5734).

The buildings included several nineteenth century structures such as the Methodist Chapel (MHT18476), the church of St Mark's (MHT11237), the tower mill (MHT5828) and the Cock Inn (MHT13646) which appears on the Ordnance Survey 25" first edition published in 1880.

Further buildings include the possible seventeenth century 'Ye Olde House' (MHT18477) which is a substantial two storey timber framed structure, the Queens Head (MHT13645) which is a seventeenth or early eighteenth timber framed two storey house, and Colney Heath Farmhouse (MHT13647). The earliest of the buildings within the study area is Sleafshyde Farm, which is an early sixteenth century timber framed hall house with later additions (MHT15401) that may be the latest iteration of a medieval farm. It is known from documentary sources that in the thirteenth century a farm here was the residence of William de Slape.

On the western margin of the study area there is part of the suggested course of a Roman road (Viatores route 212) but its existence has never been confirmed. An undated area of metalling was identified in a trench in 1959 and was taken as part of the route but it was felt by some that its construction was too slight to be a Roman road (MHT9532). No further finds or remains of Roman date are recorded within the search area.

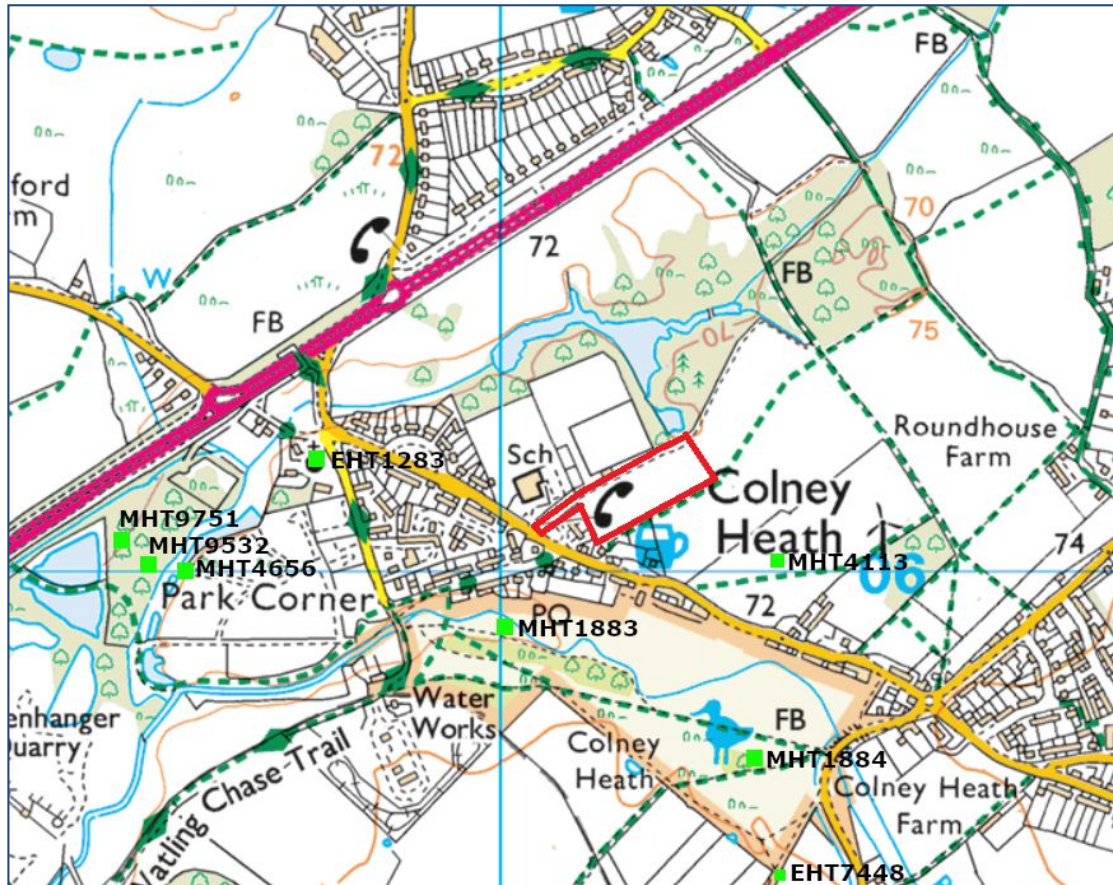
The prehistoric period is represented by four stone axes found at three separate locations south of the High Street and a further location on the northern limit of the study area. The example on the northern edge of the study area (MHT2935) was of palaeolithic date and was found on a spoil heap of a gravel pit in the 1950's. The western most of the three, south of the High Street, was also of palaeolithic date (MHT9751) and is described as an Acheulean flint core with the appearance of a roughout handaxe. It was found again during gravel extraction in 1972. The

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<sup>6</sup> HER event reference 191/22

other two records are small Mesolithic tranchet axes recovered from different locations along a pipeline trench in 1973 (MHT1883,1884).

The remaining record within the search area relates to a documentary reference of an area of common land within Colney Heath (MHT12454) which is assigned a date ranging from the end of the Roman rule through to 1900.



**Figure 5 Herts HER key records within 750m of PDA**  
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### 2.3 SITE WALKOVER

A site walkover was carried out by Ian Meadows in January 2022. There is no evidence of any earthworks and no artefacts of pre-modern date were identified.

## 2.4 HISTORY AND DEVELOPMENT OF THE PDA and its VICINITY

The PDA is identified as late enclosure in the Hertfordshire Historic Landscape Characterisation.

The tithe map of 1840 (**Figure 6**) shows the PDA within Long Field (separated into plots 650 and 651) and under arable cultivation, owned by Robert William Gausson and occupied by John Joice.



**Figure 6 Tithe Map (extract) 1840**

Other than the removal of the central field boundary, there was no change to the PDA over the next 100 years (**Figures 7 and 8**).

The landscape around was one of small villages, hamlets and isolated farms. This changes little until after World War II.

Until then, Colney Heath was a predominantly linear settlement (in 1938 of some 30 houses) facing onto the High Street, with a school and Post Office that served the surrounding hamlets. Gravel pits occupied land to the west of the PDA, with the North Orbital Road beyond (**Figure 9**).

In the last quarter of the 20<sup>th</sup> century Colney Heath has grown significantly in size.

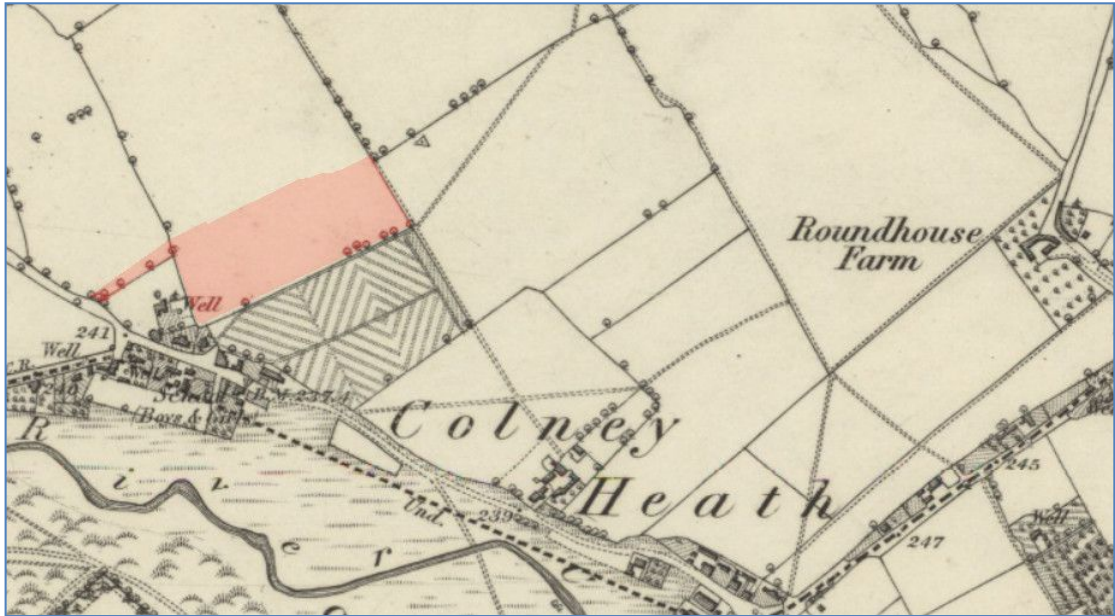


Figure 7 Ordnance Survey, 1<sup>st</sup> edition 1873

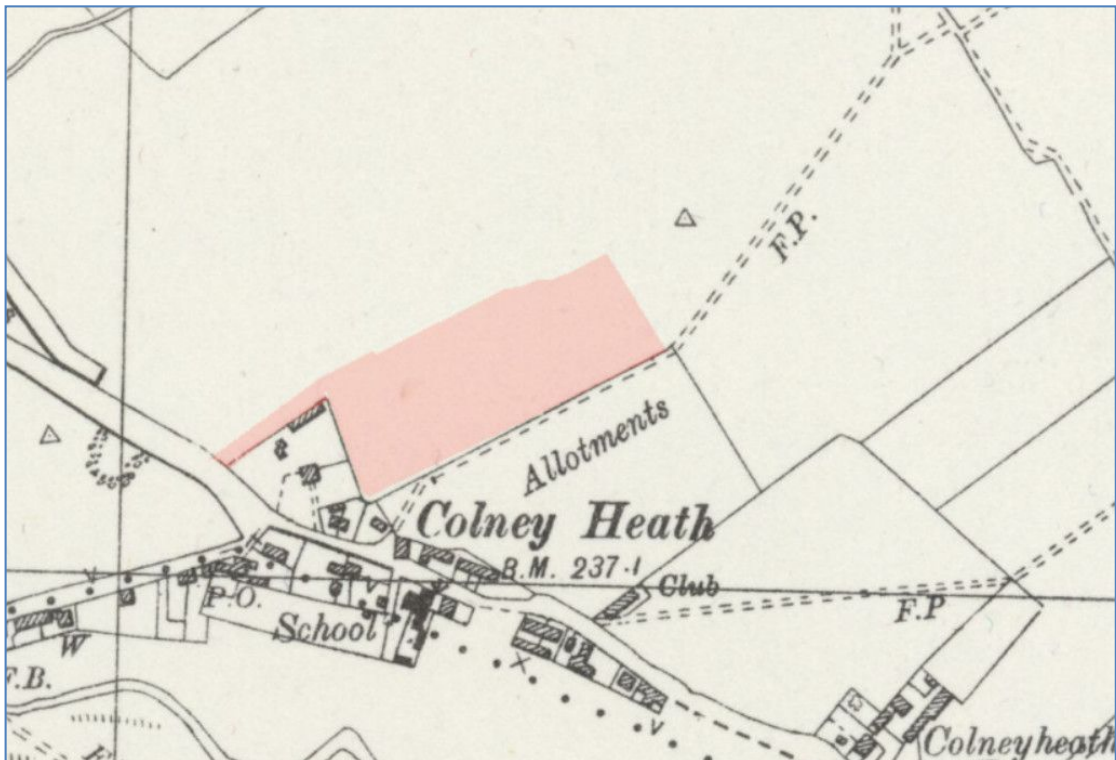


Figure 8 Ordnance Survey, 1938

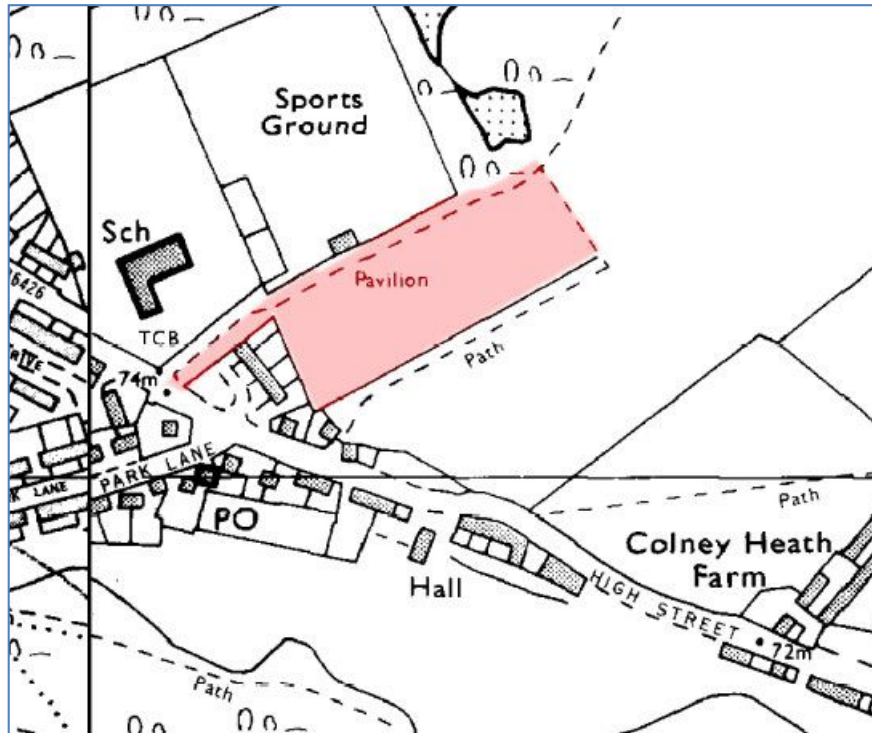


Figure 9 Ordnance Survey, 1985-1990

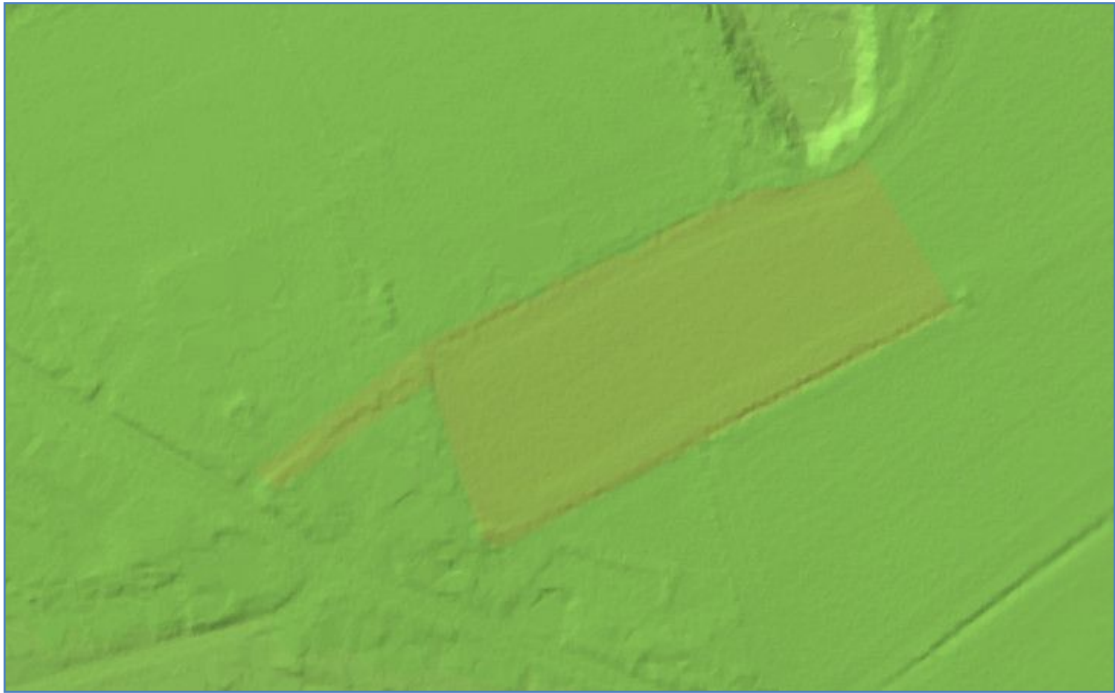
## 2.5 AERIAL PHOTOGRAPHY and LiDAR

Aerial photographs from the 1945 onwards and LiDAR were reviewed (Figures 10 and 11).

The PDA is formed from part of an arable field that shows intensive agriculture and suggests that the plough may be actively cutting into the underlying sands and gravels.



Figure 10 Aerial Image, 2013 (© Google, base photo)



**Figure 11** LiDAR Composite DSM (Digital Surface Model) 50cm spatial resolution.

### 3. Assessment of the Setting of Listed Buildings

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#### 3.1 INTRODUCTION

A site visit was carried out in January 2022. The current setting of the three listed buildings was examined and views to and from them assessed, without entering onto private land. Google Earth was also used as a tool to understand setting and context within the wider villagescape.

The key policy guidance is *Historic England: The Setting of Heritage Assets (GPA3)*.

This recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

The assessment followed that methodology.

#### 3.2 STEP 1: IDENTIFY WHICH HERITAGE ASSETS AND THEIR SETTINGS ARE AFFECTED

As described in **Section 2**, three assets are situated within 250m of the PDA.

**Table 6** Listed buildings within 250m

Asset	National Heritage List reference	Distance from PDA boundary
Crooked Billet PH	1261870	25m
Apsley Cottage	1172854	10m
94, High Street	1103027	17m

There are no other designated assets within 250m of the PDA. There is no intervisibility with scheduled monuments or Grade I and II\* assets due to topography, intervening development and woodland.



### 3.3 STEP 2: ASSESS THE DEGREE TO WHICH THESE SETTINGS AND VIEWS MAKE A CONTRIBUTION TO THE SIGNIFICANCE OF THE HERITAGE ASSET(S) OR ALLOW SIGNIFICANCE TO BE APPRECIATED

#### 3.3.1 *The Crooked Billet*

This Grade II public house (**Figure 12**) retains a small weather-boarded core of early 19<sup>th</sup> century date (**Figure 13**) that has been absorbed into a much larger building with late 19<sup>th</sup> and 20<sup>th</sup> century extensions.



**Figure 12** Crooked Billet PH from the High Street (south)



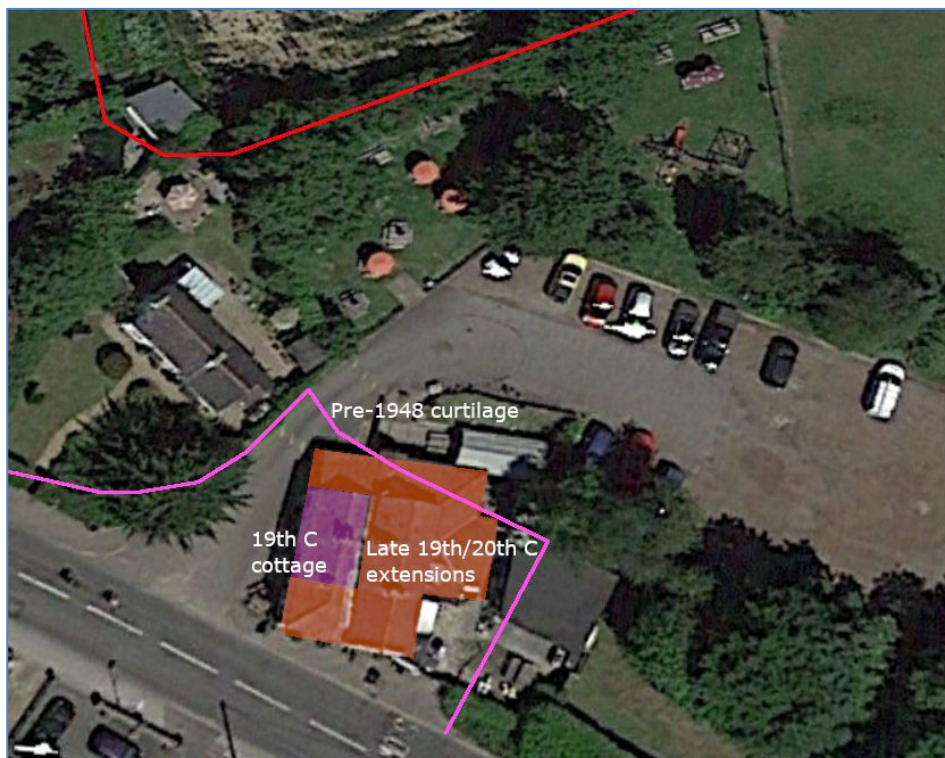
**Figure 13** Western elevation showing historic core (arrowed)  
(© Google, base photo)

Its southern curtilage abuts the High Street. Opposite the pub is a mixture of housing of mainly mid-late 20<sup>th</sup> century date.



**Figure 14** Looking west along High Street with Crooked Billet PH (arrowed)  
(© Google, base photo)

Historically, its northern curtilage was tight on the northern edge of the original cottage, and then the extended building. It was extended northwards into agricultural land, to provide car parking, after the 1985-1990 OS mapping (**Figure 15**).



**Figure 15** Development of the Crooked Billet PH and its curtilage  
(© Google, base photo)

The pub is well screened by mature trees that separate the building from the PDA. Even in winter, the pub is only visible from some locations within the PDA. No views could be found of the historic early 19<sup>th</sup> century core of the pub from the PDA.



**Figure 16** View south from SE of PDA towards Crooked Billet (arrowed) through gap in trees



**Figure 17** View south-east from southern central part of PDA towards Crooked Billet (arrowed)

### 3.2.2 *Apsley Cottage*

This cottage has 18<sup>th</sup> century origins with a 20<sup>th</sup> century single storey extension (**Figure 18**). It is orientated south west and faces onto High Street, although separated from it by a front garden and good hedge.



**Figure 18** Apsley Cottage from High Street

Opposite Apsley Cottage is housing dating to the second half of the 20<sup>th</sup> century.



**Figure 19** 20th century housing opposite Apsley Cottage (© Google, base photo)

The cottage appears to be set down below the level of the PDA so that ground floor windows of the rear elevation are not visible. A mature hedge, and substantial tree, filter views of the PDA. Historically and currently, the northern tip of its garden joins with the south eastern corner of the PDA (Figures 20 and 21).



**Figure 20** View south-east from southern central part of PDA towards Apsley Cottage (arrowed)



**Figure 21** View south-east from eastern central part of PDA towards Apsley Cottage (135 approximate zoom) showing house lower than the PDA

### 3.2.3 94, High Street

The house dates from the late 17<sup>th</sup> or early 18<sup>th</sup> centuries. It has been extended in the 20<sup>th</sup> century to the west, east and to the north, and a garage has been inserted into the eastern extension. It is orientated broadly south and faces onto High Street, with a small front garden and wooden fence.



Figure 22 No.94 High Street, from High Street



Figure 23 No.94 High Street, showing garage in eastern extension (© Google)

Opposite and to the west, on higher ground, is mid-late 20<sup>th</sup> century housing.



**Figure 24** Late 20<sup>th</sup> C housing to north west of No.94 High Street (© Google)



**Figure 25** Mid 20<sup>th</sup> C housing opposite No.94 High Street (© Google)

The house appears is set down lower than the PDA so that ground floor windows of the rear elevation are not visible. Historically and currently, the northern tip of its garden joins with the south eastern corner of the PDA. There would be oblique views of the PDA from the attic dormer windows (Figures 26 and 27).



**Figure 26** View south-east from southern central part of PDA towards No.94 (arrowed)



**Figure 27** No.94 High Street rear elevation from SE corner of PDA, showing attic windows and shed on PDA boundary

### 3.4 STEP 3: ASSESS THE EFFECTS OF THE PROPOSED DEVELOPMENT, WHETHER BENEFICIAL OR HARMFUL, ON THE SIGNIFICANCE OR ON THE ABILITY TO APPRECIATE IT

The key factor is to determine the effects upon significance and how that can affect our ability to appreciate the assets. Effects may be visual or contextual (such as historical), and the current setting is important.

From the above assessment, we reached the conclusions set out in **Table 7**. This is before any mitigation is designed in, which is addressed in Step 4, below.

**Table 7** Assessment of setting and magnitude of change in significance

Asset	Current setting	Change and Magnitude
Crooked Billet PH	Dominated by road noise and traffic movement on the High Street. Original house absorbed within late 19 <sup>th</sup> and 20 <sup>th</sup> C extensions. Curtilage extended into agricultural field to form a car park. Modern housing opposite.	No views from historic part of building. Oblique views of roof lines from upstairs window likely in winter. Adverse effect of negligible magnitude.
Apsley Cottage	Well proportioned house set back from road. Traffic noise still significant. Modern housing opposite.	Oblique views of PDA from upstairs windows. Adverse effect of minor magnitude.
94, High Street	Extended house in 3 directions, including garage inserted into east of house. Doubtful whether it would be of listable quality today. Dominated by road noise and traffic movement on the High Street. Modern housing opposite and to west.	Oblique views of PDA from upstairs windows. Adverse effect of negligible magnitude.



### 3.5 STEP 4: EXPLORE WAYS TO MAXIMISE ENHANCEMENT AND AVOID OR MINIMISE HARM

The illustrative masterplan has taken into account the setting of the listed buildings.

The south-east corner, and eastern and western boundaries of the PDA – those closest to the listed buildings - are proposed as gardens and driveways, with enhanced planting. Views to built development would be at an oblique angle (**Figure 28**).



Figure 28 Extract from masterplan showing proposals nearest listed buildings

### 3.6 STEP 5: MAKE AND DOCUMENT THE DECISION AND MONITOR OUTCOMES

The residual effects taking into account the illustrative masterplan are documented below, **Table 8**.

**Table 8** Evaluation of residual effects upon designated heritage assets (source DRMB *op cit*)

<b>Direct / Indirect</b>	<b>Asset</b>	<b>Sensitivity</b>	<b>Magnitude of change</b>	<b>Significance of Effect</b>	<b>Relevance to Decision making</b>
<b>Direct effects</b>	Statutorily Protected Heritage Assets	High	No change	Neutral	No change
<b>Indirect effects</b> upon setting of designated assets and significance	Crooked Billet PH	Medium	Negligible	Negligible	Not a material factor in the decision-making process if mitigation is adopted at detailed design stage
	Apsley Cottage	Medium	Minor	Slight	Not a material factor in the decision-making process if mitigation is adopted at detailed design stage
	94, High Street	Medium	Negligible	Negligible	Not a material factor in the decision-making process if mitigation is adopted at detailed design stage

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## 4. Impacts upon Archaeology

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There has been limited archaeological work in the general area which reflects a lack of post-1990 development. After that date archaeology became a consideration of a planning application. Nevertheless, archaeological records are scant in the Hertfordshire HER for the surrounding area and there are none within the PDA itself. That, coupled with a long history of arable cultivation within the PDA, would suggest overall a low potential for archaeology. Should archaeology be present it will have been truncated by ploughing, reducing its significance.

The Local Planning Authority could choose to apply a planning condition for pre-development field-based evaluation, but desk-based evidence and site history suggests low potential for archaeology.

## 5. Statement of Significance

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This assessment has concluded that there would be a slight change to the setting of one Grade II listed building, Apsley Cottage. Two further Grade II assets – The Crooked Billet Public House and No.94 High Street - would experience a change of negligible magnitude.

There would be no effect upon our ability to appreciate the significance of the three assets.

Each asset has been extended in the 20<sup>th</sup> century, the Crooked Billet and No.94 significantly so, such that the legibility of these two listed buildings has been detrimentally affected. Their setting is one of predominantly modern development and a busy main road along the front of their curtilages.

Apsley House better retains its proportions, especially when viewed from the south where it is set back from High Street behind a good hedge.

With a carefully designed buffer of gardens and enhanced planting along the PDA boundaries (that would be subject to reserved matters), the significance of the change in setting should not be material in the decision-making process (*qv* Table 4, above).

There is no evidence of archaeology within the PDA and current evidence would suggest that the PDA is an area of low potential, although this may reflect a lack of recent development. The PDA has been under the plough since at least the 19<sup>th</sup> century that will have truncated any archaeology present.

## 6. Conclusion

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The potential for direct effects upon archaeology and indirect effects upon offsite statutorily designated assets has been assessed within the framework of national planning policy and guidance, and saved policies in the SADC Local Plan Review.

Specifically, this assessment has been undertaken in line with paragraph 194 of NPPF:

*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....*

This assessment has concluded that there would be no known effects upon archaeology and only a slightly adverse effect upon the setting of one listed building (Apsley Cottage). There would be no effect upon our ability to appreciate the significance of any designated assets, the test set by Historic England.

The proposed development therefore accords with national and local policies relating to heritage and archaeology.



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