

# Heritage Setting Addendum

Land at Tollgate Road, Colney Heath, December 2022

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*This Heritage Setting Addendum has been prepared by CSA Environmental on behalf of Vistry Group, in relation to land at Tollgate Road, Colney Heath (hereafter the 'Site'). It provides supplementary information with regards to potential impacts to heritage assets as a result of alteration to setting.*

## 1.0 Introduction

1.1 An outline planning application has been submitted to St Albans City & District Council, for the construction of up to 150 dwellings at Land to the Rear of 42-100 Tollgate Road & 42 Tollgate Road, Colney Heath, St Albans, also referred to as land at Tollgate Road (the 'Site'). An Archaeology & Heritage Assessment, prepared by CSA Environmental, was submitted with the planning application<sup>1</sup>. Following consultee comments, this Heritage Setting Addendum has been prepared to provide additional information with regards to potential impacts to heritage assets as a result of alteration to setting.

1.2 This Heritage Setting Addendum provides additional information in response to the following:

- Historic England, letter to the Planning Case Officer dated 26 September 2022 (Historic England Ref. P01542913), and email to Ruth Mitchell dated 01 November 2022
- Conservation Office Consultation Response received November 2022, word document titled '5.2022.1988 Land to the Rear of 42-100 Tollgate Road & 42 Tollgate Road'
- Gardens Trust/ Hertfordshire Gardens Trust objection, word document titled 'PLANNING COMMENT FOR APPLICATOIN REF: 5/2022/1988'

1.3 It provides supplementary information on the following heritage assets:

- The Grade I listed building North Mymms Park, referred to in this document at as North Mymms Park house
- The non-designated North Mymms Park, referred to in this document as North Mymms Park parkland
- The Grade II\* listed building, the Church of St Mary the Virgin, referred to in this document at the Church of St Mary

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<sup>1</sup> CSA Environmental 2022. *Land at Tollgate Road, Colney Heath: Archaeology & Heritage Assessment*, pdf report CSA ref. CSA/3959/7

1.4 Section 2 below includes historic map regression for North Mymms Park parkland, followed by discussion of the setting of North Mymms Park house, the setting of North Mymms Park park, and the setting of the Church of St Mary. Section 3 reviews consultee comments. Conclusions are provided in Section 4.

1.5 For impacts to landscape, reference should be made to the landscape assessment and landscape consultee comments.

## 2.0 Supplementary Information

2.1 This section provides supplementary information, which informs the response to consultee comments (below).

### North Mymms Park parkland: map regression

2.2 The extent of North Mymms Park parkland non-designated heritage asset is recorded on the Historic Environment Record (Plate 1). This corresponds with the extent of the parkland as shown on the First Edition Ordnance Survey mapping.

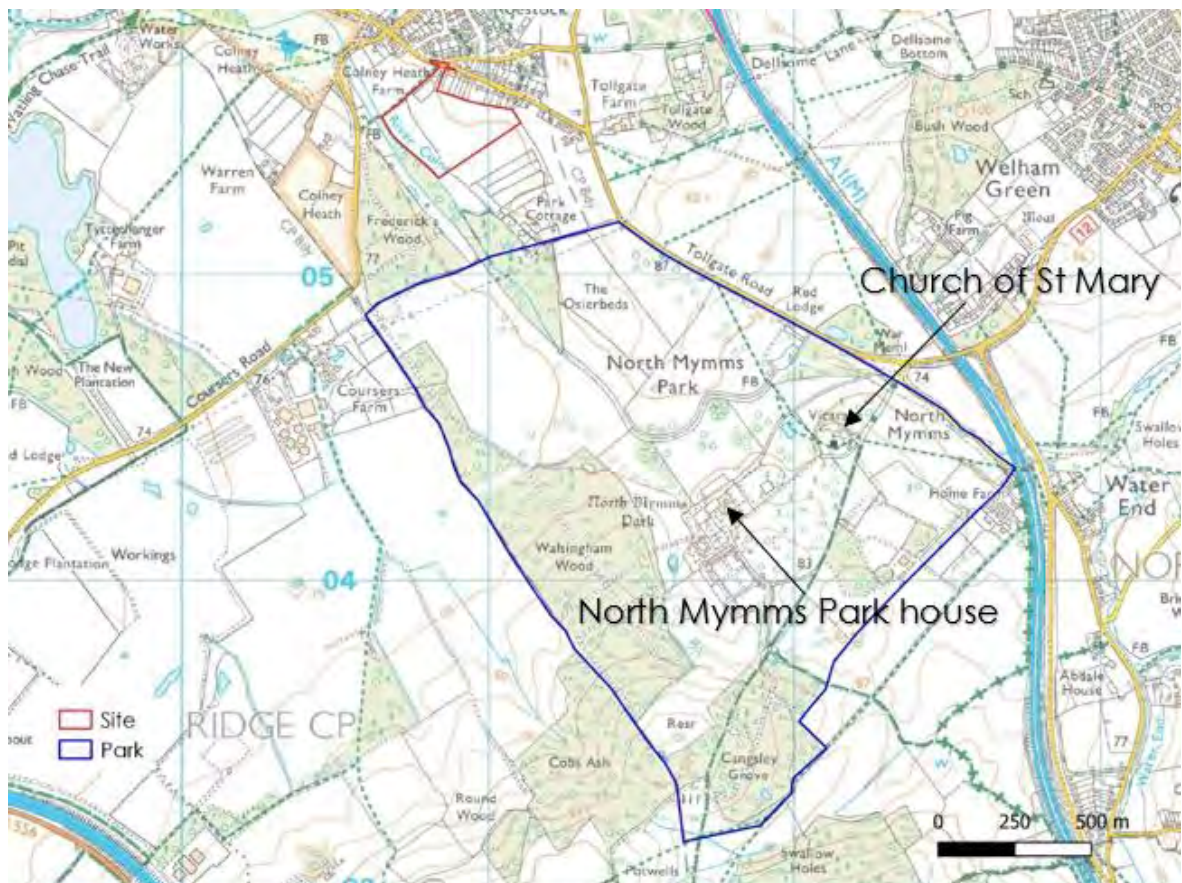


Plate 1: Location of North Mymms Park parkland as recorded on the Hertfordshire Historic Environment Record

- 2.3 The approximate extent of North Mymms Park parkland in the mid-18<sup>th</sup> century is recorded on Dury & Andrews 1766 map of Hertfordshire (Plate 2). This shows the park surrounded by a park pale. It largely follows its 19<sup>th</sup>-century extent, except at the east; on this source the Church of St Mary is outside the park. At this time there were most likely views from North Mymms Park house looking north-west along the River Colne.
- 2.4 A number of changes are recorded within the park on an 1819 sales map of the North Mymms Estate (Plate 3). Tollgate road had been realigned further east, and the Church of St Mary brought within the extent of the park. Designed planting is also indicated, including an area of plantation at the north-eastern extent of the park, south of the Site. This was most likely designed to screen views to Tollgate Farm / Tollgate Road. Views north along the River Colne appear to have been retained at this time, although later screened by The Osierbeds Plantation (see below). Some details are clearly missing from this source, including the course of the River Colne through the northern extent of the park.
- 2.5 The 1844 North Mymms Parish Tithe map records the plantation woodland at the north-eastern extent of the parkland (Plate 4). It also records a lake and island at the northern extent of the park, which may have been a focal point for designed views, although later replaced by the Osierbeds Plantation.
- 2.6 Further planting is recorded on the 1880s Ordnance Survey mapping (Plate 5). This includes the Osierbeds Plantation at the northern extent of the park. It also includes isolated areas of plantation within the park, north of North Mymms Park house.
- 2.7 In the later-19<sup>th</sup> century, the house underwent major alterations by George & Yeates, and the adjacent gardens were laid out in conjunction with William Robinson<sup>2</sup>. The extent of gardens to the north of the house are recorded on early-20<sup>th</sup> century Ordnance Survey mapping (not reproduced).
- 2.8 The park retains a number of elements of the later-19<sup>th</sup> century planting, including stands of trees in the parkland to the north of the house, and the Osierbeds plantation (Plate 6). Some remnant plantation remains at the north-eastern park boundary, although reduced.

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<sup>2</sup> Bettley J. Pevsner N. and Cherry B. 2019 *The Buildings of England: Hertfordshire*, Pevsner Architectural Guides



Plate 2: Extract from the 1766 Drury & Andrew's Map of Hertfordshire



Plate 3: Extract from the 1819 North Myms Estate Map (© Hertfordshire Archives and Local Studies)

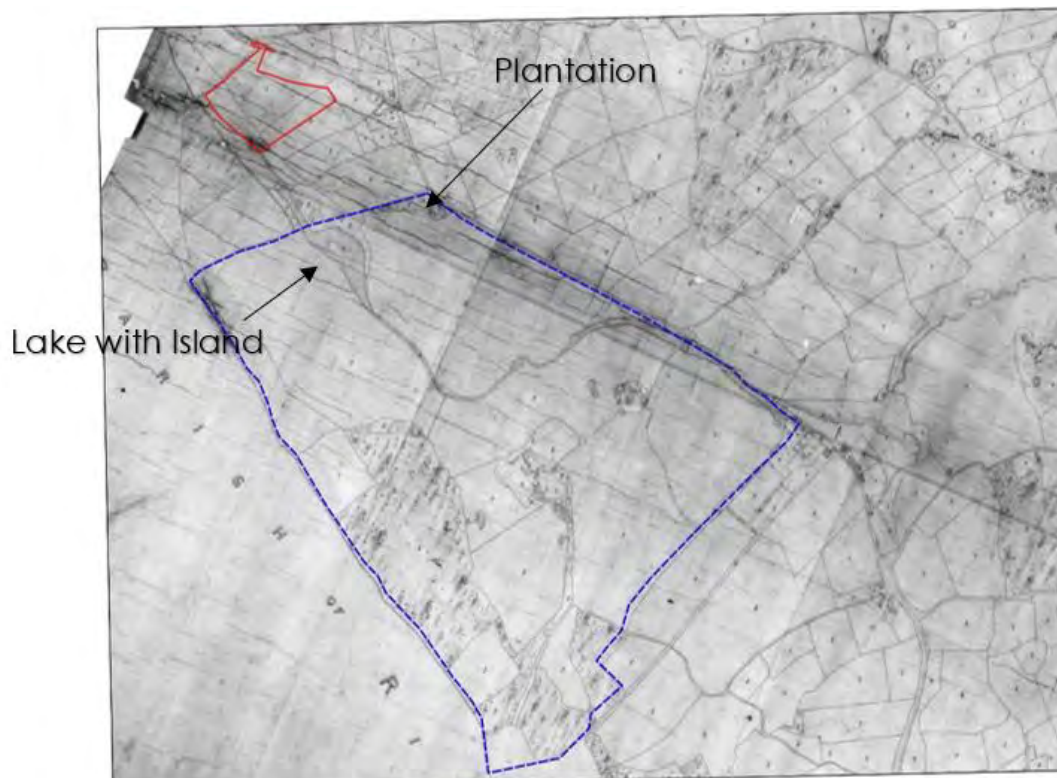


Plate 4: Extract from the 1844 Tithe map (© The Genealogist © Crown Copyright Images reproduced courtesy of The National Archives, London, England)

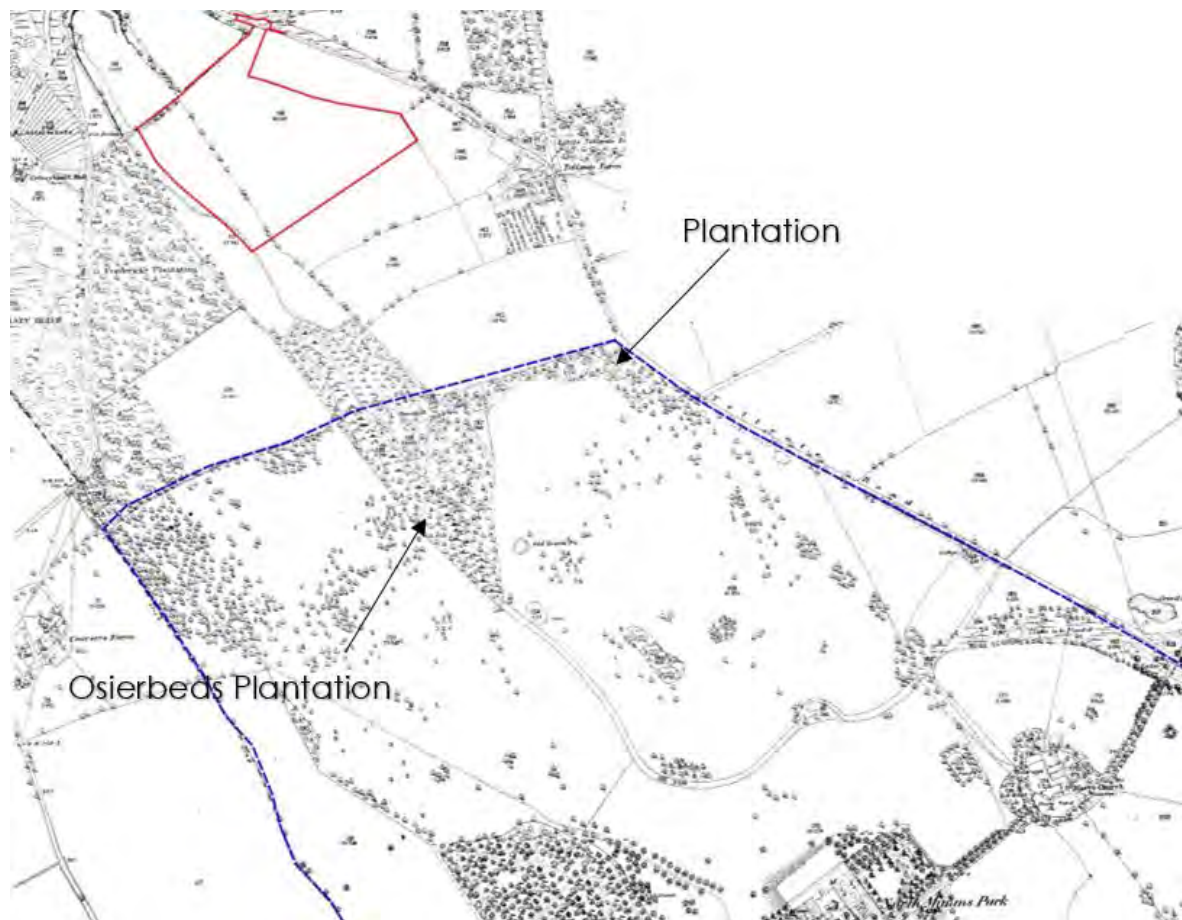


Plate 5: Extract from the 1879-1886 Ordnance Survey mapping

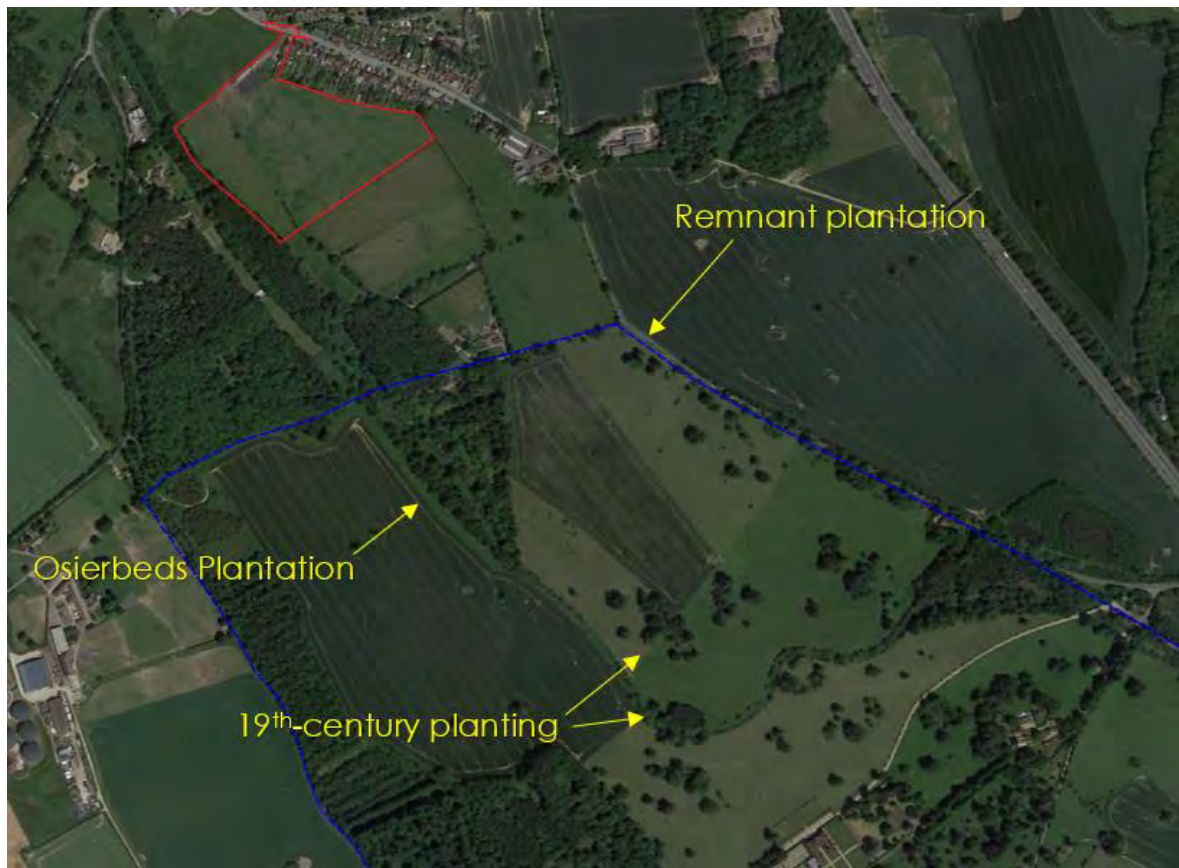


Plate 6: Extract from recent satellite imagery

### North Mymms Park house

- 2.9 A setting assessment for North Mymms park house is included in the Archaeology and Heritage Assessment submitted with the planning application. This Heritage Setting Addendum provides supplementary information, including review of views looking north-west from North Mymms Park house. North Mymms Park house is not open to the general public. It currently operates as a wedding venue and access was kindly granted by the Facilities Manager.
- 2.10 There are views from within/adjacent to North Mymms Park house looking towards the Site. These include views towards the Site from north-west facing windows, and the terrace/garden on the north side of the house. From the central bay of the first floor long gallery, 100 Tollgate Road is visible through a gap in planting at the north-eastern park boundary, along with other properties at Tollgate Road (Plate 7). The rooftops of existing properties to the north-west of 100 Tollgate Road are also visible, beyond the Site, although not prominent due to the distance and intervening trees. In these views, the eastern extent of the Site sits beyond remnant plantation at the northern extent of the park, and beyond intervening agricultural land. Ground level within the Site is not visible. The western area of the Site sits beyond 19<sup>th</sup>-century planting/plantation.

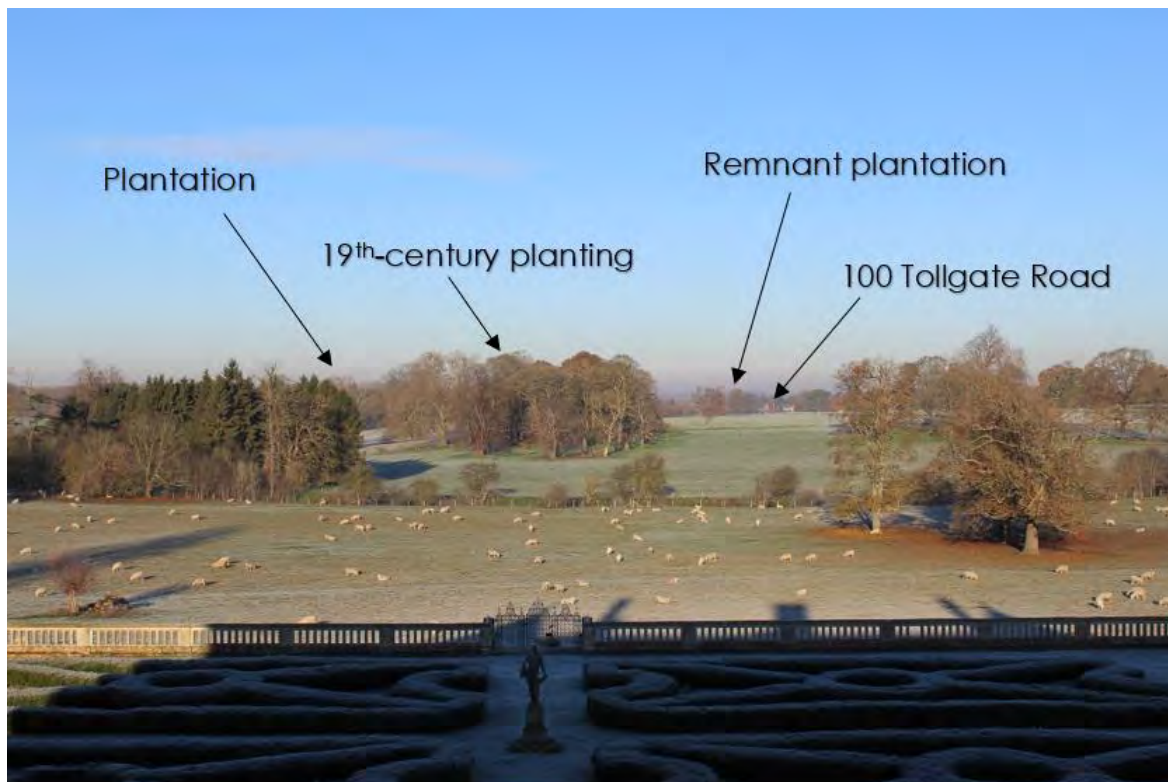


Plate 7: View north from central bay of the Long Gallery, first floor, North Mymms Park house (see photomontages for anticipated visibility of development)

- 2.11 Photomontages have been prepared to illustrate the visibility of development at year 1 and year 15 (attached to this addendum). These indicate partial views to buildings in the eastern area of the Site will be possible, through gaps in existing vegetation. By Year 15 it is anticipated that views to the development would be reduced, although there may be limited views of rooftops, similar to the existing scenario. Similar views are possible from other first floor windows on the north-west elevation, and from attic windows. It should be noted that in all rooms, windows are diamond pane, which soften and partly filter views looking out.
- 2.12 As detailed in the historic map regression above, there may historically have been views from the house looking north-west along the Colne River. However, later park design introduced planting, containing views to the designed park and screening views north. In the context of the designed park setting, views towards the Site were screened by 19<sup>th</sup>-century planting. Loss of plantation at the north-eastern park boundary has opened views to an extent, including to 100 Tollgate Road.
- 2.13 As discussed in the submitted Archaeology and Heritage Assessment, the Grade I listed North Mymms Park house is a designated heritage assets of the highest significance. It principally derives its significance from the architectural and historic interest associated with its built form. The associated park forms its designed setting and also contributes to the significance of North Mymms House. Agricultural land within the Site was part of the wider historic landholding in the 19<sup>th</sup>-century but this relationship has been severed. It was common for country houses to be associated

with large landholdings. Detailed review of historic maps (above) indicate that the design-intent of the 19<sup>th</sup>-century park was to screen views towards the Site. Views towards the western area of the Site are screened by large areas of plantation. Views towards the eastern area of the Site are screened by remnant plantation.

- 2.14 The Archaeology and Heritage Assessment concluded that the Site makes at most a very minimal contribution to the significance of north Mymms Park house. Following this additional assessment, taking into account the current views from North Mymms Park house, agricultural land within the Site cannot be considered to make any meaningful contribution to the significance of north Mymms Park house. However, views from North Mymms Park house, looking across associated park, do contribute to the significance of North Mymms Park house.
- 2.15 As identified in the Archaeology and Heritage Assessment, development has the potential to result in an adverse impact to North Mymms Park house through the introduction of new built form within its setting. Photomontages have been prepared to review the potential visibility of new built form in views from North Mymms House. These indicate limited partial views in Year 1, and very limited views in Year 15. The use of screening vegetation is appropriate, and is in keeping with the design intent of the 19<sup>th</sup>-century park. The introduction of limited views to additional built form, in the context of existing views to buildings along Tollgate Road, would result in a negligible adverse impact to the significance of North Mymms House Grade I listed building. With screening vegetation established views are likely to be similar to the existing scenario, i.e. rooftops beyond intervening trees, most likely reducing the impact to no harm, although potentially negligible harm at most, which is to say, less than substantial harm at the very lowermost end of this harm spectrum.

#### North Mymms Park parkland

- 2.16 North Mymms Park parkland is not open to the general public. Views were assessed from the area of the park north the house (south of the adjacent watercourse), which is under the same ownership at North Mymms Park house, and from the public footpath which runs between the Church of St Mary and Tollgate Road. The northern extent of the park is under separate, private ownership and was not accessed, excepting from the public footpath.
- 2.17 As discussed above, the layout of North Mymms Park parkland evolved through the 19<sup>th</sup>-century. While in the mid-18<sup>th</sup> century there may have been views north along the Colne River, these were later screened by designed planting within the park. Views to buildings beyond the north-eastern extent of park are possible due to a reduction in the historic plantation here. There are views towards the Site from the terrace north of North Mymms Park house (Plate 8). These are similar to the first-floor views (discussed above), although the reduced height further limits views, with the site is located beyond the rise at the northern extent of the park. From the footpath in the north-eastern area of the park, views towards the Site are screened by a rise in slope (Plate 9). There may be views towards the Site from the far northern extent of the parkland, through screening vegetation. The Site is not expected to be visible



from other areas of the park, being screened by planting including the Osierbeds Plantation.



Plate 8: View towards the Site from the northern entrance to North Mymms Park house, view north-west



Plate 9: View towards the Site (not visible) from the public footpath in the eastern area of the park (see photomontages for anticipated visibility of development)

- 2.18 North Mymms Park parkland non-designated heritage asset principally derives its significance from its historic interest as the designed setting to North Mymms Park house. Its designed layout, including associated plantation, contributes to its significance. Agricultural land within the Site does not contribute to the significance of North Mymms Park parkland. Views towards the Site from within the park are limited, and screened by intervening trees. Historic maps indicate increased plantation at the north-eastern extent of the park which would have further screened views. The Site is not a focal point of views from the designed 19<sup>th</sup>-century parkland.
- 2.19 The development will introduce additional built form at Tollgate Road, to the north of North Mymms Park parkland. This will be located beyond intervening agricultural land and screening vegetation. In the context of existing views and existing properties along Tollgate Road, and the design-intent of the 19<sup>th</sup>-century park, glimpsed views to additional properties at Tollgate Road from limited areas of the park would not adversely impact the significance of this non-designated heritage asset. Additional screening is proposed along the southern extent of the Site, to further limit views. This is in keeping with the historic design intent of the 19<sup>th</sup>-century park.

#### Church of St Mary

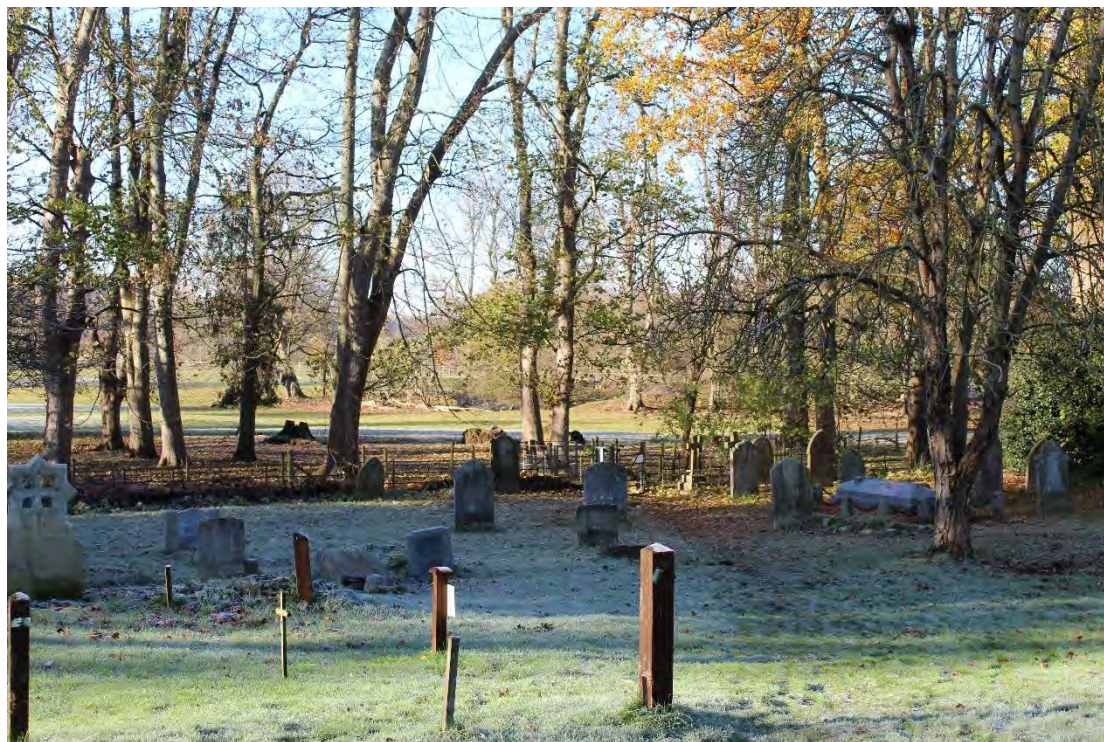


Plate 10: View towards the Site from the churchyard of the Church of St Mary

- 2.20 The Grade II\* listed Church of St Mary is located c. 1.45km south-east of the Site. The Site is not visible from the Church of St Mary or its adjacent public footpath (Plate 10, Plate 11). Agricultural land within the Site does not form part of the setting of the Church of St Mary and does not contribute to its significance. Development of the

Site would not adversely impact the significance of the Grade II\* listed Church of St Mary.



Plate 11: View towards the Site (not visible) from the footpath to the north of the Church of St Mary, view to north-west

### 3.0 Consultee Comments

#### Historic England

3.1 The letter from Historic, dated 26 September 2022, is available on the planning application website. The letter appears to have been prepared in advance of a site visit. It is supplemented by an email to Ruth Mitchell dated 01 November 2022, prepared following a site visit, also available on the planning application website.

3.2 Matters raised in the Historic England consultation responses are discussed below.

#### *Relationship between the Site and North Mymms Park house/park*

3.3 Historic England comments that the Site *“formed an important part of the landscape surrounding [North Mymms] parkland”, “created an essential buffer between [Colney Heath] rabbit warren and, the manicured grazing within the park itself”, is “important to the setting of the grade I listed house and the non-designated parkland”, “was designed to be visible, perhaps from the house but certainly from the park”, and that “The first edition OS map shows that there were gaps in the woodland belt surrounding the parkland and there could be said to be a designed view of it between the woodland containing the kennels and Frederick Plantation”.*

- 3.4 As discussed above, the Site formed part of the wider landholding to North Mymms Park house. It is common for country estates to have a large associated landholding and this does not imply a designed visual connection. While there may originally have been views looking north-west from the house along the River Colne, these were screened by the establishment of plantation in the 19<sup>th</sup>-century. The 1877-1886 Ordnance Survey mapping shows plantation at the northern extent of the park. The Site is further separated from the park by intervening agricultural land.

*Nature of views from North Mymms House*

- 3.5 Historic England comment that Site is visible from “*high status rooms at first floor level, long range views towards the site are possible*”, and that these views should be assessed. This addendum includes consideration of views from North Mymms House, including from first floor rooms. Photomontages have been prepared to illustrate the potential visibility of the proposed development.

*Assessment detail and level of harm*

- 3.6 Historic England commented that “*The undeveloped nature of the land enables the house and park to retain an isolated feel and preserves the sense of the former extent of the estate*”; that proposals “*enables suburban creep to encroach closer to the grade I listed building at North Mymms and represents a continued gradual erosion of its isolated and rural character*”; that the submitted heritage assessment “*does not fully consider the impacts upon the grade I listed North Mymms House, the grade II\* listed Church of St Mary and the non-designated heritage asset of North Mymms Park, in enough detail to properly understand the significance that will be lost by this proposed development*”; and that development would “*alter the setting and significance of the grade I listed North Mymms House through the loss of the wider open views past its immediate designed parkland*”.
- 3.7 Views from North Mymms Park house include views to existing properties along Tollgate Road. Proposals should be considered in the context of these current views. This addendum provides further consideration of North Mymms Park house, North Mymms Park parkland, and the Church of St Mary.

*Level of harm and mitigation*

- 3.8 Historic England commented that “*it is doubtful whether a new landscape belt around the development should be proper mitigation as this in itself is introducing a boundary which is not present on historic mapping*” and that proposals “*would result in less than substantial harm low on the scale, to the significance of the grade I listed North Mymms House and the non-designated North Mymms Park*”.
- 3.9 Review of historic mapping demonstrate designed planting along the northern boundary of North Mymms Park parkland. This is reduced from its historic extent but remnant plantation remains. Screening planting along the southern extent of the Site would be in keeping with the design intent of the 19<sup>th</sup>-century parkland and is appropriate. It is agreed that proposals would result in less than substantial harm to the significance of the Grade I listed North Mymms Park house. Taking into account

the 19<sup>th</sup>-century design, development would not adversely impact the non-designated North Mymms Park parkland.

#### Grade II\* St Mary's Church

3.10 Historic England commented that *"No assessment has been made on the impact upon the setting of the grade II\* St Mary's Church"*. As detailed above, the Site does not form part of the setting of this designated heritage asset and development does not have the capacity to adversely impact its significance.

#### Conservation Officer

3.11 The Conservation Officer consultation response included the following points:

- that development was unlikely to impact the designated heritage assets London Coal Duty Marker and the Queens Head
- That development would result in less than substantial harm on the lower end of the spectrum, to the Grade II listed Colney Heath Farmhouse
- That there should be further assessment of views from North Mymms Park house and the non-designated parkland

3.12 It is agreed that proposals would not adversely impact the London Coal Duty Marker or the Queens Head and that there would be less than substantial harm to the Grade II listed Colney Heath Farmhouse. This addendum provides additional information with regards to views from North Mymms Park house and consideration of the non-designated parkland.

#### The Gardens Trust/ Hertfordshire Gardens Trust

3.13 The Gardens Trust response includes the comments that *the park "contains long designed views across the site and up to Tollgate Road"; that "Housing on the crest of the hill behind Tollgate Road would seriously harm the views and therefore the significance of the park and garden" and that "[North Mymms Park house] has views across the parkland to the northern boundary which would be harmed by the proposed development"*.

3.14 Consultation of historic maps indicate that the 19<sup>th</sup>-century park was designed with screened views to Tollgate Road. There are existing views to housing on Tollgate Road through gaps in remnant plantation. Proposals would introduce additional built form, but this would be beyond intervening agricultural land and vegetation. Proposals would not adversely impact the non-designated North Mymms Park parkland. It is agreed that proposals would result in an adverse impact to the Grade I listed North Mymms Park house.

## 4.0 Conclusions

4.1 As identified in the Archaeology and Heritage Assessment submitted with the planning application, development has the potential to result in an adverse impact to the Grade I listed North Mymms Park house through the introduction of new built form within its setting. Photomontages have been prepared to review the potential

visibility of new built form in views from North Mymms House. These indicate limited partial views in Year 1, and very limited views in Year 15. The use of screening vegetation is appropriate, and is in keeping with the design intent of the 19<sup>th</sup>-century park. The introduction of limited views to additional built form, in the context of existing views to buildings along Tollgate Road, would result in a negligible adverse impact to the significance of North Mymms House Grade I listed building. With screening vegetation established views are likely to be similar to the existing scenario, i.e. rooftops beyond intervening trees, most likely reducing the impact to no harm, although, potentially, negligible harm at most, which is to say, less than substantial harm at the very lowermost end of this harm spectrum.

- 4.2 The Site is separated from the non-designated North Mymms Park parkland by intervening agricultural land. The 19<sup>th</sup>-century park included plantation to screen views north, including views towards the Site. Development of the Site would not adversely impact the significance of the non-designated North Mymms Park parkland.
- 4.3 The Site does not form part of the setting of the Grade II\* listed Church of St Mary and development does not have the capacity to adversely impact its significance.



View of the window from the interior



Existing View from the central bay of the first floor window at North Mymms House

**Visualisation Type 3 - Existing View**

Planar projection  
 75% @ A3, 150% @ A1  
 08.12.2022, 11:07  
 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm  
 HfoV 40°  
 Viewpoint Location (Long, Lat): 51.724021, -0.238280  
 Viewpoint altitude 87m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 1.39km  
 Looking direction: north

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
	<b>Project</b> Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121

<b>Drawing Title</b> Photosheets	<b>Date</b> December 2022			
<b>Client</b> Vistry Group	<table border="1"> <tr> <td><b>Drawn</b> PH</td> <td><b>Checked</b> BS</td> <td><b>Rev</b> A</td> </tr> </table>	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> A
<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> A		



**Photomontage from the central bay of the first floor window at North Mymms House - Year 1**

**Visualisation Type 3 - Proposed View Year 1**

Planar projection  
 75% @ A3, 150% @ A1  
 Based on photography taken on 08.12.2022, 11:07  
 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm  
 HfoV 40°  
 Viewpoint Location (Long, Lat): 51.724021, -0.238280  
 Viewpoint altitude 87m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 1.39km  
 Looking direction: north

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/A**

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121	
<b>Drawing Title</b> Photosheets	<b>Date</b> December 2022			
<b>Client</b> Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> A	





**Photomontage from the central bay of the first floor window at Norh Mymms House - Year 15**

**Visualisation Type 3 - Proposed View Year 15**

Planar projection  
 75% @ A3, 150% @ A1  
 Based on photography taken on 08.12.2022, 11:07  
 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm  
 Hfov 40°  
 Viewpoint Location (Long, Lat): 51.724021, -0.238280  
 Viewpoint altitude 87m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 1.39km  
 Looking direction: north

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/A**

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121	
<b>Drawing Title</b> Photosheets	<b>Date</b> December 2022			
<b>Client</b> Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> A	



**Existing View from public footpath North Mymms 029 within North Mymms Park**

**Visualisation Type 3 - Existing View**

Planar projection  
 75% @ A3, 150% @ A1  
 08.12.2022, 12:17  
 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm  
 HfoV 40°  
 Viewpoint Location (Long, Lat): 51.729273, -0.237963  
 Viewpoint altitude 77m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 925m  
 Looking direction: north west

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
	environmental		

<b>Project</b>	Land at Tollgate Road, Colney Heath	<b>Drawing No.</b>	CSA/3925/121	
<b>Drawing Title</b>	Photosheets	<b>Date</b>	December 2022	
<b>Client</b>	Vistry Group	<b>Drawn</b>	PH	<b>Checked</b> BS <b>Rev</b> A



**Wireline Photomontage from public footpath North Mymms 029 within North Mymms Park (proposals are not visible due to intervening landform)**

**Visualisation Type 3 - Proposed Wireline View**

Planar projection  
 75% @ A3, 150% @ A1  
 Based on photography taken on 08.12.2022, 12:17  
 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm  
 HfoV 40°  
 Viewpoint Location (Long, Lat): 51.729273, -0.237963  
 Viewpoint altitude 77m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 925m  
 Looking direction: north west

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/A**

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Project	Land at Tollgate Road, Colney Heath	Drawing No.	CSA/3925/121	
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