

Land at rear of 42-100 Tollgate Road &
42 Tollgate Road, Colney Heath, St Albans
AL4 0PY

Summary Proof of Evidence
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August 2023

PORTICO
HERITAGE

Introduction

- 1 The Heritage Proof of Evidence on behalf of St Albans City & District Council has been prepared Nick Collins BSc (Hons) MSc MRICS.

Assessment

- 2 Following the Inspector's Case Management Conference, 2nd August 2023, it was agreed that a topic-specific Statement of Common Ground on heritage would be produced (CD 8.2).

- 3 The Inspector requested that the Heritage Statement of Common Ground identifies:

The heritage assets affected; define their significance and the contribution of their settings to significance; establish any contribution the appeal site makes to their settings, and thereby significance; assess the degree of harm to each asset within the spectrum of less than substantial harm that would result from the proposed development, taking into account any mitigation measures proposed; and explain the differences between the parties on the degree of harm.

- 4 This has identified no substantive areas of disagreement between myself, representing the Local Planning Authority and the Appellant with regards heritage, including the relevant heritage assets affected.

- 5 In order to hopefully assist the Inspector, the agreed Heritage Statement of Common Ground and Appendices forms the basis of not just the areas of agreement, but the approach to assessing the heritage impact of the Appeal scheme.

Relevant Heritage Assets

- 6 There are three designated heritage assets in the vicinity in which it is agreed that the Appeal Site forms part of their setting. These designated heritage assets are:

- North Mymms Park House – Grade I
- Colney Heath Farmhouse – Grade II
- Barn on the north side of Colney Heath Farm – Grade II

- 7 The appeal site also falls within the setting of two non-designated heritage assets:

- Tollgate Farmhouse
- Landscape at North Mymms Park

- 8 The history, evolution and use of these assets as relevant to this Appeal is identified in detail in Appendices 1-3 of the Heritage Statement of Common Ground.

Assessment of Impact

- 9 The Assessment of Impact considers:

- The significance of the heritage assets, including the contribution made by their setting;
- Any contribution made by the Appeal site to identified significance
- Degree of any harm caused to that significance (taking into account mitigation)

10 This assessment is undertaken in detail in the Heritage Statement of Common Ground.

Conclusions

11 I have visited and inspected the appeal scheme site and its surroundings. I have carefully assessed the appeal scheme. This includes the position taken by other parties as well as the appellant.

12 At the request of the Inspector, and in conjunction with the Appellant I have agreed a detailed Heritage Statement of Common Ground which also provides a detailed assessment of the impact of the proposals on heritage assets.

13 In agreeing the conclusions of that assessment, I am clear that in each case an element of harm is caused.

14 However, through the course of the evolution of the proposals the level of potential harm has been reduced through amendment and mitigation to the extent that I believe that the level of harm caused is at the lowermost end of spectrum with regards the designated heritage assets and of a very minor level with regards the non-designated heritage assets.