

**THREE RIVERS SITE ALLOCATIONS PLAN  
STATEMENT BY ENGLISH HERITAGE**

**ISSUE 5: Langleybury and the Grove**

**Hearing session on 18 October 2013**

**Representor ref: 60171/30044/SA7/4**

**References:**

**Pre-submission Site Allocations Plan, Policy SA7**

**Test of soundness for representations:  
Consistency with national policy**

## **THREE RIVERS SITE ALLOCATIONS PLAN**

### **EXAMINATION IN PUBLIC**

#### **STATEMENT BY ENGLISH HERITAGE**

##### **Issue 5 Langleybury and The Grove Site Allocations**

##### **Introduction**

1. English Heritage's responsibilities, as the Government's adviser on the historic environment, include the protection and management of England's historic assets. In planning terms, this role includes providing advice to ensure that statute and national policy in the National Planning Policy Framework are reflected in local planning policy and practice. English Heritage is consulted on Local Development Plans under the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012 and on planning applications affecting the site or setting of grade I or II\* listed buildings under paragraph 8 of Circular 01/2001, and the Town and Country Planning (Development Management Procedure) (England) Order 2010.
2. English Heritage has made representations in relation to policy SA7 of the Pre-submission Site Allocations Local Development Document. While English Heritage supports the aspirations underlying this policy we are concerned about the soundness of the policy itself.
3. The tests of soundness require that Local Plans should be consistent with national policy. English Heritage's representations in relation to the Pre-submission Site Allocations Plan are made in the context of the requirements of the National Planning Policy Framework (NPPF) in relation to the historic environment as a component of sustainable development.
4. This statement addresses the Local Plan Site Allocations policy relating to development at Langleybury House, grade II\* mansion, and English Heritage's concerns that new development within its setting may inhibit the successful resolution of current difficulties in securing a beneficial future for this principal heritage asset. The list descriptions for Langleybury House and its ancillary buildings are at Appendix A; all are included in English Heritage's national Heritage at Risk Register. We have considered the matter against the policies set out in the NPPF, in particular:
  - Paragraph 7 defining the dimensions of sustainable development, including the historic environment

- Paragraph 126 requiring a positive strategy for the conservation and enjoyment of the historic environment in local plans, including heritage assets most at risk through neglect, decay or other threats.
- Paragraph 132 requiring great weight to be given to the conservation of heritage assets, including their settings.

### **Inspector's Questions for Langleybury and The Grove**

#### **Issue 5 Whether the approach anticipated for Langleybury and the Grove (policy SA7) is appropriate in the context of relevant policy**

##### **Q5.1 Whether the adopted development brief and the Site Allocations Local Development Document (SALDD) are mutually consistent**

5.1.1 English Heritage's concerns relate to the heritage assets on these sites and the importance of a robust policy in the SALDD to deliver the beneficial use of grade II\* Langleybury House. The brief sets out parameters for an approach to development which is specific to the site; we have not assessed whether this is consistent in terms of the Council's criteria for selection of other sites, or the spatial strategy. Langleybury presents a particular set of circumstances which are not replicated elsewhere.

5.1.2 English Heritage is generally supportive of the brief as an attempt to resolve the heritage issues at Langleybury. It is, however, important that policy SA7 is itself robust and is definitive on the important principles relating to the Langleybury and The Grove sites; the brief, as a non-statutory document, has a secondary role, and perhaps should be referred to in the text to the policy rather than the policy itself.

##### **Q5.2 Whether the SALDD is consistent with national policy in respect of heritage assets.**

5.2.1 The lack of clarity in the policy makes it difficult to understand whether it is consistent with national policy. English Heritage's representations on the Pre-submission plan refer to paragraphs 126 and 132 of the NPPF and our concern that proposed policy SA7, and the adopted brief referred to in the policy, will not bring an assurance of a beneficial outcome for the heritage assets involved. The particular concern is the future of Langleybury House. The provision made for development may prejudice the setting and significance of Langleybury House, contrary to paragraph 132 of the NPPF. The relationship between the two sites of the Grove and Langleybury is not clearly expressed in the policy. The mechanism for development is not clearly expressed. The implication of policy SA7 for the scale of development is not clear.

5.2.2 English Heritage has also referred to paragraph 126 of the NPPF. This asks local planning authorities to set out a positive strategy in their local plans for the conservation and enhancement of the historic environment, *"...including heritage assets most at risk through neglect, decay or other*

*threats*". It goes on to state that local authorities should take into account "*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*". As a grade II\* listed building at risk, we consider the SALDD can and should, through an appropriate policy, secure a positive outcome for Langleybury House. This would require policy SA7 to be re-drafted. We make a suggestion for this below.

**Q5.3 Whether the anticipated housing and other development may be considered 'enabling' development.**

5.3.1 English Heritage is of the view that this is not enabling development. The redevelopment – whether achieved on existing sites or by transfer – should secure the repair and reuse of Langleybury House. If enabling development were involved, a separate case would need to be made for that. What is important is that the redevelopment should not draw resources away from Langleybury. New development at The Grove should be tied to repair and refurbishment of Langleybury House.

**Q5.4 Whether the proposed development as a whole may be considered sustainable.**

5.4.1 In view of the lack of detail relating to the development it is not possible to tell. The opportunity exists, however, with a re-drafted policy, to secure benefits for the historic environment and the local economy.

5.4.2 Sustainable development is defined in paragraph 7 of the NPPF and requires the consideration of environmental, economic and social factors. The historic environment is a contributor to the environmental dimension. Paragraph 8 requires the dimensions of sustainable development to be considered jointly and simultaneously.

5.4.3 English Heritage can only consider the heritage aspects and whether the proposals for Langleybury House and The Grove would result in a benefit, or otherwise, for the historic environment. Policy SA7 as presently drafted does not provide the necessary clarity to ensure that the benefit to the heritage asset at risk will be achieved.

5.4.4 However, it appears that some transfer of floorspace between the sites at Langleybury and The Grove could have benefits to the presently constrained operation of the Grove Hotel as well as secure a sustainable future for Langleybury House, and that this may be done without detriment to the openness of the green belt (although conversely, it could damage openness). A sustainable outcome appears possible, within clear parameters.

**Q5.5 Whether the anticipated housing and other development would be regarded as inappropriate within a Green Belt or whether it may be regarded as not inappropriate.**

5.5.1 The development outlined in policy SA7 would not be "appropriate" with

reference to paragraph 89 of the NPPF. We consider that development on these sites could be justified as a redevelopment of existing development serving the purpose of securing the future of Langleybury House.

## **Conclusion**

6. The foregoing has set out English Heritage's concern that policy SA7 is not sufficiently clear to ensure that the future of Langleybury House, grade II\* listed building at risk, will be secured. In our view, this is fundamental to the justification of development at Langleybury and The Grove when considered in the context of policies within the NPPF.

7. In order to make the SALDD sound in this respect we recommend that policy SA7 is redrafted, and that consequential changes are made to the supporting text (and, as appropriate, related policies in the SALDD and map H(10)). The following draft policy is proposed to replace policy SA7:

Draft policy:

The Council will support the approach to development at Langleybury and The Grove set out in the adopted development brief for these sites.

Development in accordance with the brief should:

- i) secure the repair and refurbishment of Langleybury House in a manner consistent with its conservation
- ii) enhance the openness of the Green Belt and the setting of Langleybury House by reducing the quantum of development on the site
- iii) Contribute to the economic vitality of the district by enabling additional facilities to be constructed at the Grove and by means of the reuse of the historic buildings at Langleybury
- iv) Entail no increase in the quantum of development within these two sites taken together, or
- v) Achieve a reduction in the quantum of inappropriate development in the Green Belt

Appendix A

List descriptions for Langleybury House and ancillary buildings



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IoE Number: 158699

Location: LANGLEYBURY HOUSE (THE MANSION AND FLATS 1 TO 6 INCLUSIVE),

ABBOTS LANGLEY, THREE RIVERS, HERTFORDSHIRE

Photographer: John Reeve

Date Photographed: 16 July 2000

Date listed: 01 September 1953

Date of last amendment: 03 October 1985

Grade II\*

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

TL 00 SEABBOTS LANGLEYLANGLEYBURYKing's Langley3/53Langleybury

## House 1.9.53 (The Mansion and

TL 00 SE ABBOTS LANGLEY LANGLEYBURY King's Langley 3/53  
Langleybury House 1.9.53 (The Mansion and Flats 1-6 inclusive) (formerly listed as Langleybury) GV II\* Country house and service block, now school and flats. 1725-8, dates on rainwater heads, for Sir R. Raymond, Lord Chief Justice, 1725. Altered and remodelled for W.J. Loyd, c.1860-70. Extended for E.H. Loyd, c.1890. Red brick with stone and stucco dressings. Slate roofs. 7 bay square triple pile 3 storey house with a late C19 link replacing original passage to 7 bay 2 storey service block. Tall flush frame glazing bar sashes with segmental arched, key blocked heads, stone sills, top storey has smaller sashes without key blocks. Stucco quoins. Stone cornice to C19 balustraded parapet with urns. Ground floor central C19 closed porch, pedimented Corinthian doorcase, flanking and return sashes as on main block. Stone quoins. Cornice, blocking course. 2 cross axial stacks flank central bays. Right return to garden: no glazing bars except on top storey, no key blocks, ground floor central C19 ashlar canted bay with applied Doric order. Plinth. Rendered plat bands. To rear, original entrance front, 2:3:2 with centre bays slightly projecting. Ground floor central C19 rectangular ashlar bay with applied Doric order. First and second floor left dummy windows. To right an extra C19 bay, set further back, following C18 model and re-using the early C18 doorcase, Doric with half columns, Raymond's initials and coronet in metopes, paterae in mutule blocked soffit to cornice. To left of main block and replacing the earlier covered passage is a 2 storey late C19 canted link block, 3 bays of sashes as on main block, string course between storeys, cornice to balustraded parapet. Further forward and to left is early C18 service block 1:5:1 with projecting end bays. Central entrance: 8 fielded panelled double door, architrave in narrow panel surround, carved brackets to hood with cornice and fielded panelled soffit. Flush frame thick glazing bar sashes with segmental heads, taller and with key blocks on ground floor. First floor central window has a plain raised brick surround, moulded sill and apron panel. Plat band to stone coped parapet with raised piers on outer bays, ramped up twice to centre with small open balustrade in raised panel. Late C19 mansard attic with dormers. 2 cross axial stacks flanking centre bay. End stacks. Empty timber bell-turret on ridge. 2 bay returns with pilaster strips. To right blind openings with a first floor sash, rendered to left. To rear parapet ramped up to centre as at front. Left return of main block behind service block has recessed centre with 2 large C19 sashes in original openings to staircase. Late C19 3, 2 and 1 storey blocks and outshuts added to rear in angle of main and service blocks. Interior: early C18 chimneypiece reset in late C19 entrance hall. Dog leg stair in an open well with bulbous balusters and broad moulded handrail, bolection panelling. C18 secondary stair with turned balusters, moulded handrail, some original dados and box cornices on first floor. Late C19 neo-Carolean plasterwork under staircase copied from The King's Lodge, Bridge Road (q.v.), Zodiac ceiling in Library. Attached to left front and rear and right front are walls of 2m to 3m in height, that to rear left has moulded stone caps to piers. (RCHM Typescript: Pevsner 1977).



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## No Image Available

IoE Number: 158702

Location: AISLED BARN AT LANGLEYBURY HOME FARM ABOUT 45 METRES SOUTH WEST OF LANGLEYBURY HOUSE, ABBOTS LANGLEY, THREE RIVERS, HERTFORDSHIRE

Photographer: N/A

Date Photographed: N/A

Date listed: 03 October 1985

Date of last amendment: 03 October 1985

Grade II

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TL 00 SE ABBOTS LANGLEY LANGLEYBURY King's Langley 3/56 Aisled barn at Langleybury Home Farm about 45m SW of

TL 00 SE ABBOTS LANGLEY LANGLEYBURY King's Langley 3/56 Aisled barn at Langleybury Home Farm about 45m SW of Langleybury House GV II Aisled barn. C15 or C16 with C17 roof truss. C18 brick casing and end bays. Altered C20. Timber frame, weatherboarded and brick cased. Tiled roof. 6 bays. Hipped roof over later end bays with gablets. Facing away from house are porches in bays 2 and 5. Red brick casing facing house and road. C20 weatherboarded turret on ridge. Interior: jowled arcade posts with slightly arched braces to cambered tie beams. Jowled wall posts with passing braces lap jointed to aisle ties and arcade posts to tie beams. C17 clasped purlin roof with queen struts to collar on central truss, angled struts to purlins on outer trusses, splayed and tabled scarf jointing. (RCHM Typescript).



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IoE Number: 158700

Location: STABLES TO LANGLEYBURY HOUSE (FLATS 7 TO 10 INCLUSIVE),  
ABBOTS LANGLEY, THREE RIVERS, HERTFORDSHIRE

Photographer: John Reeve

Date Photographed: 16 July 2000

Date listed: 01 September 1953

Date of last amendment: 01 September 1953

Grade II

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TL 00 SEABBOTS LANGLEY LANGLEYBURY King's Langley 3/54 Stables

## to1.9.53Langleybury House

TL 00 SE ABBOTS LANGLEY LANGLEYBURY King's Langley 3/54 Stables to 1.9.53 Langleybury House (Flats 7-10 inclusive) GV II Stable block to Langleybury House (q.v.), now flats. Dated 1726 on rainwater head. For Sir R. Raymond. Red brick, stone dressings. Hipped tiled roof. 2:3:1:3:2, ends and centre projecting slightly. 2 storeys. Central entrance: 6 panelled double doors, semi-circular fanlight in key blocked brick arch, moulded stone impost blocks, plinth. First floor central round light in square recess with moulded sill, apron and guttae, banded rusticated quoins and stone cornice with raised panel in stone coped parapet. Outer bays have glazing bar sashes, recessed with segmental heads, stone sills, 12 pane and key blocked on ground floor, 9 pane with an extra window in outer bays of link sections. End bays have ground floor blocked arches with key blocks, impost blocks, first floor sashes. Continuous plat band to parapet and projecting piers at ends. C19 clock turret and bell cupola on ridge to centre. Brick base with recessed panels to clock with scrolled diagonal buttresses, cornice to octagonal Doric bell stage weathervane finial to cupola. 2 bay returns with pilaster strips. To rear ground floor central entrance with a segmental head. Outer double doors. First floor: 9 pane sashes, tripartite flanking centre bays. Close eaves. Inserted stacks. Interior: right half retains C19 stalls and mangers with iron ball finials to timber posts. The stable block faces Langleybury House across an entrance court. (RCHM Typescript).



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