

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *Development Site, Maple Lodge, Maple Lodge Close, Maple Cross, Hertfordshire*

This application is for comprehensive redevelopment to provide 2 no. warehouse Class E(giii)/B2/B8 units comprising a total of 16,115 sqm including 1,882 sqm ancillary E(gi) office space, access, landscaping and associated works.

A previous application (19/1179/FUL) was refused and dismissed at appeal (APP/P1940/W/19/3243565).

The site is to the north of Maple Lodge, a Grade II listed farmhouse which largely dates from the nineteenth century, incorporating elements of an earlier, seventeenth century building (list entry number: 1173687). A separately Grade II listed barn, assumed to date from the seventeenth century, is located to the west of the farmhouse (list entry number: 1100856).

The first edition OS map shows that the farm was historically isolated, forming part of a larger network of farms and arable land within the rural Rickmansworth area. The submitted Heritage Statement demonstrates that the land historically associated with Maple Lodge Farm does not fall within the application site and the listed buildings lack a functional relationship with the site. It is also recognised that there is limited inter-visibility between the farmhouse and the application site due to the existing planting and hedgerow. Despite this, concerns were raised previously that the proposed development would still impact the settings of the listed buildings by introducing large scale buildings closer to the historic farmstead and further removing it from its historic context set within a relatively open landscape.

As the site is limited in its contribution to the setting and significance of the listed buildings, it was considered that any harm rising would be at the low end of 'less than substantial'.

It is recognised that the appeal was dismissed due to impacts on groundwater and risks to the public water supply and that the Inspector found no harm to the heritage assets stating: *I therefore do not agree that the proposal would further diminish the rural setting of Maple Lodge Farm or detract from the way in which the listed buildings are understood and experienced* (para. 117).

As noted in comments on the previous scheme, there is no in principle objection to the sensitive development of the site. Whilst there were concerns previously regarding the scale of the development, it is accepted that the Inspector found no harm to the listed buildings and an objection is no longer raised.

Yours sincerely,

Maria Kitts BA (Hons) MA PGCert
Senior Historic Buildings Consultant (on behalf of Three Rivers District Council)

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