



Mr James Gardner
Dacorum Borough Council
The Forum
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1DN

Direct Dial: 01223 582781

Our ref: P01266050

16th December 2020

Dear Mr Gardner

Mabuhay, Brownlow Road, Berkhamsted, Hertfordshire, HP4 1HB
Application No. 20/01429/FUL

Thank you for your letter of 2nd December 2020 regarding the additional information submitted in support of the above application for planning permission.

The revised Heritage Statement satisfactorily addresses our previous concerns and we now consider that the application meets the requirements of paragraphs 189, 194 and 196 of the National Planning Policy Framework.

The revised Heritage Statement demonstrates that the materials proposed for the replacement dwelling would make the building more visually recessive than the existing house in key views from the Berkhamsted Castle scheduled monument, such as from the top of the motte.

However, the proximity of the proposed development site to the scheduled monument does mean that the replacement dwelling would be clearly visible from within the scheduled monument, particularly from the path along the outer earthwork on its western side. As set out in the revised Heritage Statement, the visual impact of the proposed development, and the resulting level of harm to the significance of the scheduled monument, could be mitigated by appropriate planting in front of the replacement dwelling.

With appropriate mitigation planting in place, Historic England considers that the level of harm to the significance of the Berkhamsted Castle scheduled monument would be towards the lower end of less than substantial harm in terms of the National Planning Policy Framework.

If planning permission is granted we recommend that the requirement to include and retain screening planting in front of the proposed replacement dwelling is included as a planning condition.

If you have any questions, or we can be of any further assistance, please do not hesitate to contact us.



Historic England

Yours sincerely

Dr James Albone MCIfA

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