



## Heritage Potential's Approach to Sensitive Extension of a Charming Grade II late-18<sup>th</sup> Century Cottage in East Hertfordshire

Heritage Potential were instructed to assist with the re-design of proposed extensions following an initial negative Pre-Application response from the local planning authority.

The charming Grade II listed cottage is an attractive and well-preserved example of a traditional rural dwelling dating from the late 18th to early 19th centuries, with an internal timber core that may be of earlier origin. Its principal façade is aesthetically pleasing, defined by its simple symmetry and balanced proportions, as well as decorative detailing, including gauged brick segmental arches to the sash windows.

We worked closely with the architectural team at Aroland Design and the client to provide heritage-led design advice, identified opportunities, and prepared a comprehensive Heritage Statement in support of a further Pre-Application submission and subsequent Planning and Listed Building Consent Applications.

Our heritage assessment comprised a thorough analysis of the cottage's significance, key views, and the impact of proposed changes to its setting and the Conservation Area in which it is located. This was supported by a review of planning history and relevant policy, alongside a clear and robust assessment of heritage impact. As part of our research, we examined historic maps and early 20th-century archival material, which confirmed that the cottage had been subject to extensions in the early 1900s. This demonstrated that modest, incremental additions are consistent with the building's long-term historic development.

Planning Permission and Listed Building Consent were subsequently granted for a single-storey side extension, linked to the cottage via a lightweight glazed connection. The design was considered appropriate and sensitive to the character and significance of the listed building. The scheme also included the replacement of modern rear windows.

Our comprehensive work provided the client and design team with a strong evidence base and clear guidance, contributing to a successful outcome.