



Historic England

Caroline Danby
Principal Planning Officer
Planning Policy
Stevenage Borough Council

Our ref:
Your ref:
Date: 01 Nov 2016
Direct Dial: 01223 582747

By email to: caroline.danby@stevenage.gov.uk

Dear Caroline,

Ref: HO3

I write in response to your request for clarification of our advice in respect of site allocation HO3 in our letter, dated 17 February this year, which states that there would be *considerable harm* to the significance of the conservation area. To assess the degree of harm likely to result from development definitively is often difficult at the allocation stage, and that is so in this case. Given this, *considerable harm* does not automatically equate to *less than substantial harm* in the terms of the NPPF. We also would note that there would be *considerable harm* to the significance of Rooks Nest House and its setting, as set out in our letter. To be clear, this advice specifically relates to the portion of HO3 which is within the conservation area and not to the whole site allocation which is considerably larger.

Considerable harm means that the harm to the conservation area and to Rooks Nests House and its setting is likely to be at the top end of *less than substantial harm* or even *substantial harm* and there may be different levels of harm for the two assets.

Yours sincerely

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