

EAST HERTS COUNCIL

EXECUTIVE - 4 NOVEMBER 2014

REPORT BY EXECUTIVE MEMBER FOR STRATEGIC  
PLANNING AND TRANSPORT

BRICKENDON CONSERVATION AREA APPRAISAL AND  
MANAGEMENT PLAN

WARD(S) AFFECTED:      HERTFORD HEATH

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**Purpose/Summary of Report**

- To enable Members to consider the Brickendon Conservation Area Appraisal following public consultation.

<b><u>RECOMMENDATIONS FOR EXECUTIVE:</u> That</b>	
<b>(A)</b>	<b>the responses to the public consultation be noted and the Officer responses and proposed changes to the Brickendon Conservation Area Appraisal be supported;</b>
<b>(B)</b>	<b>authority be delegated to the Head of Planning and Building Control, in consultation with the Executive Member for Strategic Planning and Transport, to make any further minor and consequential changes to the Appraisal which may be necessary; and</b>
<b>(C)</b>	<b>the Brickendon Conservation Area Appraisal be supported for adoption;</b>
<b><u>RECOMMENDATIONS FOR COUNCIL:</u> That:</b>	
<b>(A)</b>	<b>the responses to the public consultation be noted and the Officer responses and proposed changes to the Brickendon Conservation Area Appraisal be agreed; and</b>

<b>(B)</b>	<b>the Brickendon Conservation Area Appraisal be adopted.</b>

1.0 Background.

1.1 East Herts has a rich environmental heritage which includes 42 Conservation Areas. The East Herts Local Plan commits the Council to review its Conservation Areas, a requirement which is also set out in national legislation.

1.2 The review of Brickendon's Conservation Area is the one in a series of reviews undertaken in 2013/2014. These reviews are now being presented for Members consideration. In each case a report is presented when a public consultation exercise has been undertaken in relation to each individual settlement.

1.3 Each document identifies the special character of the respective Conservation Area together with the elements that should be retained or enhanced and those which detract from the identified character. Existing boundaries are reviewed and, where appropriate, practical enhancement proposals are suggested.

1.4 Once Members have considered each Appraisal, and the document has been adopted by the Council, they will become a 'material consideration' in the process of determining planning applications.

2.0 Brickendon Conservation Area Appraisals

2.1 Brickendon's Conservation Area was designated in 1991. The Brickendon Conservation Area Appraisal was completed in 2014. There was a period of public consultation from July until September 2014. A joint public meeting in conjunction with Little Berkhamsted Conservation Area Appraisal was held on 31 July 2014 at which about 30 members of the public were in attendance. Responses were received from the Parish Council and from several others. The headline issues are set out in the

following paragraphs:

- 2.2 *General content of Appraisal:* The Appraisal sets out a revision to the Conservation Area boundary to (1) include an area of paddock land to the south west of Bourne Orchard, (2) include the entirety of the southern line of Lime tress on the avenue leading to the golf club, (3) include the whole pond on the western side of the road between the churchyard and Well Green, (3) include a large area around Fanshaws mansion and (4) exclude nos.23-26 Brickendon Green. It identifies the key environmental features and the manner in which they can be controlled. In relation to Brickendon the most relevant ones are: Listed Buildings including structures in their curtilages; non listed buildings of quality worthy of protection; other unlisted distinctive features worthy of protection and important open land and spaces.
- 2.3 *Listed buildings and structures in their curtilages:* These are protected by legislation and have been identified in the Appraisal.
- 2.4 *Non listed buildings of quality worthy of protection:* Fourteen such buildings have been identified that make a positive contribution to the Conservation Area and these should be retained through the planning process. A number of these buildings have distinctive features whose adequate protection could formally be achieved through the introduction of an Article 4 Direction which removes Permitted Development Rights. A general paper on this subject in relation to all Conservation Area Appraisals will be presented for Members future consideration.
- 2.5 *Other unlisted distinctive features worthy of protection:* A number have been identified and include walls. The latter are important to the rural qualities and character of Brickendon. Any within the Conservation Area are protected by virtue of being above prescribed heights (which means that it is necessary to seek consent before demolition is undertaken). An extensive walled garden, currently beyond the Conservation Area is not protected. However its protection from substantial demolition will be provided if Members agree the proposal to extend the Conservation

Area in the vicinity of Fans haws Mansion and surrounds.

- 2.6 *Important open land and spaces:* The Appraisal has identified a number of such important open spaces that materially contribute to the character or appearance of the Conservation Area that should be protected through the planning process.
- 2.7 *Enhancement proposals to deal with detracting elements:* The appraisal has identified that utility poles along the main street detract. It is accepted that remedial improvements will only be carried out with the co-operation of the utility company which may be difficult to achieve particularly in these challenging economic times. However the District Council has a role to play in highlighting this issue.

### **3.0 Consultation Feedback**

- 3.1 The Parish Council raises a number of issues which together with other comments received through the consultation process are set out in the table included as **Essential Reference Paper B** arranged in the subject order set out above. Importantly they raise no objections to the significant extension proposed to the Conservation Area to include an area around Fanshaw's mansion and a number of non listed buildings and features, including a fine walled garden, in that location.
- 3.2 **Essential Reference Paper C** is a copy of the Brickendon Conservation Appraisal and Management Plan as it appeared at the consultation draft stage with any track or other changes. Further minor changes will be incorporated reflecting the status of the final document once Members have considered it for adoption.
- 3.3 In summary it is recommended that the Brickendon Conservation Area Appraisal and Management Plan be adopted and be used in the process of determining planning applications.

#### 4.0 Implications/Consultations

- 4.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper A**

#### Background Papers

None

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