

EAST HERTS COUNCIL

EXECUTIVE - 7 JULY 2015

REPORT BY DEPUTY LEADER AND EXECUTIVE MEMBER FOR
DEVELOPMENT MANAGEMENT AND COUNCIL SUPPORT

TEWIN CONSERVATION AREA APPRAISAL AND MANAGEMENT
PLAN

WARD(S) AFFECTED: HERTFORD RURAL SOUTH

Purpose/Summary of Report

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

<u>RECOMMENDATIONS FOR EXECUTIVE:</u> That	
(A)	the responses to the public consultations be noted and the Officer responses and proposed changes to the Tewin Conservation Area Appraisal be supported;
(B)	authority be delegated to the Head of Planning and Building Control, in consultation with the Deputy Leader and Executive Member for Development Management and Council Support, to make any further minor and consequential changes to the Appraisal which may be necessary;
(C)	the Tewin Conservation Area Appraisal be supported for adoption;
<u>RECOMMENDATIONS FOR COUNCIL:</u> That:	
(A)	the responses to the public consultation be noted and the Officer responses and proposed changes to the Tewin Conservation Area Appraisal be agreed;
(B)	The Tewin Conservation Area Appraisal be adopted.

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 Tewin's Conservation Area is the one in a series of reviews being undertaken. These reviews can now be presented for Members consideration. In each case a report will be 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 Tewin Conservation Area Appraisal

- 2.1 Tewin's Conservation Area was designated in 1981. The Tewin Conservation Area Appraisal was undertaken in 2014 and was originally scheduled to be presented to Members on 4 November 2014. However consideration was deferred to enable further discussions to take place with the Parish Council (PC) and selected persons submitting representations. These have now occurred. The original Appraisal has been amended to reflect a number of the changes requested.
- 2.2 There was a period of public consultation from July until August 2014. A public meeting was held on 14 July 2014 at which about 35 members of the public were in attendance. Responses were received from the Parish Council and from others and issues were raised at the public meeting. There was a further mini consultation exercise 18 March -14 April 2015 with the PC and owners in respect of a minor additional officer proposal to extend the Conservation Area to the east of no. 13 Hertford Road to include the remainder of a small but visually important roadside green etc.

The headline issues are set out in the following paragraphs.

2.3 General content of Appraisal: The Appraisal sets out revisions to the Conservation Area boundary to

(a) Extend the boundary to include the curtilage of The Old Hay Barn. The current boundary does not reflect boundaries on the ground and subsequent development and

(b) Following a further mini consultation, extend the boundary to include the remainder of a small but visually important roadside green and associated hedge, trees and narrow strip of paddock land to the east of no. 13 Hertford Road (northern side). The current boundary bisects this roadside green and it is considered it would be more appropriate to include the entirety as opposed to only part of it.

Note: the original Appraisal due to be considered by Members on 4th November 2014 proposed the exclusion of land to the east of 24a Hertford Road on the basis that it did not reflect physical boundaries, essentially being part of a large field. This is no longer proposed.

2.4 The Appraisal identifies key environmental features and the manner in which they can be controlled. In relation to Tewin the most relevant ones are: Listed Buildings; a number of important non listed buildings of quality worthy of protection; other unlisted distinctive features worthy of protection and important open spaces.

2.5 *Listed buildings and structures in their curtilages:* These are protected by legislation and have been identified in the Appraisal.

2.6 *Non listed buildings of quality worthy of protection:* A considerable number have been identified that make a positive contribution to the Conservation Area and these should be retained through the planning process.

2.7 Some of the above non listed buildings have individual architectural features that are important to these buildings character that should be retained. Their formal protection by legislation could be achieved via the introduction of an Article 4 Direction. A report relating to the general principle of introducing Article 4 Directions will be presented to Members, hopefully in the near future.

- 2.8 *Important open land and spaces:* The Appraisal has identified the centrally located and highly important Lower Green and a number of verges and the roadside green etc. to the east of no 13 Hertford Road as being important open spaces that materially contribute to the character or appearance of the Conservation Area that should be protected.

Note: the original Appraisal due to be considered by Members on 4th November 2014 identified other areas as being important open land which are no longer included in the revised document because on reflection they are not considered to be sufficiently important landscape features contributing to the general spatial and visual importance of the Conservation Area.

- 2.9 *Enhancement proposals to deal with detracting elements:* The Appraisal has identified discordant signage and uncharacteristic fencing as being the elements which detracts. Also damaged edges to Lower Green are in need of repair. Also other improvements and resolution of damaged surface to the eastern roadside green (some recent work undertaken). It is accepted that such improvements are most likely to be carried out with the co-operation of owners and other local bodies and organisations. However the District Council may have a role to play in some instances, for example by offering technical advice; by determining applications and where appropriate offering grant assistance.

3.0 Consultation Feedback

- 3.1 First consultation. The PC responded raising strong objection to the proposed boundary change, namely removing land from the Conservation Area at the eastern end of Hertford Road (southern side). Other respondents also objected to this proposed boundary change. The PC and others also raised a number of detailed points. Another respondent objected to land being identified as important open space on the basis that it was a rear garden not visible from the public realm.
- 3.2 Second Mini consultation. No objections were received from the PC or Hertfordshire CC who own the roadside green but a detailed representation was received from the owner of the adjacent strip of paddock land.
- 3.3 Comments received through the consultation process and officer

responses are set out in the table included as **Essential Reference Paper B**.

3.4 **Essential Reference Paper C** is a copy of the Tewin Conservation Appraisal and Management Plan as it appeared at the consultation draft stage with track changes in red showing principle changes.

3.5 In summary it is recommended that the Tewin Conservation Area Appraisal and Management Plan be adopted.

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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