

Bosworth John

From: Savita Peace
Sent: 07 December 2017 11:34
To: Bosworth John
Subject: Conservation area appraisal and management plan for Ardeley

Dear Mr Bosworth

I am writing to comment on the conservation area appraisal for Ardeley.

Looking at the proposed changes to the boundary of the conservation area in the character analysis (plan 2) and management plan (plan 3), I believe you have made one very important omission. You have designated some areas as 'important open areas to be protected' to maintain the character of the village.

There is a small piece of open land at the north side of the village, part of which is within the current conservation area boundary. This land has 3 residential properties on the north (Greenholme), east (Nutwood) and south (The Old Bell Barn) sides. The Old Bell Barn is a listed property.

The boundary of the conservation area has not been expanded to include this area. Nor has it been given the designation of 'important open area to be protected'.

This piece of open space constitutes an important area within the village which I believe needs to be fully incorporated into the conservation area and be protected in the same manner as the other 3 areas, namely the village green, the churchyard and the space across School Lane from the church coloured green on plan 2 and 3. There are open views of this land from the road and public footpaths. Any potential future change to this would detrimentally affect the character of Ardeley and should be fully conserved and protected. Given its close proximity to the adjacent listed buildings any change should be in keeping to maintain the character of the village.

Please incorporate these comments to be considered as part of the consultation process. I fully understand that my comments will be publicly available.

Many thanks

Dr Savita Peace

Sent from my iPad

Bosworth John

From: Savita Peace
Sent: 07 December 2017 12:32
To: Bosworth John
Subject: Re: Conservation area appraisal and management plan for Ardeley
Attachments: 20171207_122619_resized.jpg

Dear Mr Bosworth

Thank you for your reply.

Please find attached a photo of plan 3 - management plan on which I have highlighted in yellow the land to which I refer. You will see the thin strip of it which is already within the conservation area boundary. It makes complete sense to expand the boundary to in Clyde the whole area. It is one piece of land.

Please can you confirm by reply that you have received this and have a better understanding of the point I am making in my comments.

Best wishes

Dr Savita Peace

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Bosworth John <John.Bosworth@eastherts.gov.uk>
Date: 07/12/2017 12:06 (GMT+00:00)
To: 'Savita Peace'
Subject: RE: Conservation area appraisal and management plan for Ardeley

Dear Dr Peace many thanks for your comments . In due course I shall present a report to members and will advise you when this is available for scrutiny. To avoid any potential confusion on my part would it be possible for you to send me a map showing the location of the piece of land to which you refer.

Best wishes John Bosworth.



Bosworth John

From: Rob Jameson
Sent: 20 November 2017 10:36
To: Bosworth John
Subject: Ardeley etc CA

Dear John

A note, first of all to congratulate you on the CA review document. Engagingly written and thoroughly sensible in its recommendations, if I may say so.

We live in Ardeley. We bought the Vicarage from the church at auction in 1988. It had been empty for nearly 3 years and not maintained because the church resented losing their vicarage. We had builders in for a year, and moved in in 1989. We were there for 14 years.

We have downsized and now live at Parkers Green at Greenlands. Unmeritorious but a fabulous location and easily maintained.

You ask about the chapel of St Alban in Wood End. It was built during the Rev. Malet's time in 1851 (foundation stone laid) and opened in 1853 as a chapel of ease. Much of the cost was raised by subscriptions and it is said that many of the flints used in the walling were collected by local children. It was damaged during the second world war and the damage was accepted as the responsibility of the War Damage Commission. The works were completed by summer 1949. It was decided to mark the occasion with a service to which the people of Ardeley would be transported in buses. Tea was provided after the service by Mr and Mrs Harbord of Spring cottage.

On April 14th 1970 disaster struck when the wall of the chapel collapsed. Apparently the flints collected by local children when it was built were too small to penetrate the walls properly and the cavities had been filled with rubble. Frost then damaged the wall over time. The original repair estimate was £1000. Thieves broke in and stole many of the contents and the fate of the chapel was sealed when the Architects formal estimate came in at £5000. It was decided after November 1970 that the chapel should be demolished and the site sold.

Another building you should know about which is to be outside the CA under the proposals is the Reedings at Moor Green. Sir Henry Chauncey left, in 1685, " a house containing four roomes in the north east corner of my close called Great Reeding by the highway called Reven street and have inclosed and laid to the same house about ten poles of land." The church converted it into two properties of two rooms each for occupation by the poor of the Parish who generally were widows.

I assume you will be in the Village Hall on Thursday? I plan to come along and perhaps tempt you to a pint in the Jolly Waggoner at 9 pm sharp?

Much of the above information comes from John Hopkins small book "Ardeley the social history of a Parish." It was published in 1986. John actually lived at Reedings.

Pip pip,
Robert

Bosworth John

From: Tim Noble
Sent: 11 January 2018 11:44
To: Bosworth John
Subject: Re: conservation area consultation re Ardeley Moor Green and Wood End CAA

Good morning John

On behalf of the Ardeley Parish Council, may I take this opportunity to thank you for providing the presentation of your forthcoming report to the members of the public at your meeting held in Ardeley Village Hall in November.

The draft report was well written, extremely well researched and more importantly was current and factually correct .

The presentation was very well attended and equally well received and there has been some good feedback to the Parish Council on your findings.

We hope that those who raised questions at the meeting followed them up with direct approaches to East Herts as you suggested.

Many thanks once again and we look forward to receiving confirmation in due course that the report has been adopted.

Kind regards

Tim Noble
Ardeley Parish Council

Bosworth John

From: Tim Noble
Sent: 06 January 2018 21:47
To: Bosworth John
Subject: Re: conservation area consultation re Ardeley Moor Green and Wood End CAA
Attachments: Spring Grange - design and access statement.pdf; Spring Grange - planning application.pdf; Spring Grange - proposed layout.pdf

Good evening John

Following up on the evenings consultation, you raised the issue of the property known as Spring Grange Wood End, which is a GII listed building falling into disrepair and now included on the Risk register.

Well the new owners have submitted an application for listed building consent and full plans application not only to renovate the existing property with alterations but also to build 3 new detached houses in the grounds.

They claim that they need the planning gain of the 3 new houses to fund the repairs to the listed building ! I cant believe their cheek. They bought it for £450,000 2 years ago knowing full well it needed £500,000 spent on it, and it will be worth £1.5m when finished, so as developers, there is a reasonable profit already without the planning gain. It is them who has let it fall into further disrepair over the last 2 years and them that has been fly tipping building rubble on the adjoining field they own.

This has caused outrage to the near neighbours in the village as I am sure you can imagine given the deep concerns expressed about this property on the night of the consultation.

We are all for restoring the existing property and cutting back the overgrown shrubs and trees that crowd this prominent property opposite the Wood End open space and village pond, but what we dont need is a further 3 new detached houses behind a brick wall, which are beyond the village envelope but still within the conservation area and constitute development of the open countryside and would urbanise an otherwise very open aspect of the village at this point in the road, and would destroy a lot of natural wildlife habitats.

So I hope that you will take a look at the attached and have a chance to voice your concerns on this planning application, as the Parish Council will, and also the members of the public and will seek to preserve the nature of a Category 3 village where you said, there is a presumption against further development .

I look forward to hearing from you

Many thanks

Tim Noble

Bosworth John

From: anna roberts-knight
Sent: 11 January 2018 01:01
To: Bosworth John
Subject: Ardeley Parish conservation area appraisal

Ardeley Parish Conservation area appraisal
Anna Roberts-Knight(Scrivener)

Dear Mr Bosworth

After reading and looking through the proposed boundary changes of the conservation areas of Moor Green and Munches Green, I am in favour of these.

yours sincerely

Anna Roberts-Knight

Bosworth John

From:
Sent: 28 November 2017 21:13
To: Bosworth John
Subject: Ardeley Parish

C. Gransburv

Please ensure Spring Grange is not allowed to suffer collapse through neglect.

Please ensure Spring Grange is restored before any additional development is agreed.

Please consider putting all land connected to Spring Grange into the conservation area in order to protect the character of Spring Grange from inappropriate housing development.

The salt bin outside Chapel Farm Wood End might be better located as it is very prominent and most unattractive.

The traffic speed sign outside Lites Manor is totally unnecessary.

Are you correct that the area of rough grassland to the east of School Lane belongs to Ardeley Charity Estates? - at present it is enclosed and farmed.

No mention is made of the overgrown and neglected Moor Green pond directly in front of Fir Trees Farm this should be a significant feature of similar style to the village pond at Wood End.

Care needs to be taken to ensure that the thorn on the perimeter of Moor Green common is kept under control as encroachment will mean loss of this open-space, as has happened to the pond.

An excellent and interesting appraisal. I hope that in concert with Ardeley Parish Council and East Herts Council that many of the recommendations can be acted on and put into place.

Bosworth John

To: Fiona Baker
Subject: RE: Ardeley Conservation appraisal

Dear Fiona received your message but photo of transformer not included. I will discuss with my senior officer whether we accept this late representation.

John

From: Fiona Baker
Sent: 22 January 2018 12:12
To: Bosworth John
Subject: Ardeley Conservation appraisal

Dear John

Regarding the appraisal for Ardeley Conservation area, which I now understand the deadline for comments has passed. I am really annoyed that I missed it, after putting the deadline for 11 February!! It was regarding the transformer / substation in the centre of Ardeley Conservation area. Anyhow, I believe Vicki Miller has put comments in regarding this, so hopefully the matter can be into. I have attached comments and photos which hopefully can be included into the process. Let me know if you require anymore information.

I will send the photos separately.

Kind Regards
Fiona Baker

Professor and Mrs Bloomfield

Jan 8th 2018

Dear John Bosworth

**Ardeley Parish Conservation Area Appraisal And Management Plans,
Incorporating The Three Conservation Areas Of Ardeley, Moor Green
And Wood End.**

Thank you for the opportunity to comment on these plans. While we very much welcome the continuation of Wood End within the conservation area we have a number of suggestions for and objections to the draft plans.

Boundaries around Orchard Cottage

1. We object to the redrawing of the conservation area boundaries through our garden. This would not comply with para 66 of [1] (see below) that states "that in almost all situations the conservation area boundary runs around rather than through a space or plot.". The plot of Orchard Cottage has been, as currently, in all the old maps and as such is historic and should be include in its entirety.
2. We suggest that the proposal as a whole should be reviewed to check there are not similar issues e.g. at Lites Farm.

Historic trees

3. The aged and historic oak trees on our boundary with Sandfords and the public footpath are of particular value and this should be recognized.

Utility poles

4. We do not feel utility poles are an issue unless their replacement hastens the arrival of usable broadband.

Exclusion of Parkers Green and the Spinney

5. We suggest that Wood End, Parkers Green, and the Spinney should be considered as a whole: the original inclusion of the fields between Wood End and these settlements reflected this unified view. The two fields between the boundaries of our property and Parkers Green could be considered "historic green spaces". Again we refer to para 66 of [1] "As spaces contribute to enclosure, as well as framing views of assets and defining settings, a unified approach is desirable to their management".

6. In addition, it seems unusual for a significant boundary change to be proposed. It was presumably originally drawn up by professionals within the council and was consulted on within the community. So it seems rather surprising that the current professionals cannot ascertain or imagine what these reasons were. (See 5.107 of the proposal "The genesis and reasons for their original inclusion is unknown".) As no advantages are suggested for these changes, we do not see why resources have been spent on proposing them.

Yours sincerely

Robin and Myra Bloomfield

[1] <https://content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf/>

5.107. Suggested boundary changes - WOOD END. The conservation area boundaries at Wood End have been significantly modified to exclude extensive tracts of open countryside of arable and pasture land which form part of the wider landscape. The genesis and reasons for their original inclusion is unknown. In conducting the present round of conservation area appraisals the approach has generally been to remove expansive areas of open countryside where its relationship has little in common with the main architectural and historical elements. It is proposed to make the following boundary changes:

para 66 of [1] As spaces contribute to enclosure, as well as framing views of assets and defining settings, a unified approach is desirable to their management as well as suggesting that in almost all situations the conservation area boundary runs around rather than through a space or plot. It will generally be defined by physical features and avoid for example running along the middle of a street, though including the boundary wall of a property which is otherwise not included can in itself cause problems when applying conservation area policies in development management decisions.

**Ardeley Parish Conservation Area Appraisal and Management
Plans incorporating the three conservation areas of Ardeley,
Moor Green and Wood End.**

Comment Form

Your comments are sought on the Conservation Area Appraisal and Management Plans relating to Ardeley, Moor Green and Wood End. These should be made in writing and either sent or emailed to the address below by 11 January 2018. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. If you wish to discuss the document further please contact the Council's Conservation Team on the number below.

Conservation Area:	MOOR GREEN
Name :	PAUL ANDREWS
Address:	
Telephone No:	
Email:	
Comments:	Tree Planting North of Fir Tree Farm. My Views, are that I am not in favour it. Reasons being they want get maintained / just look a mess. Page (32) Picture (34) Ref Muncher's Green which is arable field, never knew it had historic interest in all of my lifetime, though I see it has been excluded on map.
Our Contact Details:	
Website: www.eastherts.gov.uk	East Herts District Council
Email: john.bosworth@eastherts.gov.uk	Wallfields, Pegs Lane
Phone: 01279 655261	Hertford, SG13 8EQ
and ask for the Conservation Officer	

Bosworth John

From: Sarah Price
Sent: 11 December 2017 11:16
To: Bosworth John
Subject: Ardeley Conservation Area Draft Appraisal

Dear Mr Bosworth

Further the public meeting held at Ardeley on 23rd November, I would like to. I would like to comment as follows:

Having studied the proposed changes to the conservation area, I feel strongly that the piece of open land that lies between the properties Nutwood, Greenholme and The Old Bell Barn (a listed property) should be protected in its entirety as an 'important open area' which is very much characteristic of a conservation area. It is our understanding that these pockets of open space between houses in sparsely populated areas, should be preserved, and are of utmost importance to create a unique sense of place that is appreciated by all the residents of Ardeley village or visitors to.

I would be grateful if you would take into consideration my comments and acknowledge receipt to this email.

Regards

Sarah Price

Bosworth John

From:
Sent: 20 December 2017 11:14
To: Bosworth John
Subject: RE: Ardeley Conservation Area Draft Appraisal

Good morning

Further to my recent email regarding the Conservation Area Draft Appraisal, I would also wish for it to be documented that since we moved here in 2008 there have been several sightings of newts and hedgehogs in our garden.

Our garden abuts the open piece of land that I feel should be protected, and therefore included, within the conservation area, as it is most likely that this area of undisturbed land would greatly support their habitat.

I would be grateful if you would take into consideration my comments and acknowledge receipt to this email.

Regards

Sarah Price

Sent from my Samsung Galaxy smartphone.

**Ardeley Parish Conservation Area Appraisal and Management
Plans incorporating the three conservation areas of Ardeley,
Moor Green and Wood End.**

Comment Form

Your comments are sought on the Conservation Area Appraisal and Management Plans relating to Ardeley, Moor Green and Wood End. These should be made in writing and either sent or emailed to the address below by 11 January 2018. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. If you wish to discuss the document further please contact the Council's Conservation Team on the number below.

Conservation Area: <u>WOOD END</u>	
Name: <u>MRS M WILLIAMSON</u>	
Address:	
Telephone No:	
Email:	
Comments: <u>I AM IN FAVOUR OF CONSERVATION AREAS BEING BETTER DEFINED, PROVIDED THE RELEASE OF AGRICULTURAL LAND DOES NOT OPEN THE DOOR TO PROPERTY DEVELOPERS. I THINK THE TONE OF THE MEETING RECENTLY MADE CLEAR THE STRENGTH OF PASSION THAT CURRENT RESIDENTS OF THESE AREAS HAVE FOR ITS PROTECTION. THEY ARE UNIQUE AREAS OF UNSPOILT BEAUTY AND IT REQUIRES STRICT REGULATION.</u>	
Our Contact Details:	
Website: www.eastherts.gov.uk Email: john.bosworth@eastherts.gov.uk Phone: 01279 655261 and ask for the Conservation Officer	East Herts District Council Wallfields, Pegs Lane Hertford, SG13 8EQ



Bosworth John

From: jo scrivener
Sent: 02 January 2018 12:48
To: Bosworth John
Cc:
Subject: Ardeley Parish Conservation Area

Dear Mr. Bosworth,

I would like to thank you and your team for an excellent presentation on Thursday, 23rd November 2017 in Ardeley Village Hall. It was most interesting and, certainly we must try and conserve all the beautiful areas of our countryside and historic buildings and, places of interest.

My late husband and I bought Acre Farm in December 1971. We have always maintained it in an excellent condition.

I appreciate that the CA has been reduced on my land but I would be most grateful if you would give thought to removing the CA from the house and garden,. Neither of which have any historic interest.

I would much appreciate your consideration on this matter.

With Kind Regards

Josephine Scrivener. (Mrs)

Sent from my iPad

**Ardeley Parish Conservation Area Appraisal and Management
Plans incorporating the three conservation areas of Ardeley,
Moor Green and Wood End.**

Comment Form

Your comments are sought on the Conservation Area Appraisal and Management Plans relating to Ardeley, Moor Green and Wood End. These should be made in writing and either sent or emailed to the address below by 11 January 2018. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. If you wish to discuss the document further please contact the Council's Conservation Team on the number below.

Conservation Area: <u>Ardeley</u>
Name: <u>Vicki Miller</u>
Address:
Telephone No:
Email:
<p>Comments: I have two concerns, firstly can we extend the conservation area to include Greenoaks and Nubwood and the open (site 144) pasture between which is a haven for ^{on the} wildlife this area I feel needs to be protected. _{maps}</p> <p>There is a very unsightly transformer at the rear of Past House Lodge which can be seen from the road and also the footpath nearby if this could be removed somehow or reduced in size it would be much more more pleasing!</p>
<p>Our Contact Details:</p> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;"><p>Website: www.eastherts.gov.uk</p><p>Email: john.bosworth@eastherts.gov.uk</p><p>Phone: 01279 655261</p><p>and ask for the Conservation Officer</p></div><div style="width: 45%; text-align: right;"><p>East Herts District Council</p><p>Wallfields, Pegs Lane</p><p>Hertford, SG13 8EQ</p></div></div>

Bosworth John

From: Carol Lodge
Sent: 10 January 2018 13:15
To: Bosworth John
Subject: response to the Conservation Area Appraisals and Management Proposals consultation

Dear John

I have minor suggestions for the Ardeley Parish CAA as per our conversation (notes below). The only trouble is that when I go online: <https://www.eastherts.gov.uk/conservationareas> I can't find how to comment. I'm used to having to comment on such things so I hope I'm not just being stupid, but I can't find anywhere to make comments, and I'm not too late (I have until tomorrow!)

Also can I ask what did you mean (from our meeting) by a LWS at Wood End? None but 'Wood End Lane' are a name match. Also you were to email me a map re wanting HARG to survey ponds in Aston.

Thank you
Best wishes
Carol

5.63 Wildlife Sites:

Change to 'Local Wildlife Sites'.

Add the ref numbers for each, and a map overall showing the SSSI also.

Picture 31. 'colourful and seasonal wildflower and grass mix' – change to 'neutral wildflower meadow on Moor Green Grassland...'

Also under this section say that reps from HMWT provide advice on the management of LWSs.

Carol Lodge
Wildlife Sites Officer
Herts & Middlesex Wildlife Trust

Working days: Tuesday, Wednesday & Thursday (8.30am - 3pm)

Grebe House
St Michael's Street
St Albans
AL3 4SN

E: Carol.Lodge@hertswildlifetrust.org
W: www.hertswildlifetrust.org.uk

Protecting **Wildlife** for the Future



Original letter
Sent to resident
post consultation period
re minor change to
CA boundary
8 March

East Herts Council
Wallfields, Pegs Lane
Hertford, Herts
SG13 8EQ
Tel: 01279 655261

Herts

Contact John Bosworth
officer:

Tel :

Date: 26 February 2018

Dear Sir/Madam

Moor Green draft Conservation Area Appraisal and Management Plan.

The Council consulted on the above document in 2017/2018 and invited householders to a public meeting on 23 November 2017 which was attended by residents. You would have received a coloured flyer leaflet inviting you to this event. The document can be seen on the Council's website (go to East Herts Home page, then Planning and Building, then Conservation).

In the area immediately to the north of your property you will see the red line of the conservation area bisects an area which appears to be a horse riding area. A more accurate boundary would be a revised alignment close by but to the west as shown on the attached plan with a dotted line which from the satellite image appears as being a hedge.

It would be sensible to make this minor adjustment to the conservation area boundary which is now proposed.

If you have any comments further please forward these to John Bosworth at john.bosworth@eastherts.gov.uk or write for his attention at EHDC Wallfields, Pegs Lane, Hertford SG13 8EQ within 21 days of the date of this letter.

Should you wish to discuss the matter by telephone John can be contacted on or by Email John.bosworth@eastherts.gov.uk

Yours sincerely

John Bosworth
Conservation Assistant

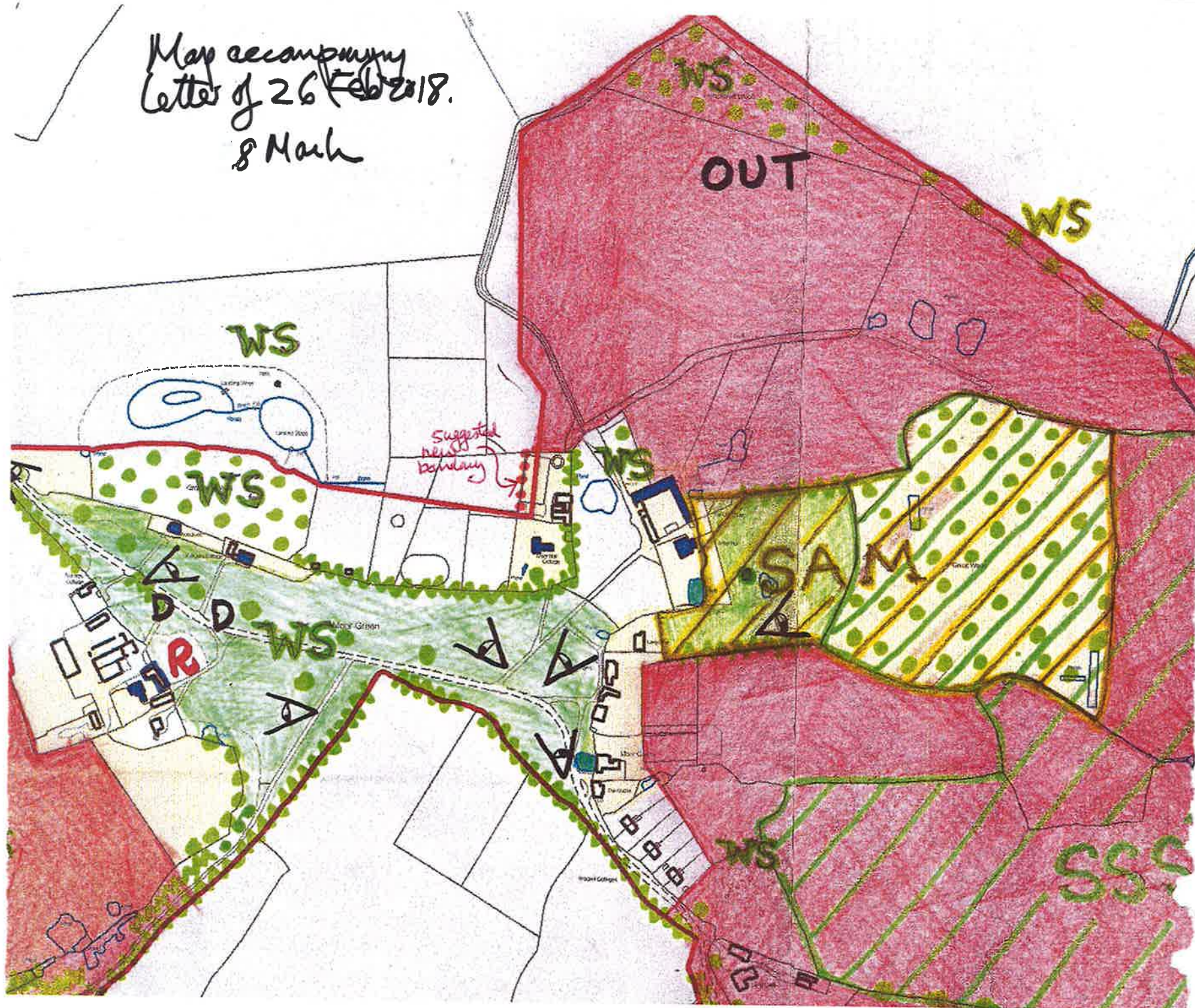
Enc. copy of Plan which shows the revised conservation area boundary in dotted red.



INVESTOR IN PEOPLE

Map accompanying
Letter of 26 Feb 2018.

8 March





Follow up letter
to resident consulted
on minor boundary
change.

8 March

East Herts Council
Wallfields, Pegs Lane
Hertford, Herts
SG13 8EQ
Tel: 01279 655261

Contact officer: John Bosworth

Tel :

Date: 5 March 2018

Dear Kate James

**Moor Green draft Conservation Area Appraisal and Management Plan.
Proposed minor boundary change to land north of Moor Hall Cottage.**

Further to my letter of 26 February and our subsequent telephone discussion I am pleased you raise no objections to my proposal to make a modest conservation area boundary on land in your ownership.

You also sought advice relating to two nearby Local Wildlife Sites. If you wish to discuss any management issues Carol Lodge from The Herts and Middlesex Wildlife Trust has advised she will assist and answer any queries you might have. Her contact telephone is Hope this assists.

Yours sincerely

John Bosworth
Conservation Assistant



INVESTOR IN PEOPLE

From: Sonnie Day
Sent: 29 January 2018 15:13
To: Development Management - Planning
Subject: conservation

Good afternoon, Mr Mike Brown, i am not sure if you were one of the conservation people who came to Ardeley Village before Christmas to outline our conservation areas but in doing so it was mentioned that a piece of lane on the corner of School Lane was noted as owned by Charity Church Lane, do you or can you point me in the right direction to make sure this is the case please. I ask as this corner of land is used by Mr Wagood on occasions to put the odd animal on and is fenced, we always have had concerns that he might try to build on this which would be really awful and impact on my house 1 Church End Cottage, we were relieved to know that this was not the case, however people in the village wonder if this was sold to Mr Waygood at some time.. Could you set my mind at rest please and let me know what is the case please.
thank you Sonja day

Dear Sonja Day Mike Brown has asked me to respond to your query.

If we are talking about the parcel of open land illustrated below, the Conservation Area Appraisal document for Ardeley states that *local information advises the land in question is owned by Ardeley Charity Estates*. The document also advises it is an open space to be protected.

To follow up on your query I have contacted both the Parish Council and one of the trustees of the Charity (Mr Dawson) who inform me that the Charity are indeed the owners. Mr Dawson, has given permission for me to pass on his telephone number should you wish confirmation and/or wish discuss the matter further.

Hope this assists.

John Bosworth

Conservation Team

