



STANDON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

DRAFT FOR CONSULTATION

2013



Website: www.eastherts.gov.uk
E-mail: caappraisal@eastherts.gov.uk
Phone: 01992 531590

East Herts District Council
Pegs Lane, Hertford, SG13 8EQ

CONTENTS

	Paragraphs	Pages
1. Introduction	1.1- 1.11	3-5
2. Legal and Policy framework	2.1- 2.16	5-9
3. Origins and historic development	3.1- 3.15	9-13
4. General Designations and criteria used to identify Important Features	4.1- 4.12	13-16
5. General Character and Setting of Standon	5.1- 5.12	16-18
6. Detailed Character Analysis		
Area A - High Street	6.1- 6.39	18-25
Area B - Mill End	6.40- 6.55	25-29
Area C- Agricultural land, Kents Lane to Paper Mill Lane	6.56- 6.77	29-34
Area D- Stortford Road	6.78- 6.89	34-37
Summary Overview	6.90	37
7. Management Proposals	7.1-7.21	38-42
EHDC Contact details	7.3	38
Schedule of Enhancement Proposals	7.20	41
Appendix 1- List of Guidance notes available from EHDC		42

This Appraisal has been produced by Officers of East Hertfordshire District Council to assess the current condition of the Standon Conservation Area, to identify where improvements can be made and to advise on any boundary changes that are appropriate. The document is in draft form and will be subject to public consultation and agreement by District Council Members.

1. Introduction.

1.1. The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of Conservation Areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and by the many interested persons who appreciate and visit them.

1.2. East Hertfordshire District has a particularly rich and vibrant built heritage, featuring 42 Conservation Areas and approximately 4,000 fine listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

1.3. The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road rail and air, make it a popular destination to live and work. In addition to London a short commuting distance away, the District is influenced by other factors beyond its administrative area, such as Stansted Airport and the towns of Harlow and Stevenage. With such dynamics it is inevitable that the historic environment will be subject to pressures which emphasize the need to protect it.

1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognise these facts and committed the Council to review its Conservation Areas and their boundaries. The production of this document is part of this process.

1.5. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the

buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area.

1.6. This Appraisal recognises the importance of these factors and will consider them carefully. Once approved it will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple and practical management proposals that would improve the character of the Conservation Area and which are capable of being implemented as and when resources permit.

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field workers observations made from the public realm and seldom involve internal inspection or an assessment of their structural condition. Therefore recommendations contained in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional information. Similar considerations may apply to estimating dates of buildings.

1.8. This Conservation Appraisal will:

- Identify the special character of Standon;
- Identify elements that should be retained or enhanced;
- Identify detracting elements;
- Review the existing boundary;
- Put forward practical enhancement proposals;

1.9. The document will be prepared in partnership with the local community and the District Council wishes to involve the Parish Council and to the members of the local community through the consultation process that will follow. The Council acknowledges the content of the Standon and Puckeridge Village Study undertaken by the local Amenities Society on behalf of the Parish Council in 1994.

1.10. Acknowledgement and thanks are recorded to Hertfordshire County Council who, in conjunction with English Heritage, prepared an archeological survey of Standon (one of a series of 25)

upon which much of the historical background contained in this appraisal, is based.

1.11. This Appraisal is written in three parts: Part A - Legal and Policy Framework. Part B - Appraisal; Part C - Management Proposals.

PART A - LEGAL AND POLICY FRAMEWORK

2. Legal and Policy framework.

2.1. The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate Conservation Areas, which are defined as being *'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'*. The same section of the Act also requires that Councils undertake periodic reviews.

2.2. Section 71 of the Act requires Councils to *'formulate and publish proposals for the preservation and enhancement'* of Conservation Areas and hold a public meeting to consider them.

2.3. Within Conservation Areas there are additional planning controls and if these are to be supported it is important that the designated area accords with the statutory definition and is not devalued by including land or buildings that lack special interest.

2.4. One of the most important additional planning controls that apply to Conservation Areas is set out at section 74 of the Act which states that *'a building in a conservation area shall not be demolished without the consent of the appropriate authority'*. This requirement is known as 'Conservation Area Consent' (CAC)* and is subject to certain exceptions. For example it does not apply to Listed Buildings which are protected by their own legislation but may be relevant to other non listed buildings in the Conservation Area above a specified threshold size if these are of sufficient merit

* Since October 2013 the need to obtain CAC has been replaced by a requirement to obtain planning permission

to warrant identification and protection. Looking for and identifying such buildings is therefore a priority of this Appraisal. Another exception relates to certain ecclesiastical buildings which are not subject to local authority listed building and conservation area administration provided an equivalent approved system of control is operated by the church authority. This is known as the 'ecclesiastical exemption'. Importantly in such circumstances, church authorities still need to obtain any necessary planning permissions from the Council.

2.5. The Town and Country Planning (General Permitted Development Order) 1995 (as amended), defines the range of minor developments for which planning permission is not required (known as permitted development or PD) and this range is more restricted in Conservation Areas. For example the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a Conservation Area whereas they would not require permission beyond.

2.6. However, even within Conservation Areas there are many other minor developments that do not require planning permission. So as to provide further protection the law allows Councils' to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are important to the character or appearance of a Conservation Area or individual buildings within it such as distinctive porches, windows or walls or railings to non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction'. The use of such Directions can only be made in justified circumstances and a clear assessment of each Conservation Area considerably assists in this respect. In conducting this Appraisal, consideration will be given as to whether or not such additional controls are necessary.

2.7. Works to Trees. Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size and condition, any proposal to fell or carry out works to trees has to be 'notified' to the Council within 6 weeks of the works. The Council may then decide make the tree/s subject to a Tree Preservation Order. This Appraisal diagrammatically identifies only the most significant trees or

groups of trees that make a particularly important contribution to the character of the Conservation Area. Other trees not specifically identified may still be suitable for statutory protection.

2.8. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species.

2.9. National Planning Policy Framework. Published in March 2012, this document replaces previous advice, including PPS 5, Planning for the Historic Environment. The principle emphasis of the new framework is to promote sustainable development. Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed it is considered proper to reinforce local distinctiveness.

2.10. In relation to the historic environment the new National Planning Policy Framework advises as follows:

- **There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.**
- **Conservation Areas. Such areas must justify such a status by virtue of being of *'special architectural or historic interest'*.**
- **Heritage assets. A Heritage asset is defined as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)'*.**
- **Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of a development proposal on a non- designated heritage asset should be taken into account and a balanced judgment reached. Substantial harm to or loss of a grade II Listed Building should be exceptional**

whilst harm to heritage assets of higher status, e.g. a grade I or II* Listed Building should be wholly exceptional.

- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations *‘where this is necessary to protect local amenity or the well being of the area...’*
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

2.11. East Hertfordshire’s environmental initiatives and Local Plan Policies. East Hertfordshire is committed to protecting Conservation Areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering an Historic Buildings Grant Service. With regard to the latter grants are awarded on a first come first served basis in relation to listed buildings and other unlisted buildings of architectural or historic interest. The maximum grant will not normally exceed £1,000.

2.12. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on request. Further details are provided in Appendix 1.

2.13. The Council also has a ‘Buildings at Risk Register’, originally produced in 2006 and updated in 2012/13. In relation to Standon Parish there are several buildings entered on the Register as being ‘at risk’ although there are none located in the Standon Conservation Area. Grant assistance not exceeding £10,000 may be available for works that lead to such buildings’ long term security.

2.14. The East Herts Local Plan was adopted by the Council in 2007. The ‘saved’ policies set out in the plan remain in force and are relevant in relation to Conservation Area and Historic Building considerations. The Local Plan and its policies can be viewed on the Council’s website or a copy can be obtained from the Council (contact details are set out in section 7)

2.15. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council is in the process of preparing a planning policy document which will replace the 2007 Local Plan. This will be known as the East Herts District Plan (DP). Once adopted the DP will contain the relevant Council planning policies.

2.16. Standon Conservation Area was first designated in 1968 and most recently in 2000.

Part B - APPRAISAL

3. Origins and historic development.

3.1. The County Archeologist advises that Standon was part of the late Iron Age and Roman landscape. Two Roman coins, one of Carausius and another of Tetricus were found in the garden of a Mill End Cottage in the late 19th century. Tetricus was Emperor of the Gallic Empire, 271-274 AD whilst Carausius declared himself Emperor of Britain, minting his own coins and giving birth to a brief period in antiquity known as the Carausian Revolt, 286-296 AD.

3.2. During restoration of St. Mary's church in the 19th century earlier foundations were revealed suggesting the presence of a previous Saxon church.

3.3. Domesday Book refers to the manorial holding as being Standone and its first reference to being a medieval borough dates to the mid 13th century. At the time of the Domesday survey in 1086 it was the fourth largest town in Hertfordshire. At this time Standone is recorded as having a priest, 5 mills, about 6 acres of vineyard and extensive woodlands. This comparative wealth and prosperity and success as a market town continued through the Medieval period until the 14th century, at which time, nearby settlements such as Buntingford, better located on Ermine Street, grew rapidly. To such a degree in fact that Edward III was petitioned by the Lord of Standon Manor to revoke Buntingford Market, an action that proved only partly successful. Standon Market had lapsed about the mid 17th century as had a subsequent market and fairs by the early 18th century.

3.4. Standon as we see it today, consisted earlier and in part of properties or 'burgages' in which the merchant or burgess lived.

The market was held in Standon High Street and the Fair Ground on the current playing fields/open space to the east of the High Street. The size of the church is an indication of local wealth and prosperity and the nearby Knights Court may have been a hospice of the Knights Hospitallers or may have held a manorial courthouse to grant leases of the Manor.

3.5. Most listed buildings date from the 17th century or earlier. As can be observed buildings of this period and also from the 18th century were frequently altered or renovated or refaced in the 19th century. During the 17th and 18th centuries, agriculture predominated although some industry was present and by way of example the water mill on Paper Mill Lane was manufacturing paper during the early 18th century.

3.6. Agriculture still predominated in the 19th century but other industry in the form of a flour mill (Standon New Mill) was built in 1901 and was connected to the Old Mill on the other side of the River Rib. The railway was constructed in 1863 as part of the Great Eastern network, being the Stanstead Abbots to Buntingford branch line.

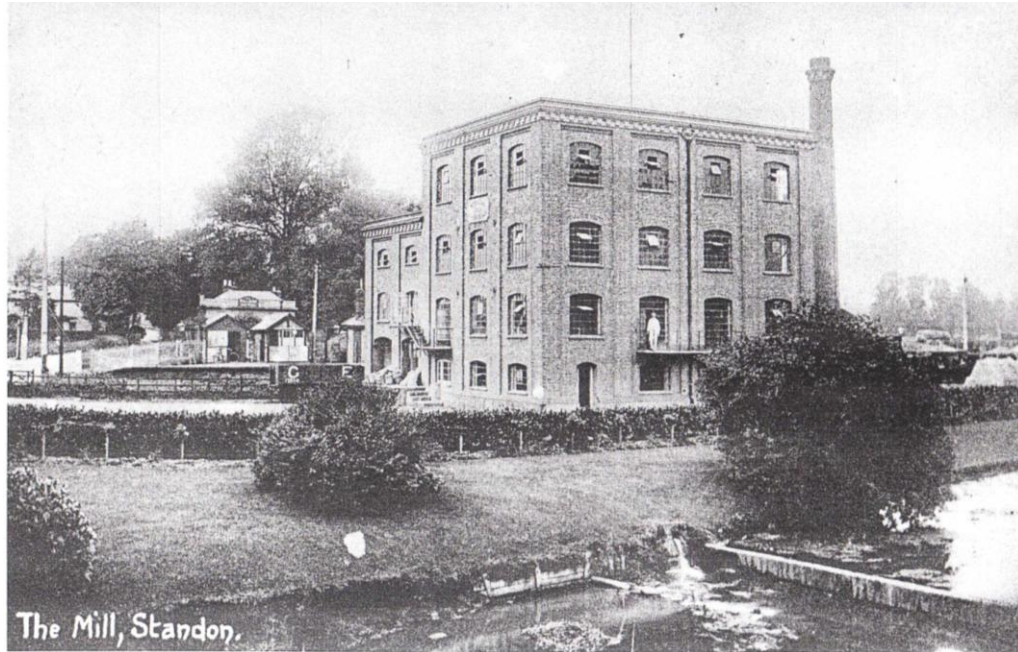
3.7. The map dating from 1874 indicates that the general configuration of the High Street, Paper Mill Lane and the River Rib has changed very little. Interesting features noted on this map include the railway line and station; a Windmill to the south of Hadham Road, opposite the Almshouses; a school for Boys and Girls at Knights Court; the Paper Mill at Paper Mill Lane; a Corn Mill at Mill End; a brewery at Mill End ; a large building called The Vicarage opposite New Street Farm on New Street (now Kents Lane) and a Smithy on the High Street.



Picture 1 – High Street, probably early 20th century (reproduced courtesy of Hertfordshire Archives and Records).

3.8. A later map dating from 1887 shows the above features with the exception of the brewery at Mill End by which time there was a new Smithy on the High Street /Stortford Road junction. Other new features at this date include an Institute (now the existing Village Hall); Mission Hall to rear of the former Falcon Inn (now Falcon House) and housing fronting the south of Stortford Road.

3.9. Very few changes had occurred during the period to 1920 with the exception of construction of Standon New Mill by which time the map of this date no longer refers to the Institute, Mission Hall nor Smithy.



Picture 2 – Standon Mill, early 20th century; note Standon Railway Station and platform beyond.

3.10. Mapping from 1938 shows Southfield Cottages and cinema off Station Road and Green Leys Cottages on Hadham Road whilst the map from 1963 shows Town Farm Crescent, Vicarage Close and the Factory site between dismantled railway and River Rib, had been built. By this time the cinema site had been redeveloped for industry.

3.11. Kelly's Post Office Directory of Hertfordshire 1874 describes Standon as being '*an extensive village having a station on the Buntingford Branch Railway...*' Trades listed include 5 beer retailers, hay and straw dealer, grocer, 2 wheelwrights, grocer/draper, carpenter, 3 blacksmiths, shopkeeper, furniture broker, butcher, brick maker, shoemaker, miller and brewer, baker and butcher. The public houses referred to are the Waggon and Horses, Feathers, Star, Railway Tavern, Falcon, Nags Head, Lamb and Flag, Old Bell, Fox and Hounds (ColliersEnd) and Bay Horse (Old Hall Green). Clearly 19th century Standon was a busy self contained village, generally reflecting the norm of rural settlements at this time.

3.12. The Place Names of Hertfordshire published by Cambridge University Press refer to the following ancient names: Standune, 944; Standone, 1086 and Stondon, 1440. Believed to derive from 'stan' and 'dun', these words can be translated as 'stony hill'.

3.13. An interesting historical connection relates to the Listed Building known as Douro House. This property takes its name from the Douro River on the Iberian Peninsular, scene of a victory in May 1809 by the Duke of Wellington, a local Standon landowner. A local source notes that Douro Farm was bought by the Duke of Wellington with the prize money he received from the Battle of Waterloo.

3.14. Another military connection relates to a Thomas Quin who was Commandant of the 3rd Punjab Infantry during the 19th century and whose gravestone is located in the churchyard.

3.15. The existing Conservation Area boundary is shown on Plan 1, a map dating from 1874.

4. General Designations and criteria used to identify Important Features.

4.1. There are no designated Scheduled Ancient Monuments in the Conservation Area.

4.2. Areas of Archaeological Significance. Nearly the entirety of Standon's Conservation Area east of the former Railway line is so designated. Not all archeological sites are of equal importance and the Council will decide a course of action that may vary from recording any remains prior to development or protecting it from development, when determining planning applications.

4.3. Listed buildings. Individually listed buildings have been identified, plotted and some very briefly described, such abbreviated descriptions being based on the Dept. of Environment list. Full descriptions can be obtained on line at English Heritage's web site or Heritage Gateway. Such Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings, if they pre-date 1948, are subject to the same controls as listed buildings. There are a number of such walls that are important to Standon's visual, architectural and historic heritage.

4.4. Non-listed buildings of quality and worthy of protection from demolition. There are also other non-listed buildings and structures that make an important architectural or historic contribution to the Conservation Area and these have been separately identified. The basic questions asked in identifying such buildings/structures are:

- (a) Is the non listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?**
- (b) Does the building contain a sufficient level of external original features and materials?**
- (c) Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance particularly in respect of the front elevation?**
- (d) Is the building/ structure visually important in the street scene?**

4.5. Trees and Hedgerows. The basic criteria for identifying important trees and hedgerows are:-

- (a) They are in good condition;**
- (b) They are visible at least in part from public view points.**
- (c) They make a significant contribution to the street scene or other publicly accessible areas.**

4.6. Open spaces or gaps of quality that contribute to the visual importance of the Conservation Area where development would be inappropriate have been identified. The basic question asked in identifying such areas is:

(a) the open space or gap an important landscape feature contributing to the general spatial quality and visual importance of the Conservation Area? Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

4.7. Other distinctive features that make an important visual or historic contribution are noted. Of importance in this respect are several 19th century cast iron pumps. There are also a number of other features that are unprotected which add to Standon's character.

4.8. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances. It may

be appropriate to introduce such measures on a selective basis subject to further consideration and notification.

4.9. Article 4 - criteria for selection in relation to features associated with selected non listed properties.

In relation to chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and complete with chimney pots. Exceptionally particularly important chimney stacks without pots may be selected.

In relation to selected windows, these need to be on front or side elevations, fronting and visible from the street/s, contemporary with the age of the property and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by modern glazing units.

- In relation to walls or railings, those selected need to be below the prescribed heights (1m fronting a highway including a footpath or bridleway, water course or open space or 2m elsewhere) that require prior consent for their demolition, be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where consent for demolition in Conservation Areas is not required.

4.10. Features that detract from the character of the area or which are in poor repair have been identified. The large industrial estate between the former railway line and the River Rib detracts.

4.11. Important views are identified. The most important is the view of the church and the varied roofline of the High Street when viewed from Paper Mill Lane, a popular route for walkers. Another is of the 19th century chimney at Mill End.



Picture 3 – View of Church and High Street from River Rib.

4.12. In suggesting any revisions to the Conservation Area boundary consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved. **The extent of the Conservation Area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the Conservation Area's setting and is distinct from open farmland**

5. General Character and Setting of Standon.

5.1. In terms of its wider setting, the Council has produced a Landscape Character Assessment (2007) as a Supplementary pLAnning Document. Standon Conservation Area is situated in the Upper Rib Valley where the river meanders along the valley bottom and is a feature of this part of the settlement. The main A120 road rises steeply from the junction of High Street in both easterly and westerly directions.

5.2. Whilst the general character of the whole Parish has changed significantly elsewhere with the influx of 20th century development,

Standon's existing Conservation Area has retained its historic identity with the exception of the commercial area between the River Rib and the former railway line. The latter industry and associated activities and signage, whilst important to local employment provision, detract from the character of the area. Due to its location and existing screening, its detrimental impact is localized.

5.3. Throughout the Conservation Area trees in groups or as individual specimens add to its quality. Elsewhere part of Standon's charm is the River Rib and the pasture land to its east, over which important views of the church and historic roofline can be seen.

5.4. There are about 175 Listed Buildings in the Parish as a whole including Puckeridge, 15 of which are Grade II* and one, St Mary's church in Standon, being Grade I.

5.5. About 40 of this total are concentrated in Standon's designated Conservation Area. Here all centuries between the 14th and 20th are represented except the 19th, although during this latter period some of the earlier properties were altered or added to. An obvious example of where this has occurred relates to Knights Court, a manorial courthouse dating from the 16th century whose front elevation has been infilled with 19th century red herringbone brickwork. The Church dates from the 14th century whilst the telephone kiosk designed by Sir Giles Gilbert Scott is the sole representative of the 20th century. Buildings from the 17th century dominate with nearly 60% dating from this period (or as the Listed Building description cautiously and frequently adds '*...or earlier*'). Nearly 30% date from the 18th century. All are grade II except Knights Court and 59 High Street that are grade II* and the church which, as previously noted, is Grade I.

5.6. As set out below this Appraisal identifies other buildings and structures of quality that are not individually listed.

5.7. In summary the existing designated Conservation Area is visually rich in quality buildings and landscape features apart from the industrial complex referred to above. However parts of it relate more to the open countryside beyond whilst quality 19th century housing to the south of Stortford Road and currently beyond the Conservation Area could justifiably claim to be considered as part of it.

5.8. The existing Conservation Area is clearly defined and separated from the modern development to the north and is composed of three main identity areas:-

5.9. Area A - consists of the very attractive and historic High Street bounded by the River Rib in the west and includes the western part of Paper Mill Lane and the eastern section of Hadham Road, The latter two roads, different in name only, effectively form a physical continuation of the High Street. Land south of Paper Mill Lane relates more to the open countryside than to the built environment.

5.10. Area B – Consists of Mill End, north of Stortford Road and including the converted Flour Mill, is an area of mixed land uses that the Village Study describes as being an *‘interesting reminder of the days when workers lived...in the shadow of their work place’*.

5.11. Area C – Consists of agricultural land and associated buildings, south of Kents Lane extending to Paper Mill Lane and including the industrial complex between the River Rib and the old railway line. The agricultural land in this area relates more to the open countryside than to the built environment.

5.12. There is a fourth area - Area D. This is currently adjacent to but beyond the existing Conservation Area boundary and consists of quality late 19th century housing to the south of Stortford Road.

6. Detailed Character Analysis.

6.1. Area A - High Street bounded by River Rib to west, including western part of Paper Mill Lane and eastern part of Hadham Road.

6.2. *General overview.* The High Street, Paper Mill Lane and Hadham Road meet at the focal historic centre of Standon where the church, its tower and graveyard dominate the local scene. The considerable width of the High Street together with its several small green swards flanked by high quality Listed Buildings generally dating from the 17th century or earlier, provides an historic environment of the highest quality. Several later 20th century buildings detract to a modest degree.

6.3. Paper Mill Lane provides access to Paper Mill House and is a narrow country lane well used by the village for walking and accessing the open countryside including the open arable land to the south of the lane. Pasture land to the north of the lane fulfills a

different landscape function acting as an important setting for the Conservation Area, particularly the Church and nearby buildings.

6.4. *Archeological sites.* The entirety of the High Street and its junction with Paper Mill Lane and Hadham Road is so designated. As previously indicated earlier foundations to the church may suggest the presence of a previous Saxon church. The size of the present church dating from the 13th century is a reflection of the wealth of the medieval settlement. The archeological data available from Hertfordshire County Council indicates that the Medieval Borough extended from Stortford Road to Hadham Road with a number of the ancient 'burgage' plot boundaries reflecting present day boundaries of some of the 17th century Listed Buildings. In short the area is of considerable archeological importance.

6.5. *Individually Listed Buildings.* In total there are approximately 30 individually listed buildings within this area, of which 22 are in the High Street, 5 in Hadham Road and 2 at the junction of Paper Mill Lane. Of particular importance is the group clustered around the church. The latter with its detached tower, described as being 'unique in the County', is listed Grade I. Close by is the Grade II* Knights Court, possibly a manorial courthouse dating from the 16th century or earlier with its steep tiled roof and continuous jetty on north side facing the churchyard. Also in this general area is 59 High Street, an impressive Grade II* Queen Anne House overlooking the Market Place of the former Borough. The remaining buildings generally date from the 17th century with some having been re-modeled at later dates. In this respect Church End Cottages which date from this period have been 'Gothicized' during the 19th century and form a particularly attractive picturesque group.



Picture 4 - Knights Court dating from 16th century, re-fronted in 19th century.

6.6. Some Listed Buildings also date from the 18th century and include farm buildings at the Paper Mill Lane entrance to the village, whose different materials and function are important elements in the local scene, particularly in their composition of views of the church. The Almshouses, 1- 5 Hadham Road are single storey with 5 no. prominent chimneys and tiled roof and are said to have once formed outbuildings to Standon Workhouse which fell into disuse after the Poor Law Act of 1834.

6.7. The whole grouping with its steeply sloping roofs and many prominent chimneys and juxtapositions of heights and materials provides a townscape of the highest quality that must be protected.

6.8. A group of listed farm buildings on the north side of Paper Mill Lane appear to be generally weather tight except for a rear eastern section in poorer condition with an asbestos roof. The latter who benefit significantly by installation of a new roof constructed of appropriate materials.

6.9 Building in the curtilage of a Listed Building An agricultural building fronting Paper Mill Lane, north side on the road frontage and close to rear extension of Douro House. From the late 19th century, of brick construction with simple geometric brick detailing, this building is protected by virtue of being of being pre 1948 and in the curtilage of a Listed Building.

6.10. *Other buildings that make an important architectural or historic contribution.* The following buildings have been identified.

6.11. Nos. 6-7 Hadham Road, north side. This late 20th century building erected in 1997 is a single storey bungalow constructed of brick weatherboarding and tiled roof with central chimney, albeit false. An unassuming modern building that is a good example of an appropriate infill development whose simplicity merges and is subservient to the qualities of adjacent Listed Buildings.

6.12. No. 6 Knights Court, Hadham Road, north side. A 19th century former school building described by the Listed Building description for adjoining Knights Court as being a 'C19 extension for Girls school not of special interest'. Although not considered worthy of listing at the time, the mass and scale and detailing such as its brick construction with decorative banding, tiled roof and prominent chimney, makes this building important in the street scene, despite later 20th century windows and sky light. An Article 4 Direction to provide protection for selected features, notably the prominent chimney, may be appropriate subject to further consideration and notification.

6.13. Nos. 1-3 Rose Cottages, Hadham Road, south side. Group of 3 cottages constructed of gault brick with horizontal brick detailing and slate roof; 2 no chimneys. Also eroded plaque dated 1885 (?) Despite a more recent extension to no.3 and window replacements, this late 19th century group adds historic and architectural diversity to the street scene. An Article 4 Direction to provide protection for selected features, notably the prominent chimney, may be appropriate subject to further consideration and notification.

6.14. Omega, Hadham Road, south side. Brick to ground floor, plaster to first floor. Recessed entrance with simple keystone detailing. Vertical sliding sash windows contemporary with buildings construction, probably in the early 20th century. Slate roof with tall central chimney. An Article 4 Direction to provide protection for selected features, including chimney and selected windows, may be appropriate subject to further consideration and notification.

6.15. Village Hall, Hadham Road, south side. Late 19th century single storey institutional building constructed of gault brick with horizontal red brick detailing and red brick arch to central window with slate roof. Central plaque inscribed Workmans Institute 1886. Despite replacement windows and flat roof extension to rear, it is an interesting building of local historic interest. The building was

presented to the village in memory of a local person killed in the Great War.

6.16. The Red House, High Street, west side. Late 19th century 2 storey building constructed of brick with steeply sloping tiled roof and prominent chimney and decorative bargeboard detailing. Vertical sliding sash windows. Despite later flat roof extension to rear, the height, scale and mass of the building, particularly its roof and chimney to front, adds to the character and diversity of the Conservation Area in this location. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.17. Group of properties including shops, the Post Office through to no. 22 High Street, west side. These properties date from the late 19th/early 20th century. Their varied height together with several chimneys and miscellaneous detailing such as decorative ridge tiles, scalloped hanging tiles to dormers, mixture of roofing materials, some original windows and other good quality features make for a particularly interesting group that adds considerably to the architectural qualities and diversity of this part of the High Street. . An Article 4 Direction to provide protection for selected features relating to single dwelling houses may be appropriate subject to further consideration and notification.



Picture 5 – Group of interesting non-listed properties, High Street, worthy of protection and retention.

6.18. Nos.15-19 High Street, east side. 19th century 2 storey gault brick group of cottages with slate roof and 3 no. distinctive decorative chimneys with original pots. Date plaque inscribed E Knight 1891. Some original windows remain. Despite other window replacements and other alterations, enough of historic and simple architectural qualities remain to warrant inclusion. An Article 4 Direction to provide protection for chimney features may be appropriate subject to further consideration and notification.

6.19. No. 4 Stortford Road, south side, adjacent to Falcon House. Late 19th century distinctive gault brick property with red brick banding, quoins and window surrounds. Roof of slate with 2 no. decorative chimneys. Hertfordshire County archeological records advise that this house was purpose built for a blacksmith whose workshop was on the east side. An Article 4 Direction to provide protection for chimney features may be appropriate subject to further consideration and notification.

6.20. Grafton House (accessed from Grafton Place), Stortford Road, south side. Late 19th century 2 storey house of gault brick construction with decorative red brick banding. The mass of the building and its hipped slate roof and distinctive chimney with slate hipped outbuilding to front is an important feature on this part of Stortford Road. An Article 4 Direction to provide protection for chimney features may be appropriate subject to further consideration and notification.

6.21. Westwood's shop, corner of High Street and Kents Lane. A late 19th century brick building, painted white with pyramidal slate roof and distinctive chimney to Kents Lane elevation. Despite signage and later windows that detract, the mass of this building is important in the street scene, particularly when viewed from Mill End.

6.22. *Other distinctive features that make an important architectural or historic contribution.* A particularly interesting and unusual feature is the 'Standon Puddingstone' on the small green that defines the junction of High Street/Hadham Road/Paper Mill Lane. According to local information this previously formed part of the church wall.

6.23. The following walls add to the character of this part of the Conservation Area - Boundary wall to front of Rose Cottages less than 1m in height, sensitively restored in part, brick and flint with rounded capping stones. Currently unprotected from demolition.

6.24. Boundary wall of brick between former school and Almshouses of height varying between about 1.5 – 3 m. Also brick and brick and flint wall to front of varying height less than 1 m. Also low brick wall less than 1m in height, fronting 6 Knights Court, partly rebuilt with rounded capping stones. Some not protected from demolition.

6.25. Boundary wall to church yard about 1.3 m in height of brick with brick capping, sensitively repaired in places and in good condition.

6.26. Boundary wall to Paper Mill Lane, about 2m in height, simple design, probably 19th century. Also wall attached to rear of same complex of agricultural buildings, approximately 2.5 m in height with rounded capping stones. Protected from demolition without consent virtue of height and being attached to a Listed Building.

6.27. Front boundary wall, Grafton House, of brick with rounded capping stones in excess of 1 m in height, thus protected from demolition without consent.

6.28. Of some interest are 2 no. bases to what are interpreted as being earlier metal street lamps manufactured by Adams Ltd of York. One is close to Rose End Cottage, the other near the Playing Field. Of lesser interest are 5 no. ornate metal street lamps believed to be relatively modern but which are in keeping with the Conservation area. The proper choice of such street furniture is important.

6.29. *Important open land, open spaces and gaps.* As previously mentioned open pasture land to the north of Paper Mill Lane acts as an important setting for this part of the Conservation Area of which it forms part. Between gaps in the hedgerows there are important views of the church and the village.

6.30. The Green containing the Standon Puddingstone is a small but important open space surrounded by simple metal railing within which there is an oak tree planted in 1911 to commemorate the Coronation of George V. It is well cared for and maintained.

6.31. The graveyard at St Mary's together with its extension is an extensive open space feature containing numerous gravestones of interest. Together with its traditional churchyard trees to boundary wall and avenue within the churchyard, it is an open space feature of considerably quality. The graveyard and its extension are well cared for and maintained.

6.32. On the eastern side of the High street there are 5 small areas of neatly cut grass swards whose visual function is to set off a fine group of listed buildings. The key to their success in the street scene is their simplicity and it is important to avoid the temptation to plant or add any decorative clutter.

6.33. The Playing Field is a strong and important feature in the street scene, particularly its well maintained hedge of native species fronting the High Street. Within its clearly defined area there are several maturing trees and strong boundaries to rear and to the southern side.

6.34. In summary these 5 open spaces all add significantly to the quality of the Conservation Area and all perform different landscape functions. It is very important that the care and attention

currently afforded to them continues and that their simple and traditional qualities are not compromised.

6.35. *Particularly important trees and hedgerows.* Worthy of specific mention are hedgerows to pasture land both sides of Paper Mill Lane, the hedgerow defining the eastern boundary of the Conservation Area, running at right angles to Hadham Road and the hedgerows defining the edges of the High Street Playing Fields. The trees in the churchyard make a very important contribution to the quality of the Conservation Area as do trees alongside the River Rib which provide screening to the industrial complex located to the west of the river.

6.36. *Important views.* As previously indicated the view of the church and village from Paper Mill Lane is particularly important and should be maintained, a quality reflected at local level as it is shown as being important in the locally produced Standon and Puckeridge Village Study.

6.37. *Elements out of character with the Conservation Area.* The industrial complex discussed later is not a significant detraction when viewed from the High Street or Paper Mill Lane because it is only partly visible from a few selected view points. Within Area A there are several mid/late 20th century infill developments that could have been designed more sensitively in relation to nearby historic buildings, in terms of scale and detail.

6.38. *Opportunities to secure improvements.* Retain through the planning process all those listed properties and unlisted properties, other distinctive features, trees, open spaces and views that have been identified as contributing to the quality of the area. Seek to negotiate repairs to agricultural barns in complex at entrance to village at Paper Mill Farm, including replacement of asbestos roof to barn at rear.

6.39. *Suggested boundary changes.* Remove land to south of Paper Mill Lane because it clearly forms part of the open countryside whilst at the same time retaining the frontage hedge within the Conservation Area. Removal of this area will not lead to any increased pressures for inappropriate development.

6.40. Area B - Mill End, including converted Flour Mill.

6.41. *General overview.* Mill End, north of Stortford Road is an area of mixed land uses and buildings of varying qualities that is

dominated in part by the height and mass of the former flour mill now very pleasingly converted to residential use and elsewhere by a chimney about 30 m in height, formerly associated with milling activities. The access road is narrow and the existing work units give rise to congested parking on occasions.

6.42. *Archeological sites.* Most of the area is designated as being of archaeological significance. As previously noted Roman coins have been found here. Otherwise much of the archeology is 19th century. In this respect Hertfordshire County records describe the steam Corn Mill, as having been built by Chapman Brothers in 1901 and connected to the Old Mill, powered by water and steam, on the other side of the river.

6.43. *Individually Listed Buildings.* The 5 Listed buildings in this area principally date from the 17th and 18th centuries except Town Farmhouse on the corner of Stortford Road which is an important late medieval Hall House with floor and chimney inserted at later date in the 16th century. Old Mill House in a Regency style dates from about 1800 and has an interesting glass roof conservatory to front. Storage barns on the western side of the road date from the 18th century were previously identified as being 'At Risk'. but in the intervening period since the original report was prepared, repair works have been carried out. A group of cottages to the east date from the 17th century.

6.44. *Other buildings that make an important architectural or historic contribution.* The following buildings have been identified.

6.45. The Granary, Mill End Farm, now a residence, has been recently restored and is converted 19th century agricultural barns whose simple architectural treatment and weather boarding is generally appropriate.

6.46. Nos. 1 and 2 Mill End are two storey cottages dating from the late 19th century and are of brick construction with slate roof, single chimney and vertical sliding sash windows. Despite modern side extension to no. 1, this small group retains sufficient of its essential integrity and adds to the quality and variety of the street scene.

6.47. Standon Mill. The former flour mill building fronting Kents Lane was in active industrial production until the mid 20th century. Four storey in height and built of gault brick, it dominates this part of the Conservation Area. A number of original features remain including some windows, and a large inscription to front elevation

reading 'Standon 1901 Flour Mills'. These should be retained through the normal planning process. The residential conversion has been sensitively executed and very well detailed, retaining its essential architectural features and historic associations.



Picture 6 – The sensitively converted Flour Mill.

6.48. A chimney of about 30m in height, formerly associated with milling is a dominant and important feature in the local landscape. Constructed of gault brick on square base to about 5m, thereafter

tapered, it appears to be in reasonable condition, having been recently repaired.



Picture 7- Distinctive chimney, Mill End.

6.49. *Other distinctive features that make an important architectural or historic contribution.* There are two walls, the first being attached to the converted barns of The Granary, Mill End Farm that is of flint construction and about 1.7m in height. It is covered in ivy that needs careful removal. The second is a short length of wall about 1m in height, with rounded brick capping on the access to Old Mill House, a Listed Building. The walls are protected from demolition without prior consent by virtue of being adjacent to a footpath and within the curtilage of a Listed Building, respectively.

6.50. *Important open land, open spaces and gaps.* The River is an important landscape feature although not highly visible from the public domain.

6.51. *Particularly important trees and hedgerows.* Several trees, particularly those to the south of Old Mill House make a significant contribution to the quality of this part of the Conservation Area.

6.52. *Important views.* The view of the chimney when seen from Mill End is very important.

6.53. *Elements out of character with the Conservation Area.* An industrial advertisement sign on red background on former mill building detracts.

6. 54. *Opportunities to secure improvements.* There are no real opportunities to secure meaningful visual improvements other than seek to negotiate a more sympathetic sign on the former mill building. This view is shared by the locally prepared Village Study.

6.55. *Suggested boundary changes.* None are proposed.

6.56. Area C – Agricultural land and associated buildings south of Kents Lane to Paper Mill Lane, including the industrial complex west of the River Rib.

6.57. *General overview.* The historic buildings to the frontage of Kents Lane are an important architectural entity in this part of the Conservation Area. However the large scale agricultural buildings to the rear that are dominant in the landscape, detract. The open pasture land extending to Paper Mill Lane forms part of the open countryside and is traversed by a well used public footpath from which the industrial area west of the River Rib can be seen through gaps in its boundary hedge.



Picture 8 – Large scale agricultural buildings dominate landscape and detract when viewed from public footpath; additional landscaping is suggested.

6.58. *Archeological sites.* The land around Paper Mill House and the industrial area is designated as being an area of archeological significance. Hertfordshire County records advise that this might be on the site of a late Saxon and medieval watermill. Paper manufacture had commenced by 1713. Archeological associations with the modern industrial complex are unknown.

6.59. *Individually Listed Buildings.* Paper Mill House dates from the 17th century. New Street House and farm office dates from the 18th century and is described as having been '*extended to a square plan after 1843 for Duke of Wellington*'. Close by is an 18th century granary whilst further east is New Street Cottage, previously two houses, dating from the 18th century or earlier.

6.60. *Other buildings that make an important architectural or historic contribution.* The following buildings have been identified.

6.61. The China Garden Restaurant dates from the late 19th century at which time it was called the Railway Tavern. Two storeys render and painted brickwork, slate roof and four chimneys. Windows to upper floors are vertical sliding sash types that should be retained through the planning process. Despite addition to rear, modern windows to ground floor and advertisement signs that detract, the mass and scale of the building is important in the street scene which together with its historical associations, make it a suitable candidate for protection from demolition.

6.62. New Street Farm Cottage, 19th century or earlier on the western edge of the Conservation area is two storeys, red brick English bond with tiled roof and 2 no. chimneys with decorative barge boarding to dormers and elevation to Kents Lane. A pleasantly detailed dwelling which together with the brick and flint wall linking it to New Street House and farm office to the east make it an important feature on this approach to Standon. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.63. Agricultural barn on road frontage to east of New Street House and farm office. This long single storey late 19th century agricultural barn, of red brick Flemish bond construction and with slate roof is an important and distinctive feature. It has been sensitively rebuilt in part following demolition by road accident. It

is protected by virtue of being of being pre 1948 and in the curtilage of a Listed Building.



Picture 9 – 19th century agricultural barn, important element in approach to village, sensitively rebuilt in part.

6.64. *Other distinctive features that make an important architectural or historic contribution.* The following walls add to the character of this part of the Conservation Area - 19th century gault brick wall of Flemish bond in excess of 1m in height with quality capping stones by Doulton and Company. Protected from demolition without prior consent virtue of height and within curtilage of the Bell PH, a Listed Building.

6.65. Wall between New Street Farm Cottage and New Street House and farm office. Constructed of brick and flint up to about 2.5m in height, this wall is an important feature protected from demolition without consent, virtue of its height.

6.66. Brick wall of simple design approximately 1.5 m in height within curtilage of listed Building, New Street House and farm office.

6.67. *Important open land, open spaces and gaps.* The open land between the modern farm buildings to the rear of New Street House

and farm office and Paper Mill Lane is well used by pedestrians accessing the countryside in this location by a public footpath. As noted previously this area is an integral part of the open countryside.

6.68. *Particularly important trees and hedgerows.* Trees alongside the River Rib and those elsewhere that provide screening to the industrial area are very important in this respect.

6.69. *Important views.* Extensive views across the open countryside and towards the Church and High Street are particularly important.

6.70. *Elements out of character with the Conservation Area.* There are two principle detracting features namely the modern agricultural buildings and the industrial estate. In addition signage to the China Garden Restaurant and 'landscaped' area at the junction of Station Road/ Kents Lane have detrimental impacts.

6.71. The large scale agricultural buildings, some with wide shallow spans are prominent features that adversely dominate the open countryside in this location and whose disruptive presence could be reduced by additional planting on adjacent pasture land.

6.72. The industrial estate consists of a grouping of commercial buildings with associated parked vehicles, open storage of pallets and materials and disruptive signage at the Kents Lane entrance point. Designated Conservation Areas need to be of 'special architectural or historic interest...' and clearly this commercial estate cannot be so described. However it is not highly visible in the context of the Conservation Area as a whole and its most disruptive impact is at the entrance where untidy fencing, numbers of uncoordinated advertisement signs make a serious detrimental impact. Elsewhere the estate is most visible from the public footpath to the west where commercial premises and associated ancillary buildings and storage can be seen between gaps and beneath the canopy of its western boundary.

6.73. The Standon and Puckeridge Village Study produced by the local Amenities Society in the mid 1990's advises that its employment use should be maintained, that innovative employment schemes should be encouraged and that there should be no change of use to housing.

6.74. The site lies within Flood zone 3B which is restrictive in relation to any potential future redevelopment of the site. Additionally small employment sites such as this one provides an

essential part of the Districts portfolio of employment land in the rural areas.

6.75. For these reasons, retention of the site in its current commercial use area is regarded as important. This being the case, the adverse visual impact of the development can only be reduced by initiating some low key improvements to the entrance and co-ordinating the signage. In this respect the impact and metallic appearance of the security fencing could be improved by painting and landscaping. Additionally, under planting with shade tolerant native species to the western boundary and additional planting in the triangle of land fronting Kents lane would also assist.

6.76. *Opportunity to secure improvements.* It is suggested discussions take place with the landowner of the commercial area with a view of implementing comprehensive improvements to its entrance, undertake other improvements including a general tidy up and under planting of its western boundary. Additionally seek to reduce the impact of the large agricultural buildings to the rear of New Street House and farm office by additional landscaping; reduce the impact of signage to the China Garden Restaurant and improve the 'landscaped' area at the junction of Station Road/ Kents Lane.



Picture 10 – Entrance to Industrial estate seriously detracts and is in need of comprehensive improvement.

6.77. *Suggested boundary changes.* Remove open countryside to rear of New Street House and farm office and west of River Rib extending to south of Paper Mill House because this area clearly forms part of the open countryside. Also remove commercial buildings of the industrial estate as they are of not of '*special or historic interest*'. It is emphasized such removal will not lead to any increased pressures for inappropriate development.

6.78. Area D - Late 19th century housing south of Stortford Road.

6.79. *General overview.* This area is currently beyond the existing Conservation Area boundary and consists of detached and semi detached late 19th century housing units with unusual decorative features, most of which remain unaltered. Located to the south of Stortford Road this group is a prominent feature on this approach to the village.

6.80. *Archeological sites.* The *site* is not designated as being of archeological significance neither are there any individual archeological records prepared by Hertfordshire County Council.

6.81. *Individually Listed Buildings.* There are none.

6.82. *Other buildings that make an important architectural or historic contribution.* Nos. 22-28 are late 19th century 2 storey detached properties constructed of gault brick with red brick quoins and central window surrounds. Nos. 26-28 have slate roofs whilst 22-24 have replacement tiled roofs. Prominent chimneys and decorative ridge tiles are a common feature. Other important features include decorative wooden carpentry detailing to bay windows on front elevations at both ground and first floors, decorative detailing to dormers and porches. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 11 – No. 26 Stortford Road, a 19th century detached property of quality with pleasing architectural features. It is proposed to incorporate nos. 22- 48 within an extended Conservation Area.

6.83. Nos. 30- 48 are 2 storey late 19th century semi detached properties constructed of red brick with yellow brick horizontal banding, quoins and arches to doorways. Slate roofs, prominent chimneys and decorative ridge tiles to all. Canopies extend above lower ground floor bay windows incorporating attractive porch detailing. Also decorative eaves detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.84. *Other distinctive features that make an important architectural or historic contribution.* Two no. decorative metal pumps to front located near nos. 24 – 26 and 40 – 42. These are original as their positions are shown on the historic map dating from 1897 and are possible candidates for being listed.



Picture 12 – One of 2 no. 19th century cast iron Pumps, Stortford Road, that are considered worthy of being 'Listed'.

6.85. *Important open land, open spaces and gaps and particularly important trees and hedgerows.* There are none.

6.86. *Important views.* The properties are a prominent feature when viewed from Stortford Road.

6.87. *Detracting elements.* Although windows and doors to the properties are modern replacements, the scale and mass of the group with their distinctive dormers, porches and other

architectural detailing, most of which unusually remain intact, make this group a most attractive feature.

6.88. *Opportunities to secure improvements.* The whole group could be improved by erecting front boundaries of a co-ordinated design to replace the current mixture of railings fences and walls. However this could only be achieved by the co-operation of individual owners.

6.89. *Suggested boundary changes.* Incorporate nos. 22- 48 Stortford Road within Conservation Area.

6.90. *Summary overview for whole Conservation Area.* Standon Conservation Area is of a very high quality with a particularly rich and well documented history containing a wide range of Listed Buildings and other buildings and distinctive features of quality that should be preserved. In these respects the varied roofline and other spatial qualities of the High Street are worthy of particular note. The high quality of the built environment is enhanced by open spaces and trees, parts of which can be appreciated from selected important view points. The buildings and overall environment is generally well preserved and there are few opportunities to secure worthy improvements. In this respect the most necessary would be an improvement to the existing entrance of the industrial complex, whose poor quality is most noticeable and which seriously detracts. In terms of new development some mid/late 20th century residential infill could have been more sympathetically designed but on the other hand conversions of a later date, particularly Standon Mill have been particularly well executed. Some areas, including buildings of the industrial estate and other areas considered to form part of the open countryside should be excluded whilst late 19th century houses south of Stortford Road are recommended to be included within the Conservation Area.

PART C – MANAGEMENT PROPOSALS

7. Management Proposals.

7.1. *Revised Conservation Area Boundary.* The revised boundary is shown on Plan 3 and includes the following amendments.

- (a) Include 22-48 Stortford Road within the Conservation Area.

(b) Exclude countryside to south of Paper Mill Lane.

(c) Exclude open countryside to rear of New Street House and farm office and west of River Rib extending to south of Paper Mill House. Also remove commercial buildings of the industrial estate as they are of not of '*special or historic interest*'. It is emphasized such removal will not lead to any increased pressures for inappropriate development.

7.2. General Planning Control and Good Practice within the Conservation Area. All planning policies are contained in the East Herts Local Plan Second Review adopted in April 2007. It is against this document and the National Planning Policy Framework that the District Council will process applications.

7.3. Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Council Officers to seek pre-application advice. For further details including advice on Planning Applications, Conservation Areas, Listed Buildings, Landscaping, and other general administrative advice please contact the Planning Department for assistance.

Telephone no. 01279 655261

E-mail planning@eastherts.gov.uk

Or write to E.H.D.C. Wallfields, Pegs Lane, Hertford SG13 8EQ

7.4. Applicants may also wish to refer to one of the several Guidance Notes referred to in Appendix 1 below.

7.5. Planning Control - Potential need to Undertake an Archeological Evaluation. Within the sites designated as being an Area of Archaeological Significance the contents of Policies BH1, BH2 and BH3 are particularly relevant.

7.6. Listed Building Control and Good Practice. Those buildings that are individually listed are identified. Other pre 1948 buildings, structures or walls within the curtilage of a Listed Building are similarly protected in law. One such curtilage building of quality is the agricultural barn to street frontage east of New Street House and farm office.

7.7. Listed Buildings are the most significant factor in contributing to the quality of Standon's built environment. It is essential that

their architectural detailing is not eroded or their other qualities and settings not compromised. Of particular importance is the varied roofscape, particularly that in the High Street.

7.8. The Appraisal has shown, inter alia, listed barns at the Paper Mill entrance to the village as having been assessed as being in need of repair. In partnership with owners and within the limitations of existing staff and financial resources, the Council will seek a satisfactory solution that secures their long term future.

7.9. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution. Within the revised Conservation Area there are over 30 such unlisted buildings that have been identified. These are: on Hadham Road; nos. 6-7, no.6 Knight Court, nos.1-3 Rose Cottages, Omega and the Village Hall. On Paper Mill Lane an agricultural building fronting the road. On High Street; the Red House, group; Post office- no.22, Westwood's shop and nos.15-19. On Stortford Road; no.4, Grafton House and nos. 22-48. At Kents Lane; Standon Mill, the China Garden Restaurant and New Street Farm Cottage. At Mill End, nos.1-2, the dominant former industrial chimney and The Granary at Mill End Farm. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.10. Proposed Article 4 Directions. There are some distinctive features that are integral to some of the unlisted buildings identified above that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. In some situation protection may exist through existing planning controls but in other cases additional protection could only be provided by removing Permitted Development Rights via and Article 4 Direction. The latter legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement.

7.11. Planning Control – Other Unlisted distinctive features that make an Important Architectural or Historic Contribution. The appraisal identifies other distinctive features including walls that make a positive contribution to Standon's character. Most of the latter are protected virtue of being within the curtilages of Listed Buildings or because they exceed the specified heights relevant to Conservation Area legislation. Any proposal involving the demolition of these walls is unlikely to be approved.

7.12. However there are a small number of other walls that are unprotected. These include the front boundary wall to Rose Cottages and wall to front of 6 Knights Court, Hadham Road. These can only be protected in law by the introduction of an Article 4 Direction which is proposed subject to further consideration and notification.

7.13. There are other distinctive features including the Puddingstone on the small green opposite the church.

7.14. Two decorative cast iron 19th century pumps at Stortford Road within the area proposed to be included in the Conservation Area add to the character and history of this part of Standon. These are of sufficient quality to be considered for individual listing.

7.15. *Planning Control – Important open land, open spaces and gaps.* This Appraisal has identified the following important spaces: the churchyard and its extension; the small green opposite the church containing the Puddlingstone; the 5 no. small greens on the east side of the High Street; the Playing Field off the High Street and pasture land fronting Paper Mill Lane.

7.16. These represent open spaces and other landscape features within the revised boundary to the Conservation Area that materially contribute to its character or appearance and will be protected.

7.17. The River Rib shown coloured blue is also an important feature.

7.18. *Planning Control – Particularly important trees and hedgerows.* Only the most significant trees are shown diagrammatically. Subject to certain exceptions all trees in a Conservation Area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety. As previously advised some hedges may be protected by the Hedgerow Regulations 1997.

7.19. *Planning Control – Important views.* The most important views within and out of the Conservation area are diagrammatically shown. Policy BH6 is particularly relevant.

7.20. *Enhancement Proposals.* The Appraisal has identified a number of elements that detract that are summarised in the Table below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will frequently only be achieved with the owners co-operation.

Detracting element	Location	Proposed Action.
Industrial estate	Kents Lane	Seek to negotiate general internal improvements to site, initiate comprehensive improvements to appearance of entrance and undertake additional planting, particularly to western boundary.
Traditional farm buildings.	Paper Mill Lane, entrance to village	Seek to initiate improvements and repairs with owners.
Modern farm buildings	Rear of New Street House and Farm office	Seek to negotiate planting to reduce impact of large modern farm buildings, particularly when viewed from footpath to south and east.
Signage	Mill Lane	Seek to negotiate less intrusive signage to former mill building.
	Kents Lane	Seek to negotiate less intrusive signage to China Garden restaurant.
'Landscaping'	Junction Station Road/ Kents Lane	Seek to negotiate improved solution with the County Council.
Other actions		
Consider making application to list 2 no. mid 19th century Pumps at Stortford Road.		

7.21. The features identified in above paragraphs are shown on Plan 3.

Appendix 1. Guidance notes produced by East Hertfordshire District Council. The following represent useful technical information and can be obtained via the details provided above.

- 1. Brick Repointing and Repair.**
- 2. Conservation Areas.**
- 3. Cleaning Historic Brickwork.**
- 4. Farm Buildings.**
- 5. Flint and Flint Wall Repair.**
- 6. Hard Landscaping in Historic Areas.**
- 7. Listed Buildings.**
- 8. Rainwater Goods and Lead.**
- 9. Shopfronts.**