

Essential Reference Paper B

Issue	Representations made	Officer comment
<p>Changes to the Conservation Area Boundary Involving the removal of two areas:</p> <p>Area A – the Allotment Gardens and adjacent 6 no. 20th century detached houses to the west of St Marys Lane;</p> <p>Area B – 5 no. detached houses to the south of the former railway, now Cole Green Way.</p>	<p>The changes to the boundary have been objected to by the majority of the respondents, including Hertford Town Council and Hertingfordbury Conservation Society.</p> <p>The Conservation Society generally welcomes the document but disagree with the proposals to remove land from within the Conservation Area on the basis that existing buildings are often fine example of buildings from the 1950s and 60s and will become part of the historical evolution of the village and in the future will be viewed as holding a similar position as the oldest houses in the village.</p> <p>Hertford Town Council, who own the Allotments, considered no changes should be made.</p>	<p>The principal consideration is set out in the recent National Planning Policy Framework which states that <i>when considering the designation of conservation areas local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</i></p> <p>Officers have carefully re-examined the proposed boundary changes but remain of the view that the 20th century housing in both areas cannot be properly described as being ‘areas of special architectural or historic interest’. Their various individual designs, use of materials, scales, heights, massing and alignments have little in common with the distinctive nature of the historic core. Their visual contribution can perhaps best be described as ‘neutral’ and this is particularly the case in relation to the area south of the Cole Green Way. It is generally accepted that conservation areas will sometimes contain pockets of ‘neutral’ housing otherwise boundaries may be complex and</p>

		<p>convoluting.</p> <p>It is acknowledged that the Allotment Gardens have a degree of historic interest because the land appeared in such a use on late 19th century mapping. On this basis there is some justification for the site remaining in the conservation area, notwithstanding its current unattractive appearance.</p> <p>In summary and on balance it is considered a case can be made for including the Allotment Gardens but Officers remain of the view that the areas of modern housing should be excluded from the Conservation Area designation. Discussion with the Town Council may be appropriate to explore the potential of securing visual improvements in relation to the Allotment gardens.</p>
<p>Enhancement proposals to deal with detracting elements</p>	<p>Hertingfordbury Conservation Society welcomes analysis of structures which need attention and will work with residents to try and secure funding.</p> <p>One respondent is unaware of discussions regarding potential improvements to the car park at The Prince of Wales (paragraph 6.55).</p> <p>A respondent on behalf of the Price of Wales public house suggests that a paragraph is included which identifies the potential for development within the area.</p>	<p>The Council appreciate how the community works together to maintain and improve the character and appearance of the conservation area.</p> <p>The document has been updated to reflect this.</p> <p>The role of the appraisal is not to identify areas for development, but to identify areas and features which contribute to the character and appearance of the conservation area as well as areas which can be enhanced.</p>

	<p>A respondent on behalf of the Price of Wales public house states that they would be willing to discuss landscape improvements as part of a planning application.</p>	<p>Officers will consider any proposals that come forward.</p>
<p>Comments relating to the document</p>	<p>A local source provided further information on Spencer Frederick Gore, the artist.</p> <p>A respondent queries the reference made to the gardens at Epcombs being a Locally Important Historic Parks and Garden as they believe this to not be the case.</p> <p>A respondent disagrees that 214 Hertingfordbury Road is a curtilage listed building.</p>	<p>The document has been updated to include the information supplied.</p> <p>Officers have taken this reference from a supplementary planning document 'Historic Parks and Gardens' and therefore deem it to be correct.</p> <p>Following further research, including looking at historic maps and the planning history of the building, officers believe this building to be curtilage listed.</p>
<p>Other minor comments</p>	<p>One respondent notes that Hertingfordbury suffers from traffic related issues and suggests that a speed limit is imposed on St Mary's Lane</p> <p>The sculpture of Judge Spencer Cowper by Roubiliac should be removed from Cowper Chapel and re-sited in the church where it can be seen by visitors.</p>	<p>The introduction of such measures goes beyond the remit of the Appraisal process. Respondent has been informed to contact Highways at Hertfordshire County Council.</p>

	<p>Those responsible for the production of the appraisal are to be congratulated on the excellent and valuable work.</p>	
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