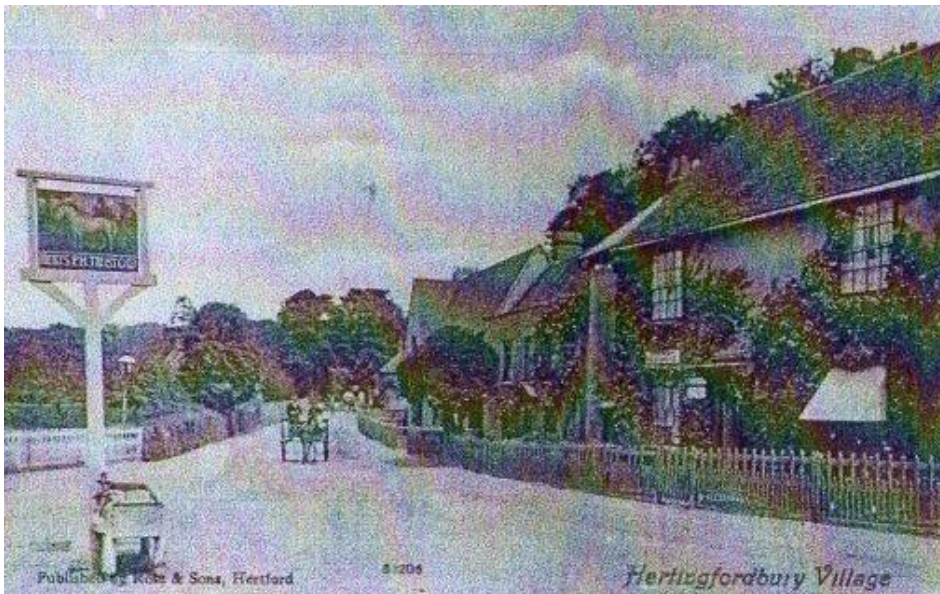




## HERTINGFORDBURY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

DRAFT FOR CONSULTATION

2013



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This Appraisal has been produced by Officers of East Hertfordshire District Council to assess the current condition of the Hertingfordbury Conservation Area, to identify where improvements can be made and to advise of 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, recognize these facts and commit 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 this document will be regarded as a 'material consideration' when determining planning applications. The document also puts

forward simple and practical management proposals that improve the character of the Conservation Area 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 Hertingfordbury;
- Identify elements that should be retained or enhanced;
- Identify detracting elements;
- Review the existing boundary;
- Put forward practical enhancement proposals;

1.9. The Conservation Area lies within the Hertford urban area where there is a very wide spectrum of facilities and organizations.

1.10. The document will be prepared in partnership with the local community and the District Council wishes to involve the local Council and members of the local community through the consultation process that will follow.

1.11. Acknowledgement and thanks are recorded to Hertfordshire County Council whose Historic Environment Unit has been particularly helpful.

1.12. 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)<sup>1</sup> and is subject to certain exceptions. For example it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the Conservation Area above a threshold size. 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 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 some 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' which withdraws 'Permitted Development Rights'. The use of such Directions can only be made in justified circumstances

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<sup>1</sup> Since October 2013 the need to obtain CAC has been replaced by a requirement to obtain planning permission

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 environmentOf particular relevance 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 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 an application affecting 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', produced in 2006 and updated in 2012/13. In relation to Hertingfordbury's Conservation Area there is one structure entered on the Register as being 'At Risk', namely the Sedilia in St Mary's churchyard Grant assistance not exceeding £10,000 may be available for works that lead to such a structure's 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. EHDC has produced several documents as Supplementary Planning Guidance. The Supplementary Planning Document 'Historic Parks and Gardens' produced in 2007 identifies several parks and gardens in the Hertingfordbury area. Panshanger Park north of the A414 and beyond the Conservation area is designated Grade II\* and Cole Green House that was demolished in the mid 20<sup>th</sup> century was built for William Cowper who died in 1723. There are other Locally Important Historic Parks and Gardens. These are Hertingfordbury Park, to the east of St Mary's church described in the above document as being '*one of the earliest recorded deer parks in this area dating from 1285*'. Another is Cole Green Park, described as '*a deer park dating from 1749 worked on by Capability Brown*' and yet another at Roxford Grotto Wood, the site of Roxford Manor owned by the Quaker Brassey family. The one relevant to this document is within the Conservation Area at Epcombs and is described as being '*formal gardens between the house and river that appear on the Dury and Andrews map of 1766...*'<sup>2</sup>

2.17. The Conservation Area was first designated in 1968 and reconsidered in 1981.

### 3. ORIGINS AND HISTORIC DEVELOPMENT.

3.1. There is some evidence of early settlement as Paleolithic (Old Stone Age) implements have been found. Notable is a hand axe made of porphyry found in a pit close to a small tributary of the River Mimram just beyond the Conservation Area boundary to the west of the White Horse Hotel.

3.2. Some have considered a Roman route from Welwyn Garden City to the Ermine Street may have passed nearby but this has not been confirmed by excavation and is considered 'doubtful' by the County Archeologist.

3.3. At the time of the Domesday Survey the manorial estate is called Herefordingberie meaning 'stronghold of the people of Hertford' but how this should properly be interpreted is unclear. The site of the property known as Epcombs (existing property dating from the 17<sup>th</sup> century) is recorded in Domesday Book thus '*a priest holds 1/2hide of the kings alms...1 plough: 1mill at 12d*'.

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<sup>2</sup> East Herts District Council, *Historic Parks and Gardens: Supplementary Planning Document, September 2007, page 31.*



3.4. A leaflet entitled 'St Mary with St. John, Hertingfordbury, A Short Introduction' advises that during the 1950's, a plague pit was discovered at the north west corner of the churchyard. This discovery was made when tombstones were relocated alongside the boundary wall.

3.5. Much of historic Hertingfordbury that is visible today dates from the 17<sup>th</sup> century (approximately 26% of all Listed Buildings are from this period) and from the 18<sup>th</sup> and 19<sup>th</sup> centuries (approximately 22% each). All other centuries from 13<sup>th</sup> to 16<sup>th</sup> and 20<sup>th</sup> centuries are represented.

3.6. Additional building of quality took place in the 19<sup>th</sup> century and such buildings are identified later in this Appraisal. Further development took place in the mid 20<sup>th</sup> century principally by a concentration of modern properties set in large grounds to the west of St Mary's Lane and also on St Mary's lane, south of the former railway line.

3.7. Several families of historic importance who influenced the settlement are buried in the church and its graveyard. Robert Addis who opened a toothbrush factory in Hertford after WW1, lived at The Old Rectory; Epcombs is accredited as being the inspiration and model for 'Longbourn' home of the Bennett Family in Jane Austin's 'Pride and Prejudice' whilst Garth House was residence of Spencer [Frederick Gore the artist \( 1879-1914\) whose works appear in Galleries in the United Kingdom and abroad.](#)

3.8. In more detail, mapping dating from 1874 shows the main street much as today's alignment with an Infant's School in the centre of the village (now no. 261 Hertingfordbury Road). At this time there was an extensive area of allotment gardens on land to the west of 260-274 Hertingfordbury Road that is now Mayflower Close. This was in addition to the large area of allotments south of the same road that still exists. The Hertford Branch Line together with its station crossed St Mary's Lane to the south where the railway bridge still exists together with Station House, now a residence. The area south of the railway line was principally woodland, named Corner Wood. On this site and nearby, six 20<sup>th</sup> century detached properties of limited historical or architectural importance have been built in the 20<sup>th</sup> century. A greenhouse of commercial size once existed on the car park to the Prince of Wales PH. A Corn Mill was operational where Hertingfordbury Road crosses the River Mimram and other records shown that no. 228 opposite was built in the early 19<sup>th</sup> century as the Miller's House. At this time a building existed in the south west corner of the graveyard.

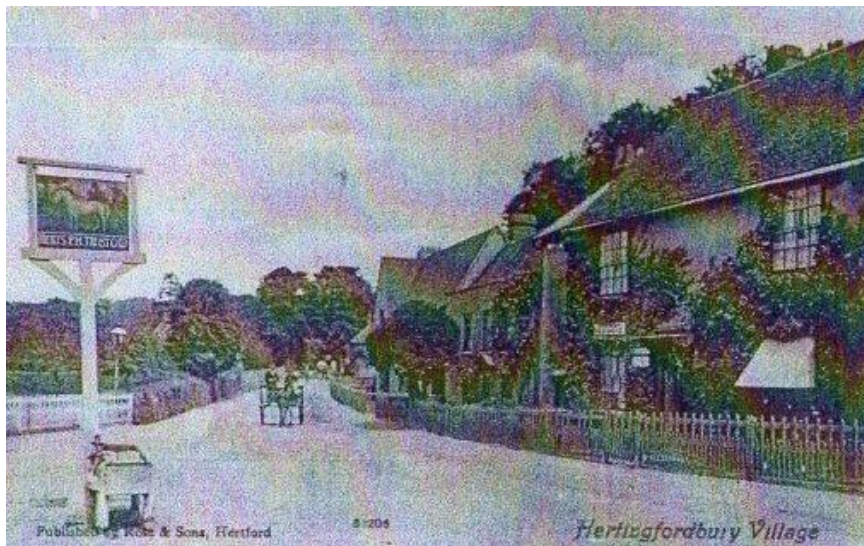
3.9. Kelly's Post Office Directory of 1874 describes the settlement as follows:  
*Hertingfordbury is a parish between the rivers Mimram, or Maran, and Lea ...Here is a station on the Hertford and Welwyn branch on the Great Northern Railway... The church of St Mary's is an ancient edifice...level with the chancel on the north side is a mausoleum of Earl Cowper's family, containing monuments*

*of beautiful design and workmanship...* Several charities are noted, one of which financially supported apprenticing boys and girls.

3.10. In addition to the several farmers Kelly's list at this time, the following trades are entered: builder, beer retailers, boot and shoe makers, shopkeepers, brick maker and coal merchant, seedsman, wheelwright, baker, tailor and draper and miller. Some of these were located elsewhere in the various Greens that make up the whole parish. Its population in 1871 was 828.

3.11. Mapping from 1897 shows few changes, one difference being extensive gravel pits that had been established by this time south of the branch railway line. Significantly less tree cover than previously existed is shown on mapping of this date and cress beds existed on a tributary north of the River Mimram. The spelling of the house name 'Epcombs', was changed from the earlier map where it was identified as 'Epscombe'.

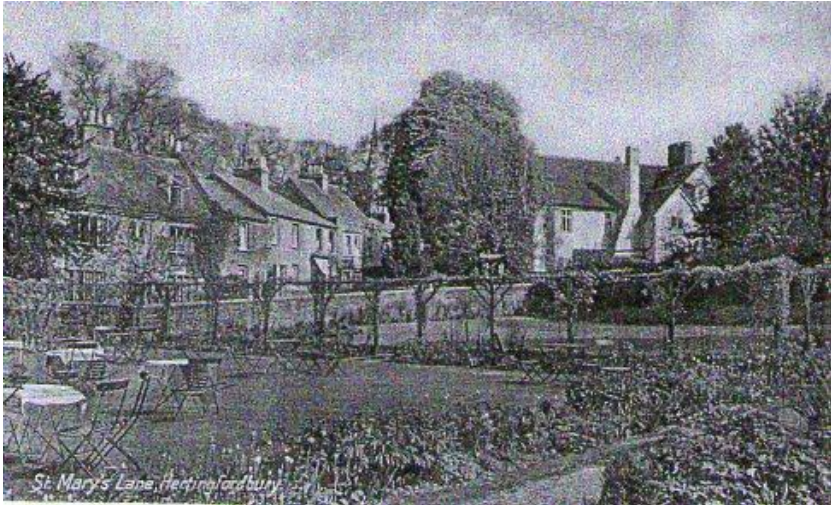
3.12. The mapping from 1920 showed that the extensive gravel pits had been worked out by this time, the commercial size greenhouse in the Prince of Wales PH had been demolished as had the building in the south west corner of the graveyard. St Joseph's Lodge had been constructed and the former track to Hertingfordbury Park is shown as a properly defined access.



Picture 1 – Hertingfordbury Road circa 1915. [Reproduced courtesy of Hertfordshire Archives and Local Studies.](#)

3.13. Few changes occurred from examining the next available mapping which dates from 1938. A new building identified on the 1963 map as 'The Rectory' (now Glebe House) had been built south west of the sports ground on St Mary's

Lane. The map dating from 1963 shows that the railway line had been dismantled and that housing at Mayflower House, housing opposite the sports ground and housing south of the dismantled railway had been constructed by this time. Also a large nursery and greenhouses is shown to the west of no. 214 Hertingfordbury Road, now the approximate location of the A414 and roundabout access to Hertingfordbury.



Picture 2 – Looking towards St. Mary's Lane, circa 1950. [Reproduced courtesy of Hertfordshire Archives and Local Studies.](#)



Picture 3 – Railway Station, late 1950's. [Reproduced courtesy of Hertfordshire Archives and Local Studies.](#)

3.14. The Place Names of Hertfordshire published by Cambridge University Press refers to the following ancient names: Herefordingberie (1086), Hertfordingeberie (1220), Hertfordingesberi (1248), Herfordynggeberi (1309) Hartynghfordbury (1507), Hertingfordburi (1535); amongst others.

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

#### 4. GENERAL DESIGNATIONS AND CRITERIA USED TO IDENTIFY IMPORTANT ENVIRONMENTAL FEATURES.

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

4.2. Areas of Archaeological Significance. Much of the Conservation Area 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 are briefly described below. Such abbreviated descriptions being based on the Dept. of Culture Media and Sport's list. Full descriptions can be obtained on line at English Heritage's website or Heritage Gateway website ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

4.4. Non-listed buildings of quality and worthy of protection from demolition. There are several non listed buildings 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. There are a number of trees and hedgerows that particularly contribute to the quality of the Conservation Area. The basic criteria for identifying such 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 land, 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 does the open space or gap form 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. Any other distinctive features that make an important visual or historic contribution are noted.

4.8. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to features associated with selected non listed properties is as follows:

- 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 in a Conservation Area, those selected need to be below the prescribed heights (those fronting a highway including a footpath or bridleway, water course or open space 1m or 2m elsewhere 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 retain quality buildings below the prescribed 4 Directions to threshold where consent for demolition in Conservation Areas is not required.

4.9. Features that detract or are in poor repair have been identified.

4.10. Important views are identified.

4.11. Conservation Area boundaries. In suggesting any revisions to the Conservation Area boundaries, principal 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. ~~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.~~

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## 5. GENERAL CHARACTER AND SETTING OF HERTINGFORDBURY CONSERVATION AREA.

5.1. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document describes the Cole Green and Hertingfordbury Settled Farmland as being 'an unusual area in terms of the grouping of small settlements and the road network which reflects the area's former parkland character... Any impact from the edge of Hertford is well screened by vegetation. Although the A414 is observable only at some points on the northern edge it has the effect of cutting this are off from the adjoining areas to the north and west'.

5.2. The Conservation Area, the subject of this Appraisal, stretches from the southern boundary of the A414 to modern 20<sup>th</sup> century development south of the former railway line. The latter, now Cole Green Way, is extensively used as a walking, cycling and riding route. The historic Conservation Area is centred on Hertingfordbury Road that is linear in character and St Mary's Lane that rises to St Mary's church, a large ecclesiastical building that dominates the local scene.

5.3. There are 27 separately Listed Buildings in Hertingfordbury Conservation Area, 2 of which are listed grade grade II\*. The grade II\* Listed Buildings are 'Amores' and St Mary's Church.

5.4. In relation to Listed Buildings, all centuries between the 13<sup>th</sup> - 20<sup>th</sup> centuries are represented. Approximately 7% date from the 16<sup>th</sup> century; 26% date from the 17<sup>th</sup> century; 22% from the 18<sup>th</sup> century; 22% from the 19<sup>th</sup> century and 11% from the 20<sup>th</sup> century. The latter include St Josephs Lodge, the Paget Memorial and garden gates at 'Epcombs'.

5.5. As set out below, this Appraisal identifies a small number of other buildings of historic interest and architectural quality that are not listed. These date from the 19<sup>th</sup> century and are an important historic and visual component of the Conservation Area that need to be protected.

## 6. DETAILED CHARACTER ANALYSIS.

6.1. *General overview.* Most of the Listed Buildings are located on Hertingfordbury Road where the urban form on the eastern side of the road is tighter, as opposed to a more open character elsewhere. Materials used include brick and render finishes with old red tile or slate roofs. Chimneys form an important feature of the Conservation Area in respect of both listed and some unlisted 19<sup>th</sup> century buildings. Walls play an important function in defining and enclosing the street scene in selected locations and elsewhere traditional railings define boundaries and add to the rural quality of the Conservation Area. Trees and hedges play an important role in adding to the high quality of the Conservation Area on its approach roads and in the centre at 'Amores' and within the churchyard. The Conservation Area includes expansive areas of open land, some being agricultural and other areas having parkland characteristics. The River Mimram adds to the visual diversity of the Conservation Area. There is a clear distinction between the high visual qualities of the historic core and those of the modern 20<sup>th</sup> century developments on St Mary's Lane. In summary the historic core is of a sufficiently high calibre to warrant its designation as a Conservation Area but it is considered that its boundaries need amending to exclude some areas of modern development.

6.2. *Scheduled Ancient Monuments.* There are none.

6.3. Archeological sites. Much of the Conservation Area is an Area of Archeological Significance. However this does not apply to open land adjacent to the western boundary, including the Allotment Gardens, most of the sports ground and modern 20<sup>th</sup> century development along St Mary's Lane, including housing of a similar date, south of the former railway line. The archeological data available from Hertfordshire County Council frequently relates to information contained in the Listed Building descriptions.

6.4. Individually Listed Buildings. A selection of these are described below and have been chosen to illustrate their wide variety. The descriptions provided are much abbreviated and based on English Heritage official entries.

6.5. 'Amores' – Grade II\*. Formerly known as 'The Old Parsonage'. Two storey and attics. A number of internal features including an early 18<sup>th</sup> century straight flight stair, a closet with an 18<sup>th</sup> century 2-panel door, a drawing room with similarly dated paneling and moulded dado rail. Fireplace on west wall has flush hardwood, an Entrance Hall with carved wood corbels, reputedly by Joseph Mayer of Oberammergau, who carved the bench ends in St Mary's Church. Amores was held by copyhold of the Manor or Hertingfordbury, held by the Duchy of Lancaster. The name derives from a tenant named 'at More', corrupted into John Amores in 1540. In 1560 it was held by William North who added the elaborate fireplaces and chimney to the north gable in 1563. The house was restored in 1959.

6.6. St Joseph's- Grade II. Two storey lodge and gateway dating from the early 20<sup>th</sup> century, extended in the 1980s. Red brick with old tiled roofs with Dutch gables with stone copings. Brick chimneystack with 4 low octagonal shafted moulded brick flues. Jacobean style. Front elevation has first floor 3-light window with moulded brick mullions, iron casements with lattice leaded glazing. Gateway has substantial red brick, Flemish bond piers, with stone caps and ball finials, and elaborate scrollwork wrought-iron gates. The building forms an important part of the setting of St Mary's Church and Churchyard.

6.7. Church of St Mary and St John- Grade II\*. Dates from 13<sup>th</sup> and 14<sup>th</sup> centuries. Restored in 1845 and 1890, virtually rebuilt on the latter occasion. Flint with sandstone dressings, clay tiled roof; the tower has copper covered setback spire on 'Hertfordshire spike'. Chancel built 1891. 19<sup>th</sup> century nave roof constructed of oak from the Panshanger estate. Tall 15<sup>th</sup> century tower arch with attached octagonal columns. 19<sup>th</sup> century chancel arch. East window from 13<sup>th</sup> century. Cowper Chapel, 19<sup>th</sup> century. A 19<sup>th</sup> century raised altar area with altar rails in pink and red veined translucent marble. Below north window is a 2 seat sedilia in pink and white veined marble. The original sedilia was rebuilt in the churchyard (see below). Pulpit is in nave, green and pink alabaster. Pews have bench ends in Rococo style, carved in 1893 by Joseph Mayr of Oberammergau; the Cowper Chapel was built 1890-94 over the family vault in 13<sup>th</sup> century style and separated from the chancel by a wrought-iron screen with gates from 1891.



Principal memorial to Francis Thomas de Grey Cowper is life size recumbent effigy by Henry Poole 1909. An earlier church which preceded the present one was built before 1400, and possibly connected with John of Gaunt. A small modern extension is of good design and appropriate in scale and use of materials.

6.8. Sedilia, St Mary's churchyard- Grade II. This sedilia, dating from the 14<sup>th</sup> century was removed from the church during its restoration and rebuilding in 1891. In a decorated Gothic style with stone seats and recessed bays, it is now badly eroded. The structure is identified as being 'At Risk' on East Herts Buildings at Risk Register. Careful restoration and consolidation is required and its long term protection from further erosion might involve returning it to the church interior or providing a proper shelter in its external location. Ongoing deterioration continues, which if remaining unresolved, will lead to its eventual destruction.



Picture 4 – 14<sup>th</sup> century grade II Sedilia removed from church during 19<sup>th</sup> century 'restoration', now in need of urgent repairs. Included on the Council's Buildings at Risk Register.

6.9. Pauline Payne Whitney Paget Memorial in St Mary's Churchyard- Grade II. An early 20<sup>th</sup> century memorial to Pauline Payne Whitney Paget of Portland stone. Sculpture of Virgin Mary and Child, with the infant St John, below a canopy supported by 2 Tuscan Doric columns, frieze inscribed 'Pro

patria'. Plinth of sculpture inscribed 'To the memory of Almeric Hugh Paget, first Baron Queenborough, 1861-1949'. Stepped forecourt to memorial defined with brick dwarf walls. Inset stone tablets records 'Pauline Payne Whitney Paget, daughter of William Collins Whitney sometime secretary of the US Navy, 1874-1916'. Inset into the limestone slab in front of the sculpture are lead figures of soldiers and sailors from the First World War. The artist of this important memorial has not been traced. Selected repairs need to be undertaken, including the resetting and re-laying of 9 no. forecourt slabs.



Picture 5 – A fine early 20<sup>th</sup> century memorial to Pauline Payne Whitney Paget, in need of repair, listed grade II.

6.10. Nathaniel Brassey Tomb in St Mary's Churchyard- Grade II. A chest tomb with sarcophagus, 1798 to Nathaniel Brassey. Of Portland stone being a chest tomb on stepped base, with corner pilasters and long panels inscribed, with tapered sarcophagus on claw feet and armorial bearings. Metal railing surround removed. Remove vegetation and undertake repairs as necessary.



Picture 6 - Nathaniel Brassey tomb from 18<sup>th</sup> century, listed grade II.

6.11. Sarah Lady Cowper Tomb in St Mary's Churchyard – Grade II.  
Sarcophagus, 1719, to Lady Sarah Cowper. Grey marble on Portland stone stepped base sarcophagus with pedestal feet on paneled base, covered sides with inscribed tablets; low pyramidal cap. Lady Sarah Cowper, widow of William Cowper of Hertford Castle, was mother of William, first Earl Cowper, Lord Chancellor to George I. Remove vegetation, devise schedule of minor repairs and undertake works as necessary.



Picture 7 - Sarah Lady Cowper tomb, listed grade II.

6.12. The Old Rectory – Grade II, a former rectory, in landscaped park. 17<sup>th</sup> with 18<sup>th</sup> and early 19<sup>th</sup> century extensions, altered in the 1930s. Yellow stock and red brick, timber framing with plaster and stucco, Welsh slated roofs. Panelled entrance hall with Tudor arch with carved corbels representing Gog and Magog. Smoking Room has reproduction Jacobean oak panelling brought from Essendon Place. From 1929, the Old Rectory was the home of Robert Addis, who opened his toothbrush factory on the Ware Road in Hertford after the First World War. The house and gardens were embellished during the 1930s.

6.13. ‘Epcombs’ and attached wall – Grade II. Small country house. 17<sup>th</sup> century, altered and extended 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> centuries. Brick with timber-framed core. Hipped Welsh slated roofs behind parapets, red brick chimneystacks. At the core of the house is a 17<sup>th</sup> century hall with east and west cross wings. Red brick wall, with a garden door with recessed pilasters, moulded base, Portland stone caps, and a stone keyblock carved with the head of Medusa in a red rubbed brick flat arch. This wall also has circular openings, and niches for sculptures including a figure of a satyr. ‘Epcombs’ originated as a pre-Conquest farm. The gardens are identified in EHDC’s Historic Parks and Gardens Supplementary Planning Guidance as being ‘locally important’. The house was reputedly the model for ‘Longbourn’, the

home of the Bennett's in Jane Austen's 'Pride and Prejudice'. Garden gates are separately listed but these no longer exist in the description location. However the owner advised they may be in store on site.

6.14. Hertingfordbury Corn Mill – Grade II. Former corn mill, mid 19<sup>th</sup> century, altered early 20<sup>th</sup> century. Yellow-grey Cambridge brick with old tiled roofs with corbel band cornices and verges. Hertingfordbury Mill was operational until 1933.

6.15. The Moat House – Grade II. Dating from early 19<sup>th</sup> century with 20th century alterations. Yellow stock brick, Welsh slated double roofs, yellow brick chimneys above parapeted gabled ends. The house was built as the Miller's House to nearby Corn Mill.

6.16. No. 249 Hertingfordbury Road - Grade II. Two storey house, formerly with ground floor shop. Yellow gault brick with gabled old tiled roof. First floor has wood mullion and transom casement window, with terracotta shield above with date '1876' and Cowper crest.

6.17. No.261 Hertingfordbury Road – Grade II. Formerly used as an Infants' school in the 19<sup>th</sup> century. Of 16<sup>th</sup> and 17<sup>th</sup> century origin with 19<sup>th</sup> century alterations. Timber-framed and plastered with masonry lining. Old tiled roof, with central chimney.

6.18. 279 Hertingfordbury Road – Grade II. A former beer house. Early 19<sup>th</sup> century. Timber-framed and plastered, with masonry lining, ground floor part weather boarded, Welsh slated roof, brick chimneys. A very simple and unaltered vernacular building constructed at end of the timber-framed era.

#### 6.19. Important buildings within the curtilages of Listed Buildings.

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6.20. No. 214 Hertingfordbury Road. Having studied historic maps and the planning history of the building it is our opinion that no. 214 Hertingfordbury Road is curtilage listed. Single storey painted brickwork with hipped slate roof; 3 no.chimneys, some original windows. Historically believed to be stabling associated with Epcombs. Now converted to residential uses.

6.21. Single storey outbuilding within curtilage of 'Little Manor'. no. 265 Hertingfordbury Road. Principally of brick construction and partly weather boarded with tiled roof.

6.22. Other buildings that make an important architectural or historic contribution. 11-15 St. Mary's Lane; Group of 19<sup>th</sup> century cottages constructed in 2 phases of yellow stock brick with slate roofs and 2 no. prominent chimneys; some vertical sliding sash windows. Despite modern additions, these cottages are important and in the street scene. Selected

features are worthy of protection by Article 4 Direction subject to further consideration and notification.



Picture 8 - 11-15 St Mary's Lane, 19<sup>th</sup> century unlisted cottages that add architectural diversity to the street scene.

6.23. No. 267 Hertingfordbury Road and nos. 1- 3 St. Mary's Lane. Group of 19<sup>th</sup> century, 2 storey cottages constructed of brick with slate roofs. Brickwork to no. 267 is painted. 2 no. chimneys, one prominent with decorative pots. Particularly important former shop window and vertical sliding sash windows to upper storey of no.3. Some modern windows detract. Selected features are worthy of protection by Article 4 Direction subject to further consideration and notification.



Picture 9 - No. 267 Hertingfordbury Road and nos. 1- 3 St. Mary's Lane. Unlisted buildings whose mass and selected architectural details contribute to the quality of the street scene.

6.24. Mill Farm, Hertingfordbury Road. A tall 2 storey late 19<sup>th</sup> century house of yellow stock brick and tiled roof. Several quality chimneys and many original windows. Rubbed brick lintels and date plaque 1892. Selected features are worthy of protection by Article 4 Direction subject to further consideration and notification.

6.25. Prince of Wales PH. In a part tall and prominent 19<sup>th</sup> century building with slate roof with decorative ridge tiles, 3 no. prominent chimney stacks; vertical sliding sash windows and decorative horizontal banding. These features should be retained through existing planning controls.



Picture 10 – The Prince of Wales PH, a prominent unlisted property in a central location whose historic mass and scale and architectural details contribute to the street's environmental qualities.

6.26. Nos. 240- 242 Hertingfordbury Road. These 2 storey 19<sup>th</sup> century cottages are set back from the road. Extensions and replacement windows detract. However their original tall and decorative chimney stacks contribute to the general quality of the area and are features worthy of protection by an Article 4 Direction subject to further consideration and notification.

6.27. Nos. 260 – 274 Hertingfordbury Road. 19<sup>th</sup> century two storey yellow stock brick terrace with steeply pitched tile roof, double gables, dormers and series of prominent chimneys. Single storey outbuildings to the rear constructed of brick with principal roof tiled and lean to roofs in slate. The historic and architectural quality of the main terrace has been eroded by replacement windows but its mass and chimney detailing remains important.



The single storey outbuildings are also important, particularly from a historical perspective, and should be retained. Selected features are worthy of protection by Article 4 Direction subject to further consideration and notification.



Picture 11 - Nos. 260 – 274 Hertingfordbury Road, an unlisted 19<sup>th</sup> century terrace whose imposing mass contributes to the Conservation Area in this location.



Picture 12 - Outbuildings to nos. 260 - 274 Hertingfordbury Road, that should be retained; particularly important from an historical perspective.

6.28. Other distinctive features that make an important architectural or historic contribution. Wall forming boundary to churchyard and Hertingfordbury Road. 1.2 m flint and brick wall with entrance gates, probably of late 19<sup>th</sup>/early 20<sup>th</sup> century date. Concrete capping slabs, some in need of replacement.



Picture 13 – Concrete capping slabs to church boundary wall in need of replacement.

6.29. Other monuments within the churchyard. The churchyard is large and contains many high quality monuments and tombstones dating from the 18<sup>th</sup>-20<sup>th</sup> centuries. Some that are individually listed, have been previously identified. There are others of high quality and interest, including about 15 impressive chest tombs, many of which are in need of repair. Such repairs differ in complexity varying from significant to minor. If left unattended the situation will continue to deteriorate and the cost of remedial action will rise. A survey needs to be undertaken and remedial work carried out in a logical and on an incremental basis. The potential of securing external funding should be explored, including grant assistance from bodies like the Heritage Lottery Fund (HLF). Preliminary inquiries with HLF have indicated such a proposal could be acceptable particularly if it could be linked with community benefit such as local school involvement and the provision of publicly

available information. The churchyard is a very important open space and the range and quality of the monuments it contains is quite exceptional.



Picture 14 – One of many fine chest tombs in the churchyard, this one being of stone and rubbed brick.

6.30. Other structures in churchyard. Metal fence to graveyard on northern and eastern boundaries. Dates from late 19<sup>th</sup>/early 20<sup>th</sup> century and is in need of repair works. Also steps to graveyard extension in need of modest repairs.

6.31. Western boundary wall to 'Epcombs' . Protected both by its height and being within the curtilage of a Listed Building this wall of approximately 2m in height is prominent in the local street scene and significantly adds to the quality of the Conservation Area in this location.



Picture 15 – Western boundary wall to ‘Epcombs’, a prominent and important feature, protected virtue of being within the curtilage of a Listed Building.

6.32. Boundary wall to ‘The Hill’. This tall wall of approximately 4m provides a strong distinctive boundary to the western side of Hertinfordbury Road, effectively joining ‘The Hill’ with the ‘Prince of Wales’ PH.

6.33. Metal fence surrounding Thames Water facility. Stout metal fence approximately 1.6m in height that adds to the quality of the Conservation Area in this location. Generally in good condition but in need of repainting. Northern side boundary fence is unprotected from removal without prior consent and should be retained. An Article 4 Direction may be appropriate subject to further consideration and notification.



Picture 16 – Metal fence to side of Thames Water facility, worthy of retention and in need of repainting.

6.34. Wall forming north boundary to 'Stoney Field'. A yellow stock brick wall, probably 20<sup>th</sup> century, of various height averaging about 2m, protected in law from demolition without prior consent. The wall makes an important contribution to the street scene in this location which is in contrast with the deteriorating fencing surrounding 'Amores' opposite.

6.35. Metal estate fencing approximately 1m in height on access route to The Old Rectory. This long run of metal estate fencing dating from late 19<sup>th</sup>/early 20<sup>th</sup> century is prominent and important in its rural parkland setting and is worthy of retention. Its status in law needs assessing before considering whether or not an Article 4 Direction may be appropriate.



Picture 17 – 19<sup>th</sup>/20<sup>th</sup> century metal estate fencing of quality that adds to the rural qualities of the Conservation Area in this location and which should be retained.

6.36. Metal estate fence on school approach road to St Joseph's in the Park school. Similar to fence described in paragraph above. Partly within the Conservation Area. The long run extends beyond the Conservation Area to the school car park. The whole is generally in very poor condition and detrimental to the parkland setting. A practical solution could be to reuse any sections in reasonable condition but complete replacement might be the most practical outcome.

6.37. Wall of bridge over River Mimram. Small but distinctive wall approximately 1.2m in height with stone capping detailing; protected virtue of its height adjacent to a highway.



Picture 18 – Simply designed bridge over the River Mimram.

6.38. Pump to rear of Prince of Wales PH. 19<sup>th</sup> century pump broken and in need of repair.



Picture 19 - 19<sup>th</sup> century pump to rear of Prince of Wales PH in urgent need of restoration.



6.39. Important open land, open spaces and gaps. There are several important open spaces of varying sizes, types and functions. River Mimram -the river traverses the north of the Conservation Area and is particularly pleasing when seen from the public vantage point of the road bridge.



Picture 20 – The River Mimram makes a particularly valuable visual contribution to the Conservation Area.

6.40. The open space to the front of Mimram House, Hertingfordbury Road. This open space with its small orchard of trees neatly cut and traditionally shaped adds character and interest to this part of the Conservation Area. Further planting of traditional orchard trees would enhance the site.

6.41. The churchyard. The historic and architectural importance of the churchyard has previously been referred to. The extensive open space with its traditional churchyard trees in the centre of Hertingfordbury is visually most important and extensively used and appreciated by local residents and visitors alike.



Picture 21 – St Mary's churchyard. This open space is of the highest quality in terms of its open space, ecology and quality tombs. This Appraisal recommends repairs be carried out to selected tombs, possibly in association with external funding.

6.42. The Sports ground. This area to the south of the churchyard contains a cricket pitch and tennis courts whose tree lined boundaries enclose the open space. A combination of the cricket pitch, surrounded by trees with views of the church beyond, creates a traditional quintessentially English scene when viewed from the seating provided on the western boundary.



Picture 22 – The sports ground, church spire and 20<sup>th</sup> century listed lodge.

6.43. Pasture land either side of St Mary's Lane and to the south of the Sports Ground. This pleasant open pasture land enclosed by boundary trees is visually important from glimpsed from the road and from the extensively used and elevated Cole Green Way. Pasture to the west of St. Mary's Lane performs an important landscape function of providing a gap between two groups of 20<sup>th</sup> century development.

6.44. Cole Green Way. This bridleway, formerly the railway line, is extensively used by walkers, cyclists and riders. It is in good condition and the track is flanked by trees.

6.45. Garden to The Old Rectory. The access road to The Old Rectory and other properties nearby is situated in open parkland countryside. The garden between

The Old rectory and the access track is visible from the approach and is particularly important to the setting of this Listed Building.

6.46. Two open spaces that are not included are the gardens at 'Epcombs' and 'Amores' because they are both hidden from view and thus do not visually contribute to the quality of the Conservation Area when seen from the public realm.

6.47. Particularly important trees and hedgerows. Principal trees and groups of trees and hedgerows visible from public vantage points are diagrammatically indicated. They are particularly important on all the approach roads to the Conservation Area and in its centre around the churchyard and 'Amores'.

6.48. Designated Wildlife sites. The churchyard is so designated because of its moderately diverse neutral grassland supporting a range of fine grasses and herbs. Species recorded, some in abundance, include Common Knapweed, Lady's Bedstraw, Burnet-saxifrage, Common Sorrel, Bird's-foot Trefoil and Oxeye Daisy. Meadow Saxifrage has also been recorded. The diagrammatic symbol for the Wildlife Site on EHDC's Local Plan mapping needs amending to properly reflect its location.

6.49. Important views. A selection is marked on the plans. Most important are those of the church but views along the river and across pasture land north of Cole Green Way and at The Old Rectory are also visually important.

6.50. *Elements that are out of character with the Conservation Area:* A number of repair works that would result in improvements have already been identified, generally relating to monuments or other distinctive features. Other detracting elements are identified below and where appropriate a remedial course of action recommended. Implementing such improvements will only be possible with the respective owners' co-operation.

6.51. Prince of Wales Car park. This car park is an expansive area of tarmacadam enclosed by walls and fencing that detracts the appearance of the centre of the Conservation Area. It would benefit from comprehensive landscaping should the owner be interested in pursuing such a course of action.



Picture 23 - The car park to the Prince of Wales PH – its appearance could be improved by comprehensive landscaping.

6.52. Fence around Amores. Amores is an important grade II\* listed building and the many trees in its extensive grounds greatly contribute to the quality of the centre of the Conservation Area. Parts of the boundary fencing have recently been replaced, however other lengths remain in a deteriorating and unattractive condition. The west elevation to 'Amores' detracts in part and is in need of repainting.



Picture 24 – Boundary fencing to ‘Amores’ that detracts from this important central location.

6.53. Telephone kiosk on northern approach. This modern telephone call box is in poor condition with some elements missing including door and one elevation. Some graffiti is evident. It is suggested that BT contacted to ascertain its current use. If the view is taken that it should be retained then the necessary repair works need undertaking. If on the other hand it is considered redundant, the call box should be removed.



Picture 25 – Modern telephone box that should either be repaired or removed.

6.54 A highway directional sign to front of Garth House. This poor quality black and white arrow sign mounted on rusty iron supports detracts and needs replacing

6.55. *Opportunities to secure improvements.* ~~Having contacted the owners and discussed the issues with them, consider t~~There is potential for making improvements to the car parking area at the Prince of Wales PH; consider improvements to fencing surrounding 'Amores'. Approach owners of other boundary walls, fencing, historic pump near the Prince of Wales PH and highway directional sign as identified in the table as set out in the Management Proposals below with view of securing improvements. Discuss possibility of increasing orchard planting to front of Mimrams House. Discuss need for modern telephone kiosk at northern end of village and dependant on outcome, repair or remove it. Should the church authorities favour the idea, consider drawing up a prioritised schedule of repairs for both monuments and boundary fencing and other repair work and enhancements in the churchyard and consider the potential of securing external funding; possibly with the Heritage Lottery Fund.

6.56. *Suggested boundary changes.* It is considered an area to the south and west comprising of the ~~Allotment Gardens and~~ large detached dwellings to the west of St Mary's Lane and to the south of Cole Green Way should be excluded. The Allotment gardens, also to the west of St Marys Lane are to remain in the Conservation Area. Whilst visually the gardens have a detrimental impact, there is an historical association with the village which warrants their retention within the Conservation Area.

6.57. The Allotment Gardens whilst being well used and productive consist of a variety of sheds, greenhouses and fencing that are often constructed from reclaimed materials and whose overall appearance is unattractive.



Picture 26 – The allotment gardens whilst being of great worth and community benefit, do not positively contribute to the visual qualities of the area and are therefore proposed to be removed from the Conservation Area.



6.58. The large detached houses to the west of St Mary's Lane and to the south of Cole Green Way are set in generous plots often with fine mature trees. However the buildings themselves dating from the mid 20<sup>th</sup> century are not considered as being of special architectural or historic interest.

6.59. It is therefore proposed to exclude these locations from the Conservation Area and redraw the boundary. Should this proposal be agreed and implemented, a tree survey should be undertaken with a view of protecting trees of appropriate quality by Tree Preservation Orders.



Picture 27 – An example of a pleasing modern 20<sup>th</sup> century housing but one of insufficient architectural or historic importance south of Cole Green Way. The whole area is proposed to be excluded from the Conservation Area.

6.60. Other actions. Amend EHDC records and mapping in respect of the Brassey Memorial and the Wildlife Site and advise English Heritage of several mapping errors on their records (i.e. in respect of 'St. Joseph's Lodge' and 'The Hill').

6.61. Overall Summary. The designation of Hertingfordbury's Conservation Area is justified but should be amended to exclude the Allotment Gardens and 20<sup>th</sup>

century development to the west of St. Mary's Lane and south of Cole Green Way. Several unlisted 19<sup>th</sup> century buildings and other features have been identified as being worthy of protection. The most important architectural and historical feature is the church whose churchyard contains many high quality tombs and monuments, some of which are in need of repair. In this respect a key recommendation of this document is that discussions take place with the church authorities to explore the potential of seeking external funding for their repair and enhancement.

## PART C- MANAGEMENT PROPOSALS.

### 7. MANAGEMENT PROPOSALS.

*7.1. Revised Conservation Area Boundary.* The revised boundary is shown on Plans and includes the following amendment: reduce the Conservation Area to exclude the Allotment Gardens and 20<sup>th</sup> century properties to the west of St. Mary's Lane and development to the south of Cole Green Way. In association with this proposal, consider making unprotected trees worthy of protection, subject to Tree Preservation Orders.

*7.2. General Planning Control and Good Practice within the Conservation Area.* All 'saved' 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](mailto: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 areas 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.

7.7. Listed Buildings are a significant factor in contributing to the quality of Hertingfordbury's built environment. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.

7.8. The Appraisal has identified an individually listed structure as being 'At Risk', being the Sedilia in the churchyard. This important 14<sup>th</sup> century historic object is declining badly and restoration options alternatively involve returning it to the interior of the church or building a shelter to protect it in situ.

7.9. *Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution.* Within the Conservation Area there are 6 unlisted buildings/ groups of buildings that have been so identified. These are:, 11-15 St Mary's Lane; 267 Hertingfordbury Road and 1-3 St Mary's Lane; Mill Farm; Prince of Wales PH in part; Nos. 240-242 Hertingfordbury Road and nos. 260-274 Hertingfordbury Road together with their outbuildings. 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 which may include selected chimneys, windows and other architectural detailing. In some situations protection may exist through existing planning controls but in other cases additional protection could only be provided by removing Permitted Development Rights via an 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.* This Appraisal has identified several walls and railings that make a particular contribution to the character of the Conservation Area. Some of these are protected virtue of exceeding the specified heights relevant to Conservation Area or by Listed Building legislation. Any proposal involving the demolition of these walls is also unlikely to be approved. Others fences including the northern boundary to the Thames Water compound and fence alongside access road to The Old Rectory are not protected where Article 4 Directions may be appropriate subject to further consideration.

7.12 *Planning control – Wildlife Site within the Conservation Area.* The wildlife importance of the churchyard has been set out above. Any proposals will be

considered against Policies ENV 14 and ENV 16. Any repairs to monuments will need to respect any wildlife considerations.

7.13. *Planning Control – Locally Important Historic Parks and gardens.* EHDC Supplementary Planning Document 'Historic Parks and Gardens' has identified the gardens of 'Epcombs', within the Conservation Area, as being 'locally important'<sup>3</sup>. Proposals that significantly harm its special character will not normally be permitted and would require clear justification. Proposals will be considered against Policy BH16.

7.14. *Planning Control – Important open land, open spaces and gaps.* This Appraisal has identified the following particularly important spaces: River Mimram; open space to the front of Mimram House; the churchyard; the sports ground; pasture land south and south west of the Sports Ground; Cole Green Way and garden to The Old Rectory. These represent open spaces gaps and other open landscape features within the Conservation Area that materially contribute to its character or appearance and will be protected.

7.15. *Planning Control – Particularly important trees and hedgerows.* Only the most significant trees are shown diagrammatically. It has not been possible to plot trees on inaccessible land. 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.

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

7.17. *Enhancement Proposals.* The Appraisal has identified a number of elements that detract that are summarized 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 generally only be achieved with the owners co-operation.

Detracting element	Location	Proposed Action.
Car park	Prince of Wales PH.	Contact owner with view of discussing landscape improvements to this important central location.
Selective length of	'Amores' and	Contact owner with view of

<sup>3</sup> East Hertford District Council, *Historic Parks and Gardens: Supplementary Planning Document*, September 2007, page 31.

boundary fence and west elevation of property.	surrounding 'Amores'.	discussing improvements.
Highway directional sign	To front of Garth House.	Seek replacement.
Modern telephone kiosk.	Northern approach, Hertingfordbury Road.	Contact BT and Parish Council to establish usage. If kiosk to be retained, repair it. Otherwise consider its removal.
Eroded Sedilia – a listed structure 'at risk'.	Churchyard.	Establish church's considerations. Consider restoration and consolidation in situ or returning structure to church interior. Highest priority.
Other unlisted monuments/tombs in the churchyard in need of repair.	St Mary's Churchyard.	Discuss issue with church authority/owners. Identify monuments in need of repair, develop a schedule of restoration. Explore the potential for external grant aid including Heritage Lottery Funding for both listed and unlisted monuments.
Church boundary wall.	Fronting Hertingfordbury Road.	Discuss replacement of selected capping slabs with church authority; possibly in association with external grant aid assistance should this course be pursued.
Metal boundary fence and steps.	Churchyard and access to churchyard extension.	Undertake necessary repairs; possibly in association with external grant aid assistance should this course be pursued.
Boundary fencing.	Thames Water site, Hertingfordbury Road.	Discuss with Thames Water, seeking to initiate necessary repainting.
Boundary fencing.	Approach road to St Joseph's in the Park school.	Discuss potential of repair/ replacement with owners.
19 <sup>th</sup> century pump.	Rear of Prince of Wales PH.	Establish ownership and potential for repair and potential for subsequent listing if adequate repairs can be executed.
Orchard area.	To front of Mimrams House.	Discuss possibility of additional orchard planting with owner.
Other actions.		
Establish location/fate of separately listed gates at Epcombs and if appropriate seek their replacement in original location.		

Advise English Heritage that maps accompanying several listed building descriptions have locations wrongly plotted; e.g. St Josephs Lodge and The Hill.
Amend EHDC mapping in relation to location of Brassey memorial on its information base.
The symbol for the Wildlife Site on EHDC's Local Plan mapping needs amending to properly reflect its proper location, i.e. St Mary's churchyard.
EHDC records show a Listed Building in the curtilage of The Moat House. This cannot be traced on initial search of English Heritage records. The matter needs clarifying and any necessary changes to records made.

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.

