

## Essential Reference Paper B

Issue	Representations made	Officer comment
<p>General Points</p>	<p>The Town Council (TC) has made a number of useful and considered points. They regard the document once updated as being a 'detailed and thorough document.' They consider the layout could be improved and questioned the validity of some photographs and in other situations, seek additional photographs.</p> <p>Supplementary Consultation: the TC 'unanimously welcomed the documentation' of the Supplementary Consultation exercise that was principally in relation to: (a) a new extension at Warwick Road proposed by both the TC and the Civic Federation (BSCF); (b) notifying owners of other non listed properties principally identified by respondents as being important and (c) consulting owners of selected properties in the extensions recommended by the draft Appraisal because the latter document did not identify individual non listed buildings of quality to be retained in these areas nor their important features.</p> <p>The Bishop's Stortford Civic Federation (BSCF) considers the Appraisal to be 'sensible and sensitive' and the organisation wants to work jointly with EHDC to ensure preservation and</p>	<p>The TC has implemented a number of improvements the Appraisal has recommended and they advise of others. They are to be complemented on their proactive approach. The content of the Appraisal document will always be in need of updating and monitoring. Some texts have been amended and photographs have been replaced where they have become out of date and in other cases new ones added.</p> <p>The TC's general support is welcomed.</p> <p>BSCF's detailed assessment is welcomed. The fieldworker has noted the sensitive manner in which some selected recent development proposals have been</p>

	<p>enhancement. They support the identification of non listed buildings of importance but suggest additional ones and also suggest further extensions to the Conservation Area (CA). They seek solutions to bringing selected 'houses/streets back to their former appearance' and regret the decline in appearance of many of the terraces in the town. They seek greater consistency of signage and shop fronts via a more robust development control approach and urge the use of quality materials. They agree that greater co-ordination of signage in the town centre would represent improvements and draw attention to selected facias and garish 'to let signs'. BSCF also consider EHDC have been 'inconsistent in its attitude' to the excavation of front gardens. They consider the document should be reviewed more frequently. They consider the document should include greater detail concerning the town's local distinctiveness. Their representations extend to over 25 pages.</p> <p>BSCF reiterate a number of these points in their response to the Supplementary Consultation and seek confirmation that the Appraisal document will be reviewed in 5 years.</p>	<p>successfully implemented adding to the quality of the Conservation Area. On the other hand there are other less successful examples. The exercise of 'Permitted Development Right' over which the Council has no control, had led to a reduction in the quality of the environment, sometimes significantly, particularly in relation to some terraces. The introduction of Article 4 Directions is considered to be particularly relevant in relation to Bishop's Stortford. Proposals to return houses/streets to their former appearance whilst laudable are unlikely to be practical without financial investment. One such area where this may be feasible could be in relation to Sydney Terrace. Replacement of facias signs needing consent should be considered carefully as any new replacement proposals are considered. It is considered the document properly recognises the high environmental quality of the town and its buildings 'of high quality' and 'representative of many centuries'. With regard to reviewing the document good practice guidance recommends a review every 5 years.</p>
<p>The use of Article 4 Directions (A4). For information if Members agree the principle of introducing Article 4 Directions, a separate notification and consultation with</p>	<p>The TC raised general concerns regarding implementation management and enforcement of Article 4 Directions. The TC specifically draw attention to the retention of house frontages, walls and gardens in relation to selected properties proposed for inclusion in an extended Conservation Area.</p>	<p>This general issue also relates to other Conservation Areas that Members may wish to consider in greater detail together with any associated resource implications. The use of A4's is not uncommon and similar ones are in place in adjoining authorities. Officers consider</p>

<p>owners will be needed.</p>	<p>Bishop' Stortford College do not consider it reasonable that such Directions should control architectural features that are not visible from the highway.</p> <p>BSCF consider nos. 15-19 London Road have window features worthy of retention.</p> <p>BSCF also consider an A4 would be appropriate in relation to a housing group on Newtown Road</p> <p>One late representation from a private resident was 'pleased that my own house is included in the proposals for Article 4 protection.</p> <p>Objections to the potential of A4 Directions in relation to selected historic buildings within the</p>	<p>there is a particularly strong case for introducing A4 Directions in the town where there are many examples of damage caused by the exercise of Permitted Development Rights.</p> <p>Two school buildings and other properties on Maze Green Road and Hadham Road owned by the school have been identifies as potential candidates for A4 Directions. In respect of the school buildings they could relate to good quality examples of late 19th and early 20th century detailing important to retain in its original form. At a meeting the fieldworker explained to the Bursar the Article 4 process which involves further consideration and notification. This may have reduced their concern.</p> <p>Existing text refers to retention of chimneys only. Suggest change text to a more general reference to selected 'features' so as to allow potential of including selected windows if future detailed consideration so warrants.</p> <p>An A4 is already suggested as a possible future action.</p> <p>Noted.</p> <p>There are no proposals for A4 Directions here.</p>
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	<p>Allinson Flour Mill site (in respect of their other comments - see below).</p> <p>Supplementary consultation. St Mary's School Windhill. SJK Planning raised concerns on behalf of the school. Firstly they consider reference to the potential of an Article 4 Direction as it may affect the school building should be removed from the document.</p> <p>Secondly they objected to the buildings being identified for retention because of this potential impact on a new reception and teaching block they are considering. See below.</p>	<p>If Members agree the principle of introducing Article 4 Directions, a separate notification and consultation with owners will be undertaken. It would be at this time such a decision would be taken.</p> <p>See below</p>
<p>Extensions to the Conservation Area proposed by the Appraisal</p> <p>The contemporary swimming pool on Bishop's Stortford campus has been included in a small extension to the CA.</p>	<p>The proposed extensions are generally welcomed by BSCF.</p> <p>One representation has been received by an individual residential property owner on Grange Road who objects. Conversely other respondents from another property on Grange Road are 'enthusiastic supporters'. Another owner on Maple Avenue is 'especially pleased' that Maple Avenue is included.</p> <p>Supplementary consultation: a respondent from Grange Road reiterates her general support</p> <p>The college welcome the acknowledgement that such a modern building has been perceived to make such a contribution but generally object to any overly restrictive planning framework.</p>	<p>Noted.</p> <p>Noted. It is considered that the proposed extensions to both Grange Road And Maple Avenue are appropriate.</p> <p>Noted.</p> <p>This building represents modern imaginative design and officers consider it is worthy of retention and inclusion in the CA. Such design is refreshing and a bold design. No Article 4 Direction is proposed so the restrictive planning framework referred to is limited.</p>

<p>Changes to the Conservation Area boundary proposed by respondents - namely Warwick Road.</p>	<p>Both the Town Council and BSCF together with a private representation from the President of BSCF, consider that Warwick Road should be included in an extended conservation area. BSCF consider the Edwardian School dating from 1909 is worthy of preservation and that the older parts of the school building are elegant. The tree lined street (privately maintained) was laid out in the late 19th century by Sir Walter Gilbey. Representations remind that Warwick Road was originally included in the draft local plan as a 'special environmental area'.</p> <p>Supplementary Consultation. BSCF welcomed inclusion of parts of Warwick Road but remains concerned that certain parts of the road and buildings are omitted fearing that inappropriate development might take place. BSCF consider the whole of Warwick Road should be included and that a strategy should be devised to encourage appropriate high quality redevelopment of sites/buildings not protected from demolition and to ensure good quality replacement dwellings should redevelopment be proposed in such circumstances.</p>	<p>The fieldworker has carefully re-assessed Warwick Road and following site visits considers on balance that parts of the street are of sufficient quality to warrant inclusion. The area contains groups of late 19th/early 20th century quality housing but also other areas of later date and of lesser architectural value. It is proposed to principally include part of northern side of Warwick Road from Alberta Terrace to the school building and also principally include part of the southern side to embrace nos. 36A- 66.</p> <p>The Supplementary Consultation Exercise with affected residents and properties has taken place which identified buildings and structures to be retained and any properties where A4 Directions may be appropriate.</p> <p>Government advice is that Councils need to ensure that new Conservation Areas have <i>sufficient special architectural or historic interest to justify its designation...</i> This advice was heeded in drawing up the proposed boundaries and on this occasion officers remain of the view the proposed boundaries to the Conservation Area extension are appropriately drawn.</p> <p>Normal development control practice should ensure an appropriately high standard of design in the Conservation Area in situations where redevelopment takes place.</p>
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	<p>Supplementary Consultation: One respondent from Warwick Road draws attention to a current planning application in respect of no. 66, stating that the proposal will change the character of this house.</p>	<p>The outcome of this application has recently been determined.</p>
<p>Other suggested changes to the Conservation Area boundaries.</p>	<p>BSCF propose the following changes:</p> <p>Extension along Maze Green Road to include Maze Green Cottage.</p> <p>Extend along Hadham Road west to junction of Cricketfield Lane.</p> <p>Include an area that embraces Dane O'Coys, Cricketfield Lane and Barrells Down Road. BSCF regards this as a 'noticeable omission'. A resident of Barrells Down Road wishes to see this area included although noting there have been 'alterations over the years'.</p> <p>Extend the area along London Road to include The Three Tuns PH.</p> <p>Include the whole of Grange Road. Conversely one representation from a private household objects to the proposal of including Grange Road on the basis that it would</p>	<p>Considered inappropriate because such an extension would include numbers of later 20th century properties of insufficient quality.</p> <p>Accepted this is a pleasant green area but such an extension would include some other 20th century properties of lesser quality.</p> <p>Whilst some of this area is open and green there are tracts of modern development. Barrells Down Road consists of some earlier terrace housing but there have been changes where the exercising of Permitted Development Rights has detrimentally and significantly altered the area. It is not considered appropriate to extend the Conservation Area in these locations.</p> <p>It is considered this building is of limited architectural merit and that the boundary as currently proposed is appropriately drawn.</p> <p>The draft document proposes including most of Grange Road. In officers opinion the revised boundaries are drawn appropriately to include areas principally of dwellings of</p>

	<p>impose additional restrictions to her property.</p> <p>Consider including Elm Grove.</p> <p>Extension already proposed along Dunmow Road should include houses up to no. 83.</p> <p>Include The Meads open space as far as Michael's Road.</p> <p>Supplementary consultation, Maple Avenue. BSCF and a private resident (no.9) consider both sides of Maple Avenue</p>	<p>quality dating from the late 19th/early 20th century. No further alterations are proposed.</p> <p>Careful thought was given to this originally and the conclusion reached was that whilst the properties were of historic interest with good chimney detailing, different window types, doors, satellite dishes and porches incorporated as Permitted Development had eroded the qualities of buildings to a degree that Conservation Area designation was not appropriate.</p> <p>Already proposed to be extended to include no. 81 which represents the appropriate limit of the proposed extension. No 83 is considered to be a smaller residence of insufficient architectural interest.</p> <p>Part of this extensive area of open space is already within the Conservation Area. Extending it to Michaels Road as far as the Mountbatten PH would take the CA to the edge of the town. The area consists of grazing land, playing fields, sports facilities. There is car parking run by EHDC for visitor facilities. It is designated as playing fields and lies within the Green Belt. No extensions to the CA are proposed.</p> <p>The large detached houses here are generally modern with insufficient historic or architectural quality to warrant</p>
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	<p>should be included in the Conservation Area.</p> <p>Supplementary consultation, Chantry Road. The Treasurer of BS Management Company with interest in Chantry Mount, a former school converted to flats, raised a number of general. Particular interest was expressed in a frontage wall that the supplementary consultation had identified as being important.</p> <p>Supplementary consultation Chantry Road. The owner of no. 7 asked whether the Coach House would be included in the proposed extension.</p> <p>Supplementary consultation Foxley Drive. Representations have been received from a resident who support the proposed inclusion 'strongly'. The same representation also suggests the 'old wall opposite' should be included.</p>	<p>inclusion. One property, no. 9 dates from the early 20th century and whilst retaining some original features is modified to a degree that on balance officers consider the boundaries should be not be redrawn to include it.</p> <p>The fieldworker attended a site visit and answered the questions of concern. The wall in question is in need of repair and the potential of grant assistance was advised. Following this meeting there have been no representations so it is assumed the queries raised were answered satisfactorily.</p> <p>The Coach House is proposed to be included and the owners are content with this.</p> <p>Officers have examined the wall which is of yellow brick construction and typically late 19th/early 20th century in appearance and approximately 2.5m in height. It forms a pleasing boundary to this part of the street scene. The fieldworker has contacted the owner of the wall (front boundary to St Fillans) who raises no objections. On balance it is considered appropriate to extend the Conservation Area to include this wall.</p>
<p>Comprehensive development Areas</p> <p>Associated British Foods (ABF) site bounded by Dane</p>	<p>Professional representations advise that the client agrees with the principal general thrust</p>	<p>Several historic buildings owned by ABF are identified to be retained but no Article 4</p>



<p>Street (Allinson Flour Mill site)</p>	<p>relating to the balanced needs of the community and financial expectations of the landowner. However they raise objections to the identification of several unlisted buildings shown to be retained and perceived to be candidates concerning A 4 Directions. In summary they consider the buildings so identified to be of insufficient 'significance' whose retention could undermine the objective of securing the proper comprehensive development of the site.</p> <p>Alternatively BSCF consider a 19th century industrial building the subject of one of the objections referred to above, should be preserved.</p> <p>Both the TC and BSCF query the inclusion of some of the text. One private respondent and newcomer to the town observed the Mill buildings were a striking in appearance and of historical interest.</p>	<p>Directions are proposed. One building (part of former car showroom) is noted as needing further investigation. Other buildings include the Fountain PH, a yellow stock building fronting Dane Street and a 19th century industrial building. These buildings are considered worthy of retention and in officers opinion fit the description of being of 'significance' as defined by National Planning Policy. They are of heritage interest both in terms of their architectural presence and/or historic interest. A wall is identified that adds to the character of the street scene. In the event of future redevelopment taking place and it can be demonstrated that the removal of any such building or structure is essential, then the decision taken at that time will need to balance any such competing factors. In the meantime it is considered appropriate to retain the text as currently written.</p> <p>The text principally draws attention to the environmental impact of the site on the Conservation Area and as such is considered appropriate.</p>
<p>Land defined by Hockerill Street, London Road, Telephone site and railway.</p>	<p>BSCF concur that the area is run down and improvements can and should be made. However they would object to the wholesale redevelopment of the public car park, a concern they reiterate in their response to the Supplementary Consultation.</p>	<p>Officers recognise the importance of the car park to the local shopping economy and have recommended a sentence to that effect be included in the Appraisal document.</p>

MAG American and Warwick Electrical Contractors site.	TC considers the comments in the Appraisal to be inappropriate.	The site, albeit beyond the CA, impacts detrimentally on it and such comments are considered appropriate.
Castle Keep.	BSCF agree with the report that greater efforts to preserve the Castle mound from erosion and overgrowth would be beneficial.	This issue needs further consideration and discussion. Some improvements identified in this general area by the Appraisal have been carried out by the TC.
Listed Buildings including those considered by respondents as being 'At Risk'.	<p>BSCF express concern about the condition of the Boars Head on Windhill and attached weather boarded building which they consider to be 'At Risk'.</p> <p>The TC and others wish, variously, to see mention and reference to the Stag on the façade of no.14 North Street, the Half Moon PH, the Oxfam shop, North Street and Coopers, Bridge Street.</p>	<p>Whilst some repair works are needed, neither of these buildings can be regarded as being 'At Risk'.</p> <p>These buildings are listed and thus protection is afforded. Only a selection of Listed Buildings is included in the Appraisal in the interest of brevity.</p>
Additional unlisted buildings considered to make an important contribution proposed by respondents.	<p>The TC suggest amendments to the text relating to Foxley Cottage and the Red Cow PH respectively. Also to identify include Pizza Express on North Street and the former Drill Hall (also identified by BSCF).</p> <p>The TC also suggest the Kingdom Hall (Interpreted as being to rear of former church building) south side of Newtown Road.</p> <p>In Area 1 BSCF suggest Sutton House and the Senior School library both on Bishop's Stortford campus; the flat iron building being Steps Cottage; a terrace on Hadham Road; Aston House; Maze Green Cottage and cottages junction of Cricketfield Lane; 96-104 Barrells Down Road and other cottages on Barrells Down Road. A private respondent from nearby Maple Avenue also suggests Sutton</p>	<p>It is agreed these suggestions are appropriate and that relevant textural amendments and additions be made.</p> <p>This modern building is considered to be of insufficient importance to warrant inclusion.</p> <p>Officers consider that these buildings are either of insufficient interest or are located beyond the Conservation Area where an extension would be inappropriate. Sutton House and the terrace on Hadham Road are much modified. Robert Pearce House dates from the 20th century, is typically pleasant but unremarkable. On balance</p>

	<p>House, Benson House and possibly other buildings on the college campus including Robert Pearce House.</p> <p>In Area 2 BSCF suggest 21-23 London Road should be identified and that properties opposite Aldi, nos. 51-81 should be so identified.</p> <p>In Area 4 the TC suggest a building behind 40-44 Portland Road. The same building is identified by the BSCF and is believed to be a former bake house.</p> <p>In Area 5 BSCF suggest no. 2 Windhill; Stable End, Windhill; no.15 Windhill; no.21 Windhill; nos.14-16 Church Street; The Coach House, King Street; nos. 29 Fine and Country - 29C North Street; no.6 and no. 19 Half Acres</p>	<p>only those on the campus selected by the Appraisal are considered appropriate and no further additional ones are proposed. Aston House, Maze Green Cottage and properties at Barrells Down Road all lie beyond the Conservation Area. Steps Cottage is already included.</p> <p>It is considered these properties should remain beyond the Conservation Area as alterations have occurred that detract.</p> <p>This simple building may be in deteriorating condition with a more recent roof and is not considered to have sufficient architectural merit to be so. There is an historic unimplemented permission.</p> <p>It is agreed that no.15 Windhill has sufficient qualities and although tucked away behind the main street its appearance and historic association with former nearby Oast House warrants inclusion. Officers do not consider the other buildings are of sufficient quality. No.16 Church Street has already been included.</p> <p>In summary officers consider three additional unlisted buildings are worthy of retention being Pizza Express, North St; the former Drill Hall and no.15 Windhill. The owners have been consulted but no responses from them have been received. The text of the Appraisal document has been amended to include</p>
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		appropriate reference to these buildings.
Other comments relating to unlisted buildings identified by the draft Appraisal as making an important contribution.	<p>BSCF consider that the Police Station is not universally considered thus although they acknowledge the façade has some interest.</p> <p>The owner of one such building, no. 20 Church Street agrees with comments in the Appraisal and wishes to see it preserved and its original features retained.</p> <p>The owner of another such building, no. 22 Church Street notes with regret the inappropriate changes including replacement windows and wishes to see remaining features preserved.</p> <p>Northgate Youth Centre. One respondent applauds its identification and considers it should be preserved and recent graffiti removed.</p> <p>The TC draw attention to the importance of the Victorian cast iron brackets on the station building.</p> <p>SJK Planning raised concerns on behalf of St Mary's school at Windhill and object to the buildings being identified to be retained because of the detrimental impact this might have on a new reception and teaching block they are considering. The fieldworker attended a meeting with senior representatives of the school and their professional advisors. Key points they raised were (a) the buildings were unsuitable for classroom accommodation and because of this the upper floors had been vacated :(b) the</p>	<p>The Appraisal only recommends long term retention of the façade.</p> <p>Noted and agreed. An A4 would be an appropriate mechanism for achieving this.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Accepted, the purpose of including the photograph was to illustrate this very point.</p> <p>There are two buildings one three storeys high and another adjacent of four storeys. They date from the late 19th/early 20th century and are of historic interest and have selected features of architectural merit and contribute to the street scene in this locality. The lower building has good quality entrance and window details to both front and rear elevations on the ground floor whilst the upper floors are much changed and are of little architectural value. The</p>

	<p>agreement with the Diocese does not allow the resale of these buildings and thus their conversion to a non educational use was not possible; (c) the fire authority had condemned the existing fire escape; (d) retention of the existing buildings would represent an ongoing and significant financial liability with no prospect of effective future educational use.</p> <p>In a follow up letter they confirm the buildings have been mothballed mainly because of serious risk management issues; that the taller building is in a poor condition with inadequate outdated and inefficient services; that there is 'no practical way, even at great expense' to alter the internal spaces to provide modern classroom sizes; that even if refurbished the teaching environment would be very poor; that there are serious health and safety concerns such that insurance could not be obtained. The buildings would be difficult to convert to an alternative use and provide the associated parking, access and amenity space.</p> <p>They accept the taller building is striking although austere and that there are some features of 'genuine historic and architectural quality'. They advise their architects are looking at ways some of the existing features could be incorporated into a new build. Their main concern is that any reference in the Appraisal 'should reflect the situation with regard to the viability of re-using the buildings, reach a balanced judgment and allow for redevelopment.</p>	<p>taller building has some good quality window detailing. The fire escape detracts</p> <p>By virtue of decanting the upper floors the school clearly regards such accommodation as being unsuitable and if as stated, the fire escape has been condemned, there may have been little choice in this respect. In combination with their advice that an alternative non educational use such as residential flats is not possible for legal and practical reasons, the concerns of the school, as they have explained them, are understood.</p> <p>The fact that careful consideration is now being given to the principle of retention of selected features is welcomed but at this early stage further comment is not possible. There are parts of the existing façades worthy of retention but others, as already noted, are of limited interest. Further discussions may be appropriate at the formative stages if the proposal develops further.</p> <p>On balance officers consider it is appropriate to have identified the buildings, in parts at least, as being worthy of retention.</p> <p>If the school choose to submit a redevelopment proposal they will need to detail the condition of the buildings and demonstrate that the current practical and legal which they advise currently exist, remain</p>
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	<p>A further letter from the Head teacher based on his own research, advises that a covenant 'removes the possibility of selling the older buildings for residential accommodation'.</p>	<p>incapable of resolution at that time. In such circumstances the competing factors will need careful consideration in reaching a balanced decision.</p>
<p>Other unlisted distinctive features identified as making an important contribution.</p>	<p>In addition to the reports 'excellent proposals' for preserving and improving such features, BSCF raise a general point relates to pavement surfaces in some selected streets where traditional solutions as opposed to tarmac, would be more appropriate. The same point is raised on an individual basis.</p> <p>BSCF seek inclusion of a flint wall to the east of 86 Hadham Road.</p>	<p>The principle of this is accepted and is an issue that needs further discussion with the appropriate authority.</p> <p>It is believed this is already included.</p>
<p>Important open land to be protected</p>	<p>Bishop's Stortford College make a general point that the school is a major employee in the town and should not be subject to unnecessary restrictions preventing its future evolution. They are particularly concerned with the wording of the existing paragraph which they consider to be 'absolute' and in contrast to that regarding open space in the adopted local plan. They point out that had the above wording previously been in place it would not have been possible to bring forward their 'innovative arts centre building'.</p> <p>Open land to rear of Yew Tree Place (Northgate End). A respondent describes this as an important open space. Should it become a flood compensation</p>	<p>It is accepted that the college may wish to provide other educational buildings on campus and should these be provided without significant detriment to the open space such a proposal may be acceptable. It is suggested the relevant text be modified to read: <i>Open spaces on Bishops Stortford College Campus. It is important that the green spaces as shown on the accompanying plans be retained unless it can be demonstrated that development does not significantly detrimentally affect the important vistas and settings for the listed Memorial Hall and other existing buildings of quality.</i></p> <p>Noted, the land is identified as important open space to be protected.</p>

	<p>area associated with development, trees should be retained.</p> <p>One respondent considered the small churchyard to Holy Trinity on South Street to be an important open space.</p> <p>TC advise that the Quaker open space at the bottom of Newtown Road is subject to 'major refurbishment by the TC.</p>	<p>Agreed. On reflection, officers consider this small space in a dense urban environment should be so allocated.</p> <p>The principle of appropriate refurbishment respecting the historic context and reducing current high level of maintenance is welcomed.</p>
Important Views	TC and BSCF identify a number of additional important views.	It is accepted that there are other important views and the text already acknowledges this referring to a 'selection' being provided and views of St Michaels Church from many view points being, 'too numerous to show'.
Opportunities for improvement	<p>BSCF identify badly damaged steps to cottages on the north side of Hadham Road as being in need of repair.</p> <p>BSCF consider a longer term objective should be to replace the Telephone Exchange and adjacent office buildings with a more long term harmonious development.</p> <p>BSCF draw attention to a 'flower bed' in a bad state of repair near the junction of Trinity Street/ Jervis Road. Another on Jervis Road has also been noted.</p> <p>BSCF draw attention to a redundant salt bin in Windhill Old Road which detracts.</p>	<p>Officers agree and suggest an appropriate addition to the document. Damage may have recently occurred.</p> <p>Should redevelopment be proposed at a future date these comments should be heeded.</p> <p>This is accepted and appropriate reference has been proposed in respect of both flower beds..</p> <p>This is accepted and appropriate reference has been proposed.</p>

<p>Other points</p>	<p>TC suggests some gravestones be listed because of their historical importance.</p> <p>TC. The industrial Crane at Hockerill Cut, is it being maintained properly?</p> <p>TC. Redundant sign side of 42-44 Portland Place.</p> <p>TC. Buildings on the former Fyfe Wilson Site should be included in the document.</p> <p>TC. Retention of wood panelling, Thomas Heskin Court and retention of features on 39 Hockerill Street.</p> <p>Representations from the Bishop Stortford College seek confirmation the highlighted locations of trees are indicative only.</p> <p>Eroded lettering on War Memorial, St Michaels Churchyard. A respondent agrees the names should be re engraved.</p>	<p>Individual gravestones are occasionally listed. Any individual or organisation can apply to English Heritage with such proposals. In any event some protection in law is afforded to gravestones of certain age, pre 1925.</p> <p>It appears in fair condition. Weeds to base need ongoing treatment. Metal components painted and free of rust. No evidence of rot or infestation on wooden jib although some timber shakes (splits) evident. The latter particularly would benefit from careful inspection periodic monitoring and treatment as necessary.</p> <p>Agreed it should be removed.</p> <p>It is noted these buildings are currently being marketed for redevelopment and that planning permission has previously been granted for their demolition.</p> <p>Normal planning and Listed Building controls exist respectively.</p> <p>Confirmed this is the case.</p> <p>Noted and agreed.</p>
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	<p>A respondent advised Holy Trinity church is not built of stone but of brick with stone cladding added.</p> <p>Attention is drawn to a few name errors namely Market Square not Market Street; Chantry Road, not Chantry Lane; Sydney Terrace, not Sydney Street and Charles Mellows building, not Mellors.</p> <p>Attention is drawn to perceived OS error regarding an area of open space at Oakway Lodge.</p> <p>The TC requests a number of textural changes and new photographs in the interests of updating the Appraisal document.</p>	<p>Noted and appropriate changes made to text.</p> <p>Noted, appropriate changes made to text.</p> <p>The small area/s of open space in this location are very much incidental to Oakway Lodge and neither considered nor identified as being important by this Appraisal.</p> <p>The Appraisal document will never be completely up to date as change in a dynamic urban area is frequent and ongoing. However in response a number of selected changes have been made and several new photos provided.</p>
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