



## LITTLE BERKHAMPSTED CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

DRAFT FOR CONSULTATION

2014



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# **LITTLE BERKHAMSTED CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN**

## **DRAFT FOR CONSULTATION**

**2014**

**This Appraisal has been produced by Officers of East Hertfordshire District Council to assess the current condition of the Little Berkhamsted 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 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, recognises these facts and commits the Council to review its Conservation Areas and their boundaries. The production of this document is very much 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 practical management proposals that would improve the character of the Conservation Area and which are capable of being implemented as and when resources permit.**

**1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field workers observations made from the public realm and seldom involve internal inspection or discussions with owners. Thus such 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 apply to estimating dates of buildings.**

**1.8. This Conservation Appraisal will:**

- Identify the special character of Little Berkhamsted Conservation Area.**
- Identify elements that should be retained or enhanced;**
- Identify detracting elements;**
- Review the existing boundaries;**
- Put forward practical enhancement proposals;**

**1.9. The document will be prepared in partnership with the Parish Council and the local community through the consultation process.**

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

**1.11. This document 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 areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.**

**2.4. Planning permission is required for the demolition of a building in a Conservation Area but 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 set out in legislation\*. Looking for and assessing such buildings is therefore a priority of this Appraisal.**

\* The demolition of a building not exceeding 50 cubic metres is not development and can be demolished without planning permission. Demolition of other buildings below 115 cubic metres are regarded as 'Permitted Development' granted by the General Permitted Development Order, subject to conditions that may require the Council's 'prior approval' regarding methods of proposed demolition and restoration.

**2.5. Certain ecclesiastical buildings (which are for the time being used for ecclesiastical purposes) are not subject to local authority 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 other necessary planning permissions under the Town and Country Planning Act 1990.**

**2.6. 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.**

**2.7. However, even within Conservation Areas there are 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 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 needs to be made in justified circumstances where a clear assessment of each Conservation Area has been made. In conducting this Appraisal, consideration will be given as to whether or not such additional controls are necessary.**

**2.8. 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. The Council may then decide whether to 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 an important contribution to the character of the Conservation Area, particularly when viewed from the public realm. Other trees not specifically identified may still be suitable for statutory protection.**

**2.9. 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.**

**2.10. National Planning Policy Framework. Published in 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.**

**2.11. Of particular relevance to this document, 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.

**2.12. 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 works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. The maximum grant will not normally exceed £1,000.

**2.13.** 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.

2.14. The Council also has a 'Buildings at Risk Register', originally produced in 2006 and updated in 2012/13. In relation to Little Berkhamsted there are no such buildings identified as being 'At Risk'. For information grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings' long term security.

2.15. 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 Councils website or a copy can be obtained from the Council (contact details are set out in section 7).

2.16. 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.

2.17. Little Berkhamsted Conservation Area was designated in 1981.

## Part B - APPRAISAL

### 3. Origins and Historical Development

3.1. There are 9 records within the existing Conservation Area held by the County Archaeologist with notes relying in part on the Listed Building descriptions (see below). None of the entries relate to dates of antiquity but that does not necessarily mean there was no settlement in such early times. Other entries beyond the Conservation Area but in reasonably close proximity identify the site of a mid 19th century village school and nearby mid 19th century allotments which remained in use until the late 20th century.

3.2. The Domesday Book was a census commissioned by William I in 1086. In relation to Little Berkhamsted it states *Land of Hardwin de Scales. Harwin himself holds Little Berkhamsted. It is assessed at 5 hides. There is land for 8 ploughs. In demense 5 hides...6 villans with 5 bordars...there are 6 cottars and 1 slave, meadow for 3 ploughs woodland for 50 pigs...Of this manor Saemaer the priest held 2 hides...These lands belonged (i.e. before The Conquest) to the alms of King Edward....* Source: Source: Domesday Book a complete translation, Alecto Historical Associations Penguin Books 2002.

3.3. Glossary of terms: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres. A 'villan' was a peasant legally tied to land he worked on and of higher economic status than a 'bordar' or 'cottar'. The latter occupied a cottage in return for services



provided. 'Demesne' essentially means land belonging to the lord of the manor.

3.4. It is said that it was here at Berkhamsted that William the Conqueror accepted the surrender of the City of London after the Battle of Hastings (Little Berkhamsted or Berkhamsted ?)

3.5. A picture of the settlement as it can be recognised today is set out in Kelly's Directory of 1874 which refers as follows: *Little Berkhamsted is a parish and small village...3 miles south from Cole Green Station...The church of St Mary (as it was then called) is a neat building and was thoroughly repaired and beautified in 1857 at a cost of upwards of £1000,of which £550 was raised by subscription...Here is a National School for Boys and Girls...A Provident Society is liberally supported by the neighbouring nobility and gentry. The soil is clayey and gravel; subsoil clay and chalk. The chief crops are grass and wheat...and the population in 1871 was 408.*



Picture 1. Looking north along Church Road towards the location of the War Memorial. The latter was erected in 1921 so this photograph must have been taken before that date. Reproduced courtesy of Hertfordshire Records and Local Studies.

3.6. Kelly's Directory of 1874 lists the following commercial entries: Builders (2), beer retailers (3), grocer and Post Office, shopkeeper, blacksmith, baker, shoemaker, beer retailer and carpenter, The Five Horseshoes PH and a provident Benefit Society.



Picture 2. Farming activity on site of present Vicarage, photo courtesy of Jerry O'Reilly

**3.7. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises several names, a selection of which are included thus: Berchehastede (1086), Parvam Berkamstede (1244), Barkehamsted Parva (1539). The name possibly derives of words translated as Birch tree homestead.**

**3.8. Plan 1 shows the existing Conservation Area boundary approximately imposed on mapping dating from the late 19<sup>th</sup> century. Hereon can be seen an extensive area of allotment gardens adjacent to a school for Boys and Girls in the south along Church Road. The Rectory is located immediately to the east of the church and Stratton's Tower is annotated as Berkhamstead Monument. Note: spelling detail of the latter was the same spelling as used in the place name at that time. Little development had taken place along Stockings Lane but what is now Garden House already existed forming part of Culverwood House further north with its formal gardens and walled enclosure with greenhouses (see Picture 16).**

**3.9. Mapping from the 1920's shows additional development had taken place and for example a new Rectory had been built at what is now Trewinnard House at the corner of Breach Lane. In the north Manor House had been constructed along with houses along Stockings Lane. The War Memorial had been erected by then. An annotation 'Stone' in the field immediately to the north of Trewinnard House is also shown. Is there local knowledge of what this may be? By this time the Village Hall and Recreation Ground was established.**

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

**4.1. Scheduled Ancient Monuments.**

**4.2. Areas of Archaeological Significance.**

**4.3. Listed buildings.** Individually listed buildings have been identified, plotted and a selected few are briefly described, such abbreviated descriptions being based on the Dept. of Culture Media and Sport's list, occasionally with additional comments by the fieldworker. 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 curtilage 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.** Such other non-listed buildings and structures that make an important architectural or historic contribution to the Conservation Area 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 visually important in the street scene?**

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

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

**4.6. Open spaces or gaps of quality that contribute to the visual importance of the Conservation Area where development would be inappropriate have been identified.** The basic question asked in identifying such areas is 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. Other distinctive features that make an important visual or historic contribution are noted and shown diagrammatically. In relation to walls and railings those above prescribed heights in a Conservation Area (1m fronting a highway including a footpath or bridleway, water course or open space or 2m elsewhere) are protected and require permission for their demolition).**

**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 retaining 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, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by disruptive modern glazing units.**
- **In relation to walls or railings, those selected need to be below the prescribed heights (walls fronting a highway including a footpath or bridleway, water course or open space 1m or 2m elsewhere in a Conservation Area require permission for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.**
- **In relation to other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.**
- **It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.**

**4.9. Features that are out of character with the Conservation Area and 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 Conservation Area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the Conservation Area's setting and is distinct from open farmland.

## **5. GENERAL CHARACTER AND SETTING OF LITTLE BERKHAMSTED**

**5.1. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes Little Berkhamsted Ridge Settlements as being a small plateau where Little Berkhamsted overlooks the valley below. The same document refers to the several large Georgian houses and Stratton's Tower, visible over a wide area.**

**5.2. There are 9 Listed Buildings within the existing Conservation Area. Of this total, 2 date from the 16<sup>th</sup> century; 1 from the 17<sup>th</sup> century; the greatest majority (5) from the 18<sup>th</sup> century (27%) and 1 (the War Memorial) from the 20<sup>th</sup> century.**

**5.3. Two of the Listed Buildings are Grade II\*, namely Stratton's Tower and Little Berkhamsted House. The remainder are listed grade II. As previously indicated none of the Listed Buildings have been identified as being 'At Risk'.**

**5.4. This Appraisal also identifies other buildings of high quality that are not listed but that should be retained. These principally date from the 19<sup>th</sup> century and are an important element in the high environmental quality of the Conservation Area and make a contribution to its built form and historical evolution. Selected numbers of these buildings have good quality windows, chimneys and other architectural features worthy of additional protection.**

**5.5. There are also open spaces of quality that add to the character of the Conservation area.**

**5.6. Trees play an important role and enhance many areas adding character and diversity to local street scenes.**

**5.7. This Appraisal proposes a significant extension to the Conservation Area and minor boundary adjustments that are described elsewhere below.**



## **6. DETAILED CHARACTER ANALYSIS.**

**6.1. General overview.** The village of Little Berkhamsted is centred around the church and War Memorial from which three roads radiate in southerly, westerly and easterly directions. These roads are respectively Church Road, Little Berkhamsted Lane and Robins Nest Hill. The village is on an elevated plateau and the continuous linear street from west to east is characterised with a mixture of building types set behind prominent hedgerows and trees. There are several fine Listed Buildings and the street scene, particularly at the eastern end of the village, is dominated by Stratton's Tower. In the east the Conservation Area currently stops short of Manor House complex, Stockings Lane and Culverwood House. The latter area is a high quality environment containing an interesting range of buildings and structures worthy of retention.

**6.2. Scheduled Ancient Monuments.** There are none within the Conservation Area.

**6.3. Archaeological Sites.** Most of the Conservation Area is an area of Archaeological Significance which also extends beyond the Conservation Area along the north side of Bucks Alley to include the important 16th century building, the Gage. The Recreation Area and western extremity of the Conservation Area is excluded from this designation.

**6.4. Individually Listed Buildings.** Because of the small number of Listed Buildings in the Conservation Area all descriptions have been included in much abbreviated form.

**6.5. The Old Manor House - Grade II.** Mid to late 16th century, altered and extended late 17th, 19th and 20th centuries. Timber frame, brick additions, all roughcast. Tiled roofs. 3 large bays. Interior: hall ceiling has floral plaster ornament, chamfered bearers. Exposed frame of large scantling, jowled posts, cambered tie beams, braces in walling, clasped purlin roof. Some 17th or 18th century panelling. Parlour fireplace dated 1657.

**6.6. Five Horseshoes Public House - Grade II.** Late 16th or early 17th century origins, extended and remodelled late 19th century. Timber frame core, part brick cased and weather boarded. Stock brick extensions, all whitewashed. Tile and slate roofs. 2 storeys. Original 3 cell block to rear. Steeply pitched roof, rebuilt with tiles to gambrel slope to rear. Ground floor weatherboarding to rear. Two 2 light dormers. Central ridge stack, red brick with later stock brick capping. Slate roofed lean-to addition to rear.

**6.7. Nos. 6 and 8 Church Road - Grade II.** Early to mid 18th century. Timber frame, weather boarded. Tiled roofs. 3 broad bays. 2 storeys and

attic. No. 8 to left has an entrance with a gabled hood, 1 bay of 2 light small pane casements. No. 6 to right has an entrance with a bracketed hood, flanking light small pane casements with moulded surrounds.



Picture 3. Nos. 6-8 Church Road Simple listed weather boarded cottages with tiled roofs.

**6.8. The War Memorial - Grade II. War Memorial on island at junction of Church Road, Robin's Nest Hill and Little Berkhamsted Lane. 1921. Sir R. Blomfield's Great War Cross design for the Imperial War Graves Commission. Portland stone ashlar. Stepped octagonal base. Octagonal cross with moulded base, arms and head, tapering to top. Bronze sword fastened to front. Names of war dead inscribed.**



Picture 4. The War Memorial, strategically located in the centre of the village, erected in 1921.

**6.9. The Old Rectory - Grade II. Circa 1735, extended and altered early 19th century. Red brick, colour washed. Hipped slate roof. 5 bay double depth plan. 2 storeys and attic. Steps up to central entrance, 6 raised panelled door with rectangular fanlight in panelled reveal, Roman Doric pedimented doorcase with fluted pilasters. Glazing bar sashes, ground floor 15 pane, first floor 12 pane, all recessed with gauged brick segmental heads. Plinth, plat band, coped parapet. 18th century insurance marker to centre on first floor.**

**6.10. Stratton's Tower - Grade II\*. Observatory tower, now dwelling. 1789 for J. Stratton. Red brick, some vitrified, largely re-used from 17th century brew-house previously on the site. 5 stages. 155 feet high. Octagonal lower stage with unequal sides, 4 larger sides have blank arches. To south east an entrance, glazed doors, round headed fanlight, impost blocks. Upper stages are all round. Short 2nd stage with 4 openings aligned with lower stage arches, 9 pane windows recessed**



with slightly cambered heads. Plat band to 3rd and 4th stages, 4 tall relieving arches on same alignment with continuous impost band, within arches are 3rd stage tall round headed sashes, 4th stage oculi with radiating glazing bars.



Picture 5. The remarkable late 18th century tower for J. Stratton which dominates the local scene.

**6.11. Church of St. Andrew - Grade II. Parish church. Mid 17th century and earlier origins, North aisle added 1831, virtually rebuilt in 1857. Restored and south porch added in 1894 by S. Harris. Restored 1962. Probably flint and brick, all clad in Kentish ragstone rubble with ashlar dressings. Tiled roofs. Timber porch and bell turret with shingled spire. Gothic Revival Style. Interior: unusual double arcade to north aisle, moulded pointed arches with paired uncapped columns with moulded bases. Reset medieval piscina and double sedilia in chancel south wall. Chancel floor tomb slabs.**



Picture 6. Church of St Andrew – exterior.



Picture 7. Church of St Andrew, interior, fine stained glass window detailing.

**6.12. Little Berkhamsted House - Grade II\*. Large house. 1732 for O. Lloyd, a Master of the Stationer's Company. Raised and 2 pavilion wings added circa 1790 for J. Bouchier. Further extended and altered circa 1820 for T. Daniell. Brown brick with red brick dressings. Slate roofs. Double depth plan. Originally 2, now 3 storeys and cellar. 5 bay front. Central entrance: 6 raised fielded panelled door with radial traceried fanlight with panelled reveals. Early 19th century Greek Doric porch. Stone steps up to centre, perhaps originally principal entrance. Hipped slate roof. Interior: black and white stone flagged entrance hall and through passage. Early 18th century open well staircase.**





Picture.8. Little Berkhamsted House - a fine grade II\* house dating from 1732 for O. Lloyd, a Master of the Stationer's Company.

**6.13. Danes - Grade II. Large house. Early 18th century, altered and extended early 19th century. Brick, cement rendered with scoring to resemble ashlar. Slate roofs. 7 bays. 3 storeys. Central entrance to garden, double doors with semi-circular fanlight in plain reveal, ground floor right 3 full length windows, flush frame sashes with central French windows. End stacks and a cross axial stack to right of centre. Attached to right and projecting slightly forward is 2 bay 2 storey 19th and 20th century service wing,**

**6.14. Important buildings within the curtilages of Listed Building. Grouping of former ancillary buildings to Little Berkhamsted House including The Well House. Although now in separate ownership, the fieldworker was advised this group were ancillary to and in the ownership of Little Berkhamsted House, a grade II\* Listed Building, at the time of listing. Interpretation of the law relating to 'curtilage listing' is notoriously difficult. However whatever interpretation is applied, this prominent grouping makes a valuable contribution to the street scene and should be retained.**

**6.15. Other non listed buildings that make an important architectural or historic contribution.**

**(a) Within the existing Conservation Area.**

**6.16. No. 36 Robin's Nest Hill. The fieldworker was unable to gain access and the building is largely hidden from view. All that can be viewed from the public domain is part of a thatched roof. The building appears on earlier mapping and because of these factors it may be of heritage value worthy of retention. Because access to the site could not be obtained this description is restricted to the available limited observations. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification. It is hoped additional information emerges during the consultation process.**

**6.17. The Limes. Tall two storey rendered house with tiled roof and prominent chimney with pots and good window detailing probably dating from the early 20th century. A strong feature in the street scene which displays good architectural mass and detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



**Picture 9. The Limes a residential building of quality and a strong feature in the local street scene.**

**6.18. Village Hall. Single storey village hall with steeply sloping tiled roof, 2 no. chimneys leaded window detailing some possibly original, rendered with decorative wooden detailing. Inscribed PCB 1888. Features of interest protected by existing planning controls.**





Picture 10. The existing village hall, a late 19th century building with high quality steeply pitched roof, prominent in the street scene.

**6.19. Wall House Cottage (Gage Farm Cottage on mapping). Single storey cottage dating from late 19th/ early 20th century with modern rear extension. Of plaster with tiled roof and 2 no. chimneys with pots. Vertical tile hanging detail to dormers, rubbed brick lintels and some early/original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 11. Wall House Cottage, although extended significantly this building in part displays features worthy of additional protection.

**6.20. The Forge and Church Cottage. Dating from the 19th century or earlier these weather boarded cottages with old tiled roof and prominent**

**chimneys add to the quality of the street scene in this key central location opposite the church. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



**Picture 12. The pretty cottages being The Forge and Church Cottage add to the quality of the street scene in this location.**

**6.21. Trewinnard and associated outbuilding. The main building is an ornate handsome two storey late 19th century residential building that was formerly a Vicarage. 2 no. prominent chimneys and high quality window detailing to front elevation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**





**Picture 13. Trewinnard and outbuilding being formerly the Vicarage. A handsome building most worthy of retention with a number of high quality architectural features. The owner advises windows to front elevation are like for like replacements which represents best conservation practice.**



**6.22. Outbuilding in garden of Hartford Hundred Rectory, corner of Church Road and Little Berkhamsted Lane. Single storey brick barn with tiled roof; a simple unassuming building that adds to the quality of the street scene and which should be retained.**



**Picture 14. Outbuilding in garden of Hartford Hundred Rectory whose simple qualities add to the quality of the street scene.**

**(b) Within the proposed extension to the Conservation Area.**

**6.23. Manor House complex. This large tall building complex is now divided into a terrace of four single dwellings and dates from the late 19th and early 20th centuries. A prominent tower at the northern end dates from the 1930's as advised by the owner. Constructed of brick with slate roofs the group has a number of distinctive features including decorative chimneys and decorative wood and stone detailing. Access to the south provided by tree lined route whilst access to the property at the northern end is from Stockings Lane. In part set in large grounds with good quality trees. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 15. The former water tower now converted to residential use, being part of the complex of buildings of the former Manor House.

**6.24. Culverwood House.** A large country house dating from the 19th century. It is a substantial residence constructed with tiled roof and with other good quality architectural detailing, including prominent chimneys, bargeboard detailing and a small clock tower. The grounds are spacious lawns and fine trees. Late 19th century mapping (see below) shows the property together with lodge building formal gardens walled enclosure and greenhouses (the latter is now part of Garden House). An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 16. Mapping from late 19th century showing Culverwood House (then named Pondfield House) set in expansive grounds with formal gardens, walled enclosure, Lodge and other buildings and extensive greenhouse ranges.



Picture 17. Culverwood House viewed from the public domain.



**6.25. Culverwood Lodge. Originally associated with Culverwood House. Single storey residential property dating from the latter part of the 19th century. Constructed of brick with slate roof; decorative chimneys and wooden detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



**Picture 18. Culverwood Lodge, an interesting decorative frontage dating from the latter part of the 19th century.**

**6.26. The Garden House. 19th century building formerly associated with Culverwood House. Of brick construction with slate roof and prominent chimney; early/original windows and decorative bargeboard detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



**Picture 19. The Garden House dating from the 19th century.**

**6.27. Nos. 9-11 Stockings Lane. Of brick construction with render and decorative wooden detailing to first floor. Hipped tiled roof with prominent central chimney with pots. Probably early/mid 20th century. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 20. Nos. 9-11 Stockings Lane.

**6.28. Collectively properties fronting the south side of Stockings Lane being North Lodge, The Coach House, The Old Stable, Chasers and The Cottage. These properties form a strip of late 19th/ early 20th century houses of varying heights and materials. Selected architectural features combine to provide an interesting street scene of architectural and historic interest worthy of inclusion within the Conservation Area. An Article 4 Direction to provide protection for selected features on selected properties may be appropriate subject to further consideration and notification.**



Pictures 21 and 22. The Coach House and Chasers, late 19th/early 20th century houses south side of Stockings Lane, proposed to be included in an extended Conservation Area.

**6.29. Other distinctive features that make an important architectural or historic contribution. Walls within the designated Conservation Area so identified are protected from demolition without permission virtue of exceeding specified height or being within the curtilage of a Listed Building unless otherwise noted.**

**6.30. Prominent wall to east side of Bucks Lane between junction with Robin's Nest Hill and Garden Cottage. A curving wall constructed of red brick with piers and in good condition. Up to about 3m in height and a striking feature in the street scene.**

**6.31. Garden walls historically associated with Danes. Danes was listed in 1966 at which time it is believed the garden wall enclosure was part of the Danes complex and ancillary to and within the**



ownership of Danes. Protection against demolition without permission is provided either by this interpretation of being within the curtilage of a Listed Building or by virtue of location within the Conservation area.

6.32. These walls are particularly handsome features of considerable architectural merit and historical importance and most worthy of retention. Their quality was acknowledged by an Inspector who dismissed an appeal in 2002 for a single storey house on strategic Green Belt reasons. The Inspector noted that ... *'these walls with their interesting gates and piers and the adjacent orchard in my opinion are features important to the character and appearance of the conservation area and their preservation would, in any case, be very desirable.* The walls are of varying height up to 4m and are of brick construction and appear in general good condition although leaning in some locations. They probably date from the 19th century. The entrance is on the short western elevation the wall of which is decorated with ball finials. The enclosure appears on mapping dating from 1874 with some internal footpath system, a pump and building. Later mapping from 1920 also shows a small south facing greenhouse on the northern wall.

6.33. The fieldworker's preliminary view is that these walls may be of sufficient quality to be considered worthy of being afforded Listed Building status in their own right and it is intended this should be explored further on a preliminary basis with English Heritage.



Picture 23 - Detail of fine walls to walled garden historically associated with Danes. They are generally in good condition but would benefit from removal of selected vegetation in some locations such as ivy that may be causing damage.



Picture 24 - Garden walls historically associated with Danes being a feature of considerable architectural and historic interest may be worthy of being listed in their own right, subject to English Heritage agreement.

**6.34. Red brick wall approximately 2m in height corner of Breach Lane. Some spalled bricks and in need of minor repairs.**

**6.35. Wall fronting Robin's Nest Hill and curtilage to Little Berkhamsted House. Of brick construction with piers, height varies up to 2m.**

**6.36. Wall west corner of Robin's Nest Hill and Bucks Alley. Of brick construction up to 2m in height with piers and capping detailing.**

**6.37. Wall approximately 3m in height to east of Little Berkhamsted House. Access not obtained so comments restricted to observations from public realm. May be in need of some repair works. May once have formed part of a garden enclosure.**





**Picture 25 and 26. Part of wall range to east of Little Berkhamsted House worthy of retention.**

**6.38. Within the proposed extension to the Conservation Area. Walls beyond the designated Conservation Area so identified would become protected from demolition following inclusion within the Conservation Area.**

**6.39. Walled enclosure to north of Garden House. This fine walled enclosure probably dates from the late 19th century and was formerly associated with Culverwood House. The tall brick walls are in need of repair to varying degrees. Within the enclosure is an orchard and part of an original greenhouse in a deteriorating condition but still capable of repair. Other door, ironmongery and statue features were noted. If included within the Conservation Area control relating to demolition would be afforded. The fieldworker's preliminary view is that these walls may be of sufficient quality to be considered worthy of being afforded Listed Building status in their own right and it is intended this should be explored further with English Heritage.**



**Picture 27. Fine walled garden planted as an orchard and now within the curtilage of and to north of Garden House.**





**Picture 28 and 29. Detail of fine walled garden to north of Garden House. The decorative wooden gate is now bricked up behind. It previously provided access through to Culverwood House. Note central statue and remains of iron arches. Lower picture shows wall pockmarked by supports for fruit trees whose branches were pinned to the brickwork.**



**Picture 30. Greenhouse within walled garden to north of Garden House. In deteriorating condition but still capable of repair.**

**6.40. Important Open Spaces.** Village recreational and cricket field first appearing as such on mapping from the 1920's. An important open space in the centre of the village enclosed by trees and hedgerow. Central cricket square and pavilion. Various seating and litter bins of varying designs that would benefit from standardisation should replacement be necessary. Play area on eastern boundary surrounded by high fencing. Modern steel fence to part of road frontage, designed in sympathetic rural manner. Village Notice Board in need of refurbishment. An open space of both visual and communal importance.



Picture 31. The central recreational field is of considerable visual and communal value. Notice board would benefit from refurbishment and repainting.

**6.41. Orchard to east of Danes and south of Little Berkhamsted Lane.** The orchard area is visually important and it effectively contains the village at its south western edge.





Picture 32. The attractive orchard area to the east of Danes and Little Berkhamsted Lane. It is important to retain this site as part of the green belt countryside surrounding the village.

**6.42. The churchyard.** Centrally located the churchyard contains many interesting gravestones and handsome churchyard trees. Reginald Maudling, 1917-1979, a Conservative politician, is buried here.



Picture 33. The churchyard with its interesting range of gravestones and churchyard trees.

**6.43. Wildlife sites.** There are none within the Conservation Area although for information some exist beyond to its north and west.

**6.44. Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plans.

**6.45. Important views.** A selection as shown on accompanying plans.

**6.46. Elements out of character with the Conservation Area.** Within the Conservation Area there are a number of utility poles but these are not sufficiently intrusive to be worthy of realistically being promoted for any proposed action. In the main their presence is frequently disguised by mature vegetation.

**6.47. Opportunities to secure improvements.** Undertake repair works to the following walls: wall corner of Breach Lane; wall to east of Little Berkhamsted House; garden walls and historic greenhouse to north of Garden House and undertake any necessary repairs and consider

removal of ivy to garden walls historically associated with Danes and located to the south of Little Berkhamsted Road. Refurbish/repaint village notice board, recreation ground.

**6.48. Suggested boundary changes.** Councils have a responsibility to ensure such areas justify Conservation Area status and are not devalued through the designation of areas that lack special interest.

**6.49.** Firstly it is proposed to extend the Conservation Area to include parts of Stockings Lane and Culverwood House beyond. These areas lie to the north east of the existing boundaries and consist of late 19th /early 20th century groupings of buildings, some set in treed grounds and represent an area of sufficient architectural interest and historic interest to be so included.

**6.50.** Secondly it is proposed to adjust the boundary at the northern end of Breach Lane to better reflect physical boundaries on the ground.

**6.51. Other actions.** Explore potential with English Heritage of individually listing walls to 2 no. walled gardens: (a) those historically associated with and located to the south east of Danes and (b).those to the north of Garden House, formerly historically associated with Culverwood House.

## **PART C - MANAGEMENT PROPOSALS.**

### **7. MANAGEMENT PROPOSALS.**

**7.1. *Revised Conservation Area Boundaries.*** The revised boundaries include the following amendments.

(a) extend the Conservation Area to include parts of Stockings Lane. and beyond. These areas lie to the north east of the existing boundaries and consist of late 19th /early 20th century groupings of buildings. Included are properties both sides of Stockings Lane and Culverwood House and the old manor house complex. The proposed extension also includes an important walled garden, now part of Garden House.

(b) adjust the boundary at the northern end of Breach Lane to better reflect physical boundaries on the ground.

**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 currently 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 Archaeological Evaluation.* Within the sites designated as being within 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 asset in contributing to the quality of the Conservation Area. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.**

***7.8. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution.* Within the existing Conservation Areas this Appraisal has identified seven unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus. Within the proposed extension to the Conservation Area the Appraisal has identified a further six.**

**7.9. Any proposal involving the demolition of such buildings within the Conservation Area is unlikely to be approved.**

**7.10. There are other distinctive features that are integral to some of the important unlisted buildings identified in the paragraphs above that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. The associated 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 a number of walls that make a particular contribution to the character of the Conservation Area. Those within the Conservation Area are protected virtue of exceeding the specified heights relevant to Conservation Area legislation or by Listed Building legislation. Any proposal involving the demolition of such walls is unlikely to be approved.

**7.12. Planning Control – Important open land, open spaces and gaps.** This Appraisal has identified the following particularly important open spaces: village recreation and cricket field, the orchard to the east of Danes and south of Little Berkhamsted Lane and the churchyard. These open spaces will be protected.

**7.13. 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. Some trees have been previously made subject to Tree Preservation Orders.

**7.14. Planning Control - Important views.** Views of A selection of general views are diagrammatically shown. Retention of views of Strattons Tower is particularly important. Policy BH6 is particularly relevant.

**7.15. Enhancement Proposals.** The Appraisal has identified a number of elements that detract or that are in need of repair which are summarised in the Table below together with a proposed course of action; other actions are also identified. 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 be achieved only by the owner’s co-operation.

<b>Detracting element</b>	<b>Location</b>	<b>Proposed Action.</b>
Notice board	On frontage of recreation and cricket field	Suggest repainting be undertaken
Wall in need of repair	Corner of Breach Lane	Contact owner, discuss options and seek resolution
Wall in need of	To east of Little	Contact owner, discuss



repair	Berkhamsted House	options and seek resolution
Walls and greenhouse in need of repair	To north of Garden House	Contact owner, discuss options and seek resolution
Walls that would benefit from removal of ivy	Walled garden area to south of Little Berkhamsted Road	Contact owner, discuss options and seek resolution
<b>Other Actions.</b>		
<p>Explore with English Heritage the potential for listing garden walls historically associated with Danes to the south of Little Berkhamsted Road.</p> <p>Similarly explore with English Heritage the potential for listing garden walls now associated with the Garden House (formerly associated with Culverwood House).</p>		

**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.**