

ESSENTIAL REFERENCE PAPER B

Issue.	Representations made.	Officer comment.
General support.	<p><i>'Ware Town Council welcomes the Ware Conservation Area Appraisal and management Plan and supports the proposals in the document.'</i></p> <p>General support was also received from the Ware Society who <i>'found the document to be comprehensive and well constructed'</i>. They note that when <i>'formally adopted it will form a useful working document for the activities of the Ware Society'</i>.</p> <p>Another resident noted general appreciation of <i>'an excellent scheme' that should continue to be liaised and discussed with the Ware Society'</i>.</p>	Noted and appreciated.
The possible introduction of an Article 4 Direction.	<p>No specific representations on this subject were made by the Town Council or by the Ware Society.</p> <p>A respondent appreciated comments on the subject and the potential of introducing an Article 4 Direction in relation to properties identified at New Road and suggested such a Direction could be extended to protect remaining boot scrapers and iron gratings/ covers because these are considered to have some historical value.</p>	<p>The Town Council's general support is noted and interpreted as embracing the references in the Appraisal to this subject. A separate report is being presented to Members of the District Council for their consideration. Should Members consider an Article 4 Direction to be appropriate details will be drawn up at that time. The boot scrapers referred to can be regarded as an historic feature worthy of retention. They are metal with rounded decorative detailing and embedded into the walls of a number of houses in the terrace.</p>
Conservation area boundaries.	<p>Suggested additional extensions to the conservation area.</p> <p>Ware Society note that the proposed extensions <i>'seem wholly reasonable'</i> and endorse them. They express particular support for the two areas identified principally for their trees.</p> <p>The Town Council <i>'requests that consideration be given to</i></p>	<p>Noted.</p> <p>Gilpin Road is a street dating from the late 19th century and located to</p>

	<p><i>the inclusion of Gilpin Road in the Conservation Area.'</i></p> <p>A representation regarding parts of Vicarage Road and King Edwards Road. An interested respondent considers some unidentified houses in these locations warrant reference in the document because of their significant historical features.</p>	<p>the south of the southern extremity of the conservation area. It is accepted that the street has historic and architectural associations but regrettably its character has been eroded by many alterations including the erection of a considerable number of porches to front elevations. On careful reflection officers consider Gilpin Road is not a suitable candidate for inclusion in an extended conservation area.</p> <p>Within this area it is accepted there are some properties of historic interest but there are also others which are not. A number of those with historic association have had their architectural qualities diminished by modern window replacement and by the erection of porches and other alterations for example. On balance it is considered the conservation area is correctly drawn in this general location.</p>
<p><i>Open spaces and public areas.</i></p>	<p>General: The Ware Society notes that the responsibility for their improvement and maintenance clearly rests with the local authority and hopes that <i>'should the final document receive acceptance then these issues will be acted on by those with this responsibility'</i>.</p> <p>Kibes Lane burial plot. A respondent notes that the Quaker burial plot in Kibes Lane is greatly improved in relation to its previous condition.</p>	<p>It is accepted the documents makes reference as the Ware Society have noted and that some suggested improvements are the responsibility of EHDC. In this regard Members have commenced preliminary consideration by requesting officers maintain a definitive list as appraisal documents are completed for their ongoing consideration.</p> <p>This may be the case but nevertheless the comments in the Appraisal about further improvements are relevant. These comments accept that the site is generally attractive but lacks a sense of enclosure and could be improved by more satisfactory and effective boundary treatment.</p>
<p>Suggested improvements in conjunction with property owners and the need for local good will and commitment.</p>	<p>The Ware Society advises it <i>'would be happy to pursue in conjunction with the local authority'</i>. It also advises it would offer direct action as it has done in the past.</p>	<p>These comments are noted and appreciated and the Society's assistance may be sought on appropriate future occasions.</p>

<p>Inappropriate shop front and facia design issues raised by the Appraisal.</p>	<p>A respondent accepts some are not ideal but draws attention to the importance of small independent traders and the services they offer. The respondent considers '<i>section 4 orders</i>' could be counterproductive and that '<i>requests</i>' to them would be a better option.</p>	<p>There is no suggestion in the Appraisal of introducing Article 4 Directions if that is what the respondent means. In fact the report emphasises the need to consider means of securing improvements through the investigation of best practice elsewhere in the country, increasing local awareness (including possible update and distribution of the council's existing guidance on the issue) and liaising with local shopkeepers as well as through the process of determining new applications for shopfronts and facias.</p>
<p>Other detailed points.</p>	<p>One respondent raised queries regarding the Ware Common Wharf. In a follow up conversation the respondent raised issue of ownership.</p> <p>Fletcher's Lea building at Ware Priory. A respondent makes reference to the cost and perceived inappropriate nature of this building in relation to the conservation area.</p> <p>Tudor Square. A respondent advises reference in the appraisal document to a 'plan' is incorrect and the Town Council have been debating for a long period without resolution.</p>	<p>This is an area adjacent to the river near Beds to Go Warehouse. The Town Council advise that their information is that the site is protected as common land but that ownership is unknown. Queries relating to ownership are not relevant to this appraisal and need to be pursued further, if appropriate between interested parties.</p> <p>Noted. Planning permission granted/structure completed. The design was not thought to be controversial at the time of its approval and in fact was designed by Donald Insall Associates, a recognised conservation architect. Appreciation of design may vary from person to person.</p> <p>The reference in the document is that the Town Council have commissioned a landscaping scheme. Officers have discussed the latest position with the Town Council who advise they are currently in the process of discharging planning conditions and a Highway agreement. They are hoping for a successful conclusion to these discussions and hope a start can be made in 2016. Tudor Square is described by the document as being 'rather desolate' so it is hoped the Town Council can implement improvements.</p> <p>Officers have already responded to</p>

	<p>Loss of Gazebo type building behind the High Street, re development site. A respondent raises the issue of its demolition.</p> <p>General condition of some town centre properties referred to in the appraisal. A respondent considers some such buildings may be owned by external investment companies with limited local affinity or allegiance</p> <p>A respondent advises the rear of Fenella and GSK Mini Stores (Nos. 77 and 79 High Street) are in poor condition and may be at risk.</p> <p>Loss of trees several years ago. A respondent drew attention to the loss of established trees alongside the River Lea.</p>	<p>this query and advised that the loss of this later gazebo was part of the consideration of applications at this site which was addressed in the committee report.</p> <p>Noted.</p> <p>Following a further site visit it is accepted the area to the rear of these properties is in declining condition. Some deterioration of old tiled roofs was particularly noted. However an application relating to No.77 involving the conversion of the listed building with additional limited enabling development should partly resolve this issue once implemented and may act as a catalyst. Their current condition has now been noted and referred to in the Appraisal.</p> <p>Unable to comment in detail. In general trees above a certain very modest size are protected from removal without prior notification in the conservation area.</p>
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