

Bosworth John

From: Corin Jones
Sent: 27 June 2016 09:37
To: Bosworth John
Subject: Hertford conservation area - consultation

Dear John

My comments would be that this is a comprehensive review with which I would have no objections and could actually support. I do, however, have reservations over the length of time it takes for action to be taken in the case of waste dumping/business operations in such areas as Hertfingfordbury Park and building preservation, such as Leahoe House (HCC). I do accept that this might be a case of due process which could impact on the ability of the authority to take speedy action to get these areas tidied up/conform to regulations/be maintained rather than left to fall down and then built on.

Regards

Corin

Bosworth John

From: Geoff Bennet
Sent: 24 May 2016 17:49
To: Bosworth John
Cc: Hilary Laidler
Subject: Changes to the Hertford Area Conservation Area

Dear Mr Bosworth

The Hertford Location of Identity Area map in The Draft Appraisals for Consultation includes in Area 4 the old Christs Hospital playing fields west of Mangrove Road. This area is shaded and denoted as 'Out' - presumably meaning out of the proposed revised Conservation Plan.

The shaded area appears similar to that identified by the draft District Plan for East Herts. In the draft EH District Plan we were given the undertaking that any development along the west side of Mangrove Road would be bounded by the treeline that runs parallel to the road along the top of the slope leading down to the brook in the valley. And that the trees would be preserved.

Could we please have the same undertakings built into the revised Hertford Conservation Area plan?

Geoffrey Bennett

early rep.

Bosworth John

From: Peter Norman
Sent: 13 July 2016 20:50
To: Bosworth John
Subject: Hertford Conservation Area consultation
Attachments: HERTFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
Response by Hertford Civic Society.pdf

Dear Mr Bosworth

I attach the response of Hertford Civic Society to the conservation area consultation document.

Best regards.

Peter Norman

HERTFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN: CONSULTATION DRAFT

Response by Hertford Civic Society

Hertford Civic Society very much welcome the publication of this appraisal and management plan, and congratulate the author and his colleagues for producing such a thorough and comprehensive report. If the essential quality of Hertford is to be preserved it is important that all parties in the development process - owners, architects, builders and planners - understand and respect the character of the town's buildings and spaces, and even in its present draft form this document is a useful compendium of relevant information.

We have no comments on the four introductory chapters. We comment below on three main issues: Additional Controls
Extensions and Exclusions
Implementation.

Finally we have added some points about a few individual sites and buildings.

Additional Controls

We welcome the suggestion that Article 4 Directions should be made to restrict what would otherwise be permitted development. In fact such Directions are most effective if imposed when a conservation area is first designated and before too many harmful alterations are made, and it is perhaps a pity that the Council have not used them in Hertford in the past. The agenda for the next Development Management Committee meeting includes a proposal for a Direction or Directions to be piloted in one or a few places in the District before any decision is taken to introduce them generally. We endorse this approach and look forward to reading a monitoring report on progress in due course.

However it must be recognised that Article 4 Directions do impose additional restrictions on what owners can do with their properties, and that if applied heavy-handedly or without ensuring prior public support they can create a backlash against conservation aspirations. They are most appropriate in smaller, fairly uniform conservation areas where the buildings are of outstanding, near-Listable quality and where there have so far been few adverse changes. Hertford conservation area is large and varied; many of the buildings suggested for Directions are modest Victorian cottages which people will have purchased as ordinary places to live rather than because they particularly wanted a period property, and in some cases the terraces of which they form part have been extensively altered. It will therefore be particularly important to generate maximum support for conservation objectives as a

first step. This could be done through publicity for the best features of the area and by issuing and distributing advisory material about best practice.

Where a plot of land or building is in the control of the Town, District or County Councils (examples would be the green next to Hertford Theatre and Leahoe House) the authority should set a very public example by clearing up, renovating or improving the property so that everyone can appreciate that being in a conservation area means something and that the area is somewhere special. Full public support of conservation objectives will mean that owners not only refrain from making inappropriate changes, but also take trouble to keep their buildings in good order.

Once a Direction is made it will be important to ensure that the additional restrictions are respected - otherwise those owners who have forgone the alterations which they would otherwise have made will be understandably aggrieved. But taking enforcement action against an owner who infringed a Direction, in a situation where neighbours had already made similar changes before the Direction was introduced, could be seen as unreasonable. This means that, in order not to undermine public support for conservation principles, it may be unwise to introduce restrictions in blocks or terraces where extensive changes have already taken place.

We nevertheless strongly support the introduction of selective pilot schemes and their progressive roll-out to broader, more diverse areas if successful. In the meantime, publicity should proceed in all conservation areas to alert residents to the fact that they live in a conservation area. Where a Neighbourhood Plan is in preparation for an area which includes a conservation area measures to safeguard the conservation area should be built into the emerging plan, whether or not they relate specifically to matters that can be controlled by a Direction.

Extensions and Exclusions

We support the proposed extensions. We believe property owners and residents should be individually informed that their address has been added to the conservation area, and what that means in practice. We also support the proposed exclusions, except that in the proposal at para 5.334(a) the tree belt on the western side of the proposed HERT5 residential area should remain inside the conservation area, to protect the integrity of the adjacent Green Finger.

Implementation

Progress on the achievement of the Management Proposals should be subject to regular review by Members. Ideally a working party of Members should take responsibility for

implementation, but if that is not thought realistic then at least the Management Proposals which relate to the town centre should come under the aegis of the working party already set up to implement and monitor the Hertford Town Centre Design Strategy. The proposals in this document for Mill Bridge Gardens and Maidenhead Street closely reflect the corresponding proposals in the Design Strategy. Maidenhead Street is the best example of where the Councils can encourage private owners to look after their properties by first making improvements to the public realm.

We reiterate that, where a Neighbourhood Plan is prepared for an area which includes a conservation area, measures to preserve and enhance the conservation area should be built into the Neighbourhood Plan.

Other Comments

Many authorities have taken steps to restrict the display of estate agents' boards in conservation areas. Such boards can be unsightly and intrusive and are often left up long after a property has been sold or let. We urge you to consider implementing such controls in Hertford.

Garden Pavilion in the Castle Grounds (para 5.31): the building should be repaired and refurbished. The Design Strategy suggested a café in this location and that idea should be investigated.

Maidenhead Street (para 5.45): a prime example of where the authorities should take the lead by making improvements to the public realm. The surface of the pedestrian area is inadequate because vehicles are not in fact excluded from the area. Vehicles will go wherever it is physically possible for them to penetrate, and surfaces must be chosen and laid accordingly.

Mill Bridge Open Space (para 5.70): we totally agree. Another case where it is important for the public authorities to take a lead.

Dimsdale Street (para 5.80): as above. If there is a real problem here - perhaps some legal complication which prevents the Councils from taking effective action - this should be made known.

Folly Island (para 5.244): we do not believe that any of the open land which adds to the quality of the environment in this part of the town should be sacrificed to the car.

Leahoe House (para 5.347): though not perhaps of the greatest historic importance, this distinctive property should not be neglected; if not demolished it should be refurbished. Another example of where a public authority needs to take the lead.

Open land west of County Hall (para 7.14): in principle open land which contributes to a conservation area should be protected. However in this case we believe that there is a strategic case for a reappraisal of land uses in the vicinity of County Hall. We have previously made that case in comments on the emerging District Plan and do not repeat it here, but we do not accept that this open space is so important that it should limit the vision as to the future of this part of the town.

7 Ware Road. This distinctive property deserves a mention. Rumour has it (we put it no higher than that) that the quirky tower feature was built to enable supervision of the then gaol, which was once on the opposite side of Ware Road where Yeoman Court now stands.

Wall between 119 and 121 Bengeo Street. This half-demolished wall is a real eyesore. It is now in the garden of 8 Duncombe Close, running alongside Public Footpath 90. It was once a very grand wall, befitting its original boundary role for 121/The Yews, and is something very much in need of conservation.

Bosworth John

From: GURPREET SIDHU
Sent: 11 June 2016 07:44
To: Bosworth John
Subject: Proposed loss of conservation area south of Ashbourne gardens

Dear Mr Bosworth,

I would like to lend my objections to those of others , regarding the propsoal to change the status of the land immediately south of Ashbourne Gardens, Hertford.

This area of land has been designated as a conservation area for some time. It is home to an exceptional level of flora and fauna. There are many wild oak trees growing in it and it's a haven for a number of foxes and deer. More recently it's an area where red kites have started to hunt .

As a site for development, it would cause major issues due to lack of access , inadequate utility supplies and poor road access.

I would like to be advised of your ongoing plans and decisions so that I can take the appropriate action to prevent loss of conservation status .

Regards

Dr Gurp Sidhu

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DR G SIDHU

Bosworth John

From: Bosworth John
Sent: 14 June 2016 18:18
To: 'MALCOLM RAMSEY'
Subject: RE: Hertford conservation area - the much lamented wall

Malcolm Thanks. I will consider and take your comment as a formal representation to the Conservation Area Appraisal.

John

-----Original Message-----

From: MALCOLM RAMSEY
Sent: 14 June 2016 12:25
To: Bosworth John

Subject: Hertford conservation area - the much lamented wall

Dear John

Following discussion at your talk and elsewhere, I have revisited this and established its location. It must once have been the boundary of 'The Yews' (121 Bengeo St), but is now part of the garden boundary of 8 Duncombe Close, as carved out of the grounds of The Yews (119 Bengeo St is on the other side of the footpath from the wall). This short footpath is Public Footpath 90, at right angles to Bengeo St. A new fence has been created behind the partial ruins of the old wall - perhaps the old wall has not been fully demolished because the owner is conscious it might one day be repaired?

If the wall is not/no longer in the conservation area, perhaps it could be (re)inserted into it?

Best wishes

Malcolm

Malcolm Ramsay
Hertford Civic Society

Bosworth John

From: Geoff Bennett
Sent: 06 June 2016 10:02
To: Bosworth John
Subject: Hertford Conservation Area Appraisal and Management Plan

Plan 4, Identity Area 4 -Management Plan

Dear Mr Bosworth

Thank you for coming to Queens Road this morning to view the Mangrove Road tree lines from our road.

As discussed, the area shown as 'HERT 5' on the above plan is currently depicted as having trees on its east and south boundaries but not on its west or north boundaries. As you saw, there are in fact trees on all 4 boundaries. I think these should both be shown and given protection. In particular the trees on the west boundary of 'HERT 5' are important as they will form an edge of the green finger that runs between Mangrove Road and Queens Road once development starts of the HERT 5 site.

I would therefore urge that the next version of the Hertford Area Conservation plan refers explicitly to the need to preserve the trees marking the four boundaries of 'HERT 5' and that a preservation order is put upon those trees.

Regards

Geoffrey Bennett

Bosworth John

From: Margaret Harris
Sent: 20 June 2016 11.55
To: Bosworth John
Subject: Conservation area: Hertford

I recently attended a public meeting on the proposed conservation areas in Hertford, my own interest being the Tamworth Road area, where I have lived for the past years.

I was very disappointed to see that no mention was made of the ugly appearances of some of the industrial units in Tamworth Road. It seems that some residents will have to maintain high standards when improving their homes, which I am in agreement with, but the factory owners can get away with ugly frontages, noise and constant delivery vehicles. I am also disappointed that the problem of parking in the road was not addressed, as I am sure you will agree that the many vehicles, a good proportion from the industrial units, do nothing to enhance the appearance of the area.

I noticed that many houses were highlighted as those being of special architectural interest. My own house and adjoining neighbour were not, which I think is fair enough, but a pair of identical houses two doors away were, which doesn't seem logical. Many of the houses in Tamworth Road were demolished or damaged by a land mine that fell at the back of number 24 in 1940. The house that I live in was damaged to such an extent that it was completely re-built in 1947 along with 17 others in Tamworth Road and Ware Road, and 64 were severely damaged in the area. I believe that the original owners had the choice to have the houses built as they were originally, or to a new design. This accounts for the different appearances of some of the houses. I was extremely surprised that none of the officials at the meeting appeared to know anything of this, and would have assumed that more research would have been done. However, all these details can be found in a local book entitled 'Priory Fields', of which I helped with the research when working at Hertford Museum. The details of the bomb damage can also be found in three official books owned by Hertford Museum and deposited at the Hertfordshire Archives, museum reference 4327.1.

Margaret Harris

Bosworth John

From: Bosworth John
Sent: 09 June 2016 18:50
To:
Cc:
Subject: RE: Hertfordshire Conservation Appraisal Plan 4 'Hert 5'

Dear Mr Price thank you for your E mail which I am treating as a formal representation in relation to the Hertford Conservation Area Appraisal and Management Plan.

The procedure henceforth is that officers will draw up a report for Members consideration at the conclusion of the consultation period which will consider the representations received. Representations are publically available but suitably redacted to remove personal details. At this later stage I will advise those persons who made representations of the availability of recommendations and any amendments etc.

The document and accompanying maps and details of the consultation period are available on the Council's web page (EHDC, A-Z , Conservation, Conservation Area Appraisals).

I am copying your E mail to Kevin Steptoe, Head of Planning. Please do not hesitate to contact me if you need further advice or information.

Best wishes John Bosworth

-----Original Message-----

From: Tony Price
Sent: 09 June 2016 18:21
To: Bosworth John
Subject: Hertfordshire Conservation Appraisal Plan 4 'Hert 5'

Dear Mr. Bosworth,

It is clear that nothing can be done to prevent the building of new homes on the site of 'HERT 5'. The loss of this important piece of green belt land became inevitable on the day that it fell into the hands of property developers. Hertford has for a considerable while prided itself on it's 'Green Fingers' - areas of countryside that stretch deep into the town. They are what makes Hertford unique and it's why we live where we do. It would be a considerable shame for the town to lose these areas as they become increasingly threatened by developers who have no moral boundaries and no interest in the local environment. It is therefore, up to us, the public, as well as the local authorities to minimise the impact this will have on where we live. The proposed development of new homes on 'HERT 5' will seriously impact on the adjoining 'Green Finger' if nothing is done to camouflage it's existence. Some while ago when this plan was first mooted I applied to East Herts for a tree protection order for the trees on the site for this very reason. Unfortunately, East Herts did not have the good manners to reply and I have heard nothing since. I am therefore, hoping that you as a responsible citizen of Hertford and someone who has been given the responsibility of leading the consultations on this will in the first instance acknowledge this email and secondly do all you can to mask the intrusion by preserving the trees on the site.

Kindest regards

Tony Price

Bosworth John

From: Shirley Salter
Sent: 30 June 2016 11:51
To: Bosworth John
Subject: Hertford Conservation and Appraisal Plan

Dear Mr Bosworth

I live on the east side of Queens Road looking towards Mangrove Road and the area shown as 'HERT 5' on the Hertford Conservation and Appraisal Plan 4. The area 'Hert 5' is shown as having trees on its east and south boundaries but not on its west or north boundaries while currently there are trees on all 4 boundaries. I think all four tree lines should both be shown and given protection. In particular the trees on the west boundary of 'HERT 5' are important as they will form an edge of the green finger that runs between Mangrove Road and Queens Road once development starts of the HERT 5 site. The green finger is an important area for wildlife with a community of badgers, numerous muntjacs, foxes and pheasants and other less common birds such as long-tailed tits, jays and woodpeckers. I strongly feel that maintaining the tree line on all four edges of Area 4 would enable the preservation of this wildlife as much as is possible given the need for development.

I would therefore urge that the next version of the Hertford Area Conservation plan refers explicitly to the need to preserve the trees marking the four boundaries of 'HERT 5' and that a preservation order is put upon those trees.

Kind regards

Shirley Salter

Bosworth John

From: Neil Spooner
Sent: 02 June 2016 09:14
To: Bosworth John
Cc:
Subject: Woodland Adjacent to Asnbourne Gardens & Mangrove Road

Dear John,

Thank-you for a very productive discussion last night. I would like to reiterate my points below.

- The woodland to the West of Ashbourne Gardens (owned by the residents) is not indicated on the plans
- The woodland and oak avenue to the West of the former playing fields adjacent to Magrove Road and Ashbourne Gardens is not indicated on the plans
- Both of the above areas are havens for wildlife (badgers, deer, pheasants, cuckoos, owls and recently kites and a multitude of other bird species).
- The regional plan outlines this area with the intent for '*provision of a public amenity green space..... and which should also provide for public access from Mangrove Road*'. It is our opinion that this would destroy this important wildlife habitat and important component of the green finger

As discussed, I would be more than happy to give you access to see the woodland for yourself from garden at

Best Regards
Neil

Cons

O'Connell Joanne

From: William Batchel
Sent: 15 June 2016 12:40
To:
Subject: Conservation Area Appraisals.

Attn. Mr Bosworth,
Conservation Officer,
Planning Dept.
EastHerts Council

Dear Mr Bosworth,

I have been advised that you are undertaking the conservation area work for area 2 in Hertford on behalf of East Herts Council.

The disused railway line in Bengoe has been identified in your draft appraisal in para. 5.209, 5.211 & 7.17

As the owner I would like to take the opportunity to meet with you to discuss the future for this parcel of land.

Regards

Bill Batchelor.

Bosworth John

From: William Batchelo
Sent: 12 July 2016 10:21
To: Bosworth John
Cc: roger bullworthy
Subject: Representations on the Conservation (Area 2) Report.

Formal representations on paragraphs 5.209 & 5.211 of the Hertford Conservation (Area 2) Draft Report (the disused railway line, Bengoe).

This derelict site covers almost 1.5 acres in the heart of Bengoe. There is scope for limited residential development as the site fronts a number of streets. This, together with other improvements, including landscape and public access, will considerably enhance the conservation area. The site owner is committed to progressing this highly sustainable development opportunity.

Paragraphs 5.209 & 5.211 should be amended to support appropriate development.

Bosworth John

From: Paul Connolly
Sent: 02 July 2016 13:57
To: Bosworth John
Subject: Amended copy of questions and comments for publication

Hi John - apologies, there was a typo in the last e-mail. Should you wish to publish, please use the copy below:

Hi John - we have just read the Hertford Conservation Area Appraisal and Management Plan and have a couple of questions and comments:

- 30 and 32 Tamworth Road were built in 1947 after the previous pair of houses were bombed during the war. They do not have the same Victorian features as described in the section 5.412. Should 30 and 32 therefore be excluded from the proposed conservation plans?
- On a more general basis, we are concerned that houses in the conservation area described in the plan, may have restrictions on the use of solar panels. In an age where climate change is having more of an impact, we propose that Hertford should not restrict this form of renewable energy as it has no impact and should be visible and encouraged.
- This should also apply to the use of all forms of double glazing which have a significant impact on reducing heat loss and therefore carbon footprint

Many thanks for requesting our input

Best regards,

Paul and Maura Connolly

Bosworth John

From: Tricia Carpenter
Sent: 24 October 2016 11:21
To: Bosworth John
Subject: Land at Mangrove Road

Dear John

Below is the actual comments of the Town Council at the meeting: -

Second Map – The Committee expressed concern that a number of trees could be put at risk on Mangrove Road, if it was taken out of the Conservation Area. (just before Oak Grove beyond Ashbourne Gardens).

The Committee requested that the removal of the area of Mangrove Road at the bottom of section 4 of the map be reconsidered. It was particularly noted that there are a number of trees in this section which would benefit from the protection offered by inclusion in the Conservation Area.

I can therefore confirm that the Town Council wishes for the land at Mangrove Road to remain in the CA.

Kind regards
Tricia

Tricia Carpenter
Civic Administration Manager



HERTFORD TOWN COUNCIL



Bosworth John

From: Joseph Whelan
Sent: 05 July 2016 10.53
To: Bosworth John
Subject: Conservation area appraisal response
Attachments: Conservation area appraisal response.docx

Dear John

Thanks for all your work in preparing the Conservation Area Appraisal.

I have attached the response approved by Committee at Hertford TC. The attached was sent to East Herts by post a week or so ago and was enclosed by a letter signed by me.

Kind regards

Joseph

Joseph Whelan
Town Clerk



HERTFORD TOWN COUNCIL

109-119

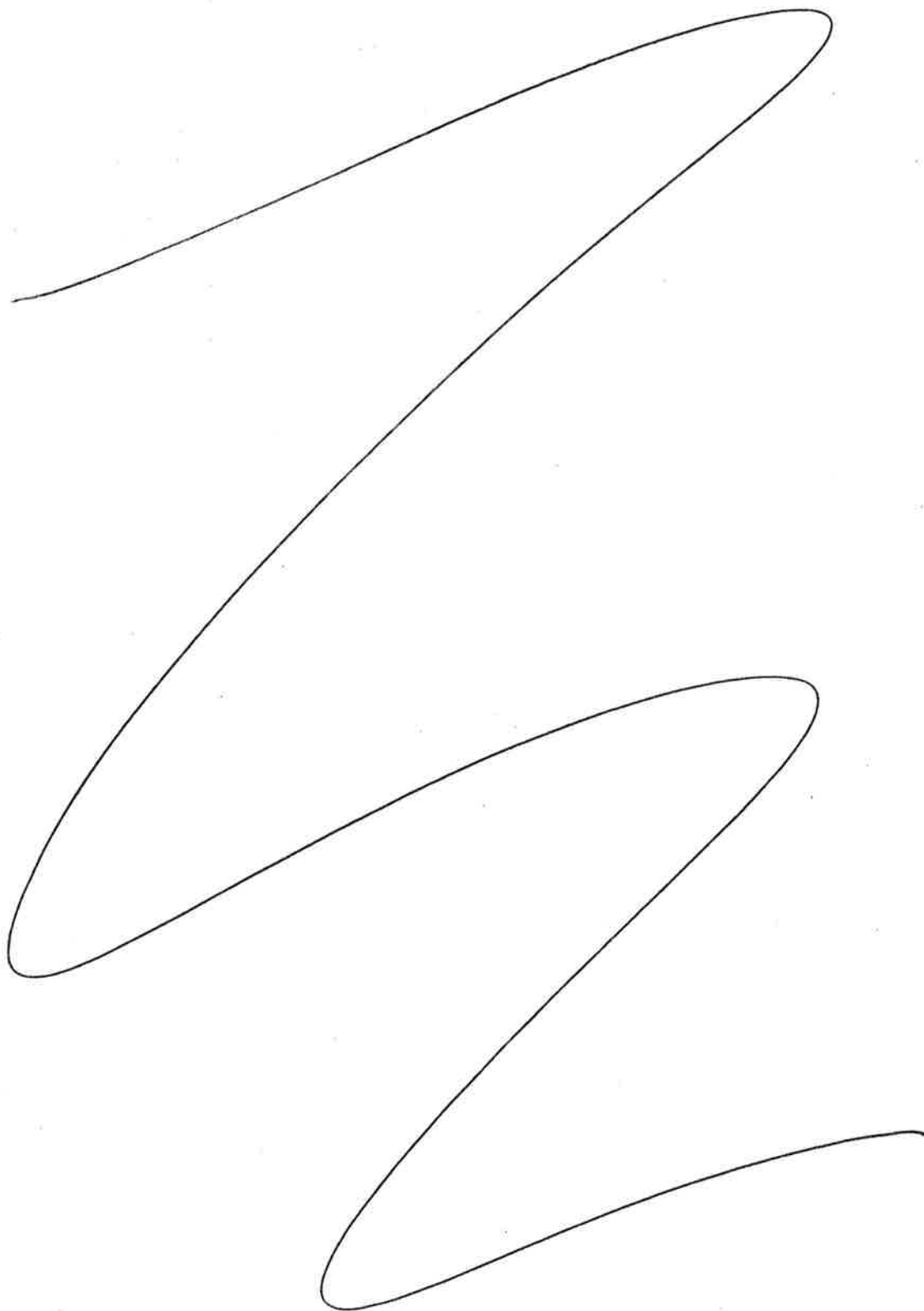
The Town Council considered the document page by page and made the following comments and recommendations in response to the Consultation.

Page	Para	Comment
1	1.2	The Council strongly endorsed the paragraph regarding the clear distinction between the built form and the open countryside to be maintained.
2	1.5	The quality of spaces between buildings as mentioned in the report was considered important.
2	1.9	The document states that the appraisal has been undertaken in partnership with the Town Council. The Council believed the Town Council was a consultee rather than a partner, having not been involved during the period of the review.
3	1.10	The Council acknowledged and welcomed the inclusion of many more buildings considered worthy of protection in the character statement
4	2.7	The Council strongly endorsed the sentiments within this paragraph.
7	2.17	The Council endorsed the comments in the paragraph and acknowledged that poor quality paving detracts from an area in the same way that poor quality buildings do, e.g. Maidenhead Street.
7.	3.1	This is believed to refer to Hertford East Station rather than Hertford North, as stated in the appraisal. St Andrew Street – Not St Andrews (continuing throughout document). Site of Hertford Castle, not sit.
13	4.9	The reference to chimneys was considered important, as well as walls and railings.
15	Pic 4	The description here is incorrect. The white painted houses are the original dwellings, the others in the terrace are later additions. The dwellings were not built as a block
21	Pic 19	The Council agreed with the general observations.
31	Pic 29	The Council noted the comments regarding the Ashley Webb Shelter and considered that a discussion and decision was required urgently, including a consideration of the case for retention
31-32	5.33 onwards	Huge additions are suggested for inclusion in Article 4 Direction which the Council welcomes, wanting to seek protection for all the areas detailed. All have qualities the Council would wish to protect. It was suggested that the cottages before 109 -119 Bengeo Street should be included in the suggested A.4 Direction. If prioritizing was necessary in applying for A4 Direction, it was thought the main roads of Ware Road, Hertingfordbury Road & Bengeo Street should be first priorities
36	5.49	Spelling error – Windows not widows.
39	Pic 40	This matter would be a Town Council action, however the Council considered that the Moat Garden worked well as an open space and would not wish to see it overly landscaped.
44		The Council supported proposals for planting as the most appropriate option for screening for the car park
46	5.88	Spelling error – Bircherley Green
46	5.90	Should read New Road not New Street
54	5.113	Agree 3-8 Grove Walk.
65	5.154	Spelling error – should be Farquhar (& continuing in document)

66	5.159	Should read Cross Road
69	5.171	Should read 56 Port Vale to the Mill Stream (Change direction)
75	5.194	Should be Pitteway Walk not Pilleway Walk. Also page 81.
82	5.214	Should read Bengeo Street not Bengeo Road.
82	5.216	The Council strongly agreed with the phrasing 'the delightful grouping known as The Folly'.
88	5.234	Should read New Road not Ware Park Road.
89	Pic. 105	This is New Road.
89	5.235	Should read New Road not Ware Park Road
97	Pic 116	Gates to Hartham Common – these were acknowledged as requiring work.
98	5.261	Further improvement of the open space at St Leonard's Garden – Whilst it was recognised that the Garden required some tidying, the Council did not believe that boundary planting or screening was required.
98	Pic 117 & 118	The Council considered that all cast iron signage within the town should be refurbished.
99	5.262	Chest Tomb – The Town Council is currently seeking quotations for the repair of this tomb.
99	5.263	Harford Common – The Council sought for clarification as to whether this was an historical name? In addition; suggested 'crossed by the River Beane and the River Lea'.
100	5.264	Bengeo Trinity Football Club ground – The Council asked for clarification as to whether this is the cricket ground in New Road?
105	5.283	Benson Tomb – The Town Council is currently seeking quotations for the repair of this tomb.
106	5.290	The Council requested the words Morgans Road, be added earlier in the paragraph for identification.
108	5.298	Mango Lodge - The Council requested confirmation regarding the accuracy of the name?
110	5.304	16 – 46 Queens Road – The Council was not clear if this is Article 4 Direction suggestion
114	Pic.142	The Council agreed that the railings are an important historic feature.
116	5.325	The Council would seek to investigate the repair of Chest Tombs.
118	5.332	This should be All Saints' Churchyard not St John's.
118	5.334	The Council agrees.
118	5.334 (b)	The Council suggested lower case 'g' in 'Large Gateway site'.
119	5.335	The Council considered the land west of County Hall should be prioritised as an important green oasis as a woodland surrounded open green space.
120	5.339	The Council would wish to see the County Council take action regarding the repairs to the lanterns.
122	5.347	Leahoe House – The Council would wish to see this building retained.
122	Pic. 152	Leahoe House – The Council requested that the District Council consider this building for Listing.
123	5.350	No. 2 – 48 Remove question mark.
124	5.353	The Council was not particularly concerned by the ivy and considered this a low priority.
124	5.356	The Council endorsed the paragraph and consider this very

		important and it should not be removed.
124	5.358	The Council endorsed the paragraph.
126	5.367	The surround of Hertford Town Football Club is owned by East Herts District Council it was understood, and the Council suggested consideration of writing to the District Council to ask for assistance to Hertford Town Football Club in tidying up this area.
126	5.367	The Council considered the reference to fly tipping should be removed from the last line.
128	5.374	Signal Box – The Town Council’s Planning Sub Committee had previously written to Network Rail for improvements. Permission has not previously been granted, as far it knew, for removal.
132, 136, 137 & 140	5.386	This should be Townshend Street not Townsend Street (continuing throughout the document).
146	(d)	The Council considered this to be an important gateway into town and would wish to see it greatly improved.
147	6.3	The Council endorsed the green fingers and strongly agreed that these must not be eroded.
148	6.7	Article 4 Directions – Commonly used elsewhere should be used widely by East Herts to ensure the identified areas of Hertford.
148	6.9	The Council strongly agreed.
148	6.11	The Council strongly agreed that particular attention should be paid to improving Maidenhead Street and agreed that it is a matter of high importance.
153 - 154		Typing errors of street names; Townshend Street, Farquhar Street.
154	7.14	Should be Mangrove Road not Mango Road.
155		Proposals: Signs & shop front fascias – The Council suggested investigation into best practice elsewhere in regard to shop front guidelines to ensure high quality.
155		The Town Council would wish to meet with the District Council in the Autumn to consider the ‘jobs list’ (7.17) to consider what role the Town Council might play in undertaking aspects of this.
155		Should be Neal Court not Neil Court.
		Reference to the Emmaus superstore should be deleted as it no longer exists.
	Plan 2	The Council requested that the removal of the area of Mangrove Road at the bottom of section 4 of the map be reconsidered. It was particularly noted that there are a number of trees in this section, which would benefit from the protection offered by inclusion in the Conservation Area.
Maps	Map. 2	The Council endorsed the value of including green fingers in Conservation Area beside the railway line at Beane Road.
	Map. 2	The Council was happy with the outs and ins on the map. However it called for the numbers 1 – International House to be included within the Tamworth Road proposal.
		Article 4 Direction: While strongly urging East Herts Council to seek Article 4 Directions protection for each of these areas suggested in the appraisal, the Council suggested a priority for such Directions should be given to Ware Road, Bengo Street, Hertingfordbury Road; then Folly Island, Lower Bengo and Townshend and Villiers Streets areas.

The Council acknowledged its appreciation of the Conservation report and the work that had gone into it.

A large, stylized signature or scribble consisting of three connected, sweeping loops. The first loop is at the top, the second is in the middle, and the third is at the bottom. The lines are smooth and continuous, suggesting a single stroke.

Comment Form

Your comments are sought on the Hertford Conservation Area Appraisal and Management Plan. These should be made in writing and either sent or emailed to the address below by 13 July 2016. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. If you wish to discuss the document further please contact the Council's Conservation Team on the number below.

Conservation Area: Hertford

Name: F. ROGERS

Address:

Telephone No:

Email:

Comments:

well done
- addition scene seawall

Our Contact Details:

Website: www.eastherts.gov.uk

East Herts District Council
Wallfields, Pegs Lane
Hertford, SG13 8EQ

Comment Form

Your comments are sought on the Hertford Conservation Area Appraisal and Management Plan. These should be made in writing and either sent or emailed to the address below by 13 July 2016. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. If you wish to discuss the document further please contact the Council's Conservation Team on the number below.

Conservation Area: Hertford

Name: DR. NEIL SPOONER

Address:

Telephone No:

Email:

Comments:

- CONCERNS THAT THE WOODLAND AT THE BACK OF ARBOURNE GARDENS (OWNED BY THE RESIDENTS OF THAT STREET) IN AREA 4 IS NOT INDICATED IN THE PLANS
- CONCERNS THAT THE WOODLAND AND MATURE OAK AVENUE AT THE WEST PORTION OF THE DEVELOPMENT SITE HERES ARE NOT INDICATED IN THE PLANS.
- CONCERNS THAT THE WOODLAND IN AREA 4 IS STATED TO BECOME A 'PUBLIC AMENITY GREENSPACE' WITH PUBLIC ACCESS FROM MANAROE ROAD.

Our Contact Details:

Website: www.eastherts.gov.uk

East Herts District Council
Wallfields, Pegs Lane
Hertford, SG13 8EQ

Bosworth John

From: Amey Malcolm
Sent: 13 July 2016 18:36
To: Bosworth John
Cc:
Subject: Ojection to removal of sites off Mangrove Road from the designated Hertford Conservation Area
Attachments: 2590_001.pdf

Dear Mr. Bosworth,

I write confirm that I object to the removal of the Ashbourne Gardens development site and the former Christ's Hospital playing fields site from the designated Hertford Conservation Area.

Looking at Plan 3 – Identity Area 4 – Character Analysis the area proposed to be removed is labelled HERT 5.

My grounds for objection are as follows: -

Hertford Civic Society produced a document entitled 'A Study of the 'Green Fingers of the Town in 1976 in which it identified this locality as Area 5 – that is the area between Mangrove Road and Brickendon Lane – see attached page from the above mentioned study.

Although not mentioned specifically, the former Ashbourne House site is part of that area and contains many notable specimen trees that once formed the setting/context of Ashbourne House which was built around 1910 for a member of the prominent Hertford family of Longmore (local solicitors). The house was sadly demolished when Fairview New Homes re-developed the site and the terrace of town houses now stand approximately on the footprint of the former large villa.

The trees and woodland on the site were the subject of an extensive tree survey prior to the development and only about fifty trees of poor quality (Category R & C) were removed to permit the layout of the scheme which also replaced the 1960's student hostel buildings, built for the former Balls Park Teacher Training College and later used for about ten years by the University of Hertfordshire Business School.

Throughout the development stage officers from the Landscape Section ensured that the trees were adequately fenced off and protected from harmful impacts as a result of construction activity on site. Since the development officers have had to deal with a number of applications to prune or remove trees at the site for various reasons.

There are a number of trees on site that are of great value or form an arboricultural feature such as the line of mature London plane trees adjacent to the public footpath of Hagsdell Lane and the exotic trees (a fine Wellingtonia and a specimen Deodar cedar) between the block of apartments and the property at No. 43. There is also a line of lime trees to the south side (rear) of the Aldwych Homes apartments (Nos. 12 to 17), that would certainly be placed a risk of removal, by felling to ground level.

It is reasonably foreseeable that, if this development is removed from the designated Hertford Conservation Area then the removal of trees will swiftly follow and there will be a loss of public amenity within the development and the area.

The removal of the former Christ's Hospital playing fields from the designated Hertford Conservation Area will leave the belt of mature trees (beech, Scots pine, oak etc.,) that line west side of Mangrove Road vulnerable to removal to facilitate development. There is also a similar belt of mature trees (mainly oak) along the south side of the former playing fields that will also be placed at risk of removal and the chance would be lost to retain screening and separation with the properties on the south side of Mangrove Drive. It is noted that on Plan 3 you have identified the above mentioned trees (and those at Ashbourne Gardens) as important in the street scene and yet all these trees will be placed at risk of removal should the area be excluded from the Conservation Area.

On the east side of Mangrove Road, a real opportunity has been lost to extend the Conservation Area to include those mature trees (lime, oaks, Douglas fir and Lombardy poplar) that form a belt enclosing the Hertford Cricket Club site. Also on that side of the road is a prominent mature oak tree adjacent to 'White Lodge' (former lodge to Balls Park) that is worthy of inclusion within the designated Hertford Conservation Area.

In my view, Conservation Areas are not just about the setting or context of Listed or older building of architectural significance, they are about the approach to a town or village/hamlet and in this case the approach to the county town from a fairly unspoilt rural road. Although a small and narrow road, Mangrove Road is a busy thoroughfare giving access to much visited sites such as the Hertford Cricket Club and the Camping and Caravan site which operates all year round bringing hundreds of visitors to the county town.

I would hope that you would consider the points of my objection and reconsider your proposal to exclude these areas from the Conservation Area.

Kind regards,

Malcolm Amey; MA in Conservation Studies (Landscapes and Gardens), York.
Arboricultural Officer

Bosworth John

From: Rachel Freeman
Sent: 10 July 2016 19:26
To: Bosworth John
Cc:
Subject: Conservation Area: Hertford

Dear John

Many thanks for holding a meeting about the proposal to extend the Hertford conservation area last month. Both my husband and I attended and found the meeting very useful since we have only recently moved to the area.

Following discussions at the meeting, we thought it would be useful to send you an email summarising some of the comments that we made during the meeting.

1. Partial exclusion of Tamworth Road: we notice from the proposal drawings that the extension of the conservation area excludes part of Tamworth Road, namely the houses with odd numbers. Whilst we agree that there are some newer houses on this side of the street, we also feel that there are some older, Victorian properties with interesting features that would be worthy of being included in the conservation area.
2. Restrictions to front of properties: we agree that properties in the conservation area should be subject to planning restrictions at the front of the property. However, we would also find it useful to know what these restrictions would include. As raised at the meeting, we feel that if the conservation area is to be extended, this would need to be communicated to all current residents, and would need to be something that newcomers to the area were aware of through conveyancer searches. For current residents we feel that a leaflet drop would be an effective way of communicating the changes to requirements. We do not feel that the same restrictions should apply to the rear of a property.
3. Replacement of windows: we agree that windows can make a significant difference to the character of Victorian properties. As discussed at the meeting, there are cost implications associated with maintaining character. For example, replacement of traditional windows with UPVC casement windows is much cheaper than replacement with timber-framed sliding sash windows; this difference in cost is one reason why we feel that people moving to the area would need to know about requirements if the conservation area extension is approved.
4. New developments on Tamworth Road: we learnt of approved plans to convert an existing building on Tamworth Road into 11 flats with only 9 parking spaces whilst at the meeting. This concerns us since parking on Tamworth Road is limited, and if this area becomes part of the conservation area there will be restrictions to what owners can do to the front of their property. One solution to ease parking pressures could be for owners to convert their front gardens into parking spaces (this will only apply to some properties on Tamworth Road) however, we are concerned that this option may not be possible if the conservation area is extended. Alternatively, the plans for the new flats may be revised to include sufficient parking for all 11 flats. One other method to control parking would be to extend the requirement for parking permits to include Tamworth Road.

Please do feel free to contact me if you require clarification on any of the above points or would like to discuss any of these further.

We look forward to hearing more about developments on the conservation area and associated improvements to the area in the future.

Bosworth John

From: Rachel Freeman
Sent: 10 July 2016 19:28
To: Bosworth John
Cc:
Subject: Conservation Area: Hertford

Dear John

Many thanks for holding a meeting about the proposal to extend the Hertford conservation area last month. Both my husband and I attended and found the meeting very useful since we have only recently moved to the area.

Following discussions at the meeting, we thought it would be useful to send you an email summarising some of the comments that we made during the meeting.

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4. New developments on Tamworth Road: we learnt of approved plans to convert an existing building on Tamworth Road into 11 flats with only 9 parking spaces whilst at the meeting. This concerns us since parking on Tamworth Road is limited, and if this area becomes part of the conservation area there will be restrictions to what owners can do to the front of their property. One solution to ease parking pressures could be for owners to convert their front gardens into parking spaces (this will only apply to some properties on Tamworth Road) however, we are concerned that this option may not be possible if the conservation area is extended. Alternatively, the plans for the new flats may be revised to include sufficient parking for all 11 flats. One other method to control parking would be to extend the requirement for parking permits to include Tamworth Road.

Please do feel free to contact me if you require clarification on any of the above points or would like to discuss any of these further.

We look forward to hearing more about developments on the conservation area and associated improvements to the area in the future.

Kind regards,

Mr David Freeman and Mrs Rachel Freeman



jb planning associates

PA/989/GP

12 July 2016

John Bosworth
East Herts Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Dear Mr Bosworth

Chambers Street, Hertford – Hertford Conservation Area Consultation

I am writing on behalf of my client, Marchfield Properties, in regard to Chambers Street, Hertford. Having studied the Hertford Conservation Area consultation documents, we note that Chambers Street is within 'Area 3' and not subject to any changes as part of this consultation.

However, the Conservation Area Management Plan (attached), which forms part of the consultation, highlights a number of sites which are considered to be 'Potential Areas of Redevelopment'. In our opinion, our client's site should also be highlighted as an area to be redeveloped.

The site (shown hatched red on the attached plan) presently contains a number of 1980's business / light industrial units, which, save for the brick colour, are not in keeping with the Conservation Area. In our opinion, they have a negative impact on the character and appearance of the Conservation Area and nearby listed buildings, including Hertford Baptist Church (Grade II listed). The redevelopment of this site would have a positive impact on the Conservation Area and improve the wider views from the B158 into Hertford and down the River Beane.

In our opinion, the sensitive redevelopment of the site would serve to enhance the character and appearance of the Conservation Area. An example of such a scheme is the completed development at Young's Mews to the rear of the site, which has created a well-designed residential development which makes a positive contribution towards the character and appearance of the Conservation Area. We see no reason that the site at Chambers Street should not be redeveloped to provide a similarly attractive scheme within the Conservation Area.

We will be pleased if you will consider these comments in formulating your Hertford Conservation Area Assessment and Management Plan and will be happy to discuss this matter further with you if this would be helpful.

Yours sincerely

Paul Atton MRTPI
Associate Director

PTO

Encs Hertford Conservation Area (Area 3) Management Plan (site hatched red)

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John Boyd BA (Hons) MRTPI
Director

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**HERTFORD CONSERVATION AREA APPRAISAL AND
MANAGEMENT PLAN. Draft for Consultation 2016.**

PLAN 4 - IDENTITY AREA 3 - MANAGEMENT PLAN

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100018528

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Phone: 01279 655261 (ask for the Conservation Officer)

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