

EAST HERTS COUNCIL

EXECUTIVE - 6 DECEMBER 2016

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT  
MANAGEMENT AND COUNCIL SUPPORT

HERTFORD CONSERVATION AREA APPRAISAL AND  
MANAGEMENT PLAN

WARD(S) AFFECTED: All Hertford wards

**Purpose/Summary of Report**

- To enable Members to consider the Hertford Conservation Area Appraisal and Management Plan following public consultation.

| <b><u>RECOMMENDATIONS FOR COUNCIL:</u> That</b> |   |
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| <b>(A)</b>                                      | <b>the responses to the public consultation be noted and the Officer responses and proposed changes to the Hertford Conservation Area Appraisal and Management Plan be supported;</b>   |
| <b>(B)</b>                                      | <b>authority be delegated to the Head of Planning and Building Control, in consultation with the Executive Member for Development Management and Council Support, to make any further minor and consequential changes to the document which may be necessary; and</b> |
| <b>(C)</b>                                      | <b>the Hertford Conservation Area Appraisal and Management Plan be supported for adoption.</b>  |

1.0 Background

1.1 East Herts has a rich environmental heritage which includes

42 Conservation Areas. The East Herts Local Plan commits the Council to review its Conservation Areas, a requirement which is also set out in national legislation.

1.2 The review of Hertford Conservation Area is one of a series of reviews being undertaken and this is a recently completed one for consideration.

1.3 Each document identifies the special character of the respective Conservation Area together with the elements that should be retained or enhanced and those which detract from the identified character. Existing boundaries are reviewed and, where appropriate, practical enhancement proposals are suggested.

1.4 Once Members have considered each document and it has been adopted by the Council, it becomes a 'material consideration in the process of determining planning applications.

## 2.0 The Hertford Conservation Area Appraisal and Management Plan.

2.1 Most importantly the Town Council (TC) advise in their response they wish to meet with the District Council to consider what role the Town Council might play in assisting to implement some of the Enhancement Proposals. **Their offer of co-operation in this respect is most welcome.**

2.2 The Hertford Conservation Area was first designated in 1967 and reviewed in 1981 and again in 1996. This Appraisal document was completed in 2015 and went through a period of public consultation from 1<sup>st</sup> June 2016 to July 13<sup>th</sup> 2016 with a public meeting held on 1<sup>st</sup> June 2016 at the Mill Bridge Rooms, Hertford at which about 25 persons attended. About 20 representations from individuals and organisations were received. These representations (approaching 100 issues) covered a wide range of matters and identified other minor detailed points of accuracy, receipt of which has been much appreciated. The headline issues are set out in the following paragraphs:

2.3 The document as revised following consultation considers

the conservation area boundaries and proposes a number of alterations. These are:

Extend to east of existing conservation area to include Nos. 6-102 Tamworth Road, Fairfax Road and Nos. 97-159 Ware Road.

Exclude the following areas: Nos. 9-12 Grove Walk; site to south west corner of Gascoyne Way and London Road which includes Post Office building and residential element of Gwynns Walk; site to corner of Ware Road and London Road which includes Yeomans Court, The Rotunda, Stag House, WVRS building and EHDC car park; Preview, Watersmeet, Orchard Cottage and Nos.1-7 Hillside Terrance and adjacent land to west of No. 7; Nos. 1-8 Albion Close and adjoining garage block north west corner of Currie Street and properties Nos. 16-24 Railway Place and a small area to south of Ware Road to better reflect existing geography.

The draft appraisal originally suggested the exclusion of open land to the north of Mangrove Drive (emerging District Plan site Hert 5 identified for residential development) and also Ashbourne Gardens and properties on Mangrove Road. However following consultation and for reasons set out in Essential Paper B, these areas are no longer proposed for exclusion at this time. It is recommended their inclusion within or exclusion beyond the conservation area be reviewed once, as is most likely, development has taken place on Hert 5. At this time a significantly more accurate assessment will be possible.

- 2.4 The document identifies the key environmental features and the manner in which they can be controlled. In relation to Hertford the most relevant ones are: Listed Buildings including structures in their curtilages; non listed buildings of quality worthy of protection; other unlisted distinctive features worthy of protection and important open land and spaces.
- 2.5 *Listed buildings and structures in their curtilages:* These are protected by legislation and have been identified. Three listed buildings are on the Council's Heritage at Risk

Register. There are a number of 20<sup>th</sup> century listed buildings that are particularly important.

- 2.6 *Non listed buildings of quality worthy of protection:* A very large number have been identified that make a positive contribution to the conservation area and these should be retained through the planning process. Some non-listed residential buildings have good quality architectural features of high quality whose formal protection could be achieved through the introduction of an Article 4 Direction. The Council has agreed the principle of introducing such a pilot Direction in a location/community yet to be decided.
- 2.7 *Other unlisted distinctive features worthy of protection.* A number have been identified and include walls and railings and other features which are important to the character of the town.
- 2.8 *Important open land and spaces.* The following particularly important open spaces have been identified: River courses throughout and Hertford Basin; churchyard, Church of St Andrew; Castle grounds; Moat Garden; Hertford Millennium Sculpture open space; Holy Trinity churchyard; open space north of Beane Road; open space west of Millmead Way; St Leonards Garden; St Leonards churchyard; Hartham Common; Bengo Sports Association ground, New Road; churchyard of Our Lady and St. Joseph; open land between Queens Road/ Mangrove Road; All Saints churchyard; treed area, north east side of Mangrove Road; Bowling Green near EHDC offices; playing field south of Richard Hale School; open land to the west of County Hall; open land east of Railway line, centred on Hertford Town football ground. Also included is tree lined southern end of Queens Road. These open spaces will be protected.
- 2.9 Trees play a particularly important role in many locations both within and adjacent to the open spaces and within the built up part of the town as well. Of particular note is publically accessible tree lined southern end of Queens Road.
- 2.10 *Enhancement proposals to deal with detracting elements.* A considerable number have been identified and as

previously advised Hertford TC has enquired very positively to ascertain what role they might play in undertaking aspects of these tasks. The proposals cover a very wide range from introducing small improvements through to much more strategic issues such as improving Gascoyne Way car park and Maidenhead Street. It is worth noting several recommendations of this appraisal independently coincide with some set out in the 2015 Urban Design Strategy.

2.11 *Other significant proposals.* Several potential areas of redevelopment are proposed or suggested worthy of further consideration. Comprehensive improvement of All Saints churchyard, well used by the public, is recommended and a successful outcome to this would be very positive indeed.

### 3.0 Implications/Consultations

3.1 Information on any corporate issues associated with this report can be found within **Essential Reference Paper 'A'**

3.2 A summary of comments received through the consultation process and officer responses are set out in the table is included as **Essential Reference Paper B**

3.3 **Essential Reference Paper C** is a copy of the Hertford Conservation Appraisal and Management Plan as it appeared at the consultation draft stage with any subsequent track changes to text and alterations to accompanying plans that incorporate any necessary changes. Further minor changes will be incorporated reflecting the status of the final document once Members have considered it for adoption.

### Background Papers

Written representations received through the consultation process.  
<http://democracy.eastherts.gov.uk/mglIssueHistoryHome.aspx?lId=19471&PlanId=245>

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