

EAST HERTS COUNCIL

EXECUTIVE - 6 FEBRUARY 2018

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT
MANAGEMENT AND COUNCIL SUPPORT

ASPENDEN CONSERVATION AREA APPRAISAL AND
MANAGEMENT PLAN

WARD(S) AFFECTED: MUNDENS AND COTTERED

Purpose/Summary of Report

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

<u>RECOMMENDATIONS FOR COUNCIL: That</u>	
(A)	the responses to the public consultation be noted and the Officer responses and proposed changes to the Aspenden Conservation Area Appraisal and Management Plan be supported;
(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
(C)	the Aspenden Conservation Area Appraisal and Management Plan be adopted.

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 the Aspenden 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 Aspenden Conservation Area Appraisal and Management Plan.

- 2.1 The Aspenden Conservation Area was designated in 1981. This Appraisal document was completed in 2017 and went through a period of public consultation from 12th September 2017 to 24th October 2017. There was a public meeting held on 12th September 2017 at the Fox PH at which about 35 persons attended. A number of representations have been received principally relating to the removal of areas of open and agricultural land and buildings from the conservation area. The headline issues

are set out in the following paragraphs:

- 2.2 The consultation document considers the conservation area boundaries and proposes a number of alterations. These are: (a) Extend boundary east of Aspenden Hall and east of large pond to better reflect existing boundary and geography; (b) Exclude land and buildings complex to north and west of Aspenden Hall; (c) Exclude modern property, Tudor House and its curtilage, to west of church; (d) Exclude open countryside land to west of church including part of The Bourne stream south of the track; (e) Exclude the elevated section of the A10 and land to its north including the modern building of Jack Poulton and Sons Ltd, (f) Exclude an expansive area of open land, for the most part countryside and farmland between the A10 and the edge of the settlement; (g) Exclude extensive areas of open and underused land south of The Street. Agricultural land which is interpreted as forming part of the wider landscape is not normally appropriate to include within a conservation area.
- 2.3. In relation to (f) above - land between the A10 and edge of Aspenden, the local concern relating to a perceived threat of coalescence with Buntingford is appreciated. References to guard against this have now been included in the Appraisal document (see **Essential Reference Papers B and C**) and similar reference is proposed to be included in the emerging District Plan (see Essential Paper B).
- 2.4 Nos. 1-8, 9-14 and Nos. 15-20 Jubilee Cottages and adjacent modern property The Barn were also originally excluded. However following representations this is no longer proposed.
- 2.5 The document identifies the key environmental features

and the manner in which they can be controlled. In relation to Aspenden 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.

- 2.6 *Listed buildings and structures in their curtilages:* These are protected by legislation and have been identified. There are 14 in the conservation area. They include the grade I church and grade II Aspenden Hall, the present building having had several predecessor structures.
- 2.7 *Non listed buildings of quality worthy of protection:* A small number have been so identified. Some non-listed residential buildings have good quality architectural features whose formal protection could be achieved through the introduction of an Article 4 Direction should Members decide to proceed with this option.
- 2.8 *Other distinctive features worthy of protection.* Included in this category is a prominent brick and flint wall. A War Memorial and gravestones in the churchyard are important to the character and history of the village.
- 2.9 *Important open land and spaces.* The following particularly important open spaces have been identified: The Recreation Ground, the historic churchyard and extension and the eastern setting to Aspenden Hall.
- 2.10 Trees play a particularly important role in many locations, including village approaches.
- 2.11 *Enhancement proposals to deal with detracting elements.* Several have been identified. Resolution of the discordant parking to the front of Nos. 1-8 Jubilee

Cottages would be most beneficial.

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 Aspenden 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/documents/s42851/Aspenden%20CAA%20-%20background%20papers.pdf?\]=16](http://democracy.eastherts.gov.uk/documents/s42851/Aspenden%20CAA%20-%20background%20papers.pdf?]=16)

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