

EAST HERTS COUNCIL

EXECUTIVE - 6 FEBRUARY 2018

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT
MANAGEMENT AND COUNCIL SUPPORT

COTTERED CONSERVATION AREA APPRAISAL AND
MANAGEMENT PLAN

WARD(S) AFFECTED: Mundens and Cottered

Purpose/Summary of Report

- To enable Members to consider the Cottered 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 Cottered 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 Cottered 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 Cottered 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 Cottered Conservation Area Appraisal and Management Plan.

- 2.1 The Cottered Conservation Area was first designated in 1968 and revised/redesignated in 1981. This Appraisal document was completed in 2017 and went through a period of public consultation from 20th July 2017 to 21st September 2017. There was a public meeting held on 20th July 2017 at the Cottered Village Hall at which about 30 persons attended. Some representations have been received including the Parish Council's request for the

inclusion of a group of mid-20th century 'Swedish houses' and other representations opposed to the removal of land to the north and west of Childs Farm (see 3.2 below). The headline issues are set out in the following paragraphs:

- 2.2 The document considers the conservation area boundaries and proposes a number of alterations. These are: (a) Extend the conservation area to include Nos. 25-40 The Crescent (b) Extend the conservation area to include the remainder of the historic park and garden to the west of Cheynes House (c) Exclude open countryside to the north and west of Childs Farm. Agricultural land which is interpreted as forming part of the wider landscape is not normally appropriate to include within a conservation area.
- 2.3 The document identifies the key environmental features and the manner in which they can be controlled. In relation to Cottered 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, important open land and spaces and a most important Historic Park and Garden, including inter alia, a Japanese Tea Garden of national significance.
- 2.4 *Listed buildings and structures in their curtilages:* These are protected by legislation and have been identified. There are a large number in the conservation area – about 35; some are thatched. Listed buildings include the grade I Lordship and grade II* church; also a number from the 20th century being located in the Japanese Garden. One curtilage listed building is identified as being at risk on the Council's Heritage at Risk Register.

- 2.5 *Non listed buildings of quality worthy of protection:* A number have been so identified including one visited frequently by SUN YAT SEN credited as being 'father of modern China'. Others dating from the mid-20th century at The Crescent in a proposed extension to the conservation area are also 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.
- 2.6 *Other unlisted distinctive features worthy of protection.* A number have been identified and include walls and other features which are important to the character of the village.
- 2.7 *Important open land and spaces.* The following particularly important open spaces have been identified: the Recreation Ground, Meadow land to r/o Home Close Cottages and adjacent paddocks providing setting for listed buildings, Friends Burial Ground, central greens and parish churchyard.
- 2.8 *Important Historic Park and Garden.* The Garden House is a most important early 20th century Garden in Japanese style created by Herbert Goode with further ornamental parkland. Its inclusion is consistent with Historic England advice.
- 2.8 Trees play a particularly important role in many locations, including village approaches.
- 2.9 *Enhancement proposals to deal with detracting elements.* Several have been identified and some have already been improved which is most encouraging.

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 **Cottered** 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/s42855/Cottered%20CAA%20-%20background%20papers.pdf?j=24>

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