

EAST HERTS COUNCIL

EXECUTIVE - 17 JULY 2018

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT
MANAGEMENT AND COUNCIL SUPPORT

GREAT HORMEAD CONSERVATION AREA APPRAISAL AND
MANAGEMENT PLAN

WARD(S) AFFECTED: BRAUGHING

Purpose/Summary of Report

- To enable Members to consider the Great Hormead 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 Great Hormead 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 Great Hormead 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 Great Hornead 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 Great Hornead Conservation Area Appraisal and Management Plan.

- 2.1 Nikolaus Pevsner, the noted architectural historian, refers to the main village street as being '*uncommonly charming*'.
- 2.2 The Great Hornead Conservation Area was designated in 1981. This Appraisal document was completed in 2018 and went through a period of public consultation from 8th March 2018 to 19th April 2018. There was a public meeting held on 8th March 2018 at The Meads Pavilion at

which about 25 persons attended. A number of representations have been received relating to the removal of open and agricultural land and buildings from the conservation area. Other representations suggest the inclusion of other areas including allotments at Horseshoe Hill. The Parish Council suggest parts of Hare Street and Little Hormead be designated as new conservation areas. The headline issues are set out in the following paragraphs:

- 2.3 The consultation document considers the conservation area boundaries and proposes a number of alterations. These are: (a) Include Hormead Hall and surrounds and also Hawthorn House; (b) Exclude The Firs off Conduit Lane; (c) Exclude Gelders and adjacent land, Conduit Lane; (d) Exclude land to North West of Gelders beyond Black Ditch; (e) Exclude range of school buildings to west of original school building; (f) Exclude large modern agricultural barn to north of Bury Farm; (g) Exclude an extensive area of countryside and land to the west, north west and south west of Great Hormead Bury; (h) Exclude land to east and north of Maidshot and the following properties; Maidshot, Craven House, Rosebank, Saffron House, Springfield, Yeznaby and building to rear of Yeznaby.
- 2.4 In relation to (g) above – namely *exclude an extensive area of countryside and land to the west, north west and south west of Great Hormead Bury* this issue has been reconsidered. Following representations and additional detailed site visits and discussions the exclusion of land to the west and south west of Great Hormead Bury is no longer proposed as it is considered to be parkland visually and physically associated with the historic house. This area is proposed to be reinstated in the conservation area. However land to the north west of

Great Hormead Bury is considered to be more associated with the open countryside and continues to be excluded.

- 2.5 The document identifies the key environmental features and the manner in which they can be controlled. In relation to Great Hormead 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 approximately 40 in the conservation area. They include three which are listed Grade II*. These are the church, Great Hormead Dane and The Old Rectory. There are two buildings on the Council's Heritage at Risk Register which, without prejudice may be eligible for grant assistance. These are Cosy Cottage and Barn at Little Meadow.
- 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 are several walls, a War Memorial, a telephone kiosk and gravestones in the churchyard. There is also a memorial beyond the conservation area to a flight officer of the USAAF who was killed in WWII. These 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 historic churchyard and small field adjacent to and west of Coniston.
- 2.10 *Important Historic Park and Garden.* Hormead Hall proposed to be included in the conservation area is so identified.
- 2.11 Trees play a particularly important role in many locations, including village approaches. New planting in the parkland setting of Great Hormead Bury continues.
- 2.12 *Enhancement proposals to deal with detracting elements.* Several have been identified within or close to the conservation area. Removal of building rubble at Bury Farm 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 Great Hormead 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 available at:

<http://democracy.eastherts.gov.uk/mglIssueHistoryHome.aspx?Id=22905&optionId=0&j=24>

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