

Essential Reference Paper 'B'

Respondent	Representations made	Officer comment
To note	The Parish Council did not respond, and did not table any further Management Proposals for inclusion in the document.	Noted.
Resident A	Supports the de-designation of land south of Down Hall Farmhouse as land is of "no particular merit".	Noted.
Resident A	States that Huntsman House and Kennel Cottages are "much altered" as are the pre-fabricated Boulton and Paul buildings on the site. States that they should not be included within the Conservation Area. States that a new use will need to be found for the former kennels site and inclusion in the Conservation Area would be "detrimental to this aim".	Whilst it is agreed that various buildings on this site are much altered, it is still considered they make a positive contribution to the character and appearance of the Conservation Area due to their architectural and historic interest. It is not considered that the designation of this area with Conservation Area status would be incompatible with finding new long-term sustainable uses for this site. If the site needs to be substantially altered for these new uses, the proposals should preserve or enhance the Conservation Area. No amendment is required.

Resident A	Questions why bungalows of no merit to the south of Meesden Corner Cottage are included in the Conservation Area.	These buildings make a neutral contribution to the Conservation Area. Development on these sites would have the potential to greatly impact on the character and appearance of the Conservation Area. These buildings are in the existing Conservation Area boundaries and no changes are proposed aside from extending the boundary to cover the garden of the westernmost bungalow. It is good practice to follow property ownership lines as it makes designations more understandable as running a boundary through a site without a good reason would be confusing, especially if it only involves a small amount of land. No amendment is required.
Resident A	Notes that the extension of the Conservation Area around Bonnymead Cottage will protect the view of the village from Hormead Road.	Noted.
Resident A	The eastern end of the land north-east of Downhall Barn (proposed for inclusion within the Conservation Area) is not currently used and “it would be unfortunate if its inclusion was to prevent it from being found a use and thus tidy it up”.	It is not considered that the inclusion of this land would prevent it being tidied up or a use being found for it. No amendment is required.

Resident A	The building noted as making a negative contribution to the Conservation Area is the remains of a gas house for the Hall Stables.	Noted.
Resident A	Does not live within the Conservation Area and found out about the consultation by accident. They own many buildings within the Conservation Area. States that the policy to only inform residents of the consultation excludes other stakeholders.	The consultation process followed has been equal to all other Conservation Area consultations carried out in East Herts. The consultation process followed far exceeds the minimum legal requirements. EHDC do not hold property ownership records and it would be unworkable to trace all landlords for consultations.
Resident B	Suggests that the Conservation Area boundary should be greatly extended to include surrounding open space and houses, including at Borley Green and Washall Green, to protect views of the village and the surrounding land.	The qualities of these elements of the surrounding natural environment are not disputed. However, they fall outside the criteria to be used when designating a conservation area, which is, 'does the area have special architectural or historic interest?'. Paragraph 127 of the NPPF states that: "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the

		<p>concept of conservation is not devalued through the designation of areas that lack special interest". The respondent does not identify any such special interest on these patches of land which might justify their inclusion. There is an important difference between the conservation of the built environment (which is the purpose here) and the protection of the natural environment – a separate matter not covered under conservation area legislation. Therefore no amendment is required.</p>
Resident B	<p>Notes that we seek to protect open spaces within the village and states "with this I strongly agree as I feel they add to the charm of villages like Brent Pelham".</p>	<p>Noted.</p>
Resident C	<p>Thanks us for a comprehensive and detailed study.</p>	<p>Noted.</p>
Resident C	<p>States that the village has four approaches, and the northern, north-western, and south-western approaches have been addressed in the document. However, they state that the eastern approach has not been addressed, and they consider that the conservation area</p>	<p>Pelham House is a much altered and extended early-C20th house (which replaced the demolished Howlet Hall). It is set back from the road and is too far removed from Down Hall Farmhouse to be included for the limited visual</p>

	boundary should be extended to include Pelham House.	contribution it makes to the surrounding area, and the land in-between Pelham House and Down Hall Farmhouse is not of special interest. No amendment is required.
Resident D	Found the report interesting and learned a lot about this history of the village.	Noted.
Resident D	Informed us that the name of a house has been changed, and the name that appears on the draft Character Analysis map is incorrect.	The map has been amended appropriately.
Resident D	Questions the inclusion of a tree shown on the draft Character Analysis map.	We agree with the issue raised and this tree has been removed from the Character Analysis map. However this has no bearing on the legal responsibility of owners to inform EHDC before undertaking works to trees in Conservation Areas.
Resident E	Requests an explanation of Article 4 directions, but does not object to the proposed Article 4 direction.	The document does not include an Article 4 direction. However, a recommendation for EHDC to pursue an Article 4 direction is included in the management proposals. If EHDC decides to pursue an Article 4 direction for this

		and other conservation areas, this would be subject to a separate consultation process. Information on Article 4 directions is provided on the Conservation Areas page of the EHDC website.
Resident E	Notes that the Grade II listed Bridge Cottage was only mentioned twice in the document.	Following confirmation from the owner a photograph of Bridge Cottage was taken and is included in the final document.
Resident E	Notes that the areas proposed for inclusion and exclusion could be identified more clearly in the text and accompanying map.	We will take this comment on board for future consultations.
Resident E	Consideration should be given to designating the village hall as a Grade II Listed Building.	This is a matter for the Parish Council and local residents. Applications for Listing are made to Historic England, and are not dealt with by EHDC.