

# ANSTEY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## DRAFT FOR CONSULTATION 2018

Consultation period 22 October - 3 December 2018.



**Top: heavy wooden arched knee brace construction detail of Lych-gate to church probably dating from the 15th century, perhaps earlier; below part of 20th century stained glass in church. The latter commemorates the 292 USAAF airmen who were killed in action flying B17 Flying Fortresses in WW11 from nearby Nuthamstead air base. Ten airmen were lost in one take off incident when a fully laden plane crashed near the church. The names of all those who died are etched in the wings of the butterflies.**

**East Herts District Council, Pegs Lane, Hertford, SG13 8EQ**

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Plan 1 - Existing conservation area on historic map (1874-1894).

Plan 2 – Character Analysis Plan/key.

Plan 3 – Management Plan/key.

# ANSTEY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## DRAFT FOR CONSULTATION

2018

This document has been produced by officers of East Hertfordshire District Council to assess the current condition of the Anstey conservation area, to identify where improvements can be made and to advise of any boundary changes that are appropriate. The document is in draft form and will be subject to public consultation and agreement by District Council Members.

The content of Appraisals written from 2016 which include this paragraph may differ from predecessor documents. Selected revisions have been incorporated to reflect content and policies set out in the District Plan which was adopted on 23 October 2018, changes to legislation, nomenclature, consolidation, and other improvements resulting from experience gained to date. This process is ongoing.

~~The content of Appraisals written from 2016 which include this paragraph may differ from predecessor documents. Selected revisions have been incorporated to reflect changes to legislation, the emerging District Plan, nomenclature, consolidation, other improvements resulting from experience gained to date. This process is ongoing.~~

The document will be subject to public consultation a process that will be advertised separately. Any comments received (omitting personal details) will be available for public inspection. To comply with data protection legislation the local planning authority will destroy such personal details provided within six months of adoption of the appraisal.

It has not been possible to access some areas and rear boundaries. In such cases interpretation of information provided has been taken from satellite information. This also applies to the diagrammatic plotting of a number of trees and hedgerows.

### 1. INTRODUCTION.

1.1. The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of conservation areas can be perceived to interact in a

complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and the many interested persons who appreciate and visit them.

1.2. East Hertfordshire District has a particularly rich and vibrant built heritage, featuring 42 Conservation Areas and approximately 4,000 fine listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

1.3. The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road rail and air, make it a popular destination to live and work. In addition to London a short commuting distance away, the District is influenced by other factors beyond its administrative area, such as Stansted Airport and the towns of Harlow, Stevenage, Royston and Cambridge. With such dynamics it is inevitable that the historic environment will be subject to pressures which emphasize the need to protect it.

1.4. The previous Local Plan adopted in April 2007, recognised these facts and committed the Council to review its conservation areas and their boundaries, a process which is now nearing completion. The replacement District Plan which was adopted on 23 October 2018 contains the current policies affecting conservation areas.

~~1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognises these facts and commits the Council to review its conservation areas and their boundaries. The production of this document is part of this process.~~

1.5. Conservation areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the conservation area.

1.6. This Appraisal recognises the importance of these factors and will consider them carefully. Once approved this document will be regarded as a 'material consideration' when determining planning applications.

Where appropriate the documents put forward simple practical management proposals to improve the character of the conservation area and which are capable of being implemented as and when resources permit.

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field workers observations made from the public realm and seldom involve internal inspection or discussions with owners. Thus such recommendations contained in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional information. Similar considerations apply to estimating dates of buildings and also to their legal status in relation to householder permitted development rights (i.e. either being considered as single dwellings or alternatively as flats). Similarly with respect to assessing whether a building is curtilage listed.

1.8. This Conservation Appraisal will:

- Identify the special character of the conservation area.
- Identify elements that should be retained or enhanced;
- Identify detracting elements;
- Review the existing boundaries;
- Put forward practical enhancement proposals;

1.9. The document will be prepared in partnership with the Parish Council and the local community through the consultation process.

1.10. Acknowledgement and thanks are recorded to Hertfordshire County Council who's Natural Historic and Built Environment Team has been particularly helpful.

1.11. This document is written in three parts: Part A - Legal and Policy Framework; Part B - Appraisal; Part C - Management Proposals.

## **PART A - LEGAL AND POLICY FRAMEWORK**

### **2. LEGAL AND POLICY FRAMEWORK.**

2.1. The legal background for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate conservation areas, which are defined as being *'areas of special*

*architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance*'. **The same section of the Act also requires that Councils undertake periodic reviews.**

**2.2. Section 71 of the Act requires Councils to 'formulate and publish proposals for the preservation and enhancement' of conservation areas and hold a public meeting to consider them.**

**2.3. Within conservation areas there are additional planning controls and if these are to be supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.**

**2.4. Planning permission is required for the demolition of a building in a conservation area but is subject to certain exceptions<sup>\*</sup>. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the conservation area above a threshold size set out in legislation<sup>\*\*</sup>. Looking for and assessing such buildings is therefore a priority of this Appraisal.**

**[\\*One exception in this rural community relates to buildings used for agriculture erected since 1914.](#)**

**<sup>\*\*</sup> The demolition of a building not exceeding 50 cubic metres is not development and can be demolished without planning permission. Demolition of other buildings below 115 cubic metres are regarded as 'Permitted Development' granted by the General Permitted Development Order, subject to conditions that may require the Council's 'prior approval' regarding methods of proposed demolition and restoration.**

**2.5. Certain ecclesiastical buildings (which are for the time being used for ecclesiastical purposes) are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the 'ecclesiastical exemption'. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.**

**2.6. The Town and Country Planning (General Permitted Development) (England), Order 2015 ([further](#) amended) defines the range of minor developments for which planning permission is not required and this range is more restricted in conservation areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a conservation area.**

**2.7. However, even within conservation areas there are other minor developments associated with many non-listed buildings that do not require planning permission. So as to provide further protection the law allows Councils to introduce additional controls if appropriate. Examples of such controls can commonly include some developments fronting a highway or open space, such as an external porch or the demolition of some gates, fences or walls or their alteration. The removal of existing important architectural features that are important to the character or appearance of a conservation area such as chimneys, traditional detailing or materials, distinctive porches, windows and doors or walls or railings can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions needs to be made in justified circumstances where a clear assessment of each conservation area has been made. In conducting this Appraisal, consideration will be given as to whether or not such additional controls are appropriate. The Council has introduced a similar Article 4 Direction elsewhere in the District.**

**2.8. Works to Trees. Another additional planning control relates to trees located within conservation areas. Setting aside various exceptions principally relating to size, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide whether to make the tree/s subject to a Tree Preservation Order. This Appraisal diagrammatically identifies only the most significant trees or groups of trees that make an important contribution to the character of the conservation area, particularly when viewed from the public realm. Other trees not specifically identified may still be suitable for statutory protection. There are several Tree Preservation Orders within the conservation area.**

**2.9. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location and extent of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species. The Regulations do not apply to domestic garden hedges.**

**2.10. National Planning Policy Framework 2018. The principle emphasis of the framework is to promote sustainable development which has three main objectives which are Economic, Social and Environmental. Achieving good design is a key aspect of sustainable development and new development should make a positive contribution to local character and distinctiveness.**

**2.11. Of particular relevance to this document, the National Planning Policy Framework advises as follows:**

**Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.**

- **Conservation Areas.** Such areas must justify such a status virtue of being of special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest.
- **Heritage assets.** Heritage assets range from sites and buildings of local historic value to those of the highest significance. They are an irreplaceable resource and should be conserved in a manner appropriate to their significance to be enjoyed by present and future generations.
- **Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight.** For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced judgment reached. Substantial harm to or loss of a grade II Listed Building or Registered Park or Garden should be exceptional whilst similarly, substantial harm to heritage assets of higher status, e.g. those listed grade I or II\* should be wholly exceptional.
- **Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be treated favourably.**
- **The use of Article 4 Directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the well being of the area.**
- **Green Spaces.** Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

**2.12. East Hertfordshire’s environmental initiatives and Plan Policies.** East Hertfordshire is committed to protecting conservation areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering an Historic Buildings Grant Service. With regard to the latter grants are awarded on a first come first served basis in relation to works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. The maximum grant will not normally exceed £2,000.

**2.13. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on line and on request. These guidance notes on the preservation and repair of historic**



materials and buildings' provide useful information relevant to the preservation and enhancement of conservation areas. They will be updated as resources permit.

2.14. The Council also has a 'Heritage at Risk Register', originally produced in 2006, and further updated. This document is available on the Council's website. There are no such properties identified in Anstey.

2.15. The previous Local Plan adopted in April 2007, recognised these facts and committed the Council to review its conservation areas and their boundaries, a process which is now nearing completion. The replacement District Plan which was adopted on 23 October 2018 contains the current policies affecting conservation areas.

~~2.15. The East Herts Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to conservation area and historic building considerations. The Local Plan and its policies can be viewed on the Council's website or a copy can be obtained from the Council (contact details are set out in section 7).~~

~~2.16. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council has is in the process of preparing a new planning policy document which willhas replaced the 2007 Local Plan. This will be known as the East Herts District Plan (DP), which was adopted on 23 October 2018. Once adopted the DP will contain the relevant Council planning policies. As currently drafted this emerging District Plan and advises that development in conservation areas should, inter alia, have regard to ~~conform with the content of these~~ Appraisals.~~

2.17. Anstey Conservation Area was designated in 1981.

## PART B - APPRAISAL

### 3. ORIGINS AND HISTORICAL DEVELOPMENT

3.1. There are about 30 records within the existing conservation area held by the County Historic Environment Records. Many of these relate to Listed Buildings, some descriptions being included later in this document. Some other interesting entries relate to Anstey Castle traditionally attributed to Eustace, Count of Bologne and later believed to be demolished by Nicolas Anstey in 1218. The village is likened to a

string of linked Ends and Greens.

**3.2. Several moated sites are identified, possibly of medieval origin. Another particularly interesting inclusion is that of a smock mill\* which was demolished in 1921. It was built circa 1860 and demolished in 1921 following being struck by lightning in 1919. The description advises a mill stood on or near this site (Silver Street, Snow End) from the 13th century.**

\*A smock mill is a type of windmill that consists of a sloping tower often with six or eight sides and topped with a rotating cap to bring the sails into the wind.

**3.3. Prehistoric. Unknown to the fieldworker.**

**3.4. Roman settlement. Possible as early 20th century excavation reported fragments of Roman sherds although others consider these were more likely to have been medieval Herts Grey Ware.**

**3.5. The Domesday Book was a census commissioned by William I in 1086. In relation to Anstey it advises *The Count (Eustace Count of Bologne?) himself holds Anstey. It is assessed at 5 hides. There is land for 120 ploughs. In demesne 5 Hides...There 8 villans with a priest and 6 bordars have 5 ploughs...There are 5 cottars and 6 slaves, meadow for half a plough, pasture for the livestock woodland for 50 pigs. In all it is and was worth £14.***

*Also in Anstey Payne holds half a hide of Hardwin. There is land for 1 1/2 ploughs...with 4 bordars and 4 cottars and 1 slave. Meadow for 1/2 a plough, pasture for the livestock, woodland for 12 pigs. This land is worth 20s, when received 10s.*

**3.6. Interpretation: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres. A 'villan' was a peasant legally tied to land he worked on and of higher economic status than a 'bordar '. A cottar is a tenant occupying a cottage in return for services. 'Demesne' essentially means land belonging to the lord of the manor.**

**3.7. Anglo Saxon. Unknown to fieldworker.**

**3.8. Medieval settlement. An abbreviated description from the County Historic Environment Records for Anstey describes the village as being a collection of medieval hamlets guarded by a Norman castle with a small settlement developing around the motte and bailey where the castle church and later manor house form a group. The church dates from the 12th century and there are several buildings dating from the later Medieval period, the 15th century. There have been Medieval pottery finds.**

**3.9. The 19th century. A picture of the settlement as it can be recognised in part today is set out in Kelly's Directory of 1874 which refers as follows:** *Anstey is a village and parish 4½ miles north east from Buntingford Station...The church is cruciform...The church was restored in 1871...and has been furnished with a new pulpit and other greatly improved fittings. Here is a National School for Boys and Girls; average attendance 50. The Primitive Methodists have a small chapel here. A castle formerly stood here, the mound and moat of which may still be seen. The soil is mixed, chiefly heavy; subsoil clay and chalk, with small quantities of gravel. The crops are principally on the four course shift... the population in 1871 was 412.*

**3.10. Commercial activities, in addition to the unsurprisingly predominance of farmers listed in Kelly's at this time, there were as followsthe following:** shopkeeper, beer retailers (2), miller and shopkeeper, butcher, blacksmith and beer retailer, draper and general dealer, Chequers PH.

**3.11. Mapping from 1874 -1894 (which appears disjointed - see Plan 1) identifies the location of some of the activities listed above. It shows the string of settlements very sparsely developed with a Rectory and moats at Hale Hill; a Primitive Methodist chapel, now demolished, at Cheapside (interpreted as being on the north side of the road); the castle mound; The Hall; a school for Boys and Girls; several chalk pits at Snow End; a corn windmill north of Silver Street and what may be allotments to the south of Silver Street. Little change seems to have occurred until the mid 20th century with the building of Moatside and Bury Field and later the Two Acre Farm housing area which appears to have replaced a large piggery complex.**

**3.12. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises several names, a selection of which is included thus: Anestige, Anestei 1086, Ansti 1271, Anstey ad Castrum 1642-1660. Name possibly derives from Anstig - a narrow path, possibly the steep ascent to site of Anstey castle.**



Picture 1. War Memorial 1921, presumed as being the dedication and unveiling ceremony.  
Reproduced courtesy of Ann McNeill.

3.13. Plan 1 shows the existing Conservation Area plotted on historic map (appears disjointed) dating from 1874-1894.

#### 4. ENVIRONMENTAL DESIGNATIONS AND CRITERIA USED TO IDENTIFY OTHER IMPORTANT ENVIRONMENTAL FEATURES

4.1. Scheduled Ancient-Monuments. A National designation. There are three **such ancient monuments** in the existing conservation area (two in revised conservation area).

4.2. Areas of Archaeological Significance. Designated locally by EHDC on advice from HCC. The areas identified by this Appraisal are areas as shown on the Council's most up to date mapping and may sometimes differ from that shown on the adopted Plan. The identification and refinement of such areas is an ongoing process.

4.3. Listed buildings. A National designation. Individually listed buildings have been identified, plotted and a selection is briefly described, such abbreviated descriptions being based on the national list, occasionally with additional comments *in italics* by the fieldworker. Full descriptions can be obtained on line at Historic England's website [List.HistoricEngland.org.uk](http://List.HistoricEngland.org.uk) Listed buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

4.4. The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage. The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing, the physical layout and functional relationship of structures to each other; ownership, past and present and use or function, past and present. Structures need to be ancillary or subordinate to the main Listed Building and form part of the land and not be historically independent. Protection is granted to such objects or structures within the curtilage of a Listed Building if they were built prior to July 1, 1948. In determining the extent of a Listed Building and its curtilage, a key assessment will be to examine the situation at the time of listing.

4.5. Non listed buildings of quality and worthy of protection. Several other non-listed buildings and structures that make an important architectural or historic contribution to the conservation area are identified by this Appraisal. The basic questions asked in assessing such buildings/structures are:

- (a) Is the non listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?
- (b) Does the building contain a sufficient level of external original features and materials?
- (c) Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance particularly in respect of the front elevation?
- (d) Is the building visually important in the street scene?
- (e) Determining which properties to include or which to exclude is occasionally a matter of difficult judgement.

**4.6. Important trees and hedgerows are identified by this Appraisal. Their positions are shown very diagrammatically indeed and access to some rear areas has not been obtained. In such cases the information provided has been based on interpretation of satellite information. The basic criteria for identifying important trees and hedgerows are:-**

- (a) They are in good condition.
- (b) They are visible at least in part from public view points.
- (c) They make a significant contribution to the street scene or other publicly accessible areas.

**4.7. Open spaces or gaps of quality that contribute to the visual importance of the conservation area where development would be inappropriate are identified by this Appraisal. The basic question asked in identifying such areas is does the open space or gap form an important landscape feature contributing to the general spatial quality and visual importance of the conservation area? Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.**

**4.8. Other distinctive features that make an important visual or historic contribution are identified by this Appraisal. In relation to walls and railings those at and above prescribed heights in a conservation area 1m abutting a highway (including a public footpath or bridleway, waterway or open space) or 2m elsewhere, are protected and require permission for their demolition.**

4.9. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances. The Appraisals undertaken to date have identified elsewhere in the District that many historic architectural features of quality remain unaltered on some non listed buildings but, on the other hand, the exercise of Permitted Development Rights has eroded other parts of some conservation areas. Should Members decide to proceed with such an initiative, such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled. (Update: Members have ~~tested the impact of~~ introduced an Article 4 Direction ~~in 2016~~ elsewhere in the District and may introduce others as resources permit).

- Chimneys, in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots.
- Selected windows, on front or side elevations, fronting and visible from the street/s, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by disruptive modern glazing units.
- Other features might include good quality architectural materials and detailing constructed of wood, metal or other materials.
- Walls or railings which make a positive architectural or historic contribution to the visual appearance of the conservation area.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.

4.10. Features that are out of character with the conservation area and detract or are in poor repair are identified.

4.11. Important views are identified.

4.12. Conservation area boundaries. In suggesting any revisions to the conservation area boundaries, principal consideration is given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved. The conservation area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the conservation area's setting and is distinct from open

farmland. Current advice from Historic England advises against the inclusion of agricultural land forming part of the wider landscape.

~~In respect of the latter the document published by Historic England (Conservation Area Designation, Appraisal and Management – 2016) advises that Conservation area designation is not generally an appropriate means of protecting the wider landscape...~~

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4.13. Local Wildlife sites. Those shown are identified on the emerging District Plan (which may differ from those on the Adopted Plan due to updates). There are two within/partly within the Anstey conservation area.

## CHARACTER ANALYSIS

5.1. General Landscape setting. The Council's Landscape Character Assessment produced in 2007 (which is Supplementary Planning Guidance) identifies the distinct landscapes of the District in terms of their wider settings. The conservation area is located within Area 148 Anstey and Pelhams Plateau. The landscape is described as being *ancient... with frequent settlements containing a high proportion of vernacular properties.*

5.2. General overview. Positive attributes. Anstey is remote and rural and consists of several groupings of historic buildings strung out along a long narrow winding road. There are two principal concentrations of historic buildings: firstly in the centre of Anstey around and to the north of Anstey Hall and a grouping at Snow End. Many of the listed buildings have thatched roofs. There are three Scheduled Ancient Monuments (two in revised area), the most important and prominent of which is to the north of Anstey Hall. Several other non listed important buildings worthy of retention have been identified as have large numbers of trees and hedgerows.

5.3. Negative attributes. There are groupings of later residential developments with very limited historical or architectural interest. The fence adjacent to the site of the Blind Fiddler PH in the centre of the village ~~could be improved.~~ needs repairing. Recent discussions with the owner have been positive and it is hoped repairs will be implemented.

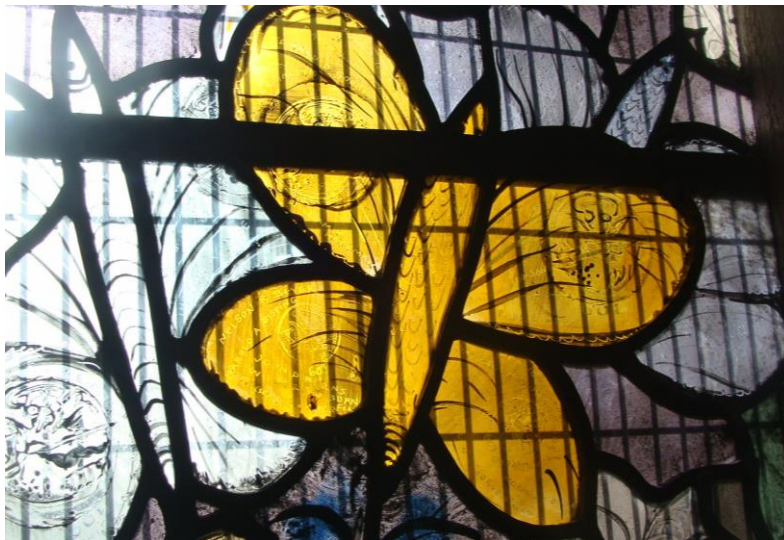
5.4. Very large areas of open countryside are proposed to be excluded from the conservation area as their inclusions are contrary to Historic England advice (see previous reference).

**5.5. Individually Listed Buildings.** There are 27 listed buildings/groups within the existing conservation area (24 in the revised area). Of the former total, 37% date from the 17th century, 22% from the 16th century and 15% from the 15th and 18th centuries each. The 12th (church), 19th (well head and shelter) and 20th (telephone kiosk) centuries are also represented.

5.6. The above buildings are grade II except the church which is Grade I.

**5.7. Individually Listed Buildings.** A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below. Any comments by the fieldworker are in *italics*.

5.8. Church of St George - Grade I. Late 12th century central tower chancel and transepts rebuilt in late 13th century, 14th century nave and aisles, late 15th century south porch. Roofs lowered in 1831. Carefully restored 1871-2 by William Butterfield (1814-1900). Repairs by Sir Arthur Blomfield 1907. Flint rubble with stone dressings. Metal roofs of low pitch behind parapets. A fine cruciform church with chancel, 4-bays clerestoreyed nave, north and south aisles, transepts, south porch and central tower with battlements and spike. Unusual semi-circular lower stages to 13th century diagonal buttresses. Central tower of 3 stages with embattled parapet and Herts spike. Transept largely occupied by organ but also large iron bound medieval chest. *Unusual 20th century stained glass windows commemorating nearly 300 young Americans who were killed whilst serving in the 398th Bomb Group of the USAAF. Their names appear in the wings of butterflies etched on the stained glass.*



Picture 2. Detail of 20th century stained glass in church commemorating the presence of the United States Air Force at nearby Nuthampstead WWII airbase. Look closely and you can see some of the names of those who were tragically killed in action.





Picture 3. Church of St George which dates from the 12th century.

**5.9. Lych-gate Grade II. Lych-gate incorporating a lockup. 15th century or earlier, lockup enclosed in flint and brick walls in 1831. Timber frame on red brick sill walls uncoursed flint with grey brick quoins to lockup, and hipped old red tile roof with gablets. A small, single-storey rectangular structure... the square lockup occupies the east 2/5ths. 3 heavy chamfered square posts in line on the central long axis support**

the rest of the structure. Arched knee-braces in the head of the central opening. In use as the parish cage up to the early 20th century.



Picture 4. Lych-gate and lockup, the latter being in use until the early 20th century.

**5.10. Anstey Hall - Grade II. Manor House. Mid 17th century south range, earlier north range, early 19th century east garden front. Timber frame plastered, plastered red brick early 19th century casing to south front, and steep hipped tiled roofs. A large square 2-storeys house. On the site of the capital messuage (*house and outbuildings*) which replaced the castle as the Caput (*head*) of the Manor.**

**5.11. Wellhead and Shelter - Grade II. Well head and shelter. Early 19th century. Cast iron wellhead, timber shelter and octagonal pointed slate roof with finial. A large openwork cast iron wellhead on an island at crossroads with an octagonal shelter on oak posts thickened by spurs at the base. Large flywheel on south side with mounting for handle on one of its four serpentine spokes. Trestle of 3 stages constructed of 2 parallel castings spaced apart. Small gear on spindle from flywheel drives large gear mounted on top spindle with a flanged winding wheel at its centre. A picturesque village feature of special social and technological interest. *Some may consider the presence of local information notices on hoarding within the structure detracts.***



Pictures 5-6. As the listed building says this is *A picturesque village feature of special social and technological interest*. However there is an opportunity to consider inexpensive improvements that would much improve the quality of this most unusual feature. In the authors opinion the notice board hoarding detracts.

**5.12. Barn at Anstey House - Grade II.** Late 16th century west part, late 17th century east part. Timber frame on red brick sill, white weatherboarded on south, rear (north) side roughcast on road side. Steep, hipped thatch roof. A long barn with low side-walls and tall roof. 18th century leaded casement windows to convert it to a coachman's house. *Original thatched roof no longer exists - replaced.*



Picture 7. Barn at Anstey House. A prominent historic feature in the street scene.

**5.13. Chappells Cottage, Cheapside - Grade II. Later 17th century, north bay later. Timber frame on red brick plinth, white weatherboarded with a steep thatched roof. 2 eyebrow dormers on east with cast iron casements, ~~and~~ plank door under gabled tiled hood. Interior has axial beams and wide fireplace.**



Picture 8. Chappells Cottage, Thatched roofs are an important feature in Anstey.

**5.14. Telephone kiosk, 30 m. north-east of Wellhead and Shelter - Grade II. Type K6. Designed by Sir Giles Gilbert Scott. Made by Lion Foundry Co Ltd. Cast iron. Square kiosk with domed roof. Unperforated Elizabeth II crowns to top panels and margin glazing to windows and doors.**  
*Appears to be in working order but in need of a good 'clean-up.'*



Picture 9. 20th century listed telephone kiosk. Would benefit by undertaking minor repairs and cleansing and if necessary repainting.

**5.15. Well Cottage - Grade 11. 17th century, matching north part 1865. Timber frame, white weatherboarded with steep thatched roof. A 1½ storeys, 3 cells, end chimneys plan house facing east. 3 dormer windows of 2-light casements cut into thatch at eaves. Lean-to weatherboarded and thatched porch central to older south part.**



Picture 10. Well Cottage one of a number of important thatched properties in the local street scene.

**5.16. Hillside - Grade II. 16th century heightened to 2 storeys after fire in mid 20th century. Timber frame roughcast with red tile hung 1st floor and red pantiled roof. A long, originally single-storey house now of 3 unequal bays, facing south possibly representing a hall. Large external east gable chimney with former wide fireplace now enclosed in later single-storey east extension. An important late medieval building associated with the church.**

**5.17. Essex Cottage - Snow End - Grade II. 16th century or earlier. Hall floored and chimney inserted in 17th century. Restored in 20th century. Timber frame roughcast with steep half-hipped thatch roof.**

Interior has evidence of former open hall, with slots for braces in bay posts in south bay flanking inglenook.



Picture 11. Snow End and Essex Cottage in foreground, part of a group of important listed properties principally dating from the 16th century.

**5.18. Clare Cottage - Snow End, Grade II. Late 17/early 18th century. Timber frame on stuccoed sill, roughcast front with corner battens and dark weatherboard west gable. Steep old red tile roof with bellcast eaves.**

**5.19. Scheduled-Ancient Monuments. There are three **such ancient monuments** in the existing conservation area (two in conservation area as amended). General: Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte and bailey castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.**

**5.20. Anstey motte and bailey castle to north of Anstey Hall. The monument includes a motte and bailey castle situated at the south end of a broad spur, adjacent to the Norman church of St George's. It survives as a large flat-topped motte. Surrounding the motte is a water filled ditch with a causeway to the south-east. To the north and east of the motte is the L-shaped bailey which is still surrounded on its north-**

western and north-eastern sides by a dry ditch. Within the projected area of the bailey, just east of the motte, is a square-shaped landscaped mound surrounded by a dry ditch. Its position and shape are incongruous with the bailey and it is considered to be a later ornamental addition. In 1902 excavations carried out by R T Andrews on the eastern edge of the motte summit revealed a trapezoidal foundation of flint dug circa 46 cm deep into the boulder clay. Fragments of tile and 13th century pottery were also found. The castle is attributed to Eustace, Count of Cologne, who held the manor at Domesday. In 1218 Nicholas de Anstey was ordered to reduce his castle which was in the king's hands in 1225.



Picture 12. Part of the Anstey Motte and Bailey site, an important Scheduled Ancient Monument attributed to Eustace Count of Cologne.

**5.21. Moated mound near Hale Farm (south of Anstey House). No information immediately available from Historic England as record has been generated from an "old county number" scheduling record. County records describe it as *a mound within a small rectangular water-filled feature, possibly medieval but also possibly a prospect mound in a post medieval formal garden*. It is close to another moated site within Anstey House perhaps dating from the 17th or 18th century.**

**5.22. For information there is a third scheduled site at Pain's End (now beyond the conservation area) which is believed to be the remains of a homestead moat possibly of medieval date. No trace of a structure.**

**5.23. Areas of Archaeological Significance. ~~Much of the conservation area is so designated.~~ Much of the built up part of the conservation area is so designated although the large eastern section of open countryside (now excluded from the conservation area) is not.**

**5.24. Important buildings within the curtilages of Listed Building.** The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage.

**5.25. Group of 4 buildings to the north of Anstey Hall. Presumed former agricultural barns, now residential and garaging. Various of flint render and timber boarding; tiled and slate roofs.**

**5.26. Other non listed buildings that make an important architectural or historic contribution.** This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These generally date from the late 19th/ early 20th century and are an important element in the high environmental quality of the conservation area and make a positive contribution to its built form and historical evolution. Any Important architectural features they possess and worthy of retention are identified.

**5.27. High Hall, Mill Lane. Of mid/late 19th century date. Brick construction with hipped slate roof; 2 No. chimney stacks. 3 range vertical sliding sash windows to first floor. Central decorative portico (not examined or dated) and entrance door with flight of steps. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 13. High Hall a prominent 19th century building of good proportions worthy of retention.

**5.28. Barn at High Hall Farm. Of 19th century date. Weatherboarded farm building on brick and flint base with slate roof adjacent to the public road and prominent in the street scene. An Article 4 Direction to**



provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 14. Prominent barn in the local street scene - High Hall Farm worthy of retention.

**5.29. Agricultural barn at High Hall Farm. Probably of mid/late 19th century date. Principally weatherboarded with slate roof. Largely unaltered with large central entrance to front elevation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 15. 19th century agricultural barn of historic and architectural interest associated with High Hall Farm probably from mid/late 19th century.

**5.30. The Hale, Mill Lane. At furthest eastern extremity of the conservation area and to the east of Anstey House. Probably of mid 19th century date. Of brick construction with three range vertical sliding sash windows to first floor. Slate roof with 2 No. chimneys. Later central canopy detail. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 16. The Hale - makes a worthwhile architectural and historic contribution to the conservation area in this location.

**5.31. The Union Chapel. Dating from the early 20th century. Of brick construction with slate roof and decorative ridge tiles. Central entrance door to front and three range window to side. This building seems to have replaced an earlier original Primitive Methodist chapel to the north, now demolished. Commemorative stone reads *This stone was laid to the glory of God by J. C. Wilkerson Esq. October 27 1902*. This building and window openings with central entrance and brick hood moulding and label stops is/are most worthy of retention.**



Picture 17. The Union Chapel, of early 20th century date apparently replaced a Primitive Methodist Chapel at Cheapside to the north.

**5.32. Nos.1-6 Castle Cottages. Of block construction painted/rendered. All with original roof chimney and date plaque (1920) detailing. Mostly with original entrance canopies to side. Two have later extensions but executed in a sympathetic manner. Despite late window detailing, and on balance, these early 20th century properties have sufficient architectural and historic value to be protected and retained. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 18. Nos. 1-6 Castle Cottages. Dating from 1920 these properties on balance are considered to be of sufficient quality to be protected and retained.

**5.33. School building in part. Parts of the old school remain and are visible from the main road. The brick and flint front elevation and bell tower are pleasing features and worthy of retention. However various extensions and additions elsewhere on the site are visually less satisfactory.**



Picture 19. Historic elements of original 19th century school building which make an historic and architectural contribution to the street scene.

**5.34. Church Gate Cottage and Anstey Hall Cottage, St Georges End. A large two storey rendered building probably of 19th century date with tiled roof and chimneys with pots. Inappropriate but subservient extension to Church Gate Cottage. On balance the whole is worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.**



Picture 20. Church Gate Cottage and Anstey Hall Cottage, St Georges End.

**5.35. Elm Cottage.** From preliminary consideration (albeit no detailed site inspection or discussion with owners, see reference at para. 1.7) and historic map inspection, the southern element of Elm Cottage is interpreted as being late 19th century of brick construction with hipped roof and centrally located chimney. The northern extension, although quite prominent is well designed and in keeping with the original in terms of design and materials. Therefore the building as a whole makes an important architectural and historical contribution and on balance the whole is considered worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 21. Elm Cottage A sensitive design and use of materials of new extension is successful and in keeping with the original.

**5.36. Other distinctive features that make an important architectural or historic contribution.** Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the

conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted.

5.37. Flint wall at High Hall Farm. Prominent feature in the farm complex. Of flint construction capped with typical 19th century rounded brick detailing. Not adjacent to the highway and less than 2m in height and thus unprotected by conservation area legislation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 22. Good quality 19th century wall at High Hall Farm worthy of retention and protection.

5.38. Wall to frontage of ~~Clare Cottage~~ Snow End House. Approx. 1m in height of brick and flint construction with rounded brick capping detailing.



Picture 23. Wall of brick and flint construction to front of ~~Clare Cottage~~ Snow End House.

5.39. War Memorial. Advised designed and built by G. Maile and Son London and dedicated in 1921 (see Picture 1). Celtic Cross with sword commemorating the local war dead of the Great War 1914-1919.



Picture 24. Fine stone War Memorial believed dedicated in 1921, see also Picture 1.

**5.40. Eastern boundary of church presumed brick/flint wall. Partly repaired but partly heavily covered in ivy. Condition of wall beneath ivy unknown. Suggest careful removal of ivy and if necessary initiate repairs.**



Picture 25. The condition of the eastern boundary of the church boundary wall? is unknown. Suggest explore further and consider implementing any necessary repairs.

**5.41. Boundary wall to Anstey Hall. Wall of high quality of flint construction with rounded brick capping. Height varies.**



Picture 26. High quality boundary wall to Anstey Hall - a prominent and visually important feature in the street scene.

**5.42. Tombstones in churchyard- see below.**

**5.43. Important Open Spaces.** The spaces identified below are most important and should be preserved.

**5.44. Churchyard.** Provides an open area accessible to the public with trees and well stocked with gravestones of historical interest, some chest tombs and several unusual wooden ones. Modern headstones are sensitively designed and in keeping. Spring flower covering enhances the general scene.





Pictures 27 -28. A verdant churchyard enhanced by spring flowers contains a wide range of interesting tombstones, many dating from the 19th century.

5.45. **Small green near Union Chapel.** Small triangular Green with maturing trees that forms a small but visually important space in the street scene.

5.46. **Wildlife sites.** There are two such Local Wildlife sites within or partly within the conservation area.

5.47. **Anstey Churchyard (ref. 16/030)** simply described as being building and environs important for Protected Species.

5.48. **The Hale Meadow (ref. 16/005).** This lies partly within and partly beyond the conservation area to the south and east of Anstey House. It is described as old unimproved neutral grassland supporting a good range of typical Boulder Clay species. Also uncommon flora beside lower pond. Important habitat for insects and birds. Ponds etc add habitat diversity.

5.49. **Particularly important trees and hedgerows.** Those trees and hedgerows that are most important are shown very diagrammatically on the accompanying plans. The detail of some has been taken from satellite information (where it is often difficult to differentiate between trees and hedgerows).

5.50. **Water features.** The moated water features at Anstey Hall and Anstey House within the revised conservation area are important both from a visual and historical perspective.

5.51. **Important views.** A selection as shown on accompanying plans.



**5.52. Elements out of character with the conservation area. The site offence adjacent to The Blueind Fiddler PH is in the centre of the village and a visual focal point. The site is untidy in some respects and would benefit from modest improvements including repair and replacement. Discussions have now taken place with the owner who has promised positive action. of part broken fence.**



**Pictures 29-30. The Blue Fiddler PH – broken boundary fence and open storage area detract.**



**Picture. Broken boundary fence between No. 1 Buryfield and adjacent PH detracts. The owner has promised a positive outcome.**

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**5.53. Throughout the conservation area there are utility poles with overhead services which detract to varying degrees. The ones considered to be most prominent are diagrammatically plotted. One near the PH is particularly prominent and others opposite Anstey Hall detract**

from the historic central core. In the first instance it is suggested the appropriate utility company be approached with a view to seeking their long term co-operation in reducing the visual impact of some of those considered most intrusive.

**5.54. Opportunities to secure improvements.** Consider if improvements could be made to the listed well head at cross roads in centre of village by removing or reducing impact of local information hoarding and notices. Consider minor repairs cleansing and general refurbishment of listed telephone kiosk. Explore condition of eastern wall to churchyard covered in ivy and initiate any necessary repair works. ~~Discuss potential of securing improvements at the Blue Fiddler PH.~~ **Monitor promised improvements to fence adjacent PH in centre of village.** The PC may wish to approach the relevant utility company to discuss the potential of securing selected improvements.

**5.55. Suggested boundary changes.** The detail of some of the boundary changes have been taken from satellite information by necessity due to limited public accessibility. It is proposed to amend the conservation area boundary as follows:

- (a) Extend the conservation area so as to include the entirety of the small triangular green to the north of the Chapel.
- (b) Exclude two large modern agricultural barns at High Hall Farm of no architectural or historic interest.



Picture 31. Modern agricultural barns to north of High Hall Farm to be removed from the conservation area because they are of no historic or architectural value.

- (c) Exclude two narrow linear areas of open countryside to north of Mill Lane and north of Anstey House. These pockets form part of the wider landscape and farmland.



Picture 32. One of two linear strips of agricultural land with undefined northern boundaries clearly forms part of the wider agricultural landscape and as such their exclusion is consistent with Historic England advice.

(d) Exclude a very large area principally of open countryside and agricultural land to the south of Mill Lane and east of Castle Cottages and extending further south to include land beyond Silver Street at Dawe's End. This very extensive area also includes a scatter of properties and smaller scale paddocks. Overall it forms part of the wider landscape, the inclusion of which is not consistent with National advice and local practice. Within this area are a number of properties mainly modern but also ~~three~~ a listed buildings (LB) protected by ~~their~~ it's own legislation. These properties include: a collection of farm buildings to south of Essex Cottage; Yew Tree Cottage, Nos. 1-2 Dawes's End Cottages; The Old Bell (LB); The Mayflower; Bell Cottage; Goldings; building south of Goldings on north west corner of Silver Street; Dove Cottage (LB); Welspen Thatch (LB). On reflection and following consultation the listed properties of Dove Cottage and Welspen Thatch together with the woodland adjacent to and to the north west of Welspen Thatch are proposed to remain within the conservation area.



Picture 33-34. Extensive tract of open countryside/ farmland between Mill Lane and Castle Cottages extending south to land beyond Silver Street now excluded from the conservation area being contrary to National advice and local practice.

**(e) Exclude field to west of Village Hall. This farmland is open and forms part of the wider agricultural landscape. Its exclusion is clearly in accord with Historic England advice.**



Picture 35. The field beyond the trees on the approach to the Village Hall clearly forms part of the open countryside.

**(f) Exclude large area of open agricultural/grazing land and modern agricultural barn north of St Georges End and west of Two Acre Farm stretching north to include Northey Lodge. Within this area there is a**

loose scatter of several residential properties at Pain's End. The latter are mainly modern and include Northey Lodge, Woodside Cottage, Brokers Retreat and property under construction on site of High Tree. Woodside Cottage is listed and there is a moated site at Northey Lodge; both protected by their own legislation. This area is interpreted as being part of the open countryside and beyond the obvious physical edge of the village at Two Acre Farm.



Pictures 36-37. Agricultural barn and area of open countryside north of St Georges End. Current national advice and local practice generally advise against the inclusion of such areas within a conservation area.

**5.56. General explanation of boundary amendments and retention of selected areas within the conservation area.**

**5.57. The retention of Anstey Hall area 'out on a limb' at the far eastern extremity within the conservation area and linked to the main body is considered appropriate because of its historical, architectural, visual and archaeological importance. There is one non listed building of note worthy of the protection afforded by conservation area status.**

**5.58. The retention of Bury Field and Moatside. The former consists of three pairs of semi detached houses with their steeply pitched roofs linked with single storey garages date from the mid 20th century. Whilst not of sufficient quality to be described as making *an important architectural or historic contribution* they are not unpleasing. Moatside, nearby and on the west side of the road has less architectural and/or historical value. However the two sites together with their environmentally attractive frontage trees are centrally located and perform a function in joining together two parts of the conservation**

area. Without their retention two separate conservation areas would be created and this would not be sensible. Therefore for these reasons the areas remain within the conservation area.

5.59. Retention of Two Acre Farm site. Whist of limited historic and architectural quality traditional design features common of their time have been achieved. On balance the site has remained within the conservation area.

5.60. With respect to areas of areas removed from the conservation area these include tracts of farmland and other land which has been interpreted as forming part of the wider landscape. The inclusion of such areas is contrary to local practice and national advice from Historic England (Conservation Area ~~Appraisal~~ Designation, ~~Appraisal~~, and Management Advice Note 1 - 2016~~8~~, paragraph ~~1273~~).

## 6. OVERALL SUMMARY.

6.1. Anstey's conservation area as proposed ~~is a linear village stretches along the main road from Mill Lane to Snow End. with~~ ~~There are~~ a number of high quality listed buildings, one particularly important Scheduled ~~A~~ncient Monument which illustrates its rich historical heritage. The latter spans the 900 years or so from the Norman Conquest right through to the present day where modern stained glass in the church commemorates USAAF servicemen who died in the Second World War, stationed nearby. There are a number of non listed buildings worthy of the additional protection afforded by conservation area status.

6.2. Some buildings from the mid 20th century detract to a modest degree but these are limited. Implementing current advice it is no longer considered appropriate to include large areas of open countryside which have now been removed. Subject to the latter boundary modifications it is considered that the Anstey Conservation area is worthy of its designation.

## PART C - MANAGEMENT PROPOSALS.

### 7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundary.* The revised boundary is shown on accompanying Management Plan to which the reader is referred and includes the following amendment/s.

(a) Extend to include the entirety of the small triangular green to the north of the Chapel.

(b) Exclude two large modern agricultural barns at High Hall Farm.

(c) Exclude two narrow linear areas of open countryside to north of Mill Lane and north of Anstey House.

(d) Exclude a very large area principally of open countryside and agricultural land to the south of Mill Lane and east of Castle Cottages and extending further south to include land beyond Silver Street at Daw~~e~~s End. Properties within this area include: a collection of farm buildings to south of Essex Cottage; Yew Tree Cottage, Nos. 1-2 Daw~~e~~s End Cottages; The Old Bell; The Mayflower; Bell Cottage; Goldings; building south of Goldings on north west corner of Silver Street ~~; Dove Cottage; Welspen Thatch.~~ (Following consultation Dove Cottage and Welspen Thatch and woodland adjacent to and to the north west of Welspen Thatch are proposed to remain in the conservation area).

(e) Exclude field to west of Village Hall.

(f) Exclude large area of open agricultural/grazing land and modern agricultural barn north of St Georges End and west of Two Acre Farm stretching north to include Northey Lodge. Within this area there is a loose scatter of several residential properties and include Northey Lodge, Woodside Cottage, Brokers Retreat and property under construction on site of High Tree.

**7.2. General Planning Control and Good Practice within the Conservation Area.** ~~All 'saved' p~~Planning policies are contained in the East Herts ~~Local District Plan Second Review~~ adopted in ~~April 2007~~October 2018. It is ~~currently~~ against this document and the National Planning Policy Framework (NPPF) that the District Council will process applications. The NPPF is supplemented by Planning Practice Guidance. One such guidance note of particular relevance is 'Conserving and Enhancing the Historic Environment'. ~~When the 2007 Local Plan is replaced by the District Plan the latter's policies will then be relevant.~~ District Plan policies HA1, HA4, HA5 and HA6 are particularly relevant.

**7.3.** Applicants considering submitting any application should carefully consider the relevant District Plan policies and if necessary contact Officers to seek pre-application advice.

Telephone 01279 655261 (For development proposals ask for Development Management. For general conservation advice ask for a Conservation Officer).

E-mail: [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk) Website: [www.eastherts.gov.uk](http://www.eastherts.gov.uk)

Or write to Development Management, East Herts. District Council, Wallfields, Pegs Lane, Hertford SG13 8EQ

7.4. Applicants may also wish to refer to one of the several Guidance Notes previously referred to which will be updated as resources permit.

7.5. *Planning Control - Potential need to undertake an Archaeological Evaluation.* Within the Scheduled Ancient Monuments and Areas of Archaeological Significance (~~as shown on either the adopted Local Plan or emerging District Plan~~), the contents of District Plan Policies BH1, BH2 and BH3 are HA1 and HA3 are particularly relevant.

7.6. *Listed Building Control and Good Practice.* Those buildings that are individually listed are identified. Other pre-1948 buildings, structures or walls within the curtilage of a Listed Building are similarly protected in law. District Plan Policy HA7 particularly applies.

7.7. Listed Buildings are a significant asset in contributing to the quality of the conservation area. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.

7.8. *Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution.* Within the existing conservation area this Appraisal has identified 8 unlisted buildings/groups of buildings that are considered to have sufficient qualities to be described thus. Any proposal involving the demolition of these buildings is unlikely to be approved. District Plan Policies HA2 and HA4 II particularly apply.

7.9. These buildings are High Hall, Mill Lane; 2 No. barns at High Hall Farm; The Hale, Mill Lane; the Union Chapel; Nos. 1-6 Castle Cottages; part of school building; Church Gate Cottage and Anstey Hall Cottage; Elm Cottage.

7.10. There are other distinctive features that are integral to some of the important unlisted buildings identified above that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing where protection could be provided by removing Permitted Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process



of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement.

**District Plan Policy HA4 I(f).**

**7.11. Planning Control – Other distinctive features that make an Important Architectural or Historic Contribution.** This Appraisal has identified several walls and other features that make a particular contribution to the character of the conservation area. These will be protected from demolition within the parameters of legislation **and relevant District Plan policies.**

**7.12. Planning Control – Important open land, open spaces and gaps.** This Appraisal has identified the following particularly important open spaces: Churchyard; small green near Union Chapel. These spaces will be protected. **District Plan Policy HA4 1(e) particularly applies.**

**7.13. Planning Control – Wildlife Sites. This Appraisal has identified two such sites; Anstey Churchyard and The Hale Meadow. District Plan Policy NE1 particularly applies.**

**7.134. Planning Control – Particularly important trees and hedgerows.** Only the most significant trees are shown very diagrammatically. It has not been possible to plot trees on inaccessible land. Subject to certain exceptions all trees in a conservation area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety. **District Plan Policy NE3 III particularly applies.**

**7.15. Planning Control – Water Features. Moated water features at Anstey Hall (also a Scheduled Ancient Monument) and Anstey House will be protected. District Plan Policy NE3 IV particularly applies.**

**7.146.. Planning Control - Important views.** A selection of general views is diagrammatically shown. **Policy BH6 is particularly relevant. District Plan Policy HA4 I(e) particularly applies.**

**7.157. Enhancement Proposals.** The Appraisal has identified several elements that detract which are summarised in the Table below together with a proposed course of action; other actions are also identified. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will generally be achieved only by the owner's co-operation.

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| Detracting element.  | Location.  | Proposed Action.  |
|--|--|---|
| <p><del>Open storage area</del><br/>and <del>b</del>Broken<br/>boundary fence.</p>   | <p><u>Adjacent to</u> The<br/>Blue<u>ind</u> Fiddler PH.</p> | <p>Contact owner to consider<br/>if improvements can be<br/>secured <del>to this sensitive<br/>central site.</del> <u>Owner<br/>contacted. Repair of fence<br/>now anticipated.</u></p> |
| <p>Selected Utility<br/>poles and overhead<br/>services.</p>   | <p>Various.</p>  | <p>PC may wish to discuss<br/>potential of improvements<br/>at selected locations with<br/>utility company.</p>   |
| <p>Consider the potential of improving the appearance of Well head gear<br/>and small green at crossroads in centre of village by removing or<br/>reducing impact of local information hoarding and notices.</p> |  |   |
| <p>Consider minor repairs cleansing and general refurbishment of listed<br/>telephone kiosk.</p>   |  |   |
| <p>Explore condition of eastern wall to churchyard and initiate any<br/>necessary repairs.</p>   |  |   |