



Report for:	Cat	AGENDA ITEM: 10
Date of meeting:	21 st	SUMMARY
PART:	1	

Title of report:	Hemel Hempstead Conservation Area: Character Appraisal & Management Proposals
Contact:	Councillor Andrew Williams, Portfolio Holder for Planning and Regeneration Dr James Moir, Lead Conservation Officer (Ext 2163) for Conservation & Design
Purpose of report:	To consider the adoption of the Hemel Hempstead Conservation Area Character Appraisal & Management Proposals for use in Development Management and Strategic Planning
Recommendations	That Cabinet: <ol style="list-style-type: none"> 1. Subject to any changes made pursuant to recommendation 2 below, adopt the Hemel Hempstead Conservation Area: Character Appraisal & Management Proposals as: <ol style="list-style-type: none"> a) Technical guidance for use in development management and to inform the Dacorum Local Planning Framework and; b) A material planning consideration for use in the determination of planning applications. 2. Delegate authority to the Assistant Director, Planning Development and Regeneration to publish the final Character Appraisal with any changes considered necessary (including those listed in Sections 3.1 and 3.2 and Section 5 of this report) in consultation with the Portfolio Holder for Planning and Regeneration and to publish the statement of public consultation.
Corporate objectives:	The Appraisal will make a significant contribution to the Council Priorities of creating a high quality environment and protecting green spaces, promoting regeneration, enabling a more varied housing offer and internally, committing to performance excellence by promoting best conservation practise.
Implications:	<u>Value for Money</u> This appraisal has been produced by consultants Heritage Forum as

‘Value For Money Implications’	part of the Heritage Improvement Study and represents value for money in terms of its thoroughness and attention to detail. The appraisal is intended to save officer time in the future in processing applications in the Hemel Hempstead Conservation Area.
Risk Implications	The appraisal complies with legislation and best practice and the intention is therefore to avoid the risk of non-compliance
Equalities Implications	N/A
Health And Safety Implications	N/A
Monitoring Officer/S.151 Officer Comments	<p>Deputy Monitoring Officer</p> <p>No comments to add to the report.</p> <p>Deputy S.151 Officer</p> <p>No further comments.</p>
Consultees:	<ul style="list-style-type: none"> • Residents within the proposed area • Visitors to the public exhibition in Hemel Hempstead Town Centre to be held on 3rd and 5th May <p>Dacorum Borough Council</p> <ul style="list-style-type: none"> • Dacorum Borough Councillors • Corporate Director – Housing & Regeneration • Assistant Director – Planning, Development & Regeneration • Group Manager – Strategic Planning & Regeneration • Group Manager – Environment Services • Trees & Woodland Manager <p>Hertfordshire County Council</p> <ul style="list-style-type: none"> • County Councillor • Head of Landscape • Hertfordshire Biological Records Centre • Transportation Planning and Policy • Archaeology <p>Others</p> <ul style="list-style-type: none"> • Natural England • English Heritage • Chilterns Conservation Board • Chilterns Conservation Board, Planning Group • Chiltern Society • Residents’ Association • Heritage Improvement Strategy Stakeholders Group • Dacorum Heritage Trust • Disability Groups • Relevant Local Societies • BEAMS
Background	<i>Hemel Hempstead Conservation Area: Character Appraisal &</i>

papers:	<i>Management Proposals</i> <i>Annex 1: Written Comments and Council's Response</i>
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BACKGROUND

1 Introduction

- 1.1 Providing a full assessment for all the Conservation Areas (23 in all) within Dacorum forms part of the Council's Conservation Strategy. Conservation Area Appraisals have now been provided for Aldbury, Bovingdon, Chipperfield, Frithsden, Great Gaddesden and Nettleden. A Draft Appraisal has been produced for Berkhamsted.
- 1.2 The Strategy includes a programme for the review and production of Conservation Area Character Assessments for all 23 Conservation Areas. The provision of this Conservation Area Character Assessment for Hemel Hempstead is also part of the Council's Heritage Improvement Study. The Conservation Area Appraisal as part of the Heritage Improvement Study supports the objectives of the Hemel Hempstead Town Centre Masterplan.
- 1.3 The Conservation Area Appraisal highlights the special qualities and features that underpin Hemel Hempstead's character and justify its designation. Guidelines provided in the Management Proposals are designed to prevent harm and encourage enhancement. This type of assessment conforms to English Heritage Guidance and to Government advice in the National Planning Policy Framework. It also supports and amplifies those policies aimed at protecting the overall character of conservation areas and forming part of Dacorum Borough Council's Local Planning Framework. The document includes proposals for reviewing the boundaries of the Conservation Area, the current list of buildings of special architectural or historical interest and for providing a list of locally listed buildings.

2 Consultation Arrangements

- 2.1 The Planning and Regeneration Portfolio Holder agreed the draft Character Appraisal for consultation on 6 September 2012 (PH/025/12).
- 2.2 The formal consultation period covered a four week period from 30th April–25th May 2012.
 - Copies of the draft character appraisal were distributed to relevant officers within the Borough and County Councils, and notification letters sent to other appropriate organisations (see list of consultees).
 - The draft document could be viewed on Dacorum Borough Council's website www.dacorum.gov.uk, at the Council's offices at the Civic Centres in Hemel Hempstead and Berkhamsted and at Victoria Hall, Tring.
 - A formal notice was placed in The Gazette.
 - Two public exhibition days were held in Hemel Hempstead on 3rd and 5th May 2012.

3 Key Points

- 3.1 Boundaries – Two small extensions to the Conservation Area (p.74) have been added:
Extension 1: Area to rear of Nos 75 to 85 High Street (east side) including Nos 9, 10 & 11 Sun Square
Extension 2: Area to the rear of Nos 41 to 51 High Street (east side), including sections of footpath (formerly highway)
The Draft document originally proposed to reduce the size of the conservation area by amending the boundary to the north and north-east of No. 111 High Street, but as a result of the consultation it was considered that the Conservation Area should not be reduced in size.
- 3.2 Locally Listed Buildings: Appendix 2 (p.81) proposes several buildings for inclusion. Full descriptions have been included for these buildings – owners will be invited to comment on the accuracy of the descriptions.

4 Number and Nature of Responses Received

20 written comments were received.

The qualitative representations and the Council's responses are set out in Annex 1. This includes a full list of these representations, the intended response to the issues raised and recommended changes to the Character Appraisal and Management Proposals.

5 Summary of Changes resulting from Consultation

Amend text to include specific reference to Walled Gardens and Charter Tower in section 10C (p.77)
Amend text to reflect concerns to ensure the closing in of the Cloistered Area of the Town Hall is carried out sympathetically.(p.38)
Update references in text to the Core Strategy and other current Council Documents
Consult with the owners of the locally listed buildings on the accuracy of the descriptions provided in Appendix 2 and incorporate suggested changes where appropriate.

6 Next Steps

- 6.1 Officers recommend the adoption of the draft Hemel Hempstead Character Appraisal & Management Proposals (published for consultation) incorporating the amendments and reviews referred to above.
- 6.2 The adopted Appraisal & Management Proposals will provide additional guidance to the Core Strategy (2006-2031) and thus become an important material consideration in all relevant planning applications. The weight attached to the Character Appraisal is greater because of the consultation carried out and consideration of the comments received. It is now important for the draft Appraisal & Management Proposals to be revised as indicated in this Report and published as soon as possible, together with a statement of the public consultation.

See also:

Annex 1: Hemel Hempstead Conservation Area Appraisal & Management Proposals
– Responses to Consultation Comments

Annex 2: Hemel Hempstead Conservation Area Appraisal and Management
Proposals

Please note Annex 2 is available to view on the Dacorum Borough Council website
and can be accessed via the following link:

<http://web.dacorum.gov.uk/home/council-democracy/councillors-meetings-and-agendas/meetings-and-agendas/events/2014/01/21/cabinet/cabinet>

Copies of this annex have also been put in each of the Group Rooms at Dacorum
Borough Council.

