



<b>Report for:</b>	<b>Cabinet</b>
<b>Date of meeting:</b>	<b>26 March 2013</b>
<b>PART:</b>	<b>1</b>

<b>AGENDA ITEM: 8</b>	
<b>Title of report</b>	<b>Character Appraisal &amp; Management Proposals for use in Development Management and Strategic Planning</b>
<b>SUMMARY</b>	
<b>Contact:</b>	Dr James Moir, Senior Conservation Officer (Ext 2163) for the Conservation & Design Department
<b>Purpose of report:</b>	1. To consider the adoption of the Berkhamsted Conservation Area Character Appraisal & Management Proposals for use in Development Management and Strategic Planning
<b>Recommendations</b>	That Cabinet: <ul style="list-style-type: none"> <li>1. Adopt the Berkhamsted Conservation Area: Character Appraisal &amp; Management Proposals as <ul style="list-style-type: none"> <li>a) Technical guidance for use in development management and to inform the emerging Local Development Framework</li> <li>b) As a material planning consideration for use in the determination of planning applications</li> </ul> </li> <li>2. Delegate authority to the Assistant Director, Planning, Development &amp; Regeneration to publish the Character Appraisal and a statement of public consultation</li> </ul>
<b>Corporate objectives:</b>	The Appraisal will make a significant contribution to the Council's overall vision by: <ul style="list-style-type: none"> <li>Promoting civic pride and an active community</li> <li>Ensuring a sustainable local economy</li> <li>Protecting green space</li> <li>Committing to excellence and best conservation practise</li> <li>Creating a clean, tidy and safe environment</li> </ul>
<b>Implications:</b>	<u>Value for Money</u> This appraisal has been produced by consultants BEAMS at a cost

‘Value For Money Implications’	of £10k and represents excellent 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 from Berkhamsted
Risk Implications	The appraisal complies with legislation and best practice and the intention is therefore to avoid the risk of non-compliance and wasting resources
Equalities Implications	N/A
Health And Safety Implications	N/A
Monitoring Officer/S.151 Officer Comments	<p><b>Deputy Monitoring Officer:</b></p> <p>The Berkhamsted Conservation Area Character Appraisal &amp; Management Proposals will assist officers to make informed and consistent decisions on planning and other decisions relevant to Berkhamsted and enable additional protection to be applied in terms of Article 4 directions (where necessary) based on an up-to-date assessment of the area.</p> <p><b>Deputy S.151 Officer</b></p> <p>There are no budgetary implications arising from the recommendations in this report.</p>
Consultees:	<p>Residents within the proposed area including</p> <ul style="list-style-type: none"> <li>• Those whose properties would be affected by local listing</li> <li>• Those whose properties would be included in the proposed extensions</li> <li>• Visitors to the public exhibition and public event in Berkhamsted Town Centre held during the consultation period</li> </ul> <p>Dacorum Borough Council</p> <ul style="list-style-type: none"> <li>• Dacorum Borough Councillors</li> <li>• Corporate Director – Housing &amp; Regeneration</li> <li>• Assistant Director – Planning, Development &amp; Regeneration</li> <li>• Group Manager – Strategic Planning &amp; Regeneration</li> <li>• Group Manager – Environment Services</li> <li>• Trees &amp; Woodland Manager</li> </ul> <p>Hertfordshire County Council</p> <ul style="list-style-type: none"> <li>• County Councillor</li> <li>• Head of Landscape</li> <li>• Hertfordshire Biological Records Centre</li> <li>• Transportation Planning and Policy</li> <li>• Archaeology</li> </ul> <p>Berkhamsted Town Council</p> <ul style="list-style-type: none"> <li>• Berkhamsted Town Councillors</li> </ul>

	<p>Others</p> <ul style="list-style-type: none"> <li>• Natural England</li> <li>• English Heritage</li> <li>• Chilterns Conservation Board</li> <li>• Chilterns Conservation Board, Planning Group</li> <li>• Chiltern Society</li> <li>• Berkhamsted Community Partnership</li> <li>• Berkhamsted Citizens Association</li> <li>• Town Hall Trust</li> <li>• Berkhamsted Local History and Museum Society</li> <li>• Save Your Berkhamsted Residents Association</li> <li>• Dacorum Heritage Trust</li> <li>• Disability Groups</li> <li>• Relevant Local Societies</li> </ul>
<p>Background papers:</p>	<p><i>Berkhamsted Conservation Area: Character Appraisal &amp; Management Proposals</i></p> <p><i>Annex 1: Qualitative Account of Comments</i></p> <p><i>Annex 2: Analysis of On-Line Survey</i></p>

## 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 Hemel Hempstead.
- 1.2 The Strategy includes a programme for the review and production of Conservation Area Character Assessments for all 23 Conservation Areas.
- 1.3 The Conservation Area Appraisal highlights the special qualities and features that underpin Berkhamsted'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 (NPPF). 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 Development Framework.

### 2 Consultation Arrangements

- 2.1 The Planning and Regeneration Portfolio Holder agreed the draft Character Appraisal for consultation on 6 September 2012 (PH/058/12).
- 2.2 The formal consultation period covered a four week period from 1<sup>st</sup> October – 9<sup>th</sup> November 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](http://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 on 26<sup>th</sup> September 2012.

An exhibition was held in Berkhamsted Library from 1<sup>st</sup> October to 9<sup>th</sup> November.

Dee TV were commissioned to make a film about the consultation

<http://www.youtube.com/watch?v=rZ5CQ0tQUks&feature=g-upl>

DBC carried out an online Snap Survey, which produced 48 responses

A further 22 letters/e-mails were received from individuals (See Appendix)

A market stall in Berkhamsted was booked on Saturday 6<sup>th</sup> October: see

- [www.deetv.tv/berkhamsted-consultation-conservation-area-extension](http://www.deetv.tv/berkhamsted-consultation-conservation-area-extension)

### **3 Number and Nature of Responses Received**

- 3.1 48 individuals and organisations submitted responses via the on-line survey. A further 22 individual written and e-mailed representations were received. 682 people watched the DEE TV film.

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

Annex 2 provides a quantitative analysis of the responses received through the on-line survey and includes further comments entered through the web survey.

Generally, the responses to the consultation were extremely positive, supportive of the principle and helpful in providing further information and suggestions.

None objected to the appraisal per se. Particularly gratifying were the following two endorsements:

*"All in all, I think this is a very comprehensive and well-produced document which gives a good summary of Berkhamsted as it is today. I write this as a citizen of Berkhamsted for more than 43 years and as Chairman of the Berkhamsted Local History & Museum Society"*

*"I am writing on behalf of the Berkhamsted Citizens Association in response to the current consultation on the draft Berkhamsted Conservation Area Character Appraisal. We welcome the hard work that had gone into preparing the Appraisal document and Appendices, and its comprehensive nature creates an excellent reference document and benchmark for the future management of the Conservation Area."*

The Berkhamsted Citizens Association is fully in support of the proposed four extensions to the Conservation Area, the application of Article 4 Directions and the establishment of Locally Listed Buildings."

Other positive feedback consisted of:

*"I would like to congratulate the people who prepared the Character Appraisal Documentation, which should help us all appreciate the area in which we live and encourage us help preserve it."*

*"We were very pleased to see the long-awaited Berkhamsted Conservation character appraisal. This is an interesting and detailed document which represents a lot of work and which should form a really good basis for managing the Conservation Area in a constructive way."*

*"A lot of people do care about their surroundings and would like to see Berkhamsted regain its sense of pride in its built environment."*

*"Our old historic buildings and woods and trees are a major part of our heritage and should be preserved as a priority."*

*"Our beautiful town needs to be preserved before any more of it is destroyed to modern development. This includes our outstanding historic buildings, trees, open spaces, parks and woods."*

*"We were pleased to receive your letter suggesting that our property should be included in local listing"*

*"Anything that protects the look of the Conservation Area is worth having."  
(Re local listing)*

*"I fully support this exercise; and welcome any new inclusions into the CA."*

In terms of the responses to individual questions:

- The majority of respondents (65%) felt there is the right balance of uses within the conservation area
- The three top details making up the character of the Conservation Area considered to be 'Very Important' were
  - Public Green Spaces (78.7%)
  - Trees (69.6%)
  - Traditional Shop Fronts (57.4%)
- In terms of priorities for improving Berkhamsted Conservation Area, the three priorities were:
  - General improvements and repair of buildings (57.4%)
  - Improvements to parking (46.8%)
  - Landscaping to the public realm (42.6%)
- The proposed four extensions all received strong support, the percentage of those 'strongly agreeing' or 'agreeing' in each case being:
  - Extension 1: St Johns Well Lane (79.5%)
  - Extension 2: London Road (83.0%)
  - Extension 3: Kings Road (78.8%)
  - Extension 4: Montague Road (77.2%)
- 71.2% of respondents strongly agreed or agreed with the proposals for local listing

- 70.4% of respondents also strongly agreed or agreed that further Article 4 Directions should be applied on a case-by-case basis

Many wanted to see the Council doing more ...

*"Many of the high street building above shop level (ie 1st Floor and Roof) are in a poor state of maintenance & repair. Council must impose stricter obligation on shop owners to maintain their building in conservation area".*

Another issue was the practical implications of delivering the management plan

*"The management plan has several cost implications.*

*Will the Conservation Office be able to deal adequately with the inevitable increase in planning applications as a result of placing more properties under Article 4 directions?*

*How will infringements be monitored & who by?*

*Resources: improvements to Conservation Area eg in street furniture, signs etc (especially well designed quality items) will cost money. I fear people's expectations may be raised unrealistically."*

In terms of negative feedback:

*"The only general criticism I would make is that the historical associations of many buildings, e.g. architects, residents of Victorian and Edwardian periods appear to have been totally ignored."*

#### **4. Written Representations**

22 Written representations were also received. Berkhamsted School raised some fundamental objections to the Appraisal which are addressed more fully in Annex 1.

#### **5. Summary of Proposed Changes resulting from Consultation**

Change captions to p,124

Change all references from 'Collegiate' to 'Berkhamsted School'

Change No 62 to No 60 and amend photo caption on p.185

Change 'Deans Hall Foyer' to 'Cloisters'

Assess No. 17 Anglefield Road for extension of boundary

Show No 29 High Street as a listed building

Provide larger scale maps of proposed extensions

Apply extended reasoning to further justify Extension 3.

Consider extending Extension 3 to include the whole of the Kings Campus complex

Consider extending the boundary to include Number 17 Anglefield Road

Produce Map of Locally Listed Buildings

Document to include full details of the consultation process

Change Castle Hill Road to Castle Hill (2.6)

Change Stag Land to Stag Lane (3.20)

Change Lower Mill (6.122) to Upper Mill  
Change Bullet Point Column 2 No. 4 to read 'The general topographic ...'  
(4.1, p.26)

Omit reference to 'owned by Edward Greene of The Hall (Berkhamsted Hall)  
(3.35)

Take out sentence 2 and replace with 'The Castle belongs to the Duchy of  
Cornwall but is managed by English Heritage having passed into State  
Guardianship in 1929.(7.35)

Take out second sentence and replace with:

'There is evidence in the 1841 census of a cottage in the Castle grounds. The  
present cottage has the date above the doorway, 1865 and was almost  
certainly erected by the Brownlows who had just purchased the manor of  
Berkhamsted, apart from the Castle and the living of St Mary's Northchurch,  
from the Duchy of Cornwall.'(7.34)

Omit (now *Brasserie Gerard*). Caption to photo on p.62

Omit (now Brasserie Gerard) on 6.51, p.63

Omit from 7.48 'Paxton Road is believed to have been named after Joseph  
Paxton' and change to 'This road is probably named after William Paxton who  
was Earl Brownlow's Land Agent and related to Joseph Paxton, the mid –  
nineteenth century gardener and greenhouse designer whose greatest  
creation, the Crystal Palace, gave its name to the public house at the West  
end of the sub-district.'

Change 6.101 to read 'Adjacent is a group of early and mid-nineteenth  
century yellow brick buildings with red brick detailing/banding incorporating a  
hay loft window and slate hipped or gables roofs. There is also surviving  
signage writing on the sidewall which describes Meek's stables with victorias  
etc.for hire. The building and firm almost certainly predate the building of  
Lower Kings road (35-43, Berkeley Galleries and Blakes of Berkhamsted)

Investigate possibility of Heritage Partnership Agreement with Berkhamsted  
School

Change spelling of Berkley to Berkeley (1st bullet, rit hd col.) (4.1)

Add New Lodge to Appendix 2: Local List

Add Hall Walk to Londrina Terrace, Appendix 2: Local List

Add Falkland House and Penrose House to Appendix 2: Local List

Change spelling of Stoneycroft to Stonycroft on pps 109, 180 and 204.

Change references on p.109 from 'Edwardian' to Victorian and ascribe the  
architect Charles Henry Rew to Stonycroft.

Relay suggestion of changing Church Lane back to Back Lane to relevant  
department

Review whether the following areas should be included as extensions or  
separate Conservation Areas:

*Ashlyns School and Coram Close*

*Castle Hill*

*Berkhamsted Place*

*Extension north of railway in Gravel Path to include Rosebank, Littlehurst,  
and Whitehill Cottage*

Review whether the following buildings should be included as locally listed  
buildings:

*Ravens Lane: Nos 23/24/25*

*Gravel Path: Between canal & station road – (west side)*

*Gravel Path: Between George St & Ellesmere Road (east side)*

**6 Next Steps**

- 6.1 Officer recommends the adoption of the draft Berkhamsted 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 saved local plan, the Dacorum Borough Local Plan 1991-2011, 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.