

Annex 3: Consultation on Locally Listed Buildings

1	Mr Haywood	No 30 Highfield Rd	Wrongly included (descrip. relates to 29 & 31)	Phoned 4/11/13 to apologize
2	David Vesse	47 High Street	Correction & addition: Carriageway belongs to No 47. Flying freehold noted. Date - probably 1830s to 40s.	Phoned 4/11/13
3	Mrs Hardy	14 Castle Street	Received description for 13 & 14 Chapel Street	Correct description provided
4	David Wiggin	Masons Yard	Query: info about the gear in the garden - this was taken off the website (Right Move)	Phoned 4/11/13
5	Julie Woodford	17 Castle Street	Query: Advised re status and process in future	Phoned 4/11/13
6	Chris Izami	266 & 270 High Street	Further information required: Freeholder. States not previously consulted. How many objections? Effect on property prices	E-mailed full response 6/11/13
7	Francis Cram	10 Middle Road	Corrections to descriptions	E-mail sent 6/11/13
8	Neil Aitchison	154-156 High Street	Corrections, need for PP.	Amended description and responded 6/11/13
9	Craig McArdle	330 High Street	Comment: refers to 'joke' letter and new build in adjacent garden	No action possible
10	Pete Lloyd	Boxwell Road Surgery	Comment: Nothing to add. Locally produced history in surgery	E-mail & thanked 6/11/13, call in to see history
11	Timothy Copnell	Nos 65 & 67	Corrections	Amended & e-mailed to thank
12	Jean Folkard	Flat 15 Castle Mill	Comment: suggested re-write with contacts	Re-write not required as follows EH criteria
13	Emily Main	258 High Street	Additions - butchers shop	Amended & e-mail sent 6/11/13
14	Dennis Beard	Bridge House, 4 Chapel Street	Objection & Correction	Amended description - no acknowledgement as no reason given for objection
15	Charles Welborn	Bayston, 86 Cross Oak Road	Corrections	Corrections & additions made - no e-mail address
16	Nick Haw	Kings Road Garage	Objection	E-mailed full response 6/11/13
17	Ben Telford	3 Manor Street	Comment: Problem re car parking	E-mailed – not part of consultation

18	Susan Johnson	Stonycroft, 9 Shrublands Road	Corrections and additions	E-mail sent 13/11/13 with thanks and amending description
6a	Chris Izami		Follow up query re. rear properties	See 6
19	Frances Collyer	33 Highfield Road	Query re. listed status/compulsory & archive	E-mail sent 13/11/13 with thanks and justification and amending description
20	Ivan McMahon	12 Castle Mill	Corrections	E-mail sent 13/11/13 with thanks and amending description
21	Mr R Alderman	81 High Street	Correction: Change description to sash	Noted but no changes necessary
22	Anonymous	39 Charles Street	Correction and addition: Some additional detail	Amended description
23	Stefa Georgiou	199 High street (Nat West)	Nothing to add	Noted but no changes necessary
24	Rachel Veitch	3 Castle Mill	Correction: Date of conversion incorrect	Amended description & e-mail 20/11/13
25	Penny Marshall	Nos 2 & 4 High Street	Correction	Amended description & e-mail 20/11/13
26	Keith Treves-Brown	1 Montague Road	Correction	Amended description & e-mail 20/11/13
27	Conrad Graham	71 High Street	Correction	Phoned and amended description 20/11/13
28	Michael Tatum	Way Inn	Correction	Amended description & e-mail 20/11/13
29	Liz Perrottet	336 High Street	Correction	Amended description & e-mail 25/11/13 (2nd e-mail with add. info.)
30	John Demspter	9 Middle Road	Correction & addition	Amended description & e-mail 2/12/13
31	Marion Alderson	???	Query: Called - past deadline but left message asking for e-mail	No further e-mail/letter received
32	Richard Nelson	334 High Street	Correction & addition	Amended description & e-mail 2/12/13
33	Richard Smyth	Dunsland House, 5 Shrublands Road	Additions	Added to description & e-mail 2/12/13
34	Pat Campbell	3 Middle Road	Addition: Conservatory at back	Unchanged
35	Nigel Frostick	175 High Street	Correction	Amended description & e-mail 2/12/13
36	Rachel Evans	36 Kitsbury Road	Query: requested terms to be explained	Added to description & e-mail 2/12/13
37	Paul Fendrich	23 Chapel Street	Correction & addition	Added to description & e-mail 2/12/13
38	Jonathan Marsh	320 & 322 High Street	Correction	Added to description & e-mail 2/12/13
39	Angela Wheeldon	9-12 Chapel Street	Correction & good comments	Letter - amended description - written reply required
40	Simon Neate, Indigo Planning	Berkhamsted School – Locally Listed	The School remains concerned that the buildings proposed as additions to the	Action – in their letter of 8 th November the school had supported the local listing of certain of the school

		<p>Buildings</p>	<p>Local List are not all of such merit that this designation would be appropriate, or that the proposed descriptions support such designation.</p> <p>As a general comment, we find that most of the descriptions concentrate on the physical attributes of the building and provide very little, if any, information or explanation as to the specific interest or significance that makes them particularly important to Berkhamsted. The descriptions are also not clear what they contribute to the town's distinctive local character.</p> <p>Comments are then made on all the buildings proposed:</p> <p>Dean's Hall & Lychgate – it is argued that because these are attached to or form part of the curtilage of a statutorily listed building, they require no further protection</p> <p>62 Castle Street – it is argued that because it is in the Conservation Area it is 'thus protected against demolition without the consent of the council'</p>	<p>buildings: 'It is important to note that the School do not wish to raise a blanket objection to the proposed local listing of properties within their estate portfolio. This is in acknowledgement that properties such as St. John's should be recognised for its significant historic association with Graham Greene and buildings such as the Lychgate and the Deans Hall and the adjoining Cloisters are clearly of architectural merit. In the case of the Lychgate the feature has landmark status and is striking in its aesthetic value'</p> <p>As noted above, the school previously raised no objection to these buildings being included. In the light of the potential application of the new Enterprise and Regulatory Reform Act 2013, where challenges may be made to inclusion of buildings as 'curtilage listed', there is a need to ensure these buildings, acknowledged by the School to be of significance, are included on the local list, pending a full assessment by English Heritage</p> <p>The School acknowledges the building is 'somewhat unusual as a replica of an exhibition building and partly prefabricated' and these unique attributes more than adequately confirm its status as locally listable, in addition to the contribution it makes to the street scene.</p> <p>For the gymnasium and Music School, the architect has been identified for both of these buildings and both are good examples of purpose-built buildings, but with</p>
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			<p>buildings are again located within the existing Conservation Area with the same controls over their demolition as the others noted above.</p> <p>It is argued that the draft descriptions of Nos 15 & 19 in Kings Road are 'again detailed in relation to the physical appearance but little of other interest or local significance is identified. Their location within the existing Conservation Area again protects them against demolition without consent.'</p> <p>Objection to the Schools' Preparatory Building refers to lack of clarity as to what is included and where the conservation boundary would be drawn.</p> <p>The school summarises its concerns as follows:</p> <p>To be useful, and provide a sound basis for understanding the characteristics of locally listed buildings, selection criteria on which the addition of buildings to a Local List is based should have clear requirements, be objective, informed by</p>	<p>prominent positions stretching from the High Street up Chesham Road. The letter of 8th November acknowledged 'that properties such as St. John's should be recognised for its significant historic association with Graham Greene'. The lengthy descriptions demonstrate these are well detailed buildings incorporating a range of architectural features, imbuing them with a superior design quality.</p> <p>The school raised no objections to the buildings in King's Road being included in the lists in its letter of 8th November. The lengthy descriptions demonstrate these are well detailed buildings incorporating a range of architectural features, imbuing them with a superior design quality – and hence the reason No 17 has been excluded.</p> <p>The description was written in response to the school objecting to the rear parts of the building being included – hence the reference to these being excluded. The description is entirely clear which part of the building is being described and its significance. The Boundary to Extension 3 has been modified to exclude the School in response to the School's request.</p> <p>DBC states that</p> <ul style="list-style-type: none"> a) in employing an independent consultant b) seeking expert local advice c) as well as the views of the local community through public consultation d) following English Heritage's national criteria,
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