

Annex 2: Qualitative Account of Comments on the Little Gaddesden Conservation Area Appraisal and On-Line Responses

	Summary of Comments	Respondent Name	Council Response	Proposed Changes to Appraisal
	Comments received on consultation days on Friday 19 th and Saturday 20 th November 2021 20 comments received			
1.	Could we add a photograph or two of the blue tiles? With numbers (1-60?) for the properties on the green. These are surrounded by shaped brickwork. This is a typical and local detail specific to little Gaddesden- Otherwise an excellent document and well do to all those who have worked on it	Sarah Reynolds Kettlewall.	Agreed.	PC to be contacted and asked if they can supply photos of all the plaques. New page 36 to be inserted in the Appraisal, and pagination adjusted on contents page
2.	Wonderful body of work. Well done to everyone concerned. Please do continue with the Proposals	Alison Townsend	Noted	
3.	Photos 1. Could we have a new photo for number 45 now that the building work there is complete 2. Could a photo of the traditional blue number plaques be added	No name given.	Agreed	No 45 – to be re-photographed Contact PC Blue plaques – see 1. Above
4.	P48 entry for nos 8-13 Little Gaddesden (11) None of the cottages in the row have end chimney stacks. I Live at No 8. Nos 8 and 9 have a chimney stack on the new roof in addition to the central stack. Also, our address (postal) doesn't include "Nettleden Road North " this seems to be a new addition. I have lived at no 8 since 1994 and my address is 8 Little Gaddesden Berkhamsted Herts HP4 1PA. The addition of the new road name is causing confusion with my post!	Lynne Lane	Agreed	p.49, l.1-2 Remove 'Nos 9-11 also have end stacks' Check for and change any references to Nettleden Road North to Nettleden Road.
5.	P74 Appendix 3 – Boundaries No 8 and 9 High Mixed <u>Beech and holly hedge</u> P75 Church Road – St Peter and St Paul – typo "Flint walls <u>caped</u> should be capped"	No name Given	Agreed	p. 74 – change No 9 to 'High mixed beech and holly hedge' Add to No 8 – Gravel driveway and high mixed beech and holly hedge
6.	Little Gaddesden Conservation Area is brilliant If a copy is available we would be interested in buying a copy.	David and Anne Heard	Noted	Decision required as to whether to produce additional copies for purchase.

7.	Proposed Extension could the land SE of the current boundary along church Rd (behind (SE of) the hedge marking the current boundary and behind (NE of) the current boundary along the green) be included in the proposed extension? Also include Tudor Lodge Listed building next to nos 26-28 LG at the entrance to Ashridge Park.	No name given	Noted	<p>Decision required as to whether to include contended land on SE side of Church Lane. (NB Historic England – see No 49) which questions the inclusion of additional agricultural land and might be challenged under NPPF para 191). PC need consulting as to extent to be included if any and GK advised accordingly.</p> <p>Tudor Lodge is listed in its own right and therefore does not require inclusion in the CA</p>
8.	A really good piece of work and I would love to buy a copy of the report if possible please.	Lesley Thompson	Noted	See 6.
9.	I totally agree with the extended area shown for the conservation area on page 7. Would like to see the fields beyond the ??? strip on the south of church road.	M Carver		Decision required as to whether to include contended land on SE side of Church Lane
10.	I support the proposed extension of the conservation area and indeed it could be further extended to the south east of Church Road to include more of the meadowland there. The document as seen on 19/11/2021 is an excellent piece of work.	T.J. Cooper		Decision required as to whether to include contended land on SE side of Church Lane
11.	The Conservation area should be extended logically towards Hudnell Lane as it is integral to the historical and AONB landscape. Also from an archaeological point of view there are signs of occupation at least back to Roman Times (Tiles)	No name given		Decision required as to whether to include contended land on SE side of Church Lane
12.	The proposed extension to the conservation area should include all the field to the east of church road to include the historic view of the church.	No name Given		Decision required as to whether to include contended land on SE side of Church Lane
13.	I would like to see the conservation area extended from the current proposed boundary opposite the church to te footpath gate in the corner of the playing field.	John S?aner		Decision required as to whether to include contended land on SE side of Church Lane
14.	It would be good to extend the conservation area to take in the fields to the south east either to the corner of the playing field or even better to the rear of the red house.	Anne Isherwood		Decision required as to whether to include contended land on SE side of Church Lane

15.	Excellent document would like to buy a copy when finalised. Fully support the proposed boundary changes. On a slightly personal note, a better photo is needed of Ashridge Cottages – all 8 and there are original shutters on no 8 at ground floor level.	Frances Reed	Noted Agreed	Decision required as to whether to produce additional copies for purchase. p.39 Insert better photo 1-8 Ashridge Cottages. Contact PC
16.	Why cant we add the land to the SW of the proposed area to the SW around Church? Or even further to the SE to Hudnell Lane – not a hope!	No name given		Decision required as to whether to include contended land on SE side of Church Lane
17.	The suggested extension of the CA should be further extended by the inclusion of the land behind the hedge line/ tree line of the sheep field that runs up to the Church . Ie land to the south of the tree line should be included. (map attached)	No name given		Decision required as to whether to include contended land on SE side of Church Lane
18.	Can we have a picture on the front cover without a satellite dish! Tells the wrong story!	No name given	Noted	Front cover – Change photo (same building without satellite dish)
19.	P40 should be map 12 P41 The <u>locally</u> listed buildings are marked on page 13	No name given	Agreed, except p.41 should refer to Map 13, not page 13	p.40 End of caption. Change Map 11 to Map 12 p.41 Caption, last sentence. Change to <i>The locally listed buildings are marked on Map 13</i>
20.	No 62 – 'side extension' in fact original. new extension to rear P 63.	B Day	Agreed	p.63 Nos 60, 61 & 62. Change to <i>with C20th extensions to the rear.</i> (Omit 'rear in the case of Nos 60 nd 61, and to the side in the case of No. 62)
	Comments received on online consultation, open from 19 th November to 17 th December 16 respondents			
	Responses to Q.10 (relating to Q. 9)			
21.	The area of the historic Church Farm House and Barns is omitted. This may be a historical quirk as the barns were only developed for residential use in the 1990's.		Noted	The Farm House and barns have been included in the proposed extension (p.7)
22.	The proposed increase in the extent of the Conservation is largely to the north west of Church Road although it is also proposed that the Church Farm Complex and an adjacent field should also be added. I would suggest that, continuing parallel to Church Road, the extension should be right up to the corner of the playing fields.			Decision required as to whether to include contended land on SE side of Church Lane

23.	I feel that the conservation boundary should be extended including the land that has been split into plots for sale. This area is of outstanding beauty and should NOT be built on. Also the playing field opposite the school should be included. This is a beautiful village do not want it to become a TOWN!			Decision required as to whether to include contended land on SE side of Church Lane
24.	I believe that the conservation area should be expanded to cover extra fields adjacent to north of existing conservation area and also to encompass fields adjacent to south boundary as far as Hudnall Lane. In my opinion this measure should ringfence and protect what is a beautiful area and village.			Decision required as to whether to include contended land on SE side of Church Lane
25.	1) The proposed new boundaries should consider including all buildings & land owned & pertaining to the additional properties i.e. fields and wood owned by Church Farm & No5 Church Farm Barns. 2) recent extensions have been totally out of keeping with the existing building & surrounding properties.		Noted	The Farm House and barns have been included in the proposed extension (p.7) Decision required as to whether to include contended land on SE side of Church Lane
26.	Very out of place. Looks like a Gypsy camp		Noted	No action required
27.	I believe that the boundary of the Conservation Area should be extended to include the fields between Church Farm and the Village Green.			Decision required as to whether to include contended land on SE side of Church Lane
28.	I support the Proposed Boundary Revisions to the existing conservation area indicated on Map 3 on page 7 of the 'Little Gaddesden Conversation Area Character Appraisal'. However, in view of the importance of preserving open views from the village to the historic C.12th Grade 1 listed Church and of recent attempted residential development of farmland to the southeast of Church Road, I suggest that the existing southeast boundary of the conservation area, adjacent to Church Road,			Decision required as to whether to include contended land on SE side of Church Lane

	should be moved further to the southeast so that it connects the northeast corner of the village playing field with the southeast corner of the proposed boundary revision to the conservation area (edged in blue and shaded yellow) on Map 3 on page 7 of the above Character Appraisal.			
29.	Pressures occur on the car parks in Church Road at the weekends, when activities are taking place on the playing-field and the village hall and/or the school at the same time		Noted	No change required to the Appraisal
	Responses to Q 12 (in relation to Q.11)			
30.	It's important to not be too purist over this. Buildings need to evolve. Modern extensions can look amazing against traditional buildings. There needs to be a balance against the reality of what people can afford. Old windows are cold and non efficient so there needs to be a future plan of allowing sympathetic replacements. People can't afford in excess of £6k per window to replace. Security of the homes is important so gates need to be allowed. The speed limit in the village needs changing to protect the village from being a fast thoroughfare. It's unpleasant living on a busy road now. There needs to be a moving with the times of what is allowed in planning. People need security lights etc. Try talking to residents in the village of things being stolen etc.		Noted	No change required to the Appraisal, which has been produced to manage change and protect against loss of character and historic fabric.
31.	The properties referred to are unusual, varied and of Georgian vintage with some walls 13" thick. How many other houses like mine have quoins? Photos on request.		Noted	No name (of respondent or property) so not possible to alter.
32.	This is a beautiful little village and should be protected.		Noted	No change required
33.	To keep the overall character of Village for as		Noted	No change required

	beautiful as it is for existing and future inhabitants and visitors and where possible to improve the quality of the Village.			
34.	Unnecessary permanent & timed lighting, illuminations and garden features which disturb the environment and detract from the rural setting and night skies		Noted	These are addressed on p.43. No change required
35.	Hedges and front boundary features		Noted	No change required
36.	In keeping with the Village environment		Noted	No change required
37.	Light pollution from security lights permanently on, or badly adjusted movement activated lights. Removal of hedges and ugly, very high 2 m fencing installed. Open gateways and 5 bar gates, solid, high gates are inappropriate in the rural area.		Noted	These are addressed on pp 42-43. No change required.
38.	Please see answer to Q.10		Noted	No change required
39.	boundary treatments		Noted	No change required
	Responses to Q 15.			
40.	See my reply to 10 above		Noted	No change required
41.	I feel that the conservation area should be extended even more		Noted	Decision required as to whether to include contended land on SE side of Church Lane
42.	In principal we agree with the changes to the conservation area. However it should include all the land and buildings owned by Church Farm House (fields & wood) & Church Farm Barns to preserve the intent of the amendment.		Noted	The Farm House and barns have been included in the proposed extension (p.7) Decision required as to whether to include contended land on SE side of Church Lane
	Responses to Q.18			
43.	See my answer to 10 above		Noted	No change required
44.	In particular the area/ fields south of existing boundary and as far as Hudnall Lane.		Noted	Decision required as to whether to include contended land on SE side of Church Lane
45.	Further extend the CA to include the fields between Church Farm and the Village Green - they are under threat of unscrupulous developers.		Noted	Decision required as to whether to include contended land on SE side of Church Lane

46.	<p>I support the Proposed Boundary Revisions to the existing conservation area indicated on Map 3 on page 7 of the 'Little Gaddesden Conservation Area Character Appraisal'. However, in view of the importance of preserving open views from the village to the historic C.12th Grade 1 listed Church and of recent attempted residential development of farmland to the southeast of Church Road, I suggest that the existing southeast boundary of the conservation area, adjacent to Church Road, should be moved further to the southeast so that it connects the northeast corner of the village playing field with the southeast corner of the proposed boundary revision to the conservation area (edged in blue and shaded yellow) on Map 3 on page 7 of the above Character Appraisal.</p>			<p>Decision required as to whether to include contended land on SE side of Church Lane</p>
47.	<p>Section of field on the south-east side of Church Road, extending form the hedgerow forming the south-east boundary of the current proposed CA extension to a line drawn from the SE corner of the playing field to the south-east corner of the current proposed CA extension. This would help protect the important views from the public footpath crossing this field to the church, and which contribute to its setting.</p>			<p>Decision required as to whether to include contended land on SE side of Church Lane</p>
	Other Comments received			
48.	<p>Am writing with comments on the draft Little Gaddesden Conservation Area Appraisal, as both a resident and a local professional. My comments don't fit into the online questionnaire, so I hope this is the right place to send them.</p> <p>Firstly I'd like to say that it is an extremely thorough, well-researched and well-written document which will be a great tool for designers.</p>	<p>Joe Wrigley by e-mail of 11/12/21</p>	<p>Noted</p>	

<p>Congratulations all round!</p> <p>I have just a couple of suggestions as a resident, and these follow conversations with my neighbours:</p> <p>P49 'Nos 9-11 also have end stacks'- I don't think this is true, perhaps you would like to review.</p> <p>P74 The description of the boundaries between 9 and 12 has caused a little confusion amongst residents. I wonder if it might be better to exchange</p> <table border="0" data-bbox="213 611 826 849"> <tr> <td>No.12 Gravel driveway hedge</td><td>high beech/holly hedge</td></tr> <tr> <td>For No 11&12 driveway</td><td>Gravel</td></tr> <tr> <td>No.12 beech/holly hedge</td><td>high</td></tr> </table> <p>Nit-picking I know but might just be slightly better!</p> <p>The other comments I have are as a designer who would be looking to use the document to inform proposals:</p> <p>P43 'noise'</p> <p>Air source heat pumps are listed here as 'disruptive' and amongst 'negative features and issues'. This gives the unfortunate impression that the Council are unsupportive of heat pumps. We are in the midst of a climate crisis and these installations offer one of the most promising means of reducing carbon emissions on a large scale. Most LPAs I work with actively encourage the use of heat pumps, in CAs or otherwise.</p> <p>Furthermore, the comment is anecdotal, not</p>	No.12 Gravel driveway hedge	high beech/holly hedge	For No 11&12 driveway	Gravel	No.12 beech/holly hedge	high		<p>Agreed</p> <p>Agreed</p> <p>Agreed</p>	<p>Change (see above, 4.)</p> <p>Change No 12 Gravel hedge – high beech/holly to No 11 & 12: Gravel driveway No 12: high beech/holly hedge</p> <p><i>p.43. Change to Noise from poorly maintained heating/extractor units and from garden pond pumps, especially at night, can be disruptive.</i></p>
No.12 Gravel driveway hedge	high beech/holly hedge								
For No 11&12 driveway	Gravel								
No.12 beech/holly hedge	high								

	<p>evidence-based; I'd argue that external oil burners produce much more noise and are more disruptive.</p> <p>Finally, air source heat pumps reduce the need for large fuel tankers coming through the village, which I'd argue is a significantly more disruptive, not to mention dangerous, issue.</p> <p>I think the comment should be removed.</p> <p>P43 'weatherboarding'</p> <p>The second sentence in this paragraph is interesting and instructive and would sit well in the 'Architectural Styles and Detailing'. The third sentence is more suitable for a Management Plan, not an Appraisal, and should be removed.</p> <p>(With that said, I'd argue it is too prescriptive even for such a design guide. A designer seeking to find a way of extending a heritage asset whilst keeping the original form legible may decide to look at the use of other materials. It seems unnecessary to remove a locally and historically prevalent material from the palette. The statement of historic fact is enough to allow a judgement of how appropriate it might be on a case-by-case basis.)</p>		Agreed	p.43. Remove final sentence ' <i>It remainsoutbuildings'</i>
49.	<p>Overall it's an exceptionally detailed and comprehensive appraisal considering it's been produced by the community (with some help I note). It contains a lot of information, high quality photographs, and clear maps. In its present form I'd say it would certainly help provide an informative evidence base for plan making and decision taking. A few ways in which I would suggest it could be modified or further improved would be the following:</p> <ul style="list-style-type: none"> - Boundary Review: I may hesitate to extend the boundary of the area across agricultural land because, as set out in our advice note GPA1, the designation will 	Historic England by e-mail 16/12/21	<p>Noted</p> <p>Do not agree</p>	<p>The proposed extension is of great historic interest given the archaeological evidence. No change</p>

<p>make no difference to the planning consent regime in these locations unless the LPA is considering withdrawing agricultural PD rights by Article 4 Direction. Much of the area proposed for addition doesn't seem to have any architectural interest – it has no buildings – and potentially is not of sufficient historic interest to be designated despite being identified as potentially the location of an earlier part of the settlement. It may therefore be open to challenge under (NPPF para 191). I might suggest a more limited extension to incorporate Church Farm and its associated buildings, but not the fields.</p> <ul style="list-style-type: none"> - Related to the above point, an additional element I would also encourage the appraisal to define and illustrate is the setting of the conservation area. This can be described and mapped – and almost certainly includes the area of agricultural land identified for potential addition, but I expect other areas too. It can also be incorporated into the identification of some 'key views and vistas', which I don't think the appraisal incorporates at this time. These can be annotated on a separate map, with accompanying photos – perhaps in a an appendix. - The formatting in places – for example where the text wraps around photos – is clever, but it does make it a little hard to read. The document should be as accessible and easy to use for readers as possible. Paragraphs should also ideally be numbered for clarity and to aid reference when it is being used to aid decision taking. - The negative features identified could usefully inform the development of a management plan in due course, and may also be factors that a future 'Gaddesden Neighbourhood Plan' – if one is prepared 		Noted	<p>Decision required as to whether to include contended land on SE side of Church Lane</p> <p>Agreed that the setting of the CA should be amplified, but without committing to a map showing 'views'. These have not been incorporated in DBC's CA Appraisals, and in the case of LG the open nature of the surrounding land and Green means there are multiple views,</p> <p>Agreed – paras to be numbered</p>
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	<p>– could take into consideration and create a targeted policy framework for. I would be pleased to advise on this in due course if necessary.</p>			
50.	<p>I have had a couple of queries from residents re how to correct minor discrepancies in the description of their property. They have been through the questionnaire, but not found anywhere to make these comments.</p> <p>1. Re: p. 48/49 No.10 & 11 Little Gaddesden 11. Nos 8 – 13 'Group of 6 in three, not identical, pairs. All 2 stores. Brick. Tiled....All have tall central brick stack, No 8&9 also have end stacks. Porch to No.9 is open with king-post tiled roof. Nos 10-11 are each double fronted, with half-gabled dormers, that to No.11 retains timberwork in the gable incorrect, see adjacent pic, not double fronted or gabled.</p> <p>2. Also: p.74 Boundary treatment - No.9 &10 Joint gravel driveway No.10 &11 High beech hedge (actually mixed beech and holly) No.11&12 No.11 &12 Joint gravel driveway</p>	<p>Lyn Hyde by e-mail of 5/12/21</p>	<p>Agreed</p> <p>Agreed</p>	<p>p.49. Omit last sentence of first para. '<i>Nos 10-11 are each double fronted.....gable</i>'</p> <p>Change (See 5 & 48.)</p>
51.	<p>My wife and I jointly own Manor Yard, Little Gaddesden. We have just been looking on line at the draft document referred to above. Manor Yard is the property numbered 50 on page 62 and a photo of our walled garden appears on the same page. On the left of the photo you can see a wall which goes to a corner. From that corner and running to the right you can see a large part of the end wall of our garden. It too runs to a corner not shown by the photo. From that corner there runs back towards the photographer another wall which is roughly parallel to the first wall I mentioned. Taken together, those 3 walls run round a rectangular area of land.</p> <p>Please now go to page 41 showing "Locally Listed Buildings" and zoom in on The Manor House, of which Manor Yard forms the south east part. Your orange (it might be brown) line goes along our left</p>	<p>Alan Squires by e-mail of 19/11/21</p>	<p>Agreed</p>	<p>Review the boundary and adjust as stated.</p>

hand garden wall to the corner. I assume that it then runs along the end wall of the garden, but I cannot see that, given the thickness of the red line showing the Conservation Area boundary. If my assumption is correct the line along the end wall will meet the second corner mentioned above. I now turn to the question which I wish to raise. Why is the orange line not present on the first half of the right hand wall as one proceeds towards the Village Green from that second corner? I asked you to Zoom in because I am viewing all this on a computer screen. Please understand that I am not objecting to the walls of the garden being Locally Listed - it is just that I seek a logical outcome with all relevant lengths of wall being affected by the listing, having spent a fair few thousands of pounds

On Line Multiple Choice Question Responses.

9. When looking at the conservation area as a whole, please say to what extent you agree or disagree with the following statements

[More Details](#)

■ Strongly Agree ■ Agree ■ Neither agree or disagree ■ Disagree ■ Strongly disagree

There is the right balance of uses within the conservation area



The buildings are generally in a good condition



The area feels safe



There is enough parking for owners and visitors alike



New development has generally been successful in preserving the character of the conservation area



The conservation area boundary is correct



100%

0%

100%

11. When looking at the details, which make up the character of the conservation area how important are the following to you?

[More Details](#)

■ Very important ■ fairly important ■ not very important ■ not at all important ■ no opinion

The original timber windows and doors of traditional buildings



The rear elevations of historic buildings



The continued use of matching materials for extensions



The colour of paint on brickwork and render



The survival of traditional floor surfaces (such as stone cobbles)



Views across the Conservation Area



Features seen to roofs such as chimney stacks



Mixture of old red clay tiles and slates



Absence of rofflights to front elevation roof pitches



The lack of satellite dishes



The trees

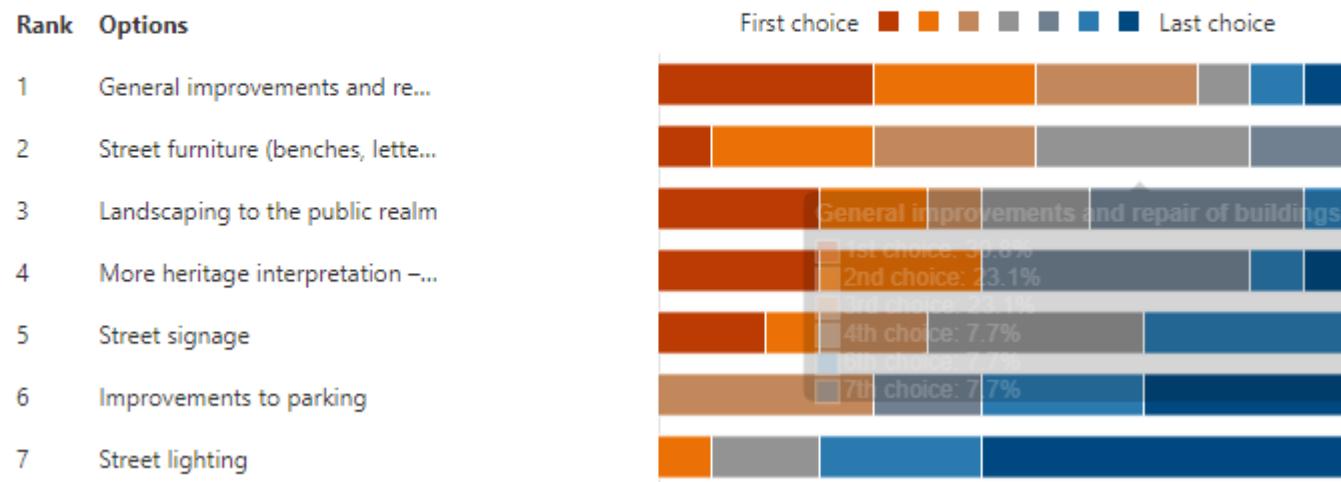


The private garden spaces

100% 0%

13. Please place the following into order as your priorities for improving Little Gaddesden Conservation Area? (1 being the most important)

[More Details](#)

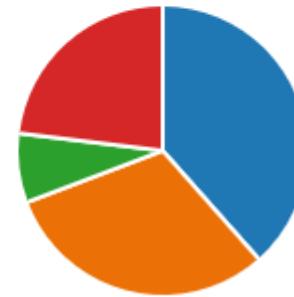


14. The Appraisal has proposed an amendment to the boundary of the conservation area. Can you tell us whether you agree with this suggested change.

Please refer to the plans which form part of the conservation area appraisal document/exhibition and are also available www.dacorum.gov.uk/littlegaddesden

[More Details](#)

●	Strongly agree	5
●	agree	4
●	Neither agree or disagree	1
●	Disagree	3
●	Strongly disagree	0



16.

The Appraisal has identified a number of buildings which are considered to make a positive contribution towards the significance of the conservation area and are therefore worthy of being 'locally listed'. Could you tell us whether you agree with this analysis.

Please refer to the plans which form part of the conservation area appraisal document/exhibition and are also available www.dacorum.gov.uk/littlegaddesden

[More Details](#)

●	Strongly agree	2
●	agree	6
●	Neither agree or disagree	5
●	Disagree	0
●	Strongly disagree	0

