

**Committee:** Cabinet

**Agenda Item**

**Date:** 25 June 2014

**12 (3)**

**Title:** Conservation Area Appraisal, Great Hallingbury

**Portfolio Holder:** Cllr S Barker

Key decision: **No**

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## Summary

1. This report has been prepared and discussed with Great Hallingbury Parish Council who support its general content and are now actively working to implement the management actions.

The draft Conservation Area Appraisal for Great Hallingbury was made available on the Council's website and as printed copies. A public exhibition on 19 March 2014 was attended by the Council's Conservation Officer and the fieldworker who had undertaken the appraisal, both of whom presented the findings and answered questions. This report summarises and comments on the representations made at the exhibition and subsequent to it in the consultation period which lasted from 22 February to 6 April 2014.

2. Great Hallingbury Parish Council welcomed the Conservation Area Appraisal in principle and considered it a worthwhile document which is likely to strengthen the control of development. This comment is valuable and is one shared by officers. The experience of the Conservation Area Appraisals so far undertaken indicates that the process is both important and popular with the local communities.

## Recommendations

3. That the Conservation Area Appraisal be approved and used to assist in the process of determining planning applications and for implementing management proposals.

## Financial Implications

4. None.

## Background Papers

5. The notes of the public exhibition held on 19 March 2014 and all representations received.

## Impact

- 6.

Communication/Consultation	Full consultation undertaken.
Community Safety	Not affected.
Equalities	Not affected.

Finance	None.
Health and Safety	Not affected.
Human Rights/Legal Implications	Not affected.
Sustainability	The report focuses on environmental issues seeking to preserve the environment of the respective communities, including their buildings and open spaces.
Ward-specific impacts	Broad Oak and the Hallingburys - various proposals as amended and as contained in report.
Workforce/Workplace	Existing staff resources.

## Situation

7. The Great Hallingbury Conservation Area at Church End was designated in 1983. The Council has a duty within section 69 of the Listed Buildings and Conservation Area Act 1990 to consider the designation of Conservation Areas and to undertake periodic reviews. As part of this work the Council has undertaken a number of Conservation Area Appraisals of existing Conservation Areas.
8. This report sets out the key issues within the attached Conservation Area Appraisal and records the results of the consultation exercise and the changes proposed.
9. The principal issues and recommendations set out in the document are:

### **Changes to the existing Conservation Area boundary.**

None proposed.

Note: As a result of the consultation a number of points were raised by respondents relating to issues raised in the Appraisal report. These representations are included in the table below with appropriate officer comment.

### **General notes:**

#### **Planning Controls and Good Practice in Respect of Other Buildings that Make an Important Architectural or Historic Contribution.**

One such unlisted building that makes a positive contribution to the character of the Conservation Area has been identified, this being Glebe House. There are distinctive features that are integral to this unlisted building that should be retained.

#### **Proposed Article 4 Directions.**

None are proposed. The distinctive features that are integral to the unlisted building above can be controlled through the normal development management process because the building consists of flats in multi occupation that do not have Permitted Development Rights (as opposed to those in force in relation to single dwelling houses).

**Planning Controls and Good Practice in Respect of Other Distinctive Features that Make an Important Architectural or Historic Contribution.**

This Appraisal has identified the mid-20th century Post Office Letter box as an interesting feature that should be retained.

**Planning Control and Good Practice, Important Open Spaces, Trees and Groups of Trees.**

The open spaces as identified and as shown on the plans represent open landscape features that materially contribute to the character and appearance of the Conservation Area which must be protected. As marked on the plans these are: the churchyard and the paddock to the rear of the former school building.

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.

**Enhancement Proposals to Deal with Detracting Elements.**

The Appraisal identifies a number of detracting elements together with a proposed course of action. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognised that such improvements will frequently only be achieved with the owners' co-operation.

**10. Consultation results**

The comments received at the public exhibition and during the consultation period are set out in the table arranged in the subject order above. Those responses which noted minor inaccuracies in the text of the Draft Conservation Area Appraisal, such as the misspelling of building names or attributed dates are not included here.

Issue	Representations made	Officer comment
General	<p><b>Great Hallingbury Parish Council</b> members are very appreciative of the time and effort taken by Mr. Bosworth in identifying some of the most notable buildings and features in this central area of our village to be collectively protected as a Conservation Area.</p> <p><b>Great Hallingbury Parish Council</b> understands that within a Conservation Area there are additional planning controls, which would be welcome in aiding the preservation of the historic features and character of the area.</p> <p><b>Great Hallingbury Parish Council</b> is of the opinion that the document reflects well this very special place in Great Hallingbury. There were no other particular matters arising from</p>	<p>Officers are grateful for the input and support of the Great Hallingbury Parish Council in producing the appraisal document.</p> <p>Noted</p> <p>Noted</p>

	the document that required comment.	
Management proposals	<b>Great Hallingbury Parish Council</b> noted that there are few management proposals at present. One of these is the repair of the gates to the church yard which has now been completed, and these are due to be re-hung very soon.	Noted. This update to the management action has been added to the 'Conservation Area Appraisal Management Actions' matrix which is publicly available on the Uttlesford District Council website.

## 11. Conclusion

The public consultation raised a number of useful points which have been incorporated into the Conservation Area Appraisal and supporting documents. The document should be amended to incorporate the above comments and use of the document should commence immediately to assist in the determination of planning applications and for implementing the management proposals as set out.

## 12. Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Revisions to the Conservation Area	1 There is some risk that revisions will be approved which cannot be justified by the guidelines provided by English Heritage.	2 If findings are approved which the Council cannot justify through good practice guidelines, the report and its recommendations will be unsound. Planning officers and applicants will then be without any up to date guidance and applications will be determined against out of date resources.	The report has been carefully produced and amended where any inaccuracies were noted. Consultation has been carried out with the Parish Council and Great Hallingbury residents and advice sought from specialist officers and experts to support the findings.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.