



GREEN TYE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

ADOPTED MAY 2014



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This document is the adopted Green Tye Conservation Area Appraisal, which replaces the draft document that was subject to public consultation in January to March 2014 and a public meeting on 22 January 2014. Members considered the responses to this consultation at their Executive Committee and Council meetings on 8 April and 14 May 2014 respectively. Members resolved to adopt the document on 14 May 2014. The document now appears with any necessary boundary revisions and textual changes required as a result of consultation feedback and adoption.

1. Introduction.

1.1. The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of Conservation Areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and the many interested persons who appreciate and visit them.

1.2. East Hertfordshire District has a particularly rich and vibrant built heritage, featuring 42 Conservation Areas and approximately 4,000 fine listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

1.3. The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road rail and air, make it a popular destination to live and work. In addition to London a short commuting distance away, the District is influenced by other factors beyond its administrative area, such as Stansted Airport and the towns of Harlow and Stevenage. With such dynamics it is inevitable that the historic environment will be subject to pressures which emphasize the need to protect it.

1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognises these facts and commits the Council to review its Conservation Areas and their boundaries. The production of this document is very much part of this process.

1.5. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In

addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area.

1.6. This Appraisal recognises the importance of these factors and will consider them carefully. This document will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple practical management proposals that would improve the character of the Conservation Area and which are capable of being implemented as and when resources permit.

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field workers observations made from the public realm and seldom involve internal inspection or discussions with owners. Thus such recommendations contained in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional information. Similar considerations apply to estimating dates of buildings.

1.8. This Conservation Appraisal:

- Identifies the special character of Green Tye Conservation Area.
- Identifies elements that should be retained or enhanced;
- Identifies detracting elements;
- Reviews the existing boundaries;
- Puts forward practical enhancement proposals;

1.9. The document has been prepared in partnership with the Parish Council and the local community through the consultation process.

1.10. Acknowledgement and thanks are recorded to Hertfordshire County Council who's Historic Environment Unit has been particularly helpful.

1.11. This document is written in three parts: Part A - Legal and Policy Framework. Part B - Appraisal; Part C - Management Proposals.

PART A - LEGAL AND POLICY FRAMEWORK

2. Legal and Policy framework.

2.1. The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate

Conservation Areas, which are defined as being ‘*areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance*’. The same section of the Act also requires that Councils undertake periodic reviews.

2.2. Section 71 of the Act requires Councils to ‘*formulate and publish proposals for the preservation and enhancement*’ of Conservation Areas and hold a public meeting to consider them.

2.3. Within Conservation Areas there are additional planning controls and if these are to be supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.

2.4. Planning permission is required for the demolition of a building in a Conservation Area but is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the Conservation Area above a threshold size set out in legislation.* Looking for and assessing such buildings is therefore a priority of this Appraisal.

* The demolition of a building not exceeding 50 cubic metres is not development and can be demolished without planning permission. Demolition of other buildings below 115 cubic metres are regarded as 'Permitted Development' granted by the General Permitted Development Order, subject to conditions that may require the Council's 'prior approval' regarding methods of proposed demolition and restoration.

2.5. Certain ecclesiastical buildings (which are for the time being used for ecclesiastical purposes) are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the ‘ecclesiastical exemption’. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.

2.6. The Town and Country Planning (General Permitted Development Order) 1995 (as amended), defines the range of minor developments for which planning permission is not required (permitted development or PD) and this range is more restricted in Conservation Areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a Conservation Area.

2.7. However, even within Conservation Areas there are other minor developments that do not require planning permission. So as to provide further protection the law allows Councils to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are

important to the character or appearance of a Conservation Area such as distinctive porches, windows or walls or railings to some non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions needs to be made in justified circumstances where a clear assessment of each Conservation Area has been made. In conducting this Appraisal, consideration has been given as to whether or not such additional controls are necessary.

2.8. Works to Trees. Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide whether to make the tree/s subject to a Tree Preservation Order. This Appraisal diagrammatically identifies only the most significant trees or groups of trees that make an important contribution to the character of the Conservation Area, particularly when viewed from the public realm. Other trees not specifically identified may still be suitable for statutory protection.

2.9. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species.

2.10. National Planning Policy Framework. Published in March 2012, this document replaces previous advice including PPS 5, Planning for the Historic Environment. The principle emphasis of the new framework is to promote sustainable development. Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed it is considered proper to reinforce local distinctiveness.

2.11. The new National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of '*special architectural or historic interest*'.
- Heritage assets. A Heritage asset is defined as '*a building, monument, site, place, area or landscape identified as having a*

degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)'.

- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced judgment reached. Substantial harm to or loss of a grade II Listed Building should be exceptional whilst harm to heritage assets of higher status, e.g. a grade I or II* Listed Building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations *'where this is necessary to protect local amenity or the well being of the area...'*
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

2.12. East Hertfordshire's environmental initiatives and Local Plan Policies. East Hertfordshire is committed to protecting Conservation Areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering an Historic Buildings Grant Service. With regard to the latter grants are awarded on a first come first served basis in relation to works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. The maximum grant will not normally exceed £1,000.

2.13. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on request. Further details are provided in Appendix 1.

2.14. The Council also has a 'Buildings at Risk Register', originally produced in 2006 and updated in 2012/13. In relation to Green Tye there are no such buildings identified as being 'At Risk' although some exist elsewhere in the parish of Much Hadham. Grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings' long term security.

2.15. The East Herts. Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to Conservation Area and Historic Building considerations. The Local Plan and its policies can be viewed on the Councils website or a copy can be obtained from the Council (contact details are set out in section 7).

2.16. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council is in the process of preparing a planning policy document which will replace the 2007 Local Plan. This will be known as the East Herts District Plan (DP). Once adopted the DP will contain the relevant Council planning policies.

2.17. Green Tye Conservation Area was designated in 1981.

Part B - APPRAISAL

3. Origins and Historical Development

3.1. There are 7 records within the existing Conservation Area held by the County Archaeologist, most of which refer to Listed Buildings.

3.2. There are no records of Prehistoric, Roman or Anglo Saxon settlement but that does not preclude its possible existence.

3.3. One County archaeological record describes the Hamlet of Green Tye thus: *'...and was perhaps the home of Richard atte Tye recorded in 1319. The name is interesting since it is the only example found in the county of teag (old English word) 'enclosure'....Ducketts which stood on the east side of the green, is a name documented in 1525. In form it is a large triangular green with 16th and 17th century timber framed cottages and farmhouses scattered around its edges, and lanes leading into the corners, on a patch of high ground between a main tributary of the river Ash and the Fiddler's Brook. There is a possible medieval moated site at Bulls....there are many irregularly-shaped ponds around the edges of the green....'*

3.4. A picture of settlements in Victorian times can normally be glimpsed by reading the Kelly's Directories of the period. However as Green Tye forms part of the much larger parish of Much Hadham, only very limited information is available from this source. Amongst the many commercial entries for the whole parish, two beer retailers are identified as having businesses at Green Tye in 1874. The settlement at this time would have been dependant on agriculture and principally reliant on services in Much Hadham.

3.5. Plan 1 shows the adopted Conservation Area plotted on mapping dating from 1874. This map shows two large areas of allotments, one area being in the centre of the triangular green and the other to the

south east of Ducketts Lane. The main property of Ducketts (no longer in existence) was situated south of Stuart Cottage. A pump to the south east of The Vineries which still exists, is plotted on this early map.

3.6. By 1920 both areas of allotment gardens are still identified but other significant changes had taken place by this time. A large nursery had been established on the site of the current one and a Mission Hall, now the Parish Hall had been established. A second pump had been provided on the village green.

3.7. By 1963 only the central area of allotments remained, the nursery area had expanded and there was a filling station to the west of Croft Cottage. To the east of Croft Cottage was the White Horse PH. Two properties shown on this mid 20th century map to the east of Ducketts Lane are assumed to have taken their names from a blacksmith use that is presumed to have once existed nearby.

3.8. Today the general layout and built form is little changed other than a group of mid 20th century semi detached houses on the west side of Ducketts Lane.

3.9. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 records names of Grene Tye in 1543 and Greenetye in 1587.

3.10. An interesting booklet concerning St Thomas Mission Hall was produced and written as part of its centenary celebrations. This short history written by Bill Bird and Sandra McAdam records that the building was officially opened in August 1909 by the Lord Bishop of St Albans and was a grand affair. It was built in memory of Richard Hunt, a local miller and malster. It has been used by the local community for many types of functions over the years, including mission services, temperance evenings, Band of Hope meetings, various local events and other celebrations. The booklet records it was used as a canteen for airmen stationed at Allens Green in WWII. One photograph shows railings which are recorded as having been removed to assist the war effort. The same photograph also shows a very tall elaborate street lamp once existed.



Picture1 - The Sunday school assembled in front of the Mission Hall 1937. Photograph reproduced courtesy of Stephen Ruff.

4. GENERAL DESIGNATIONS AND CRITERIA USED TO IDENTIFY IMPORTANT ENVIRONMENTAL FEATURES.

4.1. Scheduled Ancient Monuments. There are none.

4.2. Areas of Archaeological Significance. No such areas exist.

4.3. Listed buildings. Individually listed buildings have been identified, plotted and a selection are briefly described, such abbreviated descriptions being based on the Dept. of Culture Media and Sport's list, occasionally with additional comments by the fieldworker. Full descriptions can be obtained on line at English Heritage's website or Heritage Gateway website (www.heritagegateway.org.uk) Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

4.4. Non listed buildings of quality and worthy of protection. Such other non-listed buildings and structures that make an important architectural or historic contribution to the Conservation Area have been separately identified. The basic questions asked in identifying such buildings/structures are:

- (a) Is the non listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?**
- (b) Does the building contain a sufficient level of external original features and materials?**

- (c) Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance particularly in respect of the front elevation?**
- (d) Is the building visually important in the street scene?**

4.5. Trees and Hedgerows. The basic criteria for identifying important trees and hedgerows are:-

- (a) They are in good condition.**
- (b) They are visible at least in part from public view points.**
- (c) They make a significant contribution to the street scene or other publicly accessible areas.**

4.6. Open spaces or gaps of quality that contribute to the visual importance of the Conservation Area where development would be inappropriate have been identified. The basic question asked in identifying such areas is does the open space or gap form an important landscape feature contributing to the general spatial quality and visual importance of the Conservation Area? Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

4.7. Other distinctive features that make an important visual or historic contribution are noted and shown diagrammatically. In relation to walls and railings those above prescribed heights (1m fronting a highway including a footpath or bridleway, water course or open space or 2m elsewhere) are protected and require permission for their demolition.

4.8. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to features associated with selected non listed properties is as follows:

- In relation to chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and complete with chimney pots. Exceptionally particularly important chimney stacks without pots may be selected.**
- In relation to selected windows, these need to be on front or side elevations, fronting and visible from the street/s, contemporary with the age of the property and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by modern glazing units.**

- In relation to walls or railings, those selected need to be below the prescribed heights (walls fronting a highway including a footpath or bridleway, water course or open space 1m or 2m elsewhere require permission for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where permission for demolition in Conservation Areas is not required.

4.9. Features that are out of character with the Conservation Area and detract or are in poor repair have been identified.

4.10. Important views are identified.

4.11. Conservation Area boundaries. In relation to any revisions to the Conservation Area boundaries, consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved. The extent of the Conservation Area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the Conservation Area's setting and is distinct from open farmland.

5. GENERAL CHARACTER AND SETTING OF GREEN TYE

5.1. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes the Perry Green Uplands as *'undulating settled uplands with meandering lanes linking hamlets and small villages...and very extensive views out but limited views within'*. The same document notes that ditches and ponds are local features that should be carefully maintained. In specific reference to Green Tye the document recognises the importance of Green Tye Farmhouse and observes the prominence and visibility of the greenhouses in the wider landscape.

5.2. There are 10 Listed Buildings within the existing Conservation Area. Of this total all date from the 16/17th centuries with the exception of the 19th century dairy building to the west of Green Tye Farmhouse. Many have traditional thatched roofs and it is important these are retained.

5.3. There are several other buildings of quality that are not listed but that should be retained.

5.4. There are also open spaces of quality and trees and hedgerows enhance the environmental qualities of some areas adding characteristic diversity to this small scattered settlement.

5.5. Its western extremity is dominated by a large complex of greenhouses some of which are included within the Conservation Area. The latter complex is modern and pleasing in appearance and is located on a site where greenhouses have been in existence since the early 20th century. There is therefore an historical association with this horticultural use for about 100 years and because of this, and on balance, no changes to the Conservation Area have been made in this location. A prominent chimney of some historic interest, believed to have formed part of an earlier greenhouse complex, is covered in vegetation which the owner might consider removing.



Picture 2 - The large greenhouse complex at the western edge of the Conservation Area. The prominent chimney is likely to have been part of an earlier horticultural enterprise.

6. DETAILED CHARACTER ANALYSIS.

6.1. General overview. Green Tye remains largely unspoilt and in plan form is a classic triangular green characterised by a scatter of important listed buildings and other environmental features, including ponds that are possible remnants of moated sites.

6.2. Within the triangle principally defined by the three roads and to the east of Ducketts Lane there is much open pasture, woodland and some land planted as orchard. These areas form part of the historic character of the built up part of the Conservation Area as opposed to being part of the surrounding open farmland.

6.3. The historical associations principally relate to periods dating from the 16th century. In summary the historic core is considered to be of sufficient architectural or historical interest to generally warrant its designation as a Conservation Area although some boundary changes have been made which are described below.

6.4. Scheduled Ancient Monuments. There are none.

6.5. Archaeological Sites. There are none.

6.6. Individually Listed Buildings. A selection of abbreviated descriptions is set out below.

6.7. Bulls Cottage – Grade II. Probably 16th century. Timber frame, altered early 17th century with later additions. Thatched roof, gable end to lane. Weatherboarding, plaster and cement. 2 storeys. South elevation with 19th century casements with glazing bars, those towards west beneath eyebrow recesses in thatch. Modern east cross wing. Interior has 16th century timber frame bays with chimneystack on east. Early 17th century chamfered and stopped floor beams and joists.



Picture 3 - Bulls Cottage, 16th century in origin with thatched roof.

6.8. Stuart Cottage – Grade II. 17th century exposed timber frame and plaster, thatched. Half-hipped roof. 2 storeys, 4 bays of vertical studding with thin cross braces on south end. Interior has chamfered and stopped ceiling beams.



Picture 4 - Stuart Cottage, a thatched property dating from the 17th century. Thatch is an important traditional material that should be retained.

6.9. Green Tye Farm House – Grade II. Mid-late 16th century. Timber framed with circa 1600 west bay and mid 17th century chimneystack. Old tile roof with distinctive red brick stack of 4 conjoined diagonal shafts. Continuous jetty on long south front to road. East room said to retain diamond mullioned windows, one with interior sliding shutters and 17th century staircase. Chimney with 2 fireplaces on 1st floor and diamond mullioned windows behind these on rear.



Picture 5 - Green Tye Farm House, an important 16th century jettied building with old tiled roof and fine chimney detailing dating from the 17th century.

6.10. Dairy west of Green Tye Farm House - Grade II. Dairy building 19th century or earlier. Timber framed and weather boarded dairy with steep thatched roof.

6.11. Tumbledown Dicks – Grade II. 16th century timber framed, thatched with half-hipped roof. North front to road is plastered with weatherboarding to sill level.



Picture 6 - Tumbledown Dicks, a 16th century rural cottage with thatched roof.

6.12. Green Tye Cottage - Grade II. From 16/17th century. Timber frame with thatched roof, hipped. Weather boarded to sill level on north east, plastered above. Front has 16th century moulded oak door frame. Modern casements and some later partitions inside. Probably always 2 storeys.



Picture 7 - Green Tye Cottage, another rural cottage constructed of typical traditional materials, including its important thatched roof.

6.13. *Other non listed buildings that make an important architectural or historic contribution.* There are several such buildings.

6.14. The Village Hall, formerly the Mission Hall erected in 1909 whose historical importance and interest has previously been referred to. Of yellow brick construction with red brick banding and circular plaque to front inscribed Saint Thomas Mission Hall 1909. Slate roof with prominent finial detailing to front. Simple barge boarding, some early windows; modern extensions in keeping and not dominant. Some bricks inscribed on east elevation noted. These features should be retained.



Pictures 8 and 9 - Details of Former Mission Hall which are interesting from a historical perspective that should be retained. Does anyone locally know the names to which these inscribed initials refer?

6.15. Barn on east side of Ducketts Lane to south of Ducketts Cottage. Weather boarded barn with corrugated iron roof. 19th century or earlier. Appears as part of the former Ducketts complex on late 19th century mapping. Access not possible so fieldworker's knowledge of building is limited. However its traditional appearance makes a positive contribution to the street scene and it should be retained.



Picture 10 - Barn on east side of Ducketts Lane to south of Stuart Cottage. Its pleasing traditional form makes a positive contribution to the street scene and it should be retained.

6.16. Pretoria Villa. Early 20th century two storey red brick house with pyramidal slate roof and prominent chimney with pots. Much of building is hidden by frontage hedge. Yellow brick quoin detailing to front. Bay windows. Some early vertically sliding sash windows. Recessed central doorway. Plaque named and dated 1900. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

6.17. Other distinctive features that make an important architectural or historic contribution. There is a pump of typical 19th century design that is shown on an early 20th century map dating from 1920. This is located on the northern western edge of the village green that is a feature worthy of retention.

6.18. Another historic 19th century pump with handle but no decorative finial cover. Modern commemorative plaque added later. Presumed to be original as appearing on map dating from 1874.



Picture 11 – remains of typical 19th century pump that should be retained: located in or close to original position on the village green.



Picture 12 – remains of another typical 19th century pump that should be retained: located in or close to original position south east of The Vineries.

6.19. *Important Open Spaces and Water Features.* The village green consists of three areas of well maintained open grassland traversed by vehicular access points to selected properties and also Ducketts Lane. It is open in character and framed in part by Listed Buildings and mature trees. Its quality is its expansive open nature and this should be retained. Utility poles (see below) detract.

6.20. Green Tye Pond. This is a water feature running parallel to the road between The Vineries and Midfield. It would appear to be shown on the 1874 map and might have originally been a moated feature associated with The Vineries which dates from the 16th century. It may be appropriate to consider making this distinctive feature more visible, subject to Health and Safety and environmental considerations associated with protected species (see below).



Picture 13 – Distinctive water feature with probable historic associations, located between The Vineries and Midfield. It may be appropriate to consider opening up views so its environmental qualities can be better appreciated.

6.21. There are also other ponds; one to the west of Hoplands House and another south of Stuart Cottage that adds to the environment interest of these areas. The latter is surrounded by vegetation and not visible from the public realm.

6.22. Particularly important trees and hedgerows. Those trees and hedgerows that are most important are shown very diagrammatically on the accompanying plans.

6.23. Wildlife site. Green Tye Pond is a Wildlife site with protected species including Great Crested Newts which are present here and in other ponds in the area (source: The Hertfordshire Habitat Survey Project).

6.24. Important views. A selection as shown on accompanying plans.

6.25. Elements out of character with the Conservation Area. There are several utility poles that detract but those on the frontage to the village green are most intrusive.



Picture 14 - Intrusive utility pole in prominent location on village green. There would be a real environmental gain if this could be resolved.

6.26. Opportunities to secure improvements. Consider the potential of opening views of Green Tye and other ponds. Approach utility company to explore if there is any practical solution of reducing impact of utility poles on northern boundary of village green.

6.27. Boundary changes. The existing Conservation Area boundaries have been adjusted to exclude the property of Midfield and adjacent open farmland. Midfield is a modern property and the adjacent land is considered to form part of the open countryside as opposed to open land associated with the built form of the historic settlement. The boundary has also been redrawn along the western edge of Green Tye farm and the northern boundary of Green Tye Farm Cottage and northern boundary of the historic water feature.



Picture 15 - Land that forms part of the open farmland now excluded from the Conservation Area.

6.28. The Conservation Area boundary has been adjusted between Green Tye Cottage and Silver Fern Lodge as its former alignment was entirely arbitrary. The new boundary follows the north west curtilage of Green Tye Cottage, the edge of the lane and the south east boundary of Silver Fern Lodge (approximately plotted).

6.29. The boundary now includes all of the existing curtilage of the Village Hall (former Mission Hall) as this is a more sensible solution.

6.30. In the vicinity and to the east of Blacksmith's Cottages the boundary has been redrawn to better reflect existing physical features.

PART C - MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundaries.* The revised boundaries include the following amendments. Their exact boundary alignments are shown on the accompanying plan to which the reader is referred.

(a) exclude the property of Midfield and adjacent open countryside.

(b) exclude land between Green Tye Cottage and Silver Fern Lodge.

(c) extend the boundary to include the whole of the existing curtilage of the Village Hall (former Mission Hall).

(d) amend the boundary in the vicinity and to the east of Blacksmith's Cottages to more accurately reflect existing features.

7.2. General Planning Control and Good Practice within the Conservation Area. All 'saved' planning policies are contained in the East Herts. Local Plan Second Review adopted in April 2007. It is currently against this document and the National Planning Policy Framework that the District Council will process applications.

7.3. Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Council Officers to seek pre-application advice. For further details including advice on Planning Applications, Conservation Areas, Listed Buildings, landscaping and other general administrative advice, please contact the Planning Department for assistance.

Telephone no. 01279 655261

E-mail planning@eastherts.gov.uk

Or write to E.H.D.C. Wallfields, Pegs Lane, Hertford SG13 8EQ

7.4. Applicants may also wish to refer to one of the several Guidance Notes referred to in Appendix 1 below.

7.5. Listed Building Control and Good Practice. Those buildings that are individually listed are identified. Other pre-1948 buildings, structures or walls within the curtilage of a Listed Building are similarly protected in law.

7.6. Listed Buildings are a significant asset in contributing to the quality of the Conservation Area. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.

7.7. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution. Within the existing Conservation Areas this Appraisal has identified several such unlisted buildings that are considered to have sufficient qualities to be described thus. These are the former Mission Hall, Pretoria Villa and barn on Ducketts Lane to the south of Stuart Cottage.

7.8. Any proposal involving the demolition of these buildings is unlikely to be approved. Key architectural features should be retained.

7.9. There are other distinctive features that are integral to some of the important unlisted buildings identified above that make an important

architectural or historic contribution, including selected chimneys and windows. In some situations protection already exists through existing planning controls but in another case (Pretoria Villa) protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owner separately at a later date. This would be associated with further detailed consideration and possible refinement.

7.10. Planning Control – Other unlisted distinctive features that make an Important Architectural or Historic Contribution. This Appraisal has identified two pumps dating from the 19th century that make a particular contribution to the character of the Conservation Area. These should be retained.

7.11. Planning control - Wildlife Site Any development that adversely affects wildlife species occupying this site will not normally be permitted and would need clear justification. Proposals will be considered against Policies ENV 14 and ENV 16.

7.12. Planning Control – Important open land, open spaces and gaps. This Appraisal has identified the village green as being a particularly important open space that will be protected.

7.13. Planning Control – Particularly important trees and hedgerows. Only the most significant trees are shown diagrammatically. It has not been possible to plot trees on inaccessible land. 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.

7.14. Planning Control - Important views. Views of A selection of general views are diagrammatically shown. Policy BH6 is particularly relevant.

7.15. Enhancement Proposals. The Appraisal has identified the elements that detract which are summarised in the Table below 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 recognized that such improvements will generally be achieved only by the owner’s co-operation.

Detracting element	Location	Proposed Action.
Utility poles	On the village Green	Contact utility company and explore potential to reduce impact.

Other Actions.		
Consider improving views of water features especially the linear pond between The Vineries and Midfield, subject to Health and Safety and wildlife considerations.		

Appendix 1. Guidance notes produced by East Hertfordshire District Council. The following represent useful technical information and can be obtained via the details provided above.

- 1. Brick Repointing and Repair.**
- 2. Conservation Areas.**
- 3. Cleaning Historic Brickwork.**
- 4. Farm Buildings.**
- 5. Flint and Flint Wall Repair.**
- 6. Hard Landscaping in Historic Areas.**
- 7. Listed Buildings.**
- 8. Rainwater Goods and Lead.**