

EXECUTIVE DECISION RECORD SHEET

Name of decision maker:	Councillor Terry Douris
Portfolio:	Planning & Regeneration
Date of Portfolio Holder Decision:	06/09/12

Title of Decision

Public Consultation for Berkhamsted Conservation Area Appraisal, 1st October to 9th November 2012 with public event on Saturday, October 6th.

Decision made and reasons:

To undertake a public consultation on the Draft Berkhamsted Conservation Area Appraisal, which has been undertaken by BEAMS

Reports considered:

Draft Appraisal attached

Has budget been approved? (provide budget codes):

Yes: Budget Code DD405 3950

Officers/Councillors/Ward Councillors/Stakeholders Consulted:

Should the decision be approved consultations will take place with:

- Residents within the proposed area
- Visitors to the public exhibition and public event in Berkhamsted Town Centre to be held during the consultation period

Dacorum Borough Council

- Dacorum Borough Councillors
- Corporate Director – Housing & Regeneration
- Assistant Director – Planning, Development & Regeneration
- Group Manager – Strategic Planning & Regeneration
- Group Manager – Environment Services
- Trees & Woodland Manager

Hertfordshire County Council

- County Councillor
- Head of Landscape
- Hertfordshire Biological Records Centre
- Transportation Planning and Policy
- Archaeology

Berkhamsted Town Council

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- Berkhamsted Town Councillors

Others

- Natural England
- English Heritage
- Chilterns Conservation Board
- Chilterns Conservation Board, Planning Group
- Chiltern Society
- Berkhamsted Community Partnership
- Berkhamsted Citizens Association
- Town Hall Trust
- Berkhamsted Local History and Museum Society
- Save Your Berkhamsted Residents Association
- Dacorum Heritage Trust
- Disability Groups
- Relevant Local Societies

Monitoring Officer comments:

No further comments to add to this report

Deputy Section 151 Officer comments:

No further comments to add to this report

Implications:

Without adequate public consultation, the draft appraisal is more likely to be viewed as restrictive due to lack of awareness of its recommendations

Risk:

The intention of this consultation is to comply with legislation and best practice and therefore avoid the risk of non-compliance.

The appraisal flags up four proposed changes to the conservation boundary (see attached draft.) The proposed extensions (St John's Well Lane including row of cottages at north end (Nos 1-4); London Road, Bulbeggars Lane, Bank Mill including land on the north side of London Road up to the railway line and extending east to Bulbeggars Lane (including the river and canal); Kings Road, East side, including part of Berkhamsted Collegiate School to encompass Butts Meadow and allotments; and Montague Road, including a slender piece of land between North Road and Doctors Commons Road off Angle Place and 29, 29a, 31 & 33 Montague road. These extensions will have implications for the removal of Permitted Development rights, the protection of trees and control over demolition in these proposed areas. As these represent only minor changes to the boundary, the risk is considered to be minimal.

Within the current Conservation Area, the Draft Conservation Area includes

- a) a list of locally listed buildings and
- b) recommendations for Article 4 Directions in the Conservation Area

However, no buildings are being proposed to be added to the list of buildings of special

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architectural or historical interest.

Value for Money:

The cost of the consultation reflects the officer time required to run the consultation, the cost of mounting the public exhibition and the cost of bringing the draft consultation to a print/web-ready format. The public event builds on a similar consultation held for the draft Hemel Hempstead Conservation Area Appraisal which was considered to provide excellent value for money in reaching a wide audience.

Options Considered and reasons for rejection:

Not to consult on the draft, which would fail to engage with the public on this process of raising awareness of the importance of Berkhamsted's heritage

Portfolio Holders Signature

Date:

Details of any interests declared and any dispensations given by the Standards Committee:

For Member Support Officer use only

Date Decision Record Sheet received from portfolio holder: 06/09/2012

Date Decision Published: 06/09/2012

Decision No: PH/12/058

Date of Expiry of Call-In Period: 13/09/2012

Date any Call-In received or decision implemented:

BACKGROUND

The Berkhamsted Conservation Area Character Appraisal stems from the Council's Conservation Strategy which is providing a full assessment for all the Conservation Areas (23 in all) within Dacorum. There are currently Conservation Area Character Appraisals for Hemel Hempstead Old Town and Berkhamsted which form Supplementary Planning Guidance to the Dacorum Borough Local Plan 1991 – 2011. These are both being reviewed as part of the Conservation Strategy. The Strategy includes a programme for the review and production of Conservation Area Character Assessments for all 23 Conservation Areas. As part of this programme, Conservation Area Character Appraisals for Aldbury, Bovingdon, Chipperfield, Frithsden, Great Gaddesden and Nettleden have already been completed and have been through formal consultation processes.

The document identifies the character and appearance of the Conservation Area and includes proposals for extending the boundaries of the Conservation Area, for providing a list of locally listed buildings and making recommendations for Article 4 Directions in the Conservation Area.

The extensions to the boundary of the Conservation Area have been proposed for the following reasons:

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Extension 1: **St John's Well Lane.** This extension seeks to include the features associated with the river and canal, including the row (Nos 1-4) of adjacent early nineteenth century cottages that are part of the historic layout of the canal environment. The cottages share an identical alignment to the canal seen with the later Londrina Terrace at the east end of the Conservation area. A history board lies close to the footbridge/canal that explains the historic background to this area. The cottages lay close to the watercress beds and are shown on the 1841 tithe map; they were the only buildings along the lane.

Extension 2: **London Road, Bulbeggars Lane, Bank Mill.** This extension includes the continuing features and landscape of the Grand union Canal and River Bulbourne as far east as the existing character continues. It forms part of the historic setting of the landscape and some older housing. The inclusion of two canal bridges is proposed due to their well-preserved original historic character and current lack of other forms of planning protection from alteration. These bridges consist not just of a brick arch, but also of features such as parapets and access steps that also demonstrate their nineteenth century origins. The lock-keepers cottage and the meadows on either side of the canal are an integral part of the historic environment of this stretch of the canal.

Extension 3: **Kings Road, east side.** This extension has been proposed as the sites (the older school buildings of the King's road collegiate school campus, Butts meadow and neighbouring allotments) are considered to be important open spaces and buildings of visual and historic interest for the conservation area.

Extension 4: **Montague Road.** This extension has been proposed as the plots relate to the development of Montague Road that lies within the existing boundary.

A six-week consultation process is proposed commencing 1st October and ending 9th November 2012, with a public event on Saturday October 6th, to take advantage of market day by taking a market stall.

An advert will be placed in the Gazette to inform the general public of the consultation process.

The Conservation Area Character Appraisal will be available to view at the Council's Offices in Hemel Hempstead, Berkhamsted and Tring, Community Centres and local Libraries.