

North Hertfordshire District Council

North Hertfordshire Conservation Areas

Summary Report



Report for

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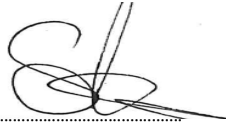
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1. Background

1.1 Introduction

- 1.1.1 This Summary Report presents conclusions to the appraisal of 33 conservation areas in North Hertfordshire by Wood Environment & Infrastructure Services UK Ltd in 2019-20. It is intended to present key outcomes of the project and to locate in a single document the full range of proposed boundary changes and the special interest of those conservation areas included within the project.
- 1.1.2 Councils have a statutory duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate conservation areas where there are "...*areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance* (para 1(a))", and "...*from time to time to review the past exercise* (of this function) (para 2)". Our work has followed this second duty and recommendations have been made for boundary changes to conservation areas to ensure they are sound. Our work has enabled the conservation areas examined to comply with paragraph 186 of the NPPF in ensuring the special interest of such areas is detailed in the completed character statements. The character statements produced also comply, in an abbreviated form, with the most recent conservation area guidance from Historic England.
- 1.1.3 Of 33 conservation areas covered by the project, character statements were produced for 31 (excluding Ayot St Lawrence and Gustard Wood). Potential boundary revisions have been identified in all 31, of which five are considered significant extensions, and one a significant reduction. Two buildings were identified that are believed to have potential for national designation (i.e. to be listed) and 315 buildings have been noted for their positive contribution to the character of their respective conservation areas.
- 1.1.4 The North Hertfordshire Local Plan 2011-2031 was submitted for examination on 9 June 2017 and whilst not yet adopted, is at an advanced stage. The Submission Local Plan contains two policies which specifically relate to conservation areas. Policy SP13 states that the council will balance growth with historic environment interests through, amongst other measures, completing "Periodic reviews of conservation areas and other locally designated assets". The supporting text to the policy states (paragraph 4.160) that the council will periodically review conservation areas to produce character statements and consider boundary amendments, with a priority given to areas with potential development pressures, or where there has been significant change.
- 1.1.5 Policy HE1 concerns the treatment of designated heritage assets within the planning process, recognising the importance of these assets. The supporting text to this policy notes that North Hertfordshire contains forty-four conservation areas designated for their historic or architectural significance.
- 1.1.6 A number of neighbourhood plans have been or are being prepared for neighbourhood areas within North Hertfordshire, and some of the neighbourhood plan areas include conservation areas. The completed character statements can form part of the evidence base for the neighbourhood plans.

1.2 Contents of Summary Report

- 1.2.1 The report has a section for each of the conservation areas under consideration. Each entry consists of a summary of work undertaken, statement of special interest, opportunities for enhancement, any boundary changes recommended, and structures with potential to be nationally designated.

- 1.2.2 Each entry is accompanied by a map of proposed boundary changes in Appendix A.
- 1.2.3 A list of all undesignated buildings considered to have a positive impact on each conservation area has been included in Appendix B. Entries in the latter should be considered for entry onto the Council's Register Of Buildings of Local Importance.
- 1.2.4 Guidance on procedural matters in relation to heritage designation is provided in Appendix C.

2. Recommended Actions

2.1 Boundary Changes

- 2.1.1 Boundary changes have been recommended for all but two of the conservation areas under consideration, comprising all of the conservation areas for which character statements have been prepared. In the majority of cases, these changes are recommended to make the conservation area boundaries conform to existing property boundaries for clarity and ease of administration. Where necessary, further explanation has been provided on the conservation area maps in this report (Appendix A).
- 2.1.2 In a smaller number of cases, boundary extensions or reductions are recommended for other reasons. It was agreed at the beginning of the project such changes would be recommended:
- where desktop research backed up by fieldwork can demonstrate that an area immediately adjacent to an existing boundary is of sufficient special architectural or historic interest for designation and has a character considered desirable to preserve or enhance; or
 - where a defined area within an existing conservation area can be shown to have changed its character so that it is no longer considered to be of special architectural or historic interest, or no longer considered worthy of preservation or enhancement.
- 2.1.3 Recommendations of this nature are limited to Codicote, Great Offley, Hinxworth, Sandon, Weston and Willian and are discussed in Section 3. Three of these suggested extensions are considered to be substantial. These are:

Hinxworth

- 2.1.4 In Hinxworth, it is proposed that the boundary be extended to include a moat and parcel of land that is potentially of Saxon origin and likely to be the original settlement core.

Sandon

- 2.1.5 In Sandon, it is proposed that a 1920s housing estate at the west of the settlement be added to the conservation area. This would preserve a group of well-spaced and characterful cottages as well as aspects of the pre-estate landscape.

Weston

- 2.1.6 The proposed extension at Weston, at the west end of the settlement, would bring into the conservation area a series of historic property boundaries behind Fore Street, some workers housing and Addison houses on Hitchin Road, and the older part of the interesting 1920s estate at Friars Road, Weston's first large 20th century housing development.
- 2.1.7 It is recommended that these more significant suggested extensions be fully appraised to confirm their suitability for addition to the respective conservation areas.
- 2.1.8 The other changes are:

Codicote

- 2.1.9 The housing estate at Old School Close appears to date to the 1980s or early 1990s and is of a different character to the remainder of the conservation and it is therefore proposed that this area be removed.

Great Offley

- 2.1.10 It is recommended that the boundary be extended to include The Vicarage, a building making a positive contribution to the character of the conservation area. It is further recommended that the boundary be extended to include the Offley Stores property, which is currently divided by the conservation area boundary.

Willian

- 2.1.11 A boundary extension has been suggested to bring the boundary in line with property boundaries where possible. It is recommended that the Willian Arboretum be included within the conservation area, providing a wooded boundary to its west and south-west side.

Graveley

- 2.1.12 A division of the conservation area into two separate character areas is recommended in Graveley. It was noted that the conservation area has distinct areas with their own character; the suburban area around High Street and the western end of Church Lane and the more rural area east of Church Lane, Back Lane and the Church of St Mary. It is recommended that these are recognised as separate character areas within the conservation area.

2.2 Procedural matters

- 2.2.1 Procedural matters, including consultation requirements in relation to conservation area boundary changes are included in Appendix C.

2.3 National Designation

- 2.3.1 There are two buildings or structures which were identified as being potentially suitable for national designation as listed buildings. In each case, it is recommended that further appraisal be undertaken with a view to presenting information with a request for listing to Historic England. The identified structures are:

- Great Wymondley Village Hall
- Barkway wagon wash, Church Lane

- 2.3.2 In each case, these are described in the respective parts of Section 3 and the process for listing is described within Appendix C.

2.4 Opportunities for Enhancement

- 2.4.1 Throughout Section 3 of this summary report, specific opportunities for enhancement which have the potential to further preserve or enhance the special interest of the conservation area are detailed within the entries for each conservation area. However, there were some opportunities for enhancement that were observed in all of the conservation areas studied. These are:

- Bins were frequently observed on the streets in front of buildings or just off the pavement. Where possible, design mitigation in new buildings could provide bin shelters to reduce the adverse visual impact of bins on and near the streets.
- Most of the conservation areas suffer from a lack of parking and excess on-street parking as a result. This could be mitigated through parking control and encouraging the use of driveways, many of which were empty or used as garden extensions with cars instead parked on the street. Future development could ensure adequate off-street parking in individual properties or as car parks within larger developments.

2.5 Detailed Conservation Area Appraisal

2.5.1 In order to fully reflect national policy and guidance,¹ a number of the conservation areas included within this project should be covered by more detailed appraisal than that set out in the completed character statements. This is because the conservation areas in question are of a size and complexity that a more detailed appraisal is required in order to fully describe their special architectural and historic interest. More detailed appraisals would also be valuable in managing change for conservation areas for which nearby development allocations in the Submission Local Plan may have potential to affect their historic character. In particular, it is thought that Ashwell, Barkway, Kimpton Village, Pirton and Whitwell would benefit from enhanced analysis, reflecting the size and complexity of the conservation areas. For example Ashwell Conservation Area contains a total of 72 listed buildings and structures, including Ashwell Bury house, which includes elements designed by Sir Edwin Lutyens and is located in gardens designed by Gertrude Jekyll in the early 20th century, which are designated as a Registered Park and Garden. Whilst these have been identified as the largest and most complex conservation area which would most benefit from full analysis all conservation areas would ultimately benefit from full appraisal.

2.6 Other recommendations

- 2.6.1 The following could also be considered to reflect national policy and guidance.
- To undertake a review of North Hertfordshire town conservation areas, and to ensure these reflect current national policy, and emerging local policy;
 - To publish an over-arching conservation area policy document for North Hertfordshire;
 - To publish a Register of Buildings of Local Importance, covering buildings in and outside conservation areas, in line with current Historic England Guidance (Historic England Advice Note 7, 2016).

¹ Historic England Conservation Area Appraisal, Designation and Management Historic England Advice Note 1, 2019

3. Conservation Area Summaries

3.1 Ashwell

3.1.1 Ashwell was visited on 5 June 2019.

Statement of Special Interest

- 3.1.2 Ashwell Conservation Area contains most of the village, except for small areas of modern housing to its west, south and east. It centres on the Church of St Mary (NHLE 1102715), with its large four-stage tower and spike, Swan Street, possibly the site of a former village green or marketplace, and High Street. The latter is densely developed, at least in its central part, and contains medieval to modern buildings, notably a number of medieval hall houses, the form of which is echoed in other, later buildings through the conservation area. At the west end of High Street is The Spring from which a waterway with tree-covered banks runs north-west towards Ashwell Bury, the former corn mill and a former brewery. The Church of St Mary is Ashwell's main landmark, visible from across the village, beyond the boundaries of the conservation area and village, whether in long views or glimpsed between buildings as you move around Ashwell.
- 3.1.3 A key feature of the conservation area is the parallel High Street and Back Street/Silver Street, and the roads and alleyways that connect them. These play a role in enhancing the coherence of this large conservation area through providing access and long views, especially towards the church.

Opportunities for Enhancement

- 3.1.4 The enhancement opportunities concerning the management of bins and parking described in paragraph 2.3.1 are relevant to Ashwell.

Suggested Boundary Revisions

- 3.1.5 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR1.

3.2 Ayot St Lawrence

- 3.2.1 Ayot St Lawrence was visited on 7 October 2019. The conservation area is only partially within North Hertfordshire and was not fully assessed. A map of the conservation area and local authority boundary is shown in Fig SR2 and no boundary revisions within North Hertfordshire are considered to be necessary.

3.3 Barkway

- 3.3.1 Barkway was visited on 28 May 2019.

Statement of Special Interest

- 3.3.2 Barkway Conservation Area consists mainly of High Street and its high concentration of listed buildings, which range from a 15th century Wealden house through to 19th century buildings. It has

a history as a coaching town, although this is little evident other than in modern buildings which frequently incorporate bridged driveways in the manner of coaching inns. Much of High Street has the feeling of being enclosed, with buildings fronting the street behind pavements, which adds to a sense of change in character and status when one leaves High Street along the more open Church Lane towards the Church of St Mary Magdalene (NHLE 1102624) and lands surrounding Manor Farm (NHLE 1102626). The fields and lanes here incorporate the remains of a historic water supply system, including a brick wagon wash.

Opportunities for Enhancement

- 3.3.3 The following opportunities for enhancement which have the potential to further preserve or enhance the special interest of the conservation area have been identified within Barkway Conservation Area:
- Modern building, which has been good in its historical references and setting newer buildings back from the street front, has created weak frontages through introducing low-walls and grass verges. This could be addressed with design policies recommending more established boundaries would reinforce the enclosed character of the High Street;
 - The wagon wash on Church Lane is a key feature of the village, the interpretation and management of this feature would aid the public recognition of its significance and interest.

Suggested Boundary Revisions

- 3.3.4 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR3.

Potential for National Designation

- 3.3.5 The wagon wash on Church Lane is thought to have potential for listing due to its special historical interest. It is of potential interest as a structure in its own right and should be further investigated before an application to list it is made. However, it is also connected to an interesting, surviving historic water system that was most recently part of the village's water supply, and probably has medieval origins. There is some potential for the whole system to be designated. It is thought that there is not currently a wagon wash designated in its own right in the country.

3.4 Barley

- 3.4.1 Barley was visited on 28 May 2019.

Statement of Special Interest

- 3.4.2 Barley Conservation Area bounds most of the historic village with evidence of its medieval origins surviving in its built fabric, plan and building plots. This includes a likely relict medieval village green or marketplace, the Church of St Margaret of Antioch (NHLE 1102577), and the former Hove Hall manor property. High Street is a probable medieval hollow-way or sunken road, respecting the boundary to the Hove Hall property. Barley Conservation Area is notable for a density of development, especially along Church End and the west side of High Street, which demonstrates a wide variety of architectural styles and dates of origin, while away from these central areas, buildings are more widely spread and the character of the conservation area more rural. There are notable long views through the village, along High Street and London Road. There are several large buildings dispersed throughout the village, including parts of former larger properties, like

Manor Farm House (NHLE 1102574), the discrete bounded property of Hill House (NHLE 1102568), and the interesting Homestall (NHLE 1102585), which shows nearly half a millennium of expansion in its architecture. South of the main part of the village is Smith's End, another relict part of the medieval village of Barley which now sits somewhat apart from the village along Smith's End Road.

Opportunities for Enhancement

3.4.3 In addition to the enhancement opportunities concerning the management of bins and parking described in paragraph 2.3.1, the following opportunity for enhancement which has the potential to further preserve or enhance the special interest of the conservation area within Barley Conservation Area is:

- In the event that any changes to the site layout of the Richmond's Coaches site are planned, it would be beneficial to restore a built frontage to the High Street/ London Road junction to provide a closure to the streets in this area.

Suggested Boundary Revisions

3.4.4 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR4.

3.5 Bendish (St Pauls Walden)

3.5.1 Bendish was visited on 4 September 2019.

Statement of Special Interest

3.5.2 Bendish Conservation Area includes a post-medieval agricultural village that may have medieval origins. It centres on the village green at which all roads through the village converge providing a focal point for development and activity.

3.5.3 Key to the special interest of Bendish is its agricultural function which has historically influenced development, evident in surviving farm buildings and agricultural cottages. The village also has historic interest with a connection to the Nonconformist movement and John Bunyan preached in a former malt house. The malt house is no longer present and the location of this building is currently unknown.

3.5.4 Architecturally, Bendish is of interest for its mixture of historic timber-framed and red brick residential and converted farm buildings, which combine to preserve the rural feel of the settlement. This mix of buildings and irregular layout reflect the slow ad hoc development and redevelopment within the village which was once dominated by an agricultural function but has slowly adapted to a changing economy and urban migration out of Bendish.

Opportunities for Enhancement

3.5.5 There are a number of opportunities for enhancement within Bendish which have the potential to further preserve or enhance the special interest of the conservation area. These are:

- Consideration should be given to providing public information to prevent parking upon areas of green space at road margins, to prevent damage to these features and their erosion;

- Consideration should be made for proposals to bury services within the village and remove telegraph poles and services carried at height through the more significant areas of the conservation area such as the green;
- Research into the location of the former malt house which served as a preaching place used by John Bunyan would contribute to the history of Bendish and its role within in the Nonconformist movement.

Suggested Boundary Revisions

- 3.5.6 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR5.

3.6 Charlton

- 3.6.1 Charlton was visited on 29 April 2019.

Statement of Special Interest

- 3.6.2 Charlton Conservation Area includes a post-medieval milling landscape that is likely to have medieval origins. It centres on two linear features; Charlton Road, which runs roughly north to south, and the mill stream which runs from a spring west of Wellhead Farm north towards Hitchin Priory via (within the conservation area) a mill pond and over-shot mill wheel at Mill Farm.
- 3.6.3 Charlton has a strong connection to Henry Bessemer, the inventor of the Bessemer process, a method for the industrial-scale production of steel, who was born in the village and whose family operated Charlton's central milling operation for a time while they lived in Charlton House, which now bears a blue plaque commemorating Henry.
- 3.6.4 Key to the special interest of Charlton Conservation Area is the dominance within the settlement of the milling landscape, which has historically dictated the form of the village that occupies areas around the former water management system. The whole of the milling process can essentially be observed on foot, from the spring and its associated earthworks in the west via the mill pond and mill wheel (currently behind hoardings) to the continuation of the stream as it leaves Charlton. Later building has not diminished the visibility or significance of this aspect of the landscape and its preservation and enhancement should be central to management of the conservation area.
- 3.6.5 Architecturally, Charlton is of interest principally for its mixture of groups of historic red brick residential buildings and dispersed farm (and occasional other) buildings, which combine to preserve the rural feel of the settlement while making its historical development clearly readable. Charlton House, former home of the Bessemer family, is the most architecturally interesting single building in the village and has a strong historical and aesthetic value in demonstrating the nature of the village in the 18th and 19th century. There are relatively few buildings in Charlton as a whole and this has the effect of preserving the feel of a working landscape spread along the mill stream while also aiding the visibility of the individual parts of that landscape and their functional interconnection.

Opportunities for Enhancement

- 3.6.6 There are a number of opportunities for enhancement within Charlton which have the potential to further preserve or enhance the special interest of the conservation area. These are:

- The over-shot mill wheel at Mill Farm could be restored and displayed to further enhance the readability of the historic milling landscape through the settlement;
- The mill at Mill Farm appears to be at risk and so there is an opportunity for works to conserve this structure and identify a suitable, viable use;
- The stream would benefit from suitable enhancement as it is currently, in places, in a poor state with low quality banking and refuse in it;
- There is an opportunity for further historic interpretation through the village to better explain the intact historic milling landscape and its features to visitors;
- The retention of The Windmill public house as a community facility is important to the character of the conservation area.

Recommended Boundary Revisions

- 3.6.7 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR6.

3.7 Codicote

- 3.7.1 Codicote was visited on 4 September 2019.

Statement of Special Interest

- 3.7.2 Codicote is an important historic village, which was part of the property in this area of St Albans Abbey. Although the conservation area does not contain the whole of the medieval settlement, with the Church of St Giles being some distance to the north of it, it centres on the village's historic core, the village green and the probable site of a medieval market. The conservation area contains a large number of architecturally significant buildings, mostly in brick and located along the length of High Street.

Opportunities for Enhancement

- 3.7.3 In addition to the enhancement opportunity concerning the management of parking described in paragraph 2.3.1, the following opportunities for enhancement which have the potential to further preserve or enhance the special interest of the conservation area have been identified within Codicote Conservation Area:
- The existing heritage signage is very good, but could be allied with more prominent information boards around the village;
 - Signage on the Costcutter at 80 High Street stands out as detracting from the character of the conservation area and could be restyled in any future renovation.

Suggested Boundary Revisions

- 3.7.4 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible.
- 3.7.5 It is suggested that the housing estate at Old School Close be removed from the conservation area as it is not of appropriate character, being a housing estate of approximately the 1980s or early 1990s that is of a different character to the remainder of the conservation area. It is recommended

that the conservation area boundary be reduced to the property boundary around the former school facing onto Bury Lane. Suggested boundary revisions are shown in Fig SR7.

3.8 Croft Lane (Letchworth)

3.8.1 Croft Lane was visited on 13 August 2019.

Statement of Special Interest

3.8.2 The special interest of Croft Lane Conservation Area lies in its connection to the foundation of Letchworth Garden City and its having within it a series of significant buildings by key Letchworth Garden City architects, Parker & Unwin, Cecil Hignett and Geoffrey Lucas.

3.8.3 Although the conservation area has been further developed since its primary phase of building associated with the Garden City in the early 20th century, later housing has maintained the character of large suburban houses standing in generous garden plots with expansive planting filtering views of the houses. Later development, towards the end of the 20th century, has introduced houses of lower architectural significance, but still maintaining something of the character of the area as originally designed.

3.8.4 Due to planting in front of almost all properties in the conservation area, long views are almost entirely absent, and it retains something of a rural feel despite being almost entirely surrounded by suburban residential streets of Letchworth Garden City.

Opportunities for Enhancement

3.8.5 The following opportunity for enhancement which has the potential to further preserve or enhance the special interest of the conservation area has been identified within Croft Lane Conservation Area:

- Consideration should be given to street tree planting to the east side of the conservation area, between Paynes and Norton Grange farmhouses, and Thatches which would reinforce the green and leafy character of the conservation area.

Suggested Boundary Revisions

3.8.6 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR8.

3.9 Gosmore

3.9.1 Gosmore was visited on 29 April 2019.

Statement of Special Interest

3.9.2 Gosmore Conservation Area is centred on Hitchin Road and Maydencroft Road, and two significant green spaces are located between them, the village green and the grounds of Gosmore Care Home. Through the village, there are a number of prominent red brick buildings, showing a variety of styles, but of similar date and with occasionally similar architectural detailing. These are interspersed with large timber-framed buildings, from an agricultural barn to the large residential building, Gosmore House. Later buildings complement this character.

- 3.9.3 The management of streets, with minimal definition, and soft green verges meeting the carriageway has preserved a rural character. In many cases the expansive planting of trees, hedges and shrubbery provides an almost bucolic character in areas where trees meet across the road.
- 3.9.4 The punctuation of the street definition provides views to houses in many cases set behind planted gardens. Recent housing on Mill Lane is set back from the road and preserved planted front gardens; even in this part of the conservation area the loss to parking has been minimal.
- 3.9.5 Views within the conservation area confirm the rural character of the village with many framed views along streets closely defined by planting and the rise of buildings from the margins of the road.

Opportunities for Improvement

- 3.9.6 There is one clear opportunity for improvement within Gosmore which could improve the general character of the Conservation Area. This is the area of land to the south of the junction of Preston Road and Waterdell Lane.
- 3.9.7 A row of trees to the south-east of the conservation area should be protected and it is recommended that this could most appropriately be secured through the establishment of tree protection orders rather than a boundary revision to incorporate this area within the conservation area boundary. These are marked as Significant Trees in Fig SR9.

Recommended Boundary Revisions

- 3.9.8 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR9.

3.10 Graveley

- 3.10.1 Graveley was visited on 3 December 2019.

Statement of Special Interest

- 3.10.2 Graveley is a conservation area divided, both now and historically, between farm complexes and early residential buildings near the Church of St Mary to its east and linear development along High Street, the former Great North Road, to its west. Between these two character areas the conservation area displays a wide range of architectural styles and fabrics with, across the conservation area as a whole, a tendency towards larger buildings as a result of its location on this important routeway. Areas around the two adjacent village ponds and the Church of St Mary are especially attractive and counter the imposition of the wide road.

Opportunities for Enhancement

- 3.10.3 There are opportunities for enhancement which have the potential to further preserve or enhance the special interest of the conservation area within Graveley as follows:
- There is currently only one traffic island to enable crossing of High Street and while this has the effect of improving traffic flow through the village it could be beneficial to slow traffic somewhat and provide more formal crossing points;

- The rationalisation of street furniture and signage on the Great North Road would better reveal the historic character of this routeway and contribute to the settings of listed buildings and the character of the conservation area.

Suggested Boundary Revisions

- 3.10.4 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible.
- 3.10.5 It is suggested that the conservation area be divided into two separate character areas, one around High Street and the western end of Church Lane, which has a more suburban character dominated by the former Great North Road, and one at the east of Church Lane, Back Lane and the Church of St Mary, which has a contrasting rural character.
- 3.10.6 Dividing this into two character areas is a better solution than creating the two halves as separate conservation areas as despite the contrast between the east and west parts of the settlement in terms of character, they form a coherent whole historically, and the development in the east, spreading west as the Great North Road developed remains discernible. Suggested boundary revisions, including the boundary between the two proposed character areas, are shown in Fig SR10.

3.11 Great Offley

- 3.11.1 Great Offley was visited on 29 April 2019.

Statement of Special Interest

- 3.11.2 Great Offley Conservation Area takes in a number of key features and buildings. The four character areas include a church, two pubs, historic farm buildings, smaller scale agricultural cottages, a range of barns around Westbury Court Place, a war memorial and a country house which all combine to create a quintessential rural Hertfordshire village.
- 3.11.3 Perhaps the area of most significance is that which includes the Church of St Mary Magdalene, Offley Place with its associated parkland, The Lawns and the war memorial. This area also includes the two significant sections of front boundary walls. The northernmost and southernmost areas highlight the farming roots and agricultural tradition of the settlement. These character areas give an idea of the overall variety of village life (past and present) in this moderately-sized rural settlement.

Opportunities for Enhancement

- 3.11.4 The enhancement opportunity concerning the management of parking described in paragraph 2.3.1 has particular relevance to the front of houses on High Street and at the north end of Kings Walden Road. In addition, there is one further opportunity for enhancement within Great Offley which has the potential to further preserve or enhance the special interest of the conservation area. This is:
- Sympathetic redesign of the driveway in front of the currently disused Offley Stores on Luton Road would provide a more appropriate 'gateway' into the Great Offley from the west.

Suggested Boundary Revisions

- 3.11.5 Small revisions to the conservation area boundary have been recommended to bring it in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR11.
- 3.11.6 It is recommended that the boundary be extended to include The Vicarage, a building making a positive contribution to the character of the conservation area.
- 3.11.7 It is recommended that the boundary be extended to include the Offley Stores property which is due for redevelopment. The property is currently divided by the conservation area boundary, which should be rectified one way or the other, but it is recommended that the whole property be included to give some extra planning control over this gateway site. These further recommendations are shown in Fig SR11.

3.12 Great Wymondley

- 3.12.1 Great Wymondley was visited on 3 December 2019.

Statement of Special Interest

- 3.12.2 Great Wymondley Conservation Area preserves the character of the whole developed area of the settlement of Great Wymondley, a settlement with pre-Conquest origins. The eastern part of the village is dominated by the Scheduled Monument of Great Wymondley castle, while the character of the western part of the conservation area centres on linear development along Arch Road. Of interest are a group of medieval and early post-medieval buildings at three of the corners of the meeting of Arch Road, Hitchin Road, Willian Road and Graveley Road, while Delamere House and Hornbeam Cottages are architecturally distinctive.

Opportunities for Enhancement

- 3.12.3 The enhancement opportunity concerning the management of parking described in paragraph 2.3.1 has relevance to the 'village green' west of the church. In addition, Great Wymondley Conservation Area has the following opportunity for enhancement which has the potential to further preserve or enhance the special interest of the conservation area:
- The concrete bollards are a clear feature of the village and if the relation to the stone bollard at Hornbeam Cottages can be understood, it would be worthwhile taking a cast of this to use in the production of future bollards.

Suggested Boundary Revisions

- 3.12.4 Small revisions to the conservation area boundary have been recommended to bring it in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR12.

Potential for National Designation

- 3.12.5 The corrugated-tin Village Hall is thought to have potential for national designation as an intact 1920s civic building in good condition. Along with some council housing to the east, the Village Hall is one of relatively few buildings of the period in the village. This should be researched in more detail before an application for designation is made. The Historic England listing selection guide for places of worship provides guidance for listing, and is illustrated with examples of similar buildings, which are in use as churches and church halls.

3.13 Gustard Wood

- 3.13.1 Gustard Wood was visited on 7 October 2019. The conservation area is only partially within North Hertfordshire and was not fully assessed. A map of the conservation area and local authority boundary is shown in Fig SR13 and no boundary revisions within North Hertfordshire are considered to be necessary.

3.14 Hexton

- 3.14.1 Hexton was visited on 12 November 2019.

Statement of Significance

- 3.14.2 Hexton Conservation Area protects the character of what is predominantly an early 20th century estate village, with some older buildings and bordering the Registered Park and Garden of Hexton Manor. The conservation area is notable for its series of five listed pumps, most of which relate to the early 20th century rebuild of much of the village and which provide rare evidence of features of this kind and their role in the village.

Opportunities for Enhancement

- 3.14.3 There are a number of opportunities for enhancement within Hexton Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area as follows:
- Overhead service wires within the village could potentially be relocated to the culverted waterway that runs along the main street;
 - The Raven public house has lost its chimney pots and these could be restored, given the good survival of chimneys on other houses in the village;
 - Historic maps show a 'Belt Plantation' of trees along Barton Road which could be restored;
 - A footpath could be provided along Barton Road east of the village street which is currently a dangerous verge.

Suggested Boundary Revisions

- 3.14.4 Small revisions to the conservation area boundary have been recommended to bring it in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR14.

3.15 Hinxworth

- 3.15.1 Hinxworth was visited on 12 November 2019.

Statement of Significance

- 3.15.2 Hinxworth Conservation Area includes a post-medieval agricultural village with medieval origins. The conservation area does not contain the whole of the historic settlement by excluding the moat east of the Church of St Andrew and the outlying farmsteads or properties such as Bury End. It centres on the village's historic core with the church and former rectory. The conservation area

contains many architecturally significant buildings, mostly timber-framed with some brick, located along Chapel Street, High Street and New Inn Road.

Opportunities for Enhancement

- 3.15.3 In addition to the need for provision for off-street parking in any future development, there is one opportunity for enhancement within Hinxworth which has the potential to further preserve or enhance the special interest of the conservation area. This is:
- Consideration should be made for proposals to bury services within the village and remove telegraph poles and services carried at height through the conservation area which currently detract from its character.

Suggested Boundary Revisions

- 3.15.4 Small revisions to the conservation area boundary have been recommended to bring it in line with property boundaries where possible.
- 3.15.5 A larger extension has been recommended at the east of the conservation area along Ashwell Road where there appears to be part of an historic moat, and where the landscape suggests there is a core of medieval settlement that is significant in the development of the village and may be indicative of an early elite centre. Suggested boundary revisions are shown in Fig SR15.

3.16 Ickleford

- 3.16.1 Ickleford was visited on 13 August 2019.

Statement of Special Interest

- 3.16.2 The streets, fronted by clusters of historic buildings, are an important part of Ickleford's character.
- 3.16.3 Trees within the conservation area significantly also contribute to its special interest. This includes groups in and around the churchyard of St Katherine (NHLE 1295821), to the east and west of Chambers Lane and to the south side of Arlesey Road. West of Arlesey Road to the south of the junction with Turnpike Lane the small area of green west of the road and bounded by wall of Ickleford Manor complex is softened in views by the presence of tree planting.
- 3.16.4 There is a strong historic character to the south-western part of the conservation area, which includes a historic 17th century courtyard complex associated with the original manor of Ickleford. Exposed timber frames with brick infill, as well as the distinctive variety in scale of the outbuildings that directly front onto the roadside, positively contribute to this area.
- 3.16.5 There is a countryside, 'cottage-style' feel to the historic timber framed and brick buildings located in the north-western part of the conservation area. The small green, narrow lanes and their tree and hedgerow-lined margins positively reflect a rural village edge surrounded by agricultural land.

Opportunities for Enhancement

- 3.16.1 The enhancement opportunity concerning the management of parking described in paragraph 2.3.1 has relevance to the margins of the green. In addition, there are several further opportunities for enhancement within the Ickleford Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area, as follows:

- The loss of trees or hedging for parking access or increases of areas of hard standing within the conservation area, especially along Chambers Lane, should be resisted;
- Parking access to properties along the roads in Ickleford should be designed to reflect the rural character of the central area along Chambers Lane, avoiding extensive use of modern brick retaining walls, reducing hard surfacing and ensuring visibility splays are in character with surrounding property boundary treatments;
- Signage within the core of the village and around the green should be examined to see where it can be rationalised to improve views and the amenity of the green.

Suggested Boundary Revisions

- 3.16.2 Small revisions to the conservation area boundary have been recommended to bring it in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR16.
- 3.16.3 There is some potential for the conservation area boundary to be extended southwards along Arlesey Road to take in the industrial complex at Bowman Ingredients, though this would need further investigation. Although not investigated as part of this work, it is thought that the complex is an important gateway site for the village and conservation area, and that it contains an interesting mix of architectural styles that would merit addition to the conservation area. In addition, between Bowman Ingredients and the conservation area boundary are some historic, characterful buildings and brick boundary walls that would certainly warrant inclusion in their own right.

3.17 Kimpton Village

- 3.17.1 Kimpton Village was visited on 7 October 2019.

Statement of Special Interest

- 3.17.2 Kimpton Village Conservation Area preserves the character of the historic settlement of Kimpton, which appears to have been relatively untouched by modern development until after the Second World War. It includes the busy High Street and the quieter Church Lane and Hitchin Road, which run along either side of the churchyard of the 12th century Church of St Peter and St Paul. Existing predominantly as a linear settlement, Kimpton Villages has hints of an earlier nucleated settlement north of High Street, although today the conservation area sits as a coherent whole. It contains buildings from the early post-medieval period, including a good spread of timber-framed buildings and other buildings showing development into the later years of the 19th century.

Opportunities for Enhancement

- 3.17.3 The enhancement opportunity concerning the management of parking described in paragraph 2.3.1 has relevance along the length of High Street. In addition, opportunities for enhancement within Kimpton Village Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area have been identified as follows:
- The Kimpton Heritage Trail could be usefully expanded and accompanied by a larger information board.
 - Outdoor power sockets on the green provide an opportunity for increased community use of the space.

Suggested Boundary Revisions

- 3.17.4 Small revisions to the conservation area boundary have been recommended to bring it in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR17.

3.18 Kimpton Bottom

- 3.18.1 Kimpton Bottom was visited on 7 October 2019.

Statement of Special Interest

- 3.18.2 Kimpton Bottom Conservation Area is principally of interest for its preservation of the character of the historic hamlet of Kimpton Bottom, which exists as a linear settlement adjacent to a crossroads with roads leading to a number of nearby towns. The character of the main residential part of the conservation area is rural-agricultural, with the majority of buildings relating to farms or farm labour. A large part of the conservation area is within the property of Kimpton Lodge, which is private land and largely obscured from view.
- 3.18.3 Luton Road, running south within the conservation area has the character of a hollow way with its narrow, undulating line, soft hedged boundaries and tree planting at the top of the banks which define the margins of the road. The character of this road emphasises the rural nature of the land around the settlement.

Opportunities for Enhancement

- 3.18.4 The enhancement opportunities concerning the management of bins and parking described in paragraph 2.3.1 are relevant to Kimpton Bottom. In addition, opportunities for enhancement within Kimpton Bottom Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area have been identified as follows:
- The loss of boundary walls, planting in gardens and definition to properties fronting onto Kimpton Bottom is a change which should be managed to try to preserve planting and the definition of properties to the greatest extent possible whilst managing parking;
 - Management of the trees around Kimpton Lodge could be undertaken to provide long views of the roof and chimneys of the Lodge itself, which would help this large part of the conservation area make a more meaningful contribution to its character.

Suggested Boundary Revisions

- 3.18.5 Small revisions to the conservation area boundary have been recommended to bring it in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR18.

3.19 Lilley

- 3.19.1 Lilley was visited on 12 November 2019.

Statement of Special Interest

- 3.19.2 Lilley Conservation Area protects the character of a discrete village of the Sowerby Estate. It is notable for its estate buildings, most of which are marked out by the inclusion of the Sowerby lion rampant symbol on a plaque, although a group of three semi-detached buildings in the centre of the conservation area dominate the village with their architectural uniformity. The conservation

area has a notably open feel, created in part by the separation of buildings throughout it, its linear nature with fields and paddocks on either side, and the large open space between East and West Streets to the north.

Opportunities for Enhancement

3.19.3 One opportunity for enhancement within Lilley Conservation Area which has the potential to further preserve or enhance the special interest of the conservation area has been identified as follows:

- The listed monument to George Draper in the churchyard of the Church of St Peter (NHLE 1347080) is badly broken and should be repaired as a matter of urgency.

Suggested Boundary Revisions

3.19.4 Small revisions to the conservation area boundary have been recommended to bring it in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR19.

3.20 Norton

3.20.1 Norton was visited on 13 August 2019.

Statement of Special Interest

3.20.2 Apart from a small number of 20th century houses that have infilled empty plots along the southern side of Church Lane, the layout and form of the historic core of Norton has largely remained intact. It has retained its historic cottages, thick mature tree coverage and narrow country lanes. The make-up of several white roughcast thatched cottages located along Church Lane contributes to the rural, historic, 'cottage-style' character of this central part within the conservation area.

3.20.3 A large field, bounded by mature trees, contains visible remains of medieval earthworks and the original village street. Church Field provides a distinctive rural and historic setting to the northern half of the conservation area.

3.20.4 The southern part of Norton Conservation Area is a more urbanised area comprised of an extensive 1980's development of retirement homes. A series of 20th century red brick properties are located on the opposite side of the road.

Opportunities for Enhancement

3.20.5 There are several opportunities for enhancement within the Norton Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area, as follows:

- The loss of trees or hedging for parking access or increases of areas of hard standing within the conservation area, especially along Church Lane, should be resisted;
- Maintenance of the streetscape should ensure the character of the roads and verges is maintained to ensure soft boundaries to Church Lane and its character as countryside thoroughfare is discernible;
- Parking access to properties along Church Lane should be designed to reflect the rural character of the area, avoiding extensive use of modern brick retaining walls, reducing hard

surfacing and ensuring visibility splays are in character with surrounding property boundary treatments.

Suggested Boundary Revisions

- 3.20.6 Small revisions to the conservation area boundary have been recommended to bring it in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR20.

3.21 Pirton

- 3.21.1 Pirton was visited on 12 November 2019.

Statement of Special Interest

- 3.21.2 Pirton is a village which has been occupied since at least the early Saxon period, as attested to by community-led archaeological investigation. The conservation area includes the scheduled monument that covers the later medieval part of this settlement, including castle motte and shrunken village. The remainder of the conservation area includes most of the farms that developed at a distance to this historic settlement, but which have been brought more securely within the village by later residential expansion of the central part of the village and as such it represents well, and demonstrates clearly, the topographical and architectural development of a settlement over nearly 2000 years, particularly the last 1000.

Opportunities for Enhancement

- 3.21.3 The enhancement opportunities concerning the management of bins and parking described in paragraph 2.3.1 are relevant to Piton. One further opportunity for enhancement within Pirton Conservation Area which has the potential to further preserve or enhance the special interest of the conservation area has been identified as follows:
- There is an opportunity to renew the historic interpretation boards within the conservation area and to extend these to cover the whole village and some of its buildings and expand on the archaeological research undertaken within the village.

Suggested Boundary Revisions

- 3.21.4 Small revisions to the conservation area boundary have been recommended to bring it in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR21.

3.22 Preston

- 3.22.1 Preston was visited on 29 April 2019.

Statement of Special Interest

- 3.22.2 Preston Conservation Area demonstrates well the development of a village of this size since the medieval period. Beginning as a medieval settlement adjacent to a Knights Templar foundation and centred on a village green, it expanded through the post-medieval period roughly along the main road that marks the western boundary of Temple Dinsley, before seeing a major period of renovation and reinvention in the early 20th century with significant design inputs from Sir Edwin Lutyens and Gertrude Jekyll.

- 3.22.3 Those broadly Arts and Crafts inspired developments dominate the character of the conservation area today, with buildings of the period placed in prominent positions throughout the village. Preston House appears to be a later addition to the village, but in a similar style and dominating the north side of the village green, suggesting that this particular style is not just an historical phase, but something that has been actively managed since.
- 3.22.4 Elsewhere, there are strong 18th and 19th century influences, notably around The Chequers and The Red Lion public house. These introduce a red brick, vernacular classical styling that complements and perhaps provided some inspiration for the 20th century designs. As an example, this is suggested by the proximity of Chequers and Chequers Cottages and the way that The Red Lion and Preston House face each other over the village green.
- 3.22.5 The character of the village is very green, with much mature planting, a dominating wide grass verge along the Temple Dinsley boundary, and a lack of pavements, except leading away from the village green to the north and south.
- 3.22.6 A large part of the conservation area is within the Registered Park and Garden of the Temple Dinsley grounds, currently in the ownership of Princess Helena College. Although this has rendered a significant part of the conservation area out of bounds to public access, the estate and its development has played a central role in that of Preston as a whole and it is part of a wider landscape design theme led by Sir Edwin Lutyens.

Opportunities for Enhancement

- 3.22.7 The enhancement opportunity concerning the management of parking described in paragraph 2.3.1 is relevant to Preston. There are further opportunities for enhancement within Preston which have the potential to further preserve or enhance the special interest of the conservation area. These are:
- Improved signage on the village green, where there is currently a mix of styles and ages of signage, would enhance the character of this area;
 - Some modern housing within Preston has large areas of hard landscaping rather than gardens, which is not in character with the rest of the conservation area.

Suggested Boundary Revisions

- 3.22.8 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR22.

3.23 Reed

- 3.23.1 Reed was visited on 13 August 2019.

Statement of Special Interest

- 3.23.2 Apart from occasional modern housing, the form and layout of Reed has remained intact. There is a prevalence in the northern and western parts of the conservation area for one and a half storey, timber-framed buildings that have been rendered or weatherboarded, with steeply thatched roofs, spaced well apart and set in commodious plots. Conversely, large farmsteads and former manorial sites are common in the southern and western areas.

- 3.23.3 The area of central open agricultural land, surrounded by country lanes and historic cottages, farm buildings and moated sites, is a focal point for the conservation area. Additional surrounding farmland bounds the village and provides a countryside setting. The confined country lanes, tightly bounded by thick hedgerows and veteran tree coverage, creates a peaceful experience which positively contribute to the rural character of Reed Conservation Area.
- 3.23.4 The conservation area preserves several high value designated heritage assets including scheduled monuments and the grade I listed church.

Opportunities for Enhancement

- 3.23.5 There are several opportunities for enhancement within the Reed Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area, as follows:
- The loss of trees or hedging for parking access or increases of areas of hard standing within the conservation area, especially along High Street, should be resisted;
 - Maintenance of the streetscape should ensure the character of the roads and verges is maintained to ensure soft boundaries to Jackson's Lane, High Street, Driftway and Church Lane and their character as countryside thoroughfares is discernible;
 - Parking access to properties along the roads in Reed should be designed to reflect the rural character of the area, avoiding extensive use of modern brick retaining walls, reducing hard surfacing and ensuring visibility splays are in character with surrounding property boundary treatments;
 - The moat at Goodfellows is a significant heritage feature visible from the public realm and its maintenance should reflect this;
 - At the junction of the High Street and Crow Lane/ Jackson's Lane there are a number of modern, plastic bollards which are out of character with the rural appearance of the village. A more suitable design, including reflective material to signal the junction should be considered.

Suggested Boundary Revisions

- 3.23.6 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR23.

3.24 Roe Green

- 3.24.1 Roe Green was visited on 2 July 2019.

Statement of Special Interest

- 3.24.2 The village green is the focal point and central to the character of Roe Green Conservation Area. Roe Green is documented clearly on the 1877 1st Edition OS map as being a hamlet typical of the historic dispersed settlement pattern encountered in North Hertfordshire, where historic cottages and farmsteads have gradually developed around a roughly triangular area of common land.
- 3.24.3 Mature tree cover partially bounds the green providing a sense of enclosure.

- 3.24.4 The form of rendered cottages in the vernacular style surrounding the green is also intrinsic to the rural and historic character of Roe Green. The layout and form of Roe Green has largely remained intact to the present day.

Opportunities for Enhancement

- 3.24.5 There are several opportunities for enhancement within the Roe Green Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area, as follows:
- The loss of trees or hedging for parking access or increases of areas of hard standing within the conservation area, especially along the northern side of Rushden Road, should be resisted;
 - Maintenance of the streetscape should ensure the character of the roads and verges is maintained to ensure soft boundaries to both branches of Rushden Road and their character as countryside thoroughfares is discernible;
 - Parking access to properties should be designed to reflect the rural character of the area, avoiding extensive use of modern brick retaining walls, reducing hard surfacing and ensuring visibility splays are in character with surrounding property boundary treatments;
 - The appearance of the street furniture on the green in centre of the conservation area has a sort of charm, but the arrangement also appears as slightly untidy and incoherent. There is opportunity for this area to be better ordered and presented as the focal point of the village.

Suggested Boundary Changes

- 3.24.6 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR24.

3.25 Rushden

- 3.25.1 Rushden was visited on 2 July 2019.

Statement of Special Interest

- 3.25.2 The village layout within conservation area retains elements dating to the 16th century and earlier, and there is a significant range of domestic built heritage representing architectural periods from the later 15th or 16th centuries to the 1930s. The church preserves material from the medieval period and is likely to be a site preserving earlier archaeological evidence for predecessor churches. In particular, the proportion of buildings predating the 18th century that survive within the village adds to its significance and interest, whilst 20th and 21st century interventions into the village fabric have successfully expanded the settlement and contributed to the character of the area.
- 3.25.3 To the north of the church the field contains earthworks relating to the medieval period, and this part of the conservation area is within the Registered Park and Garden of Julians (NHLE 1000914), a landscape garden dating from the 18th century with remodelling in the 1930s.
- 3.25.4 Within the centre of the village the use of soft, planted boundaries and extensive tree coverage, especially within long-standing property boundaries, the lack of kerbs or footpath to the road all contribute to the significant rural character of the area. The tree coverage and planted boundaries extend throughout the conservation area and ensure that many of the views are terminated by expansive, dense greenery.

Opportunities for Enhancement

3.25.5 There are several opportunities for enhancement within the Rushden Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area, as follows:

- The loss of trees or hedging for parking access or increases of areas of hard standing within the conservation area should be resisted;
- Maintenance of the streetscape should ensure the character of the roads and verges is maintained to ensure soft boundaries to Bennett's Lane and its character as a hollow way is discernible;
- Additional tree planting and boundary reinforcement with hedges on Treacle Lane would reinforce the character of this area;
- The construction or improvement of visibility splays within the conservation area should employ planted boundaries, without the use of solid support or brick definition of the visibility splays.

Suggested Boundary Revisions

3.25.6 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR25.

3.26 Sandon

3.26.1 Sandon was visited on 2 July 2019.

Statement of Special Interest

3.26.2 The eastern part of the conservation area includes several distinctive historic buildings – Sandon Bury Manor (NHLE 1102608), Church of All Saints (NHLE 1176178), Danyells Farm (NHLE 1102610), the Old Vicarage, Old Sextons (NHLE 1347357) – arranged along the north-south branch of Rushden Road. Most of the buildings are large, imposing properties standing in expansive plots with wide breaks between the buildings. These are often set back from the roadside yet remain highly visible due to their scale and elevation. The setting of Rushden Road is predominantly rural and agricultural, emphasised by the narrow country lane and extensive lines of mature tree planting delineating landscaped gardens and farmland. This is reinforced by an open village green and pond occupying space in the centre of the village.

Opportunities for Enhancement

3.26.3 There are several opportunities for enhancement within the Sandon Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area, as follows:

- There is an opportunity to enhance and maintain the presentation of the historic pond which occupies a central position within the village;
- The loss of trees or hedging for parking access or increases of areas of hard standing within the conservation area, especially along the northern side of Payne End, should be resisted;
- Maintenance of the streetscape should ensure the character of the roads and verges is maintained to ensure soft boundaries to Rushden Road and its character as a countryside thoroughfare is discernible;

- Parking access to properties should be designed to reflect the rural character of the area, avoiding extensive use of modern brick retaining walls, reducing hard surfacing and ensuring visibility splays are in character with surrounding property boundary treatments.

Suggested Boundary Revisions

- 3.26.4 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible.
- 3.26.5 A larger extension has been recommended to bring into the conservation area a series of 1920s houses arranged along Payne End, Dark Lane and Rushden Road. This estate was erected on a possible former village green and the form of the green remains legible despite the presence of the estate, with some pre-existing planting still visible behind the houses, which are set in attractive individual plots. Although a number of alterations have taken place to these buildings recently, the group retains its original character, including large chimneys. Overall, the buildings suggested for inclusion are of significant character and interest when compared to those on the west side of Dark Lane. Suggested boundary revisions are shown in Fig SR26.

3.27 Southern Green

- 3.27.1 Southern Green was visited on 2 July 2019.

Statement of Special Interest

- 3.27.2 The historic village green is the focal point and central to the character of Southern Green Conservation Area. Southern Green is documented clearly on the 1877 1st Edition OS map as being a hamlet typical of the historic dispersed settlement pattern encountered in North Hertfordshire, where historic cottages and farmsteads have gradually developed around a roughly triangular area of common land.
- 3.27.3 Thick mature tree cover bounds the green and the conservation area rendering most buildings invisible and providing a strong sense of enclosure. The hamlet is consequently a very peaceful and quiet space.
- 3.27.4 The form of rendered cottages in the vernacular style and post-medieval farm buildings surrounding the green is also intrinsic to the rural and historic character of Southern Green. Except for six semi-detached 20th century properties located east of Bennett's Lane, the layout and form of Southern Green has largely remained intact to the present day.

Opportunities for Enhancement

- 3.27.5 There are several opportunities for enhancement within the Southern Green Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area, as follows:
- Parking access to properties should be designed to reflect the rural character of the area, avoiding extensive use of modern brick retaining walls, reducing hard surfacing and ensuring visibility splays are in character with surrounding property boundary treatments. When possible, parking on the grass verges should also be discouraged;
 - The loss of trees or hedging for parking access or increases of areas of hard standing within the conservation area should be resisted;

- Maintenance of the lanes should ensure the character of the roads and verges is maintained to ensure soft boundaries to Bennett's Lane and its character as a countryside thoroughfare is discernible.

Suggested Boundary Changes

- 3.27.6 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR27.

3.28 St Ippolyts

- 3.28.1 St Ippolyts was visited on 29 April 2019.

Statement of Special Interest

- 3.28.2 St Ippolyts Conservation Area is notable for its impressive landscape location, with its church sitting at a high point within the village on a ridge and visible from a distance, fitting for its location at the centre of a parish covering a number of other nearby villages. The church is not mentioned in Domesday and is a later 11th century foundation. The prominent location is a key part of the conservation area's character. The church and its topographic location, together with the green and early housing surrounding the green contribute significantly to the character of the area.
- 3.28.3 The conservation area is centred on an attractive village green which is a 20th century creation following the demolition of a large house on the site. The centre of the village contains a small number of pre-19th century buildings, with other complementary buildings of later periods spread along Stevenage Road, as well as the 19th century St Ippolyts School. The school building has a simple roof form enlivened with chimneys, pinnacles and an elaborate slate roof. The overall architecture ensemble contributes to the character of the setting of the church and core of the conservation area.
- 3.28.4 The conservation area also extends to take in Brookend Farm and runs up to Ippolyts Brook. This area strengthens the character of the conservation area through the inclusion of a small part of the agricultural land within which this settlement has developed, the brook and the church essentially being the lowest and highest parts of the landscape here, though in relative proximity. The effect created is one of rising or climbing into the centre of the conservation area which serves to heighten the landscape significance of the church at its centre and its setting as a heritage asset.

Opportunities for Enhancement

- 3.28.5 The enhancement opportunity concerning the management of parking described in paragraph 2.3.1 is relevant to St Ippolyts. There is one further opportunity for enhancement within St Ippolyts Village which has the potential to further preserve or enhance the special interest of the conservation area. This is:
- Street signage and modern railings outside the school are incongruous to the rest of the conservation area and could be replaced when there is opportunity.

Suggested Boundary Revisions

- 3.28.6 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR28.

3.29 Therfield

3.29.1 Therfield was visited on 28 May 2019.

Statement of Special Interest

3.29.2 Therfield is an attractive rural village. The scheduled remains of a 12th century motte and bailey castle and palisaded enclosure are evidence of settlement at Therfield dating back 900 years. It has a range of early buildings dating from the 14th to 16th century that show the nature of the late medieval and early post-medieval village as it expanded from the castle site in the west of the conservation area towards the village green that is now Therfield's focal point. Later buildings, generally in brick, have expanded the village to the north and south of the green.

Opportunities for Enhancement

3.29.3 The enhancement opportunities concerning the management of bins and parking described in paragraph 2.3.1 are relevant to Therfield.

Suggested Boundary Changes

3.29.4 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR29.

3.30 Wallington

3.30.1 Wallington was visited on 2 July 2019.

Statement of Special Interest

3.30.2 The grouping of the Church of St Mary (NHLE 1347337), Wallington Bury (NHLE 1176379) and Wallington Chase (NHLE 1102679), along with Manor Farm, is illustrative of the historic development of the village and provides an area of expansive landscaping separate from the areas to the north.

3.30.3 The village streets, Kit's Lane and The Street, preserve the character of narrow, rural thoroughfares with soft boundaries. They are characterised by a range of boundary treatments including hedging, buildings and walls rising from their margins.

3.30.4 Tree planting in the grounds of Wallington Chase, enclosing housing and fields north of Kit's Lane, is present on early Ordnance Survey maps and appears to be part of a designed landscape connected to Wallington Chase.

3.30.5 George Orwell's residence (Monks Fitchett, NHLE 1102678) and work within the village adds to the historic and literary significance of Wallington. During his time in the village several of his more significant books were published, including: *Keep the Aspidistra Flying*, *The Road to Wigan Pier*, *Homage to Catalonia* and *Coming up for Air*.

Opportunities for Enhancement

3.30.6 There are two opportunities for enhancement within the Wallington Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area, as follows:

- Parking access to properties should be designed to reflect the rural character of the area, avoiding extensive use of modern brick retaining walls, reducing hard surfacing and ensuring visibility splays are in character with surrounding property boundary treatments;
- Several buildings in the village have roof forms, or other features indicative of former thatching, such as disproportionately high chimneys, steep roofs with half-hips or catslide extensions. Research should be encouraged to identify such buildings and potentially to encourage the reintroduction of long-straw thatching for roof replacement when the need arrives.

Suggested Boundary Revisions

- 3.30.7 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR30.

3.31 Weston

- 3.31.1 Weston was visited on 3 December 2019.

Statement of Special Interest

- 3.31.2 Weston Conservation Area preserves the character of an area of mixed architectural styles containing a number of interesting timber-framed buildings, mainly along Damask Green Road, Fore Street and Maiden Street. Its buildings are generally post-medieval in date, but together show the development of the settlement over the last 500 years, including a good 1970s cottage on Fore Street. The sunken Maiden Street contrasts the flat Damask Green Road and Fore Street, lending some drama to the walk to Oakley's Farm and the Church of the Holy Trinity, which can also be reached via a footpath (a former road) extending from the end of School Lane.

Opportunities for Enhancement

- 3.31.3 The enhancement opportunity concerning the management of bins described in paragraph 2.3.1 is relevant to Weston. In addition, a further opportunity for enhancement within Weston Conservation Area which has the potential to further preserve or enhance the special interest of the conservation area has been identified as follows:
- The information board on the village green is interesting and useful, but could be made more accessible, either where it is now or in a new location.

Suggested Boundary Revisions

- 3.31.4 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible.
- 3.31.5 A larger extension is suggested taking in historic property boundaries along the west side of Fore Street, estate cottages on Hitchin Lane and the older part of the 20th century housing estate at Friar's Lane. The estate cottages have aesthetic value and add to the history of the development of the settlement as represented in the conservation area. Friar's Road is the first large 20th century development in the village and contains at least one building with aesthetic value, while the arrangement of the older part of the estate as a whole also has value. Suggested boundary revisions are shown in Fig SR31.

3.32 Whitwell (St Pauls Walden)

3.32.1 Whitwell was visited on 4 September 2019.

Statement of Special Interest

- 3.32.2 Whitwell derives its special interest from its past as a post-medieval industrial landscape, making use of the River Mimram in a number of different processes; brewing, tanning, milling and watercress farming. Remains of all of these industries, and the natural and constructed waterways that they used, are still visible today.
- 3.32.3 Alongside this industry, the residential settlement of Whitwell developed along the road, now known as High Street, that ran parallel to the Mimram along the valley. It contains a large number of significant historic buildings that together demonstrate well the development of the village over the last 500 years.

Opportunities for Enhancement

- 3.32.4 The enhancement opportunity concerning the management of parking described in paragraph 2.3.1 is relevant to Whitwell. In addition, the following opportunities for enhancement in Whitwell Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area have been identified:
- Consideration should be given to introducing traffic management measures for large vehicles travelling through Whitwell;
 - The signage of the Londis in the centre of Whitwell is not in-keeping with the character of the conservation area and alternative designs should be considered when possible;
 - The landscaping of the war memorial should consider the provision of safe access to the site due to the constraints offered by its location within the village.

Suggested Boundary Revisions

- 3.32.5 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible. Suggested boundary revisions are shown in Fig SR32.

3.33 Willian

3.33.1 Willian was visited on 3 December 2019.

Statement of Special Interest

- 3.33.2 Willian Conservation Area protects the character of a small rural settlement, formerly larger than its neighbour, Letchworth, but now sitting at the edge of the residential extent of the Letchworth Garden City development. It is centred on the Church of All Saints, which sits on a piece of land surrounded by roads and containing a number of other buildings, mostly dating to the 19th century. Much of the conservation area is of this period, though the presence of dispersed large buildings from earlier periods attests to the agricultural history and development of the village.

Opportunities for Enhancement

- 3.33.3 Opportunities for enhancement within Willian Conservation Area which have the potential to further preserve or enhance the special interest of the conservation area have been identified as follows:
- The public green space behind Willian Cottages, adjacent to the Letchworth Garden City Public Right of Way (006), could be landscaped to draw people through from Letchworth Garden City as well as from the village;
 - Car-parking along the trackway between Willian Cottages and Lordship Cottages could be reviewed.

Suggested Boundary Revisions

- 3.33.4 Slight revisions to the conservation area boundary have been recommended, though these are limited to bringing the boundary in line with property boundaries where possible.
- 3.33.5 A further extension has been suggested to bring Willian Arboretum into the conservation area, providing a wooded boundary to its west and south-west. The conservation area is currently bounded on all other sides by differing forms of tree-planting, with the area of the conservation area itself having more of a parkland feel than the surrounding agricultural fields or Letchworth to the north. The addition of this further wooded boundary to the conservation area would 'complete' this boundary form and further mark the distinctiveness of this area of land. Suggested boundary revisions are shown in Fig SR33.

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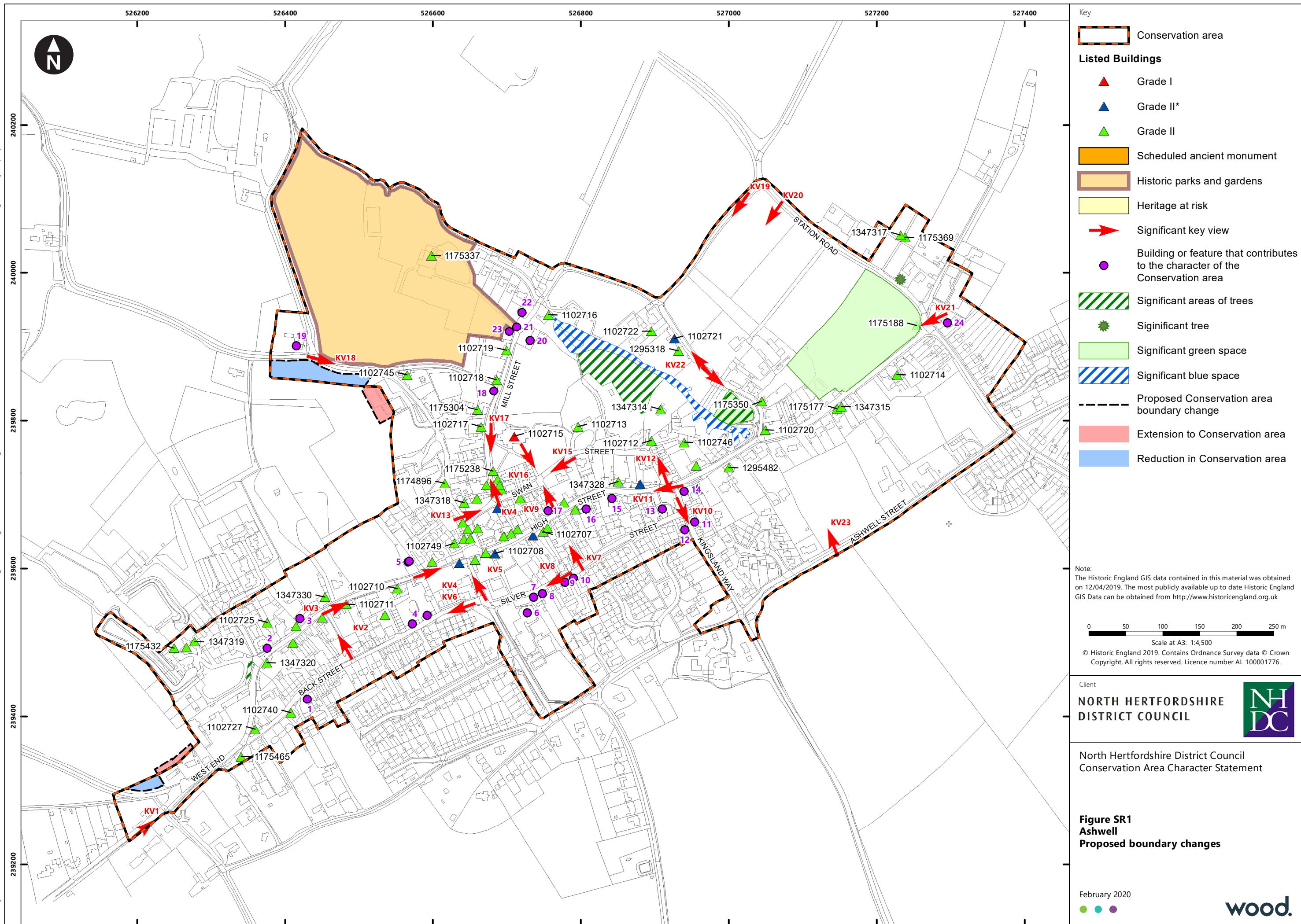
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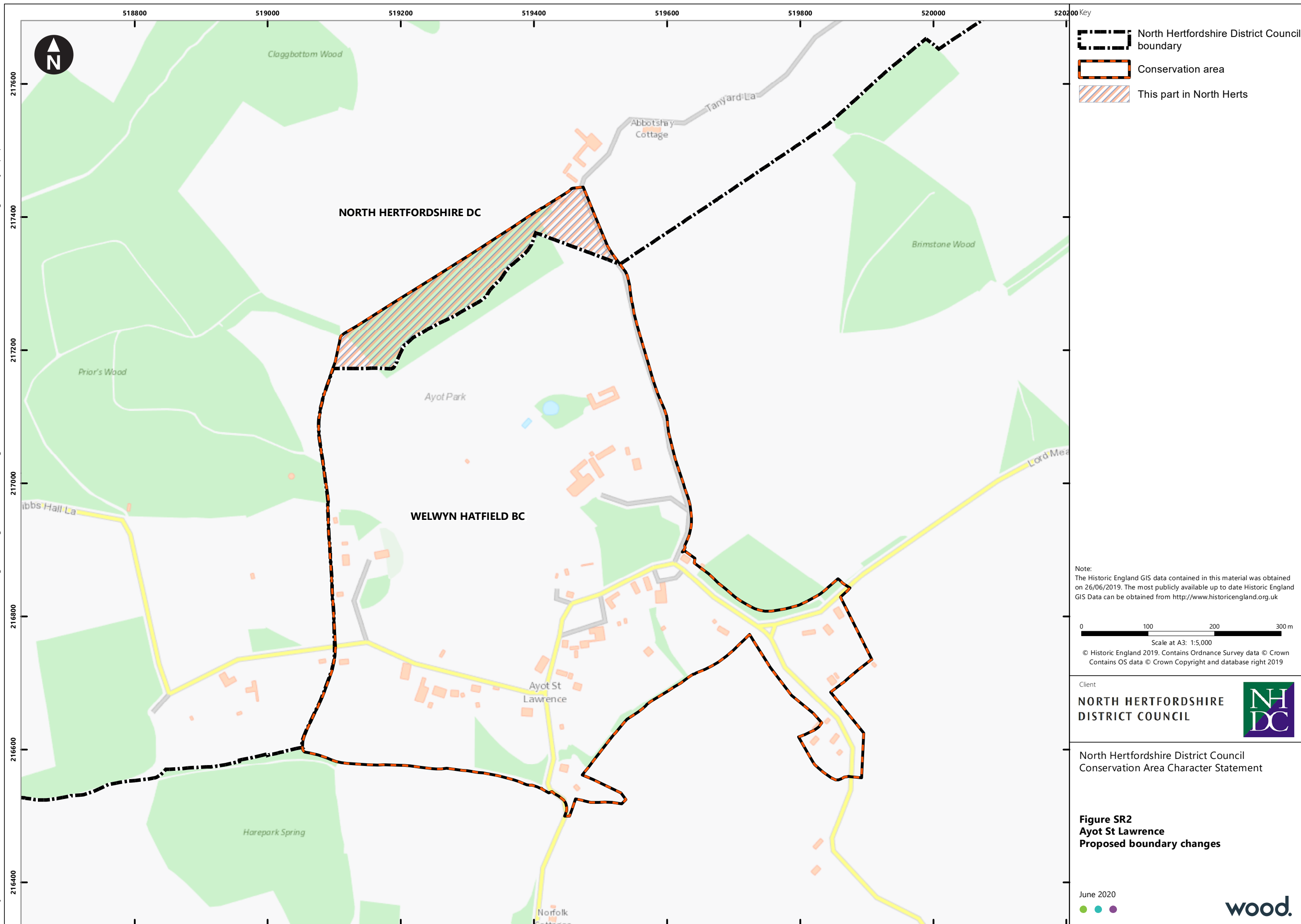
Appendix A

Conservation Area Maps

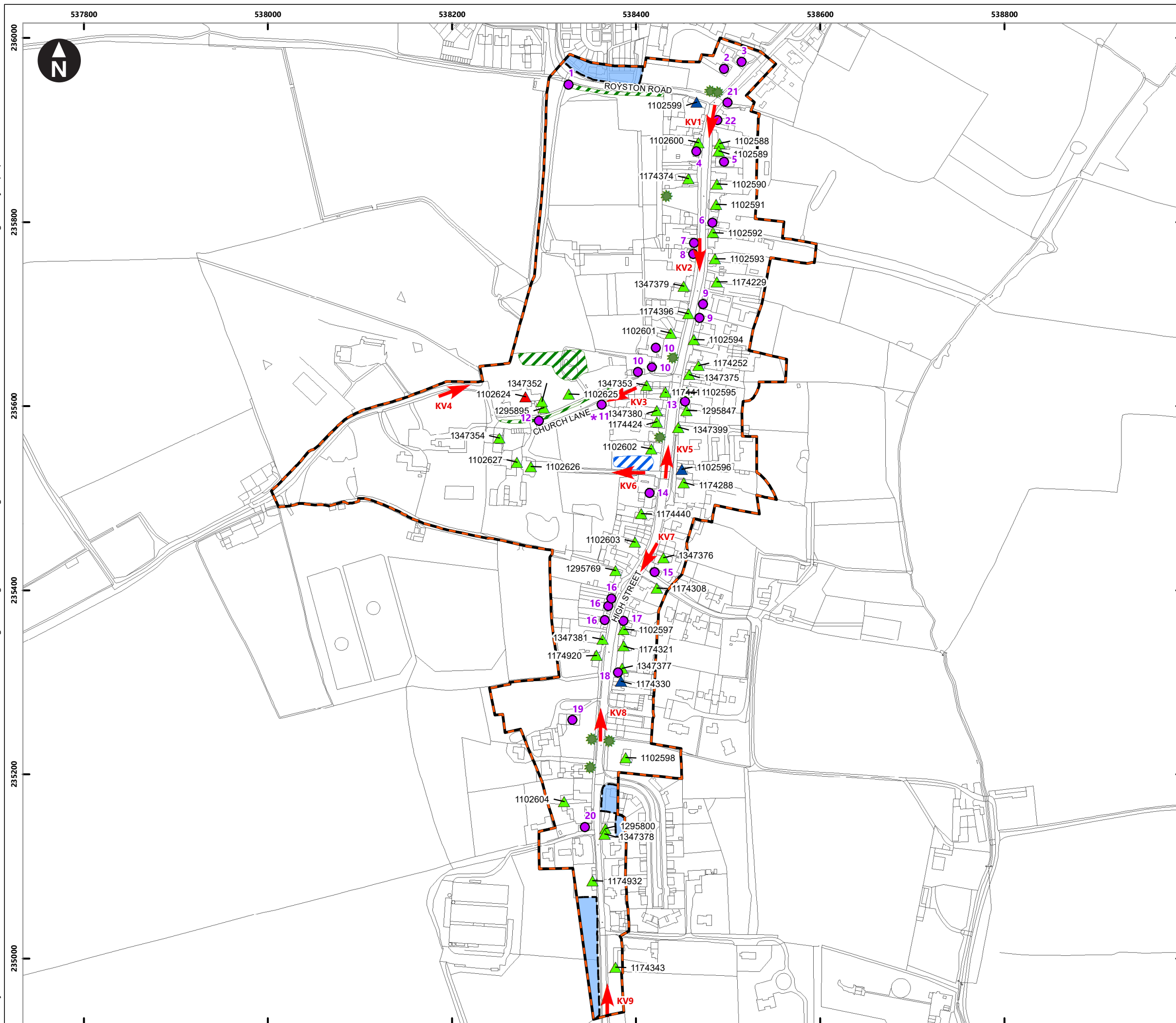
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Key

- Conservation area
- Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
- Scheduled ancient monument
- Historic parks and gardens
- Heritage at risk
- Significant key view
- Building or feature that contributes to the character of the Conservation area
- Significant areas of trees
- Significant tree
- Significant green space
- Significant blue space
- Proposed Conservation area boundary change
- Extension to Conservation area
- Reduction in Conservation area
- Building with potential for designation

Note:
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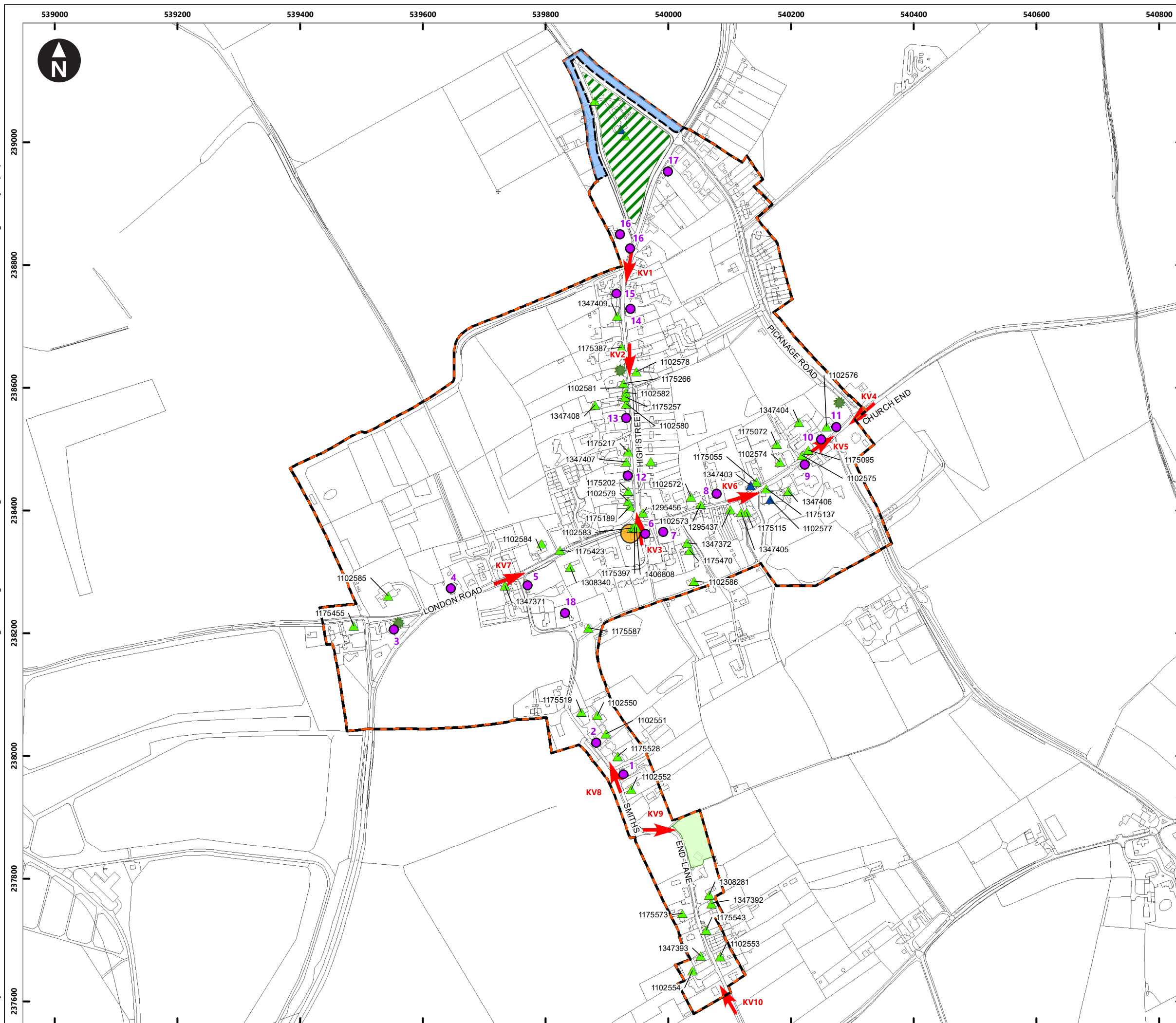
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Conservation Area Character Statement

Figure SR3
Barkway
Proposed boundary changes

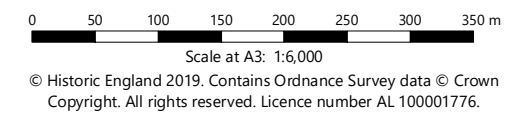
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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled ancient monument
 - Historic parks and gardens
 - Heritage at risk
 - Significant key view
 - Building or feature that contributes to the character of the Conservation area
 - Significant areas of trees
 - Significant tree
 - Significant green space
 - Significant blue space
 - Proposed Conservation area boundary change
 - Extension to Conservation area
 - Reduction in Conservation area

Note:
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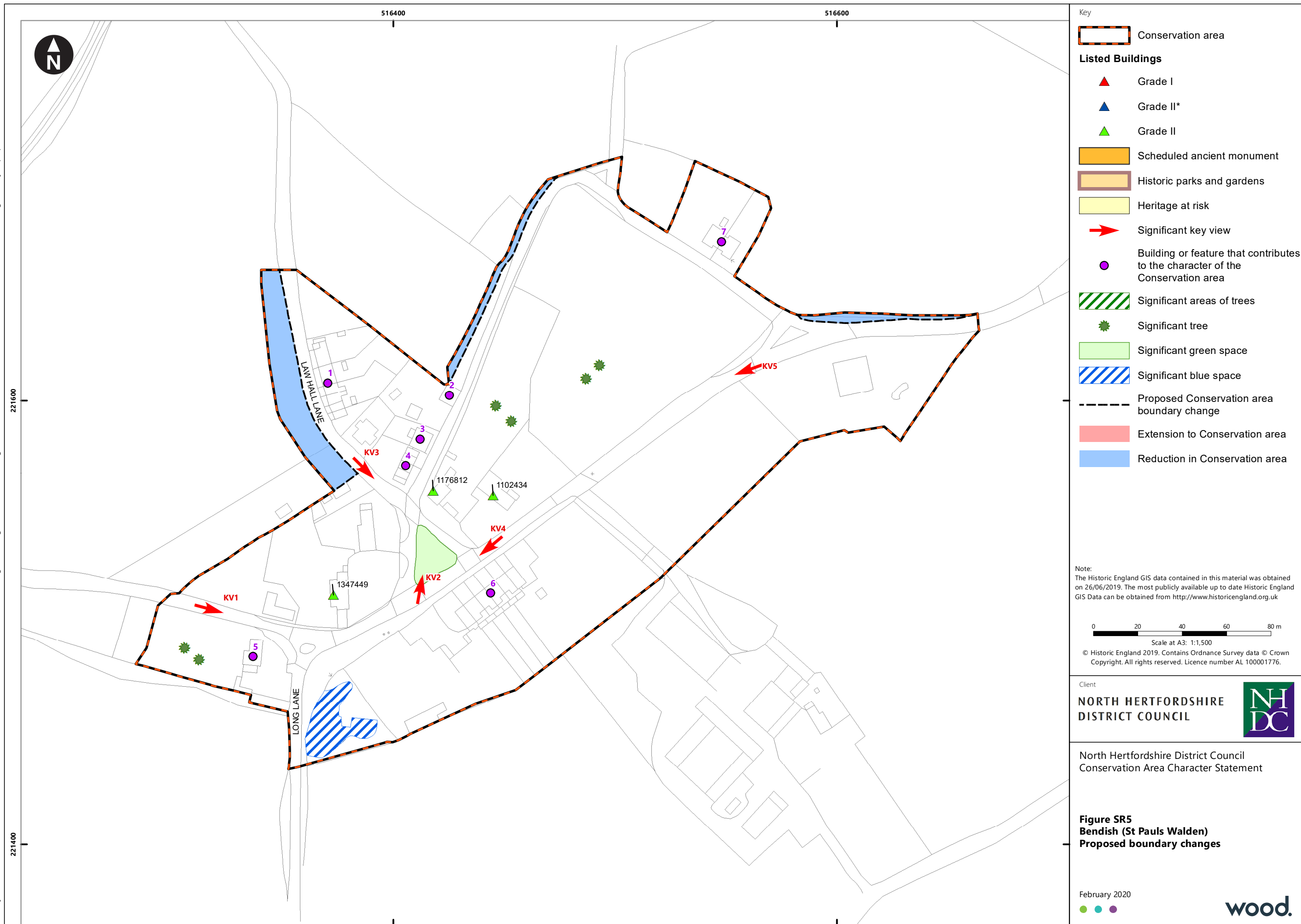
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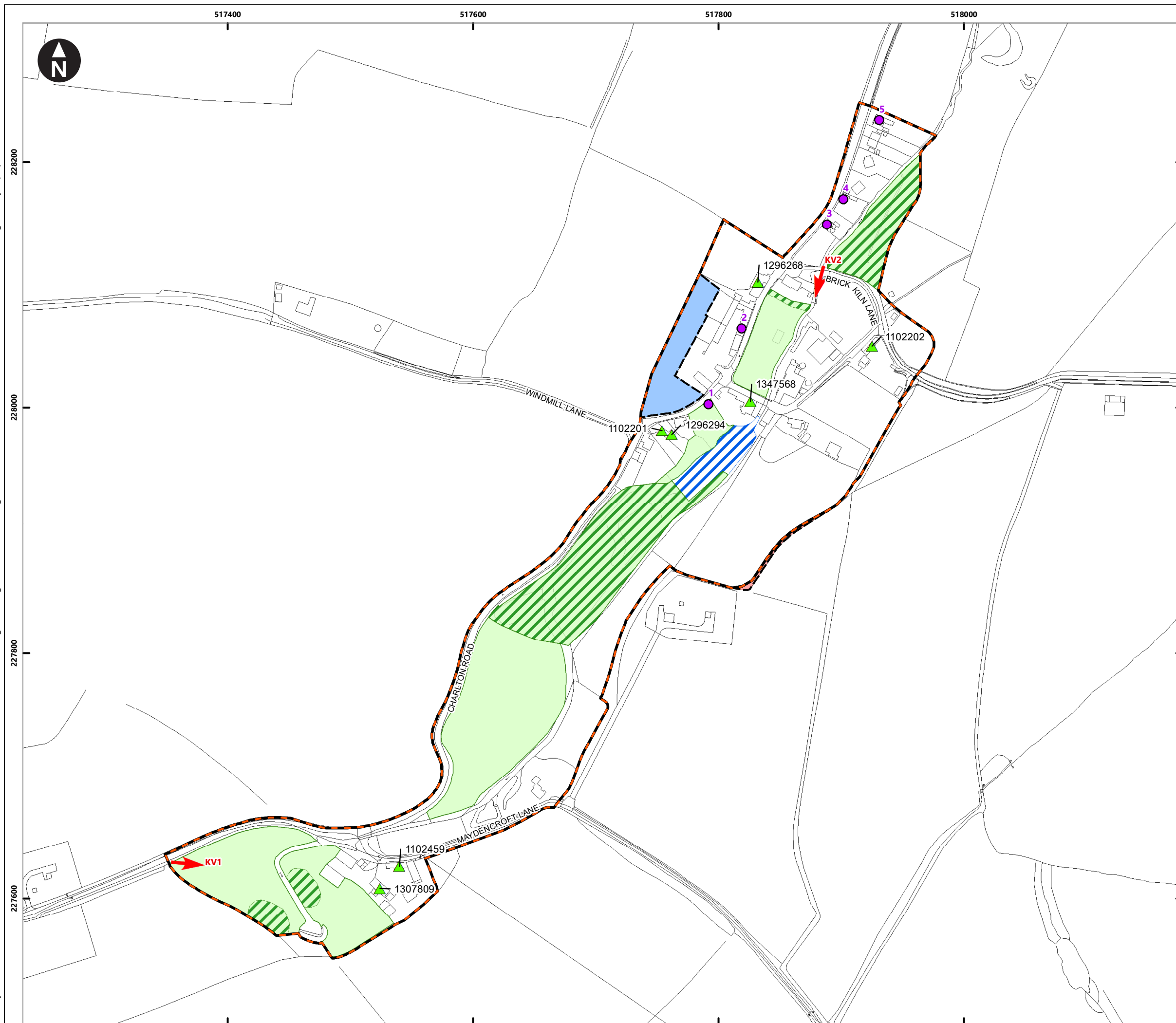
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**Figure SR4
Barley
Proposed boundary changes**

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Key

- Conservation area
- Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
- Scheduled ancient monument
- Historic parks and gardens
- Heritage at risk
- Building or feature that contributes to the character of the Conservation area
- Significant key view
- Significant areas of trees
- Significant tree
- Significant green space
- Significant blue space
- Proposed Conservation area boundary change
- Extension to Conservation area
- Reduction in Conservation area

Note:
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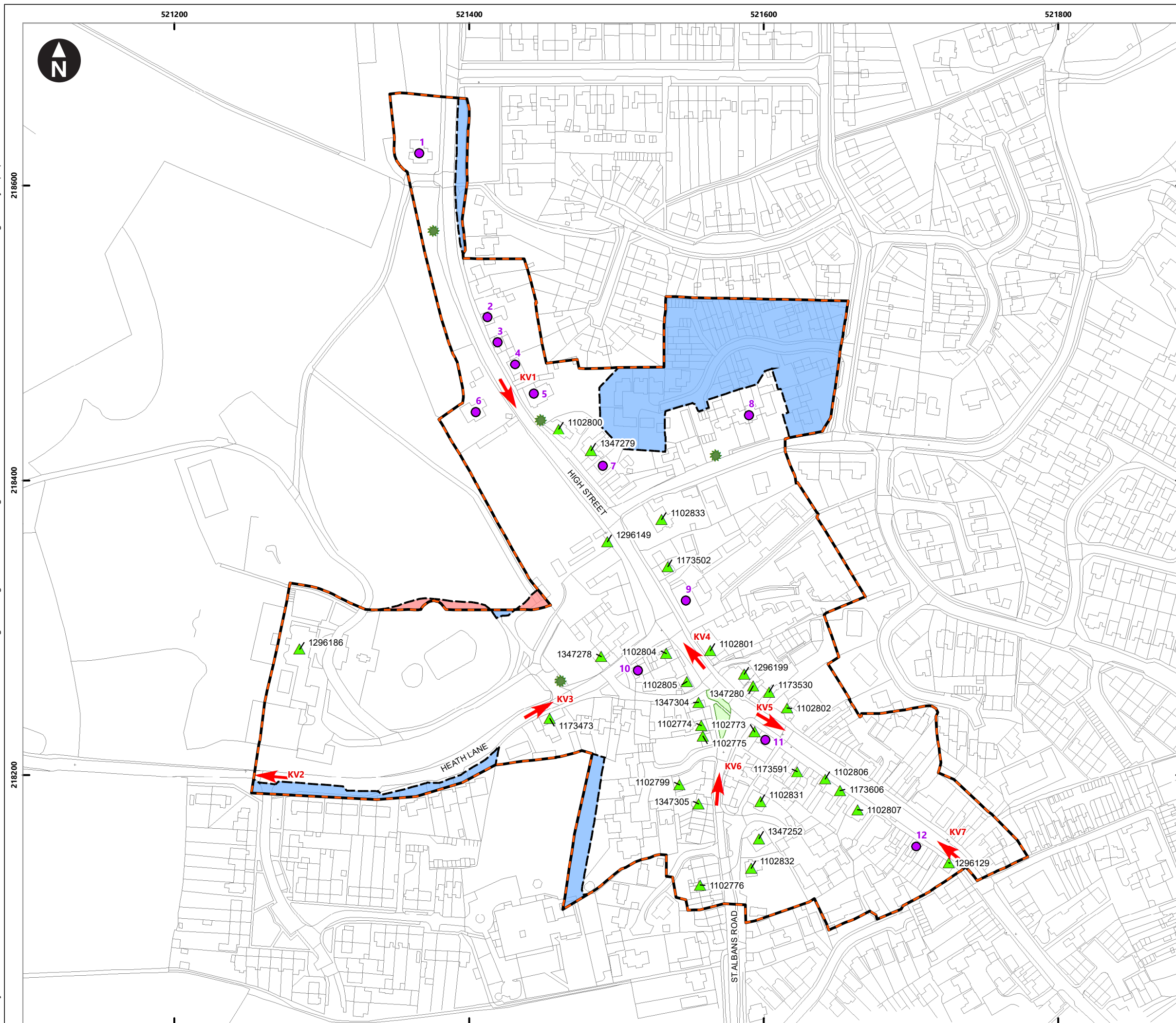
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Figure SR6
Charlton
Proposed boundary changes

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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled ancient monument
 - Historic parks and gardens
 - Heritage at risk
 - Significant key view
 - Building or feature that contributes to the character of the Conservation area
 - Significant areas of trees
 - Significant tree
 - Significant green space
 - Significant blue space
 - Proposed Conservation area boundary change
 - Extension to Conservation area
 - Reduction in Conservation area

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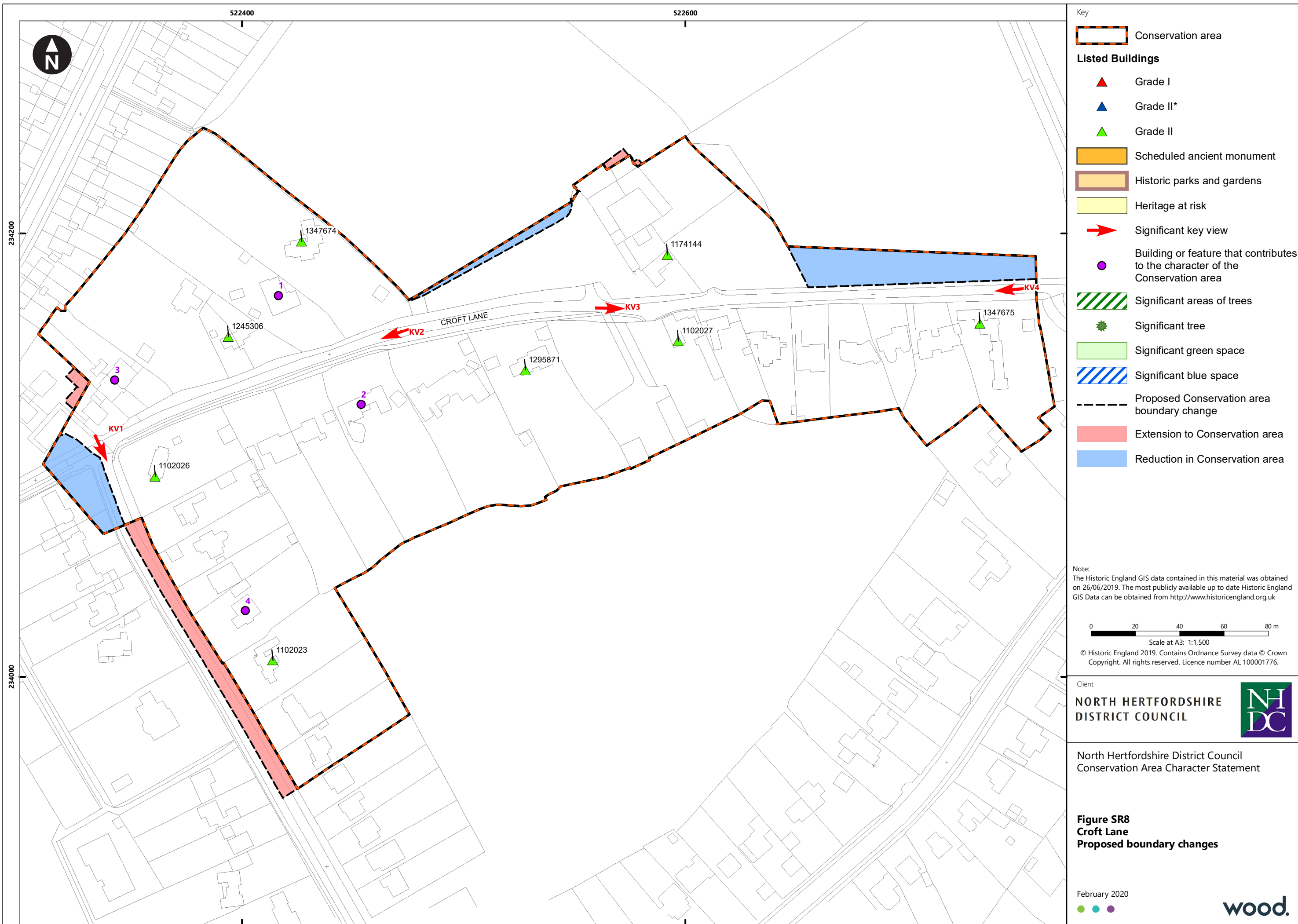
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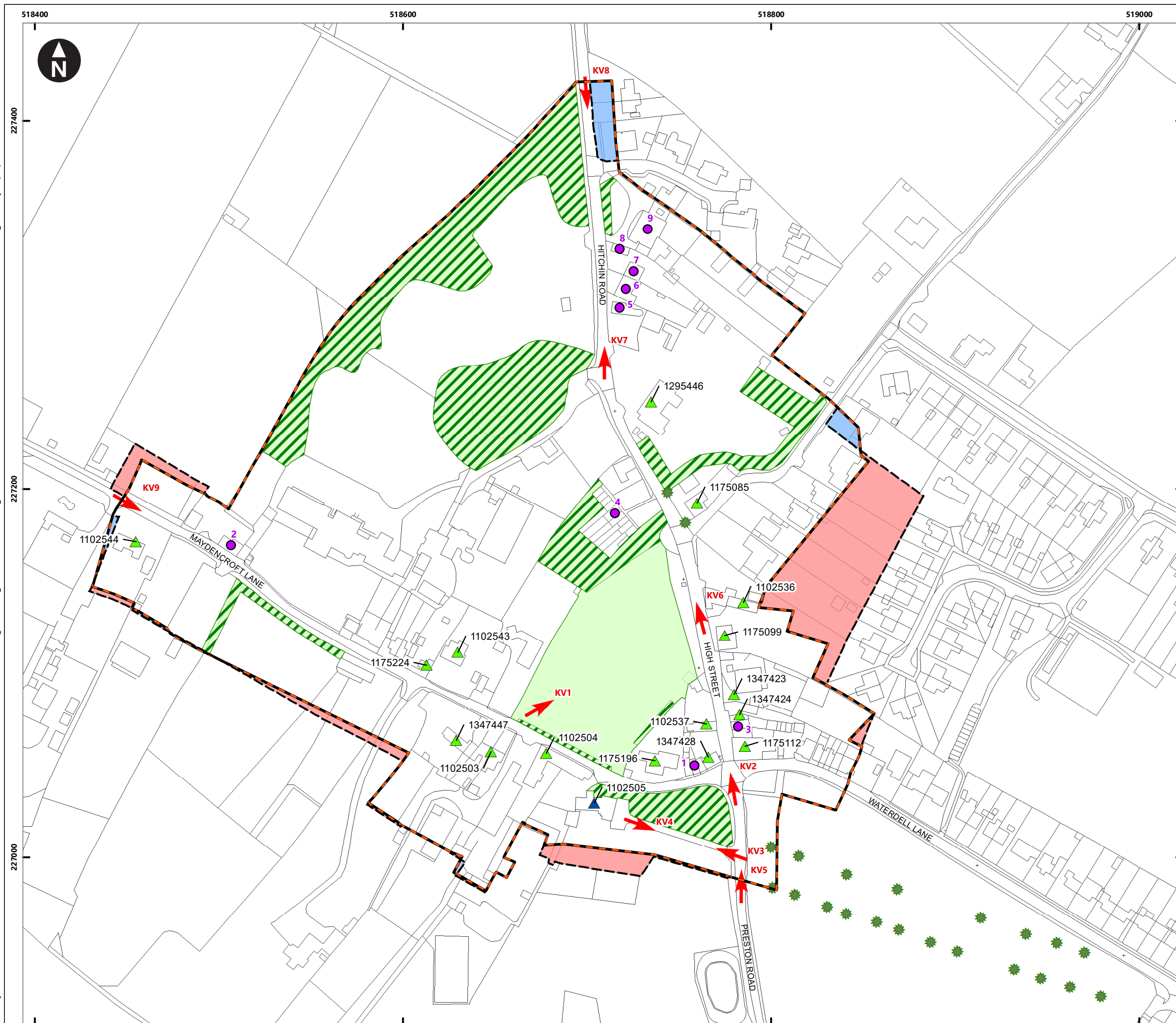


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**Figure SR7
Codicote
Proposed boundary changes**



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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled ancient monument
 - Historic parks and gardens
 - Heritage at risk
 - Building or feature that contributes to the character of the Conservation area
 - Significant key view
 - Significant areas of trees
 - Significant tree recommended for Tree Preservation Order
 - Significant green space
 - Significant blue space
 - Proposed Conservation Area boundary change
 - Extension to Conservation Area
 - Reduction in Conservation Area

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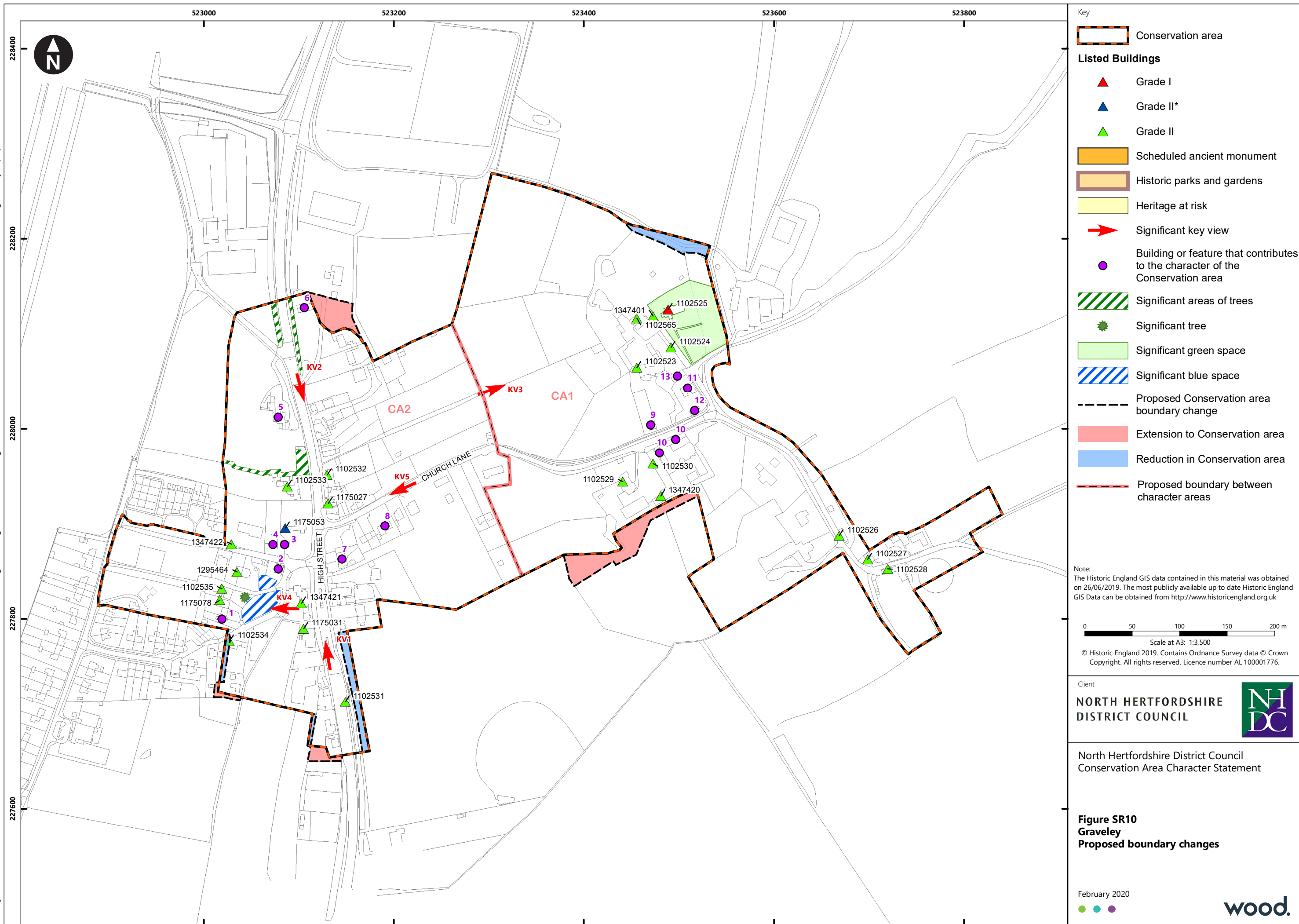
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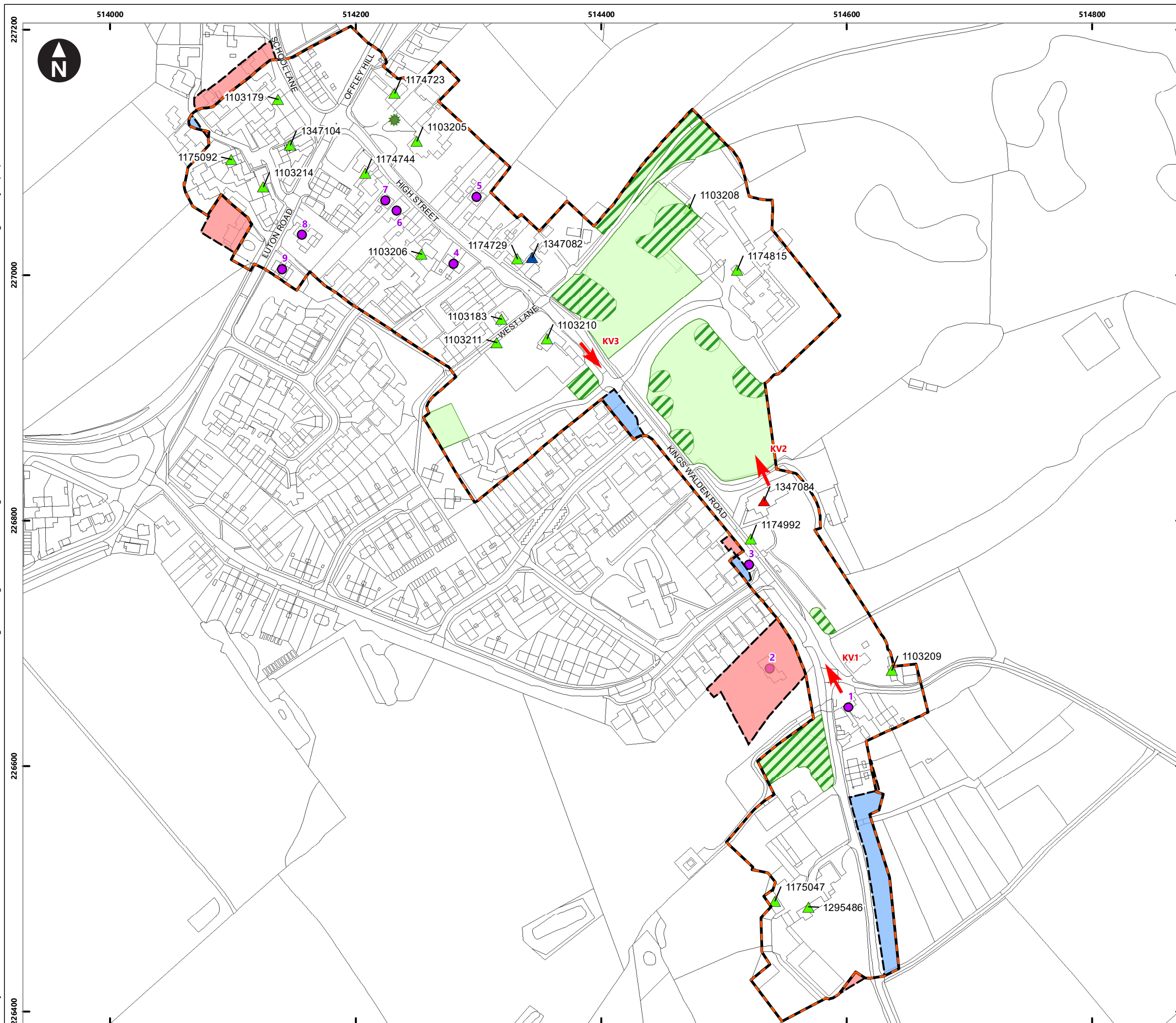


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Key

- Conservation area
- Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
- Scheduled ancient monument
- Historic parks and gardens
- Heritage at risk
- Building or feature that contributes to the character of the Conservation area
- Significant key view
- Significant areas of trees
- Significant tree
- Significant green space
- Significant blue space
- Proposed Conservation area boundary change
- Extension to Conservation area
- Reduction in Conservation area

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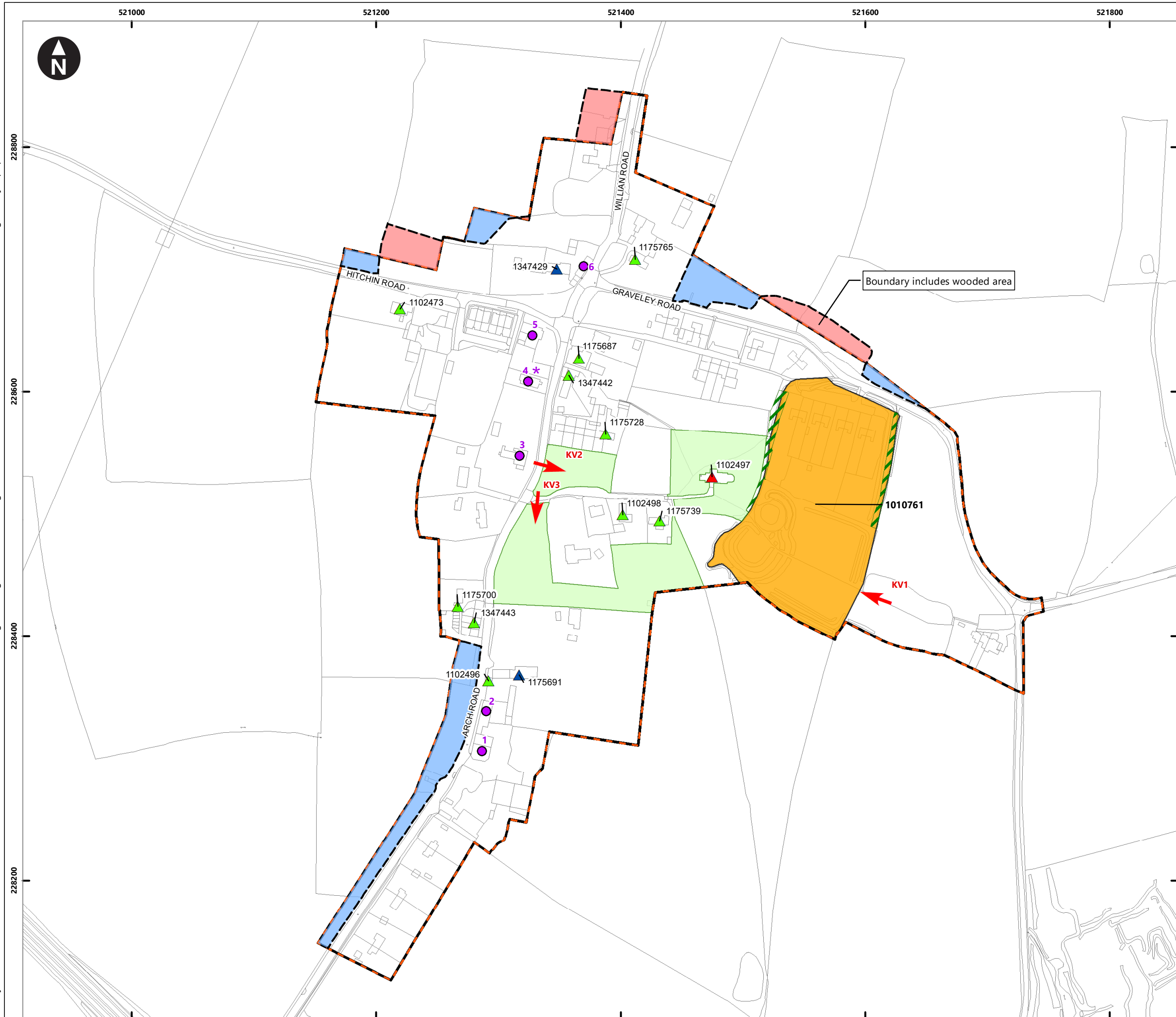
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**Figure SR11
Great Offley
Proposed boundary changes**

February 2020

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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled ancient monument
 - Historic parks and gardens
 - Heritage at risk
 - Significant key view
 - Building or feature that contributes to the character of the Conservation area
 - Significant areas of trees
 - Significant tree
 - Significant green space
 - Significant blue space
 - Proposed Conservation area boundary change
 - Extension to Conservation area
 - Reduction in Conservation area
 - Building with potential for designation

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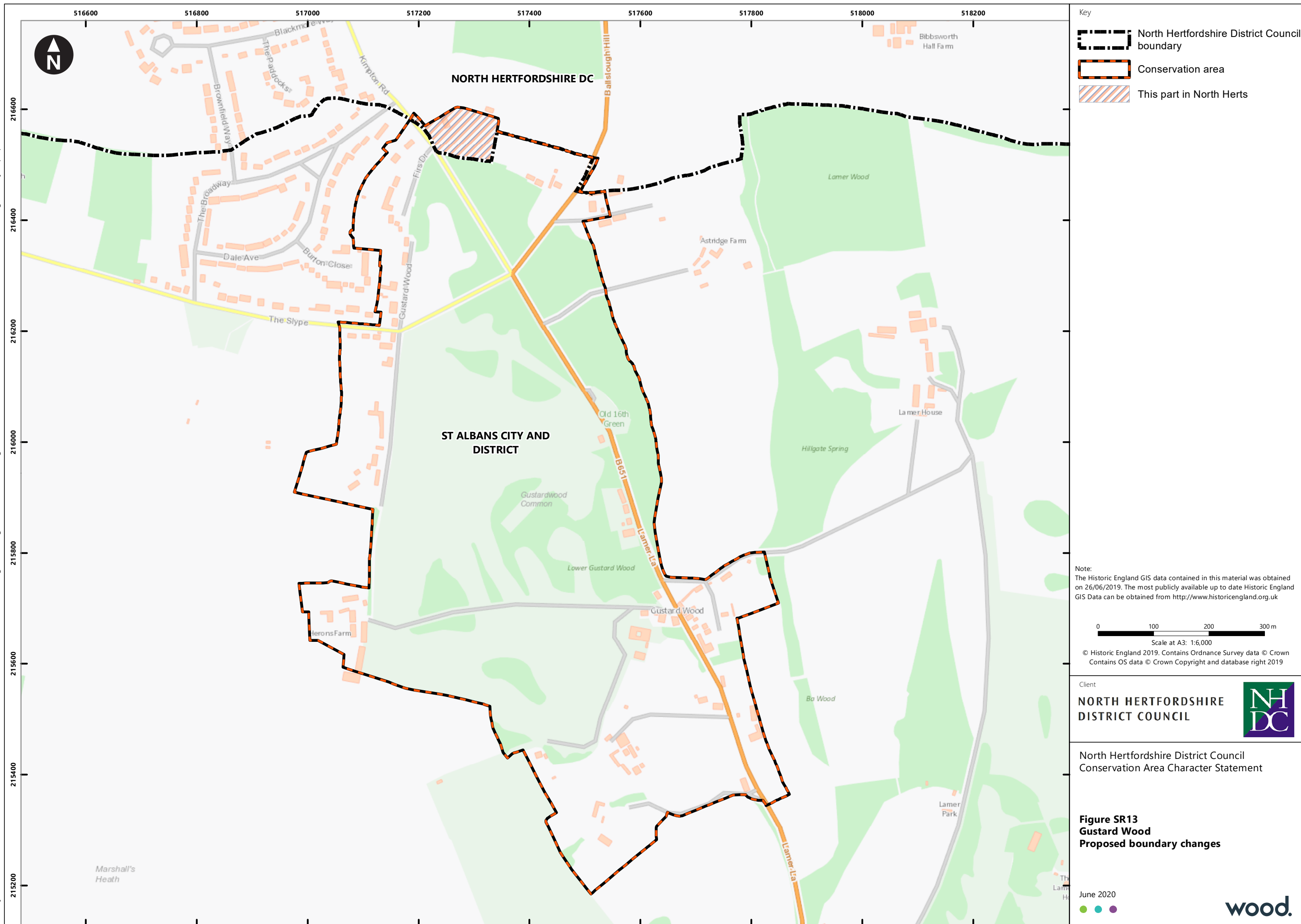
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Figure SR12
Great Wymondley
Proposed boundary changes

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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled ancient monument
 - Historic parks and gardens
 - Heritage at risk
 - Significant key view
 - Building or feature that contributes to the character of the Conservation area
 - Significant areas of trees
 - Significant tree
 - Significant green space
 - Significant blue space
 - Proposed Conservation area boundary change
 - Extension to Conservation area
 - Reduction in Conservation area

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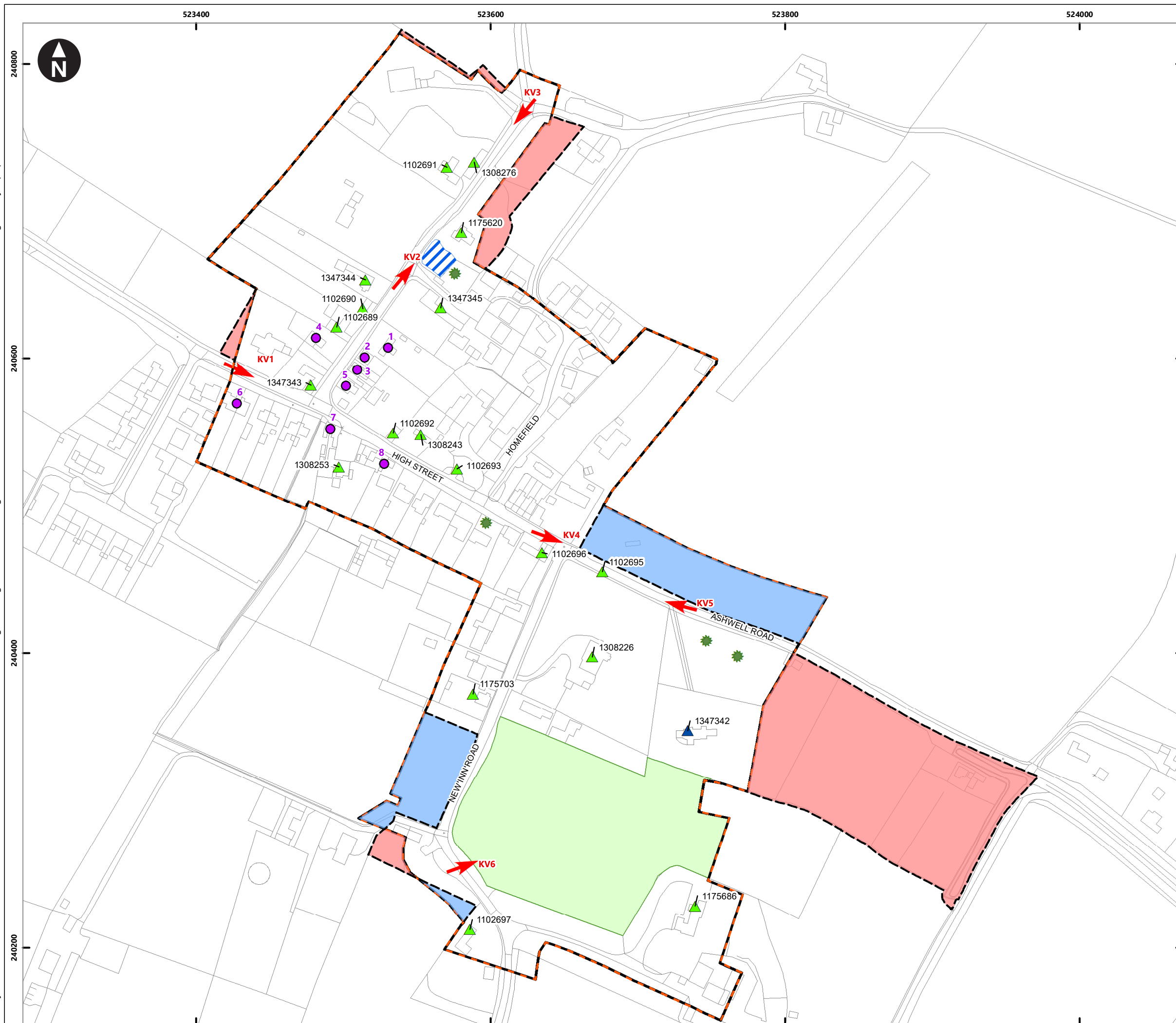
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**Figure SR14
Hexton
Proposed boundary changes**

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Key

Conservation area

Listed Buildings

Grade I

Grade II*

Grade II

Scheduled ancient monument

Historic parks and gardens

Heritage at risk

Significant key view

Building or feature that contributes to the character of the Conservation area

Significant areas of trees

Significant tree

Significant green space

Significant blue space

Proposed Conservation area boundary change

Extension to Conservation area

Reduction in Conservation area

Note:

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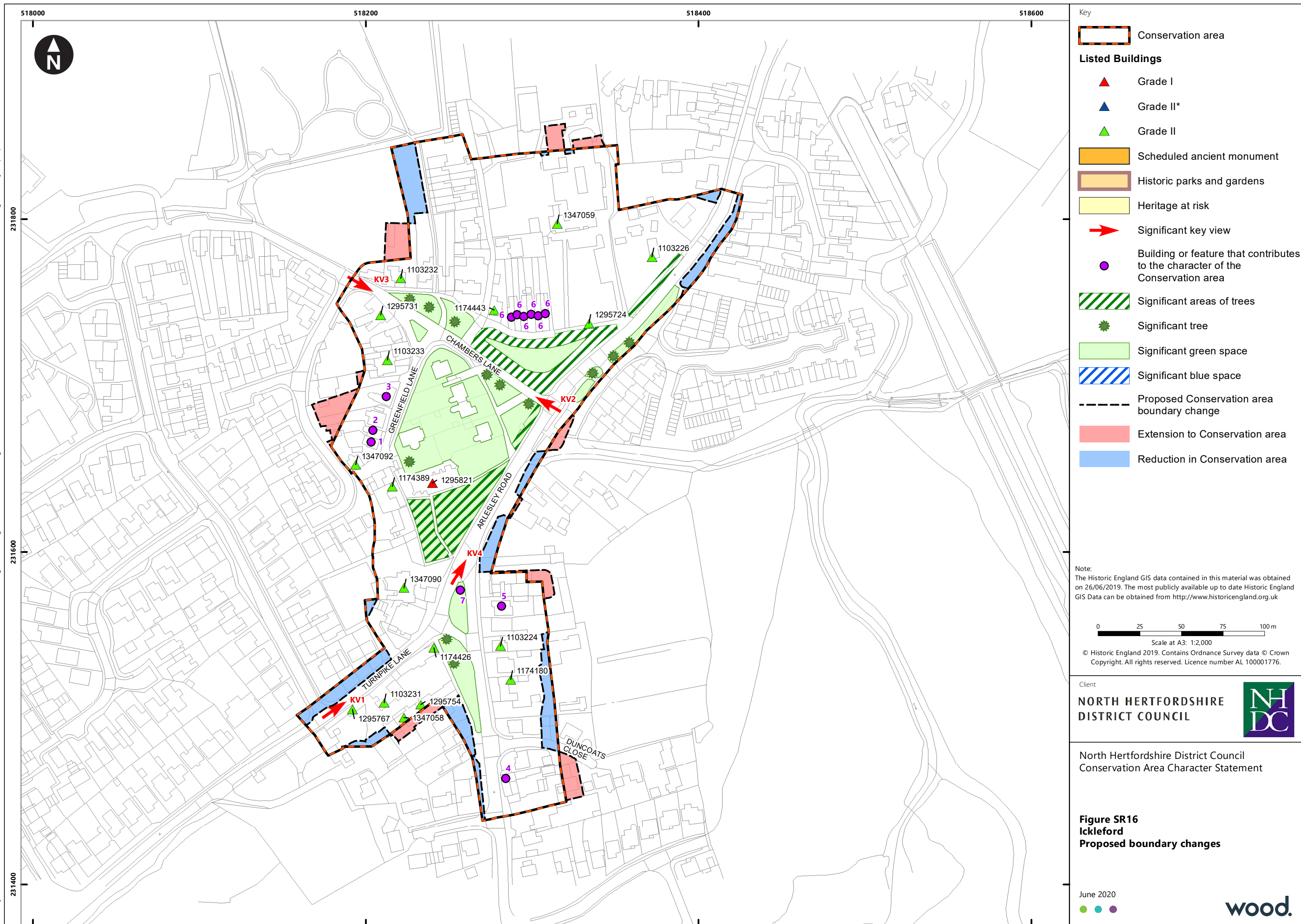
**Figure SR15
Hinxworth
Proposed boundary changes**

February 2020

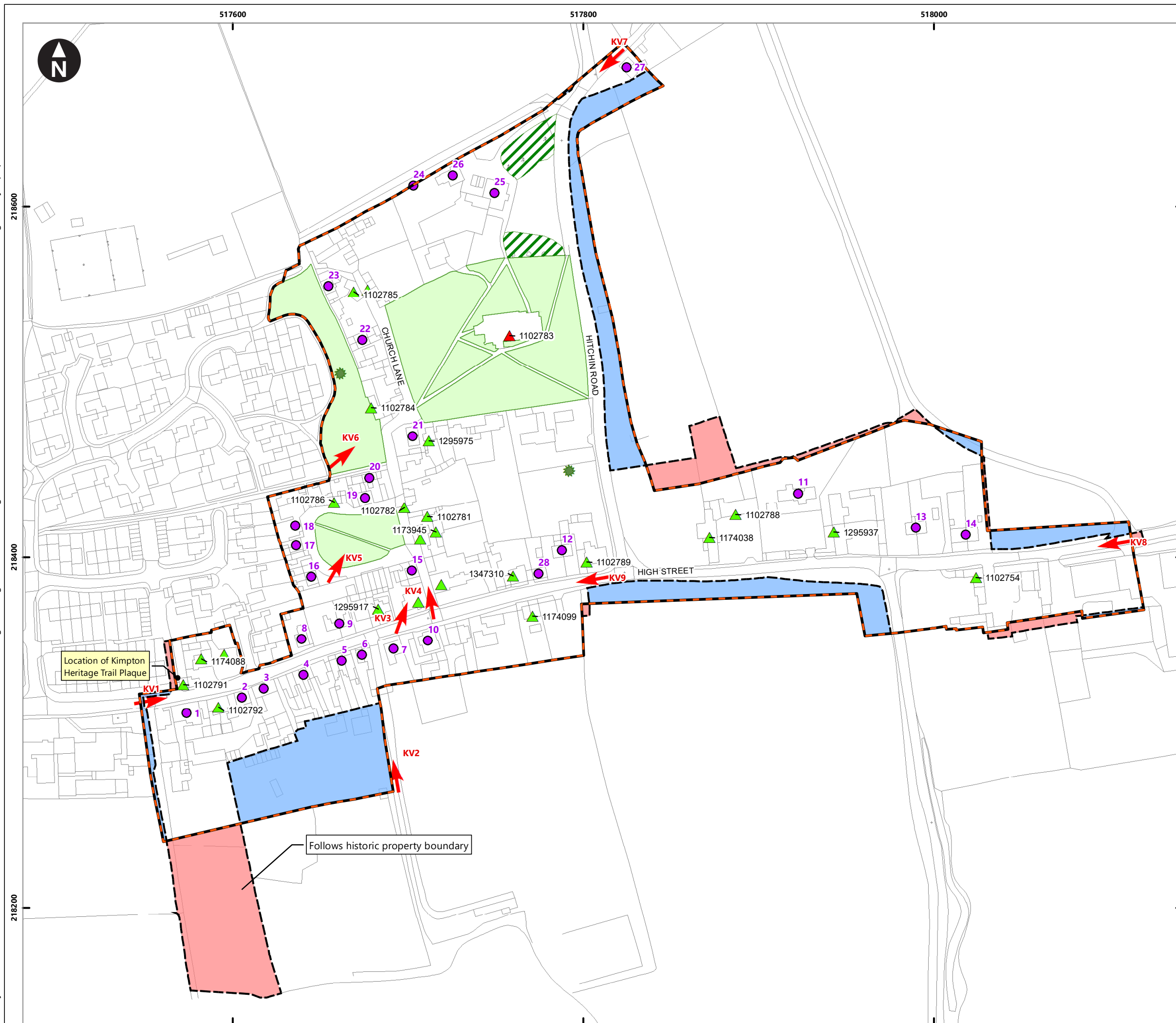




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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled ancient monument
 - Historic parks and gardens
 - Heritage at risk
 - Significant key view
 - Building or feature that contributes to the character of the Conservation area
 - Significant areas of trees
 - Significant tree
 - Significant green space
 - Significant blue space
 - Proposed Conservation area boundary change
 - Extension to Conservation area
 - Reduction in Conservation area

Note:
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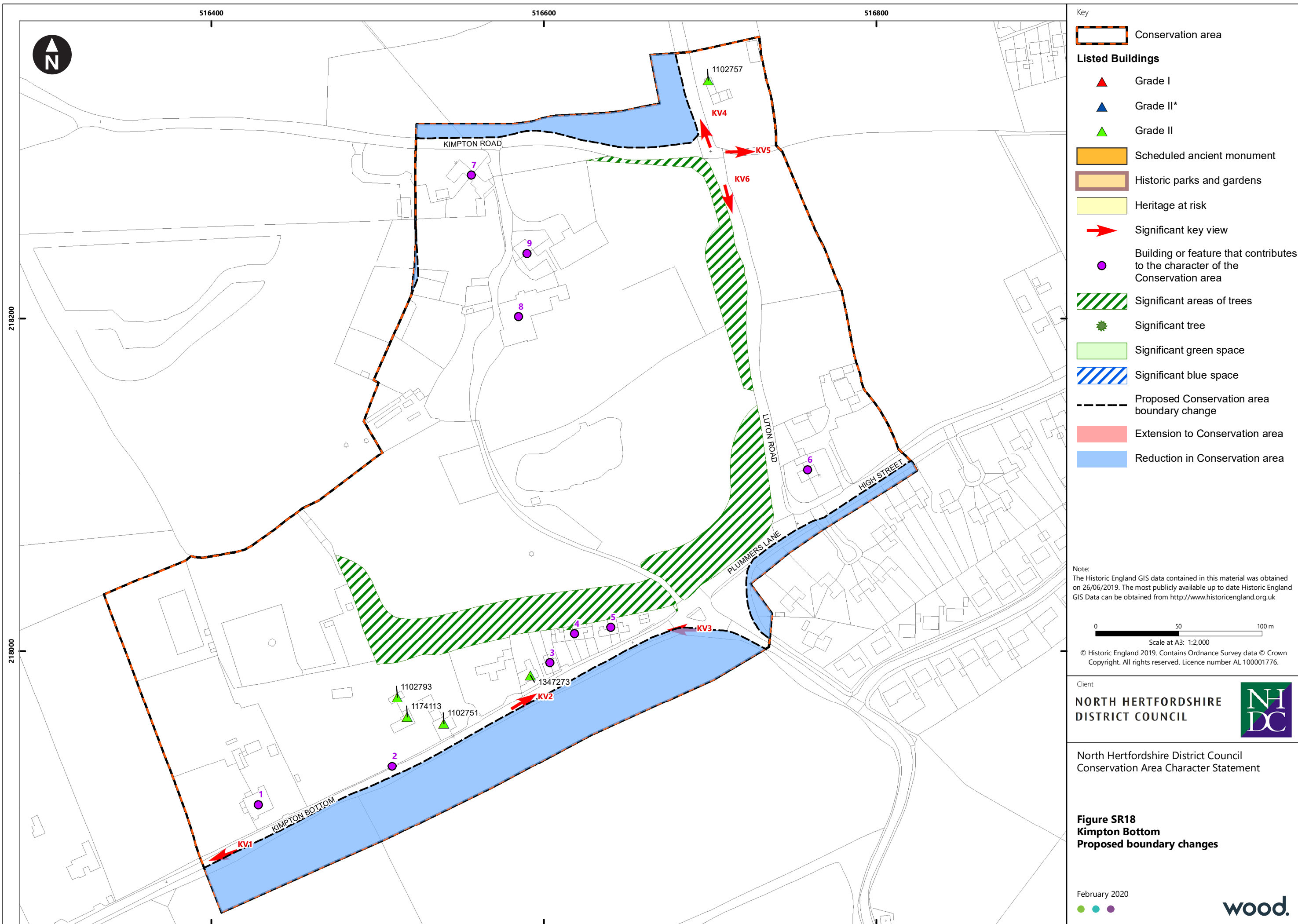
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DISTRICT COUNCIL**

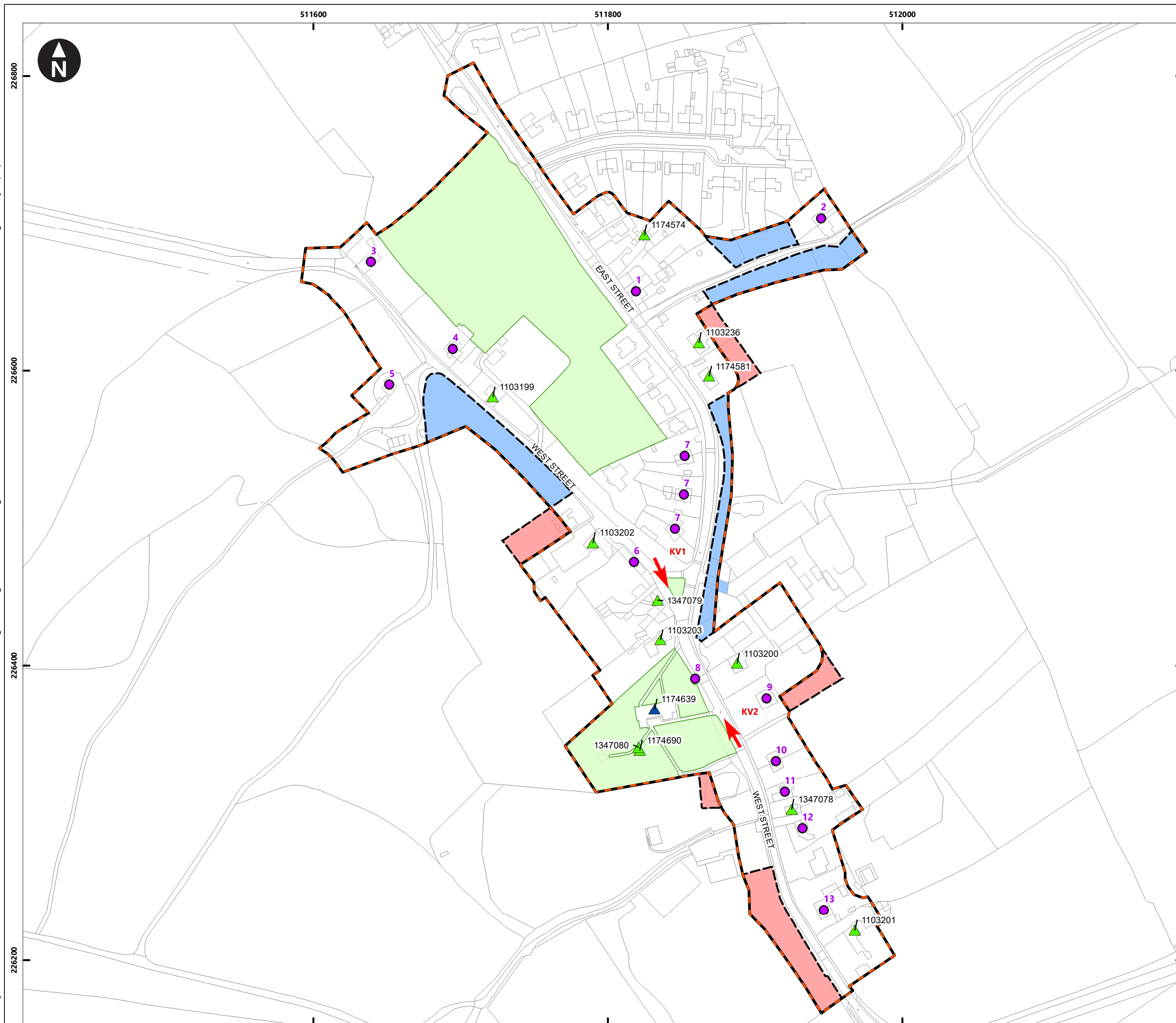


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**Figure SR17
Kimpton Village
Proposed boundary changes**



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Key

- Conservation area
- Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
- Scheduled ancient monument
- Historic parks and gardens
- Heritage at risk
- Significant key view
- Building or feature that contributes to the character of the Conservation area
- Significant areas of trees
- Significant tree
- Significant green space
- Significant blue space
- Proposed Conservation area boundary change
- Extension to Conservation area
- Reduction in Conservation area

Note:
The Historic England GIS data contained in this material was obtained on 26/06/2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>

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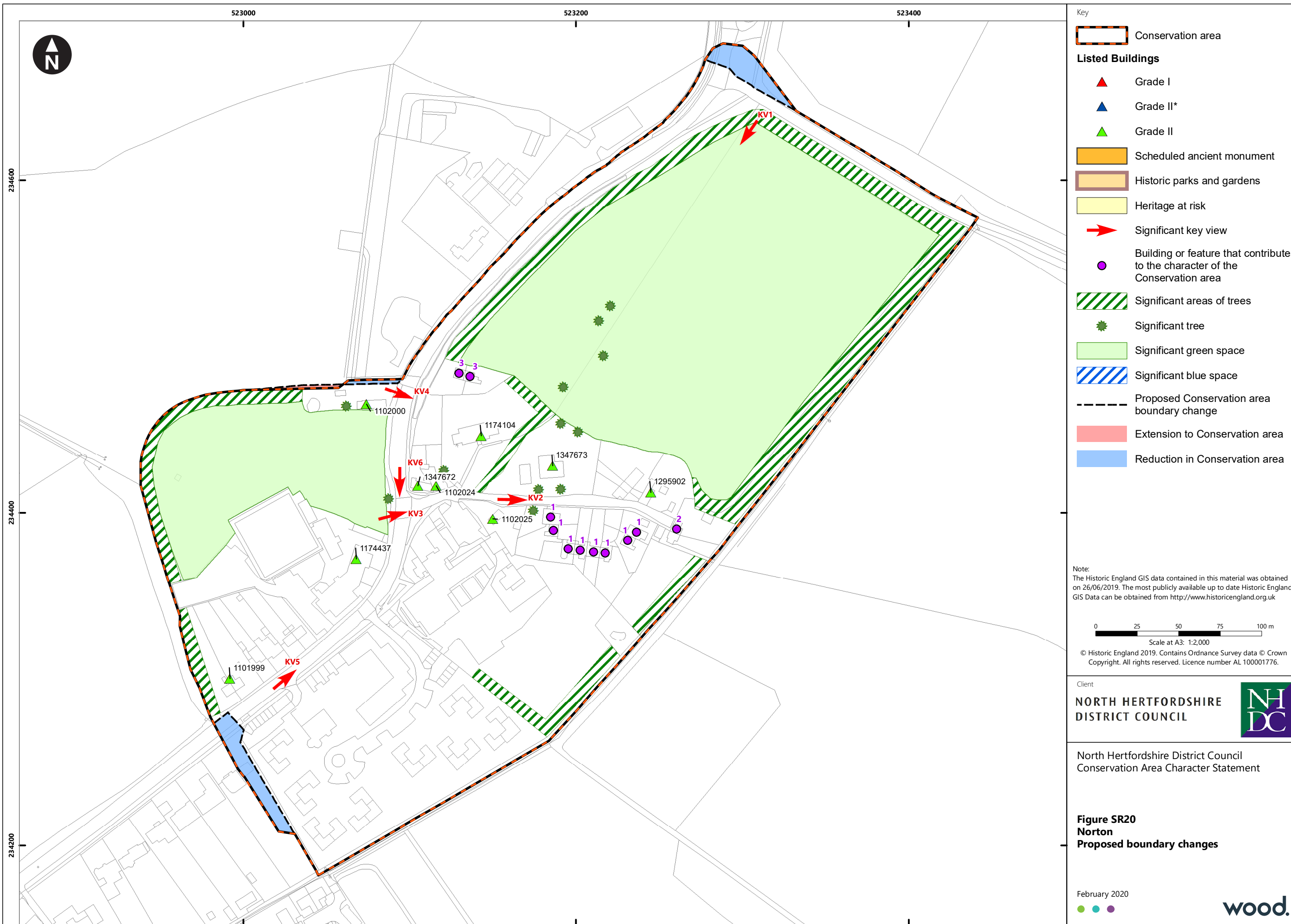
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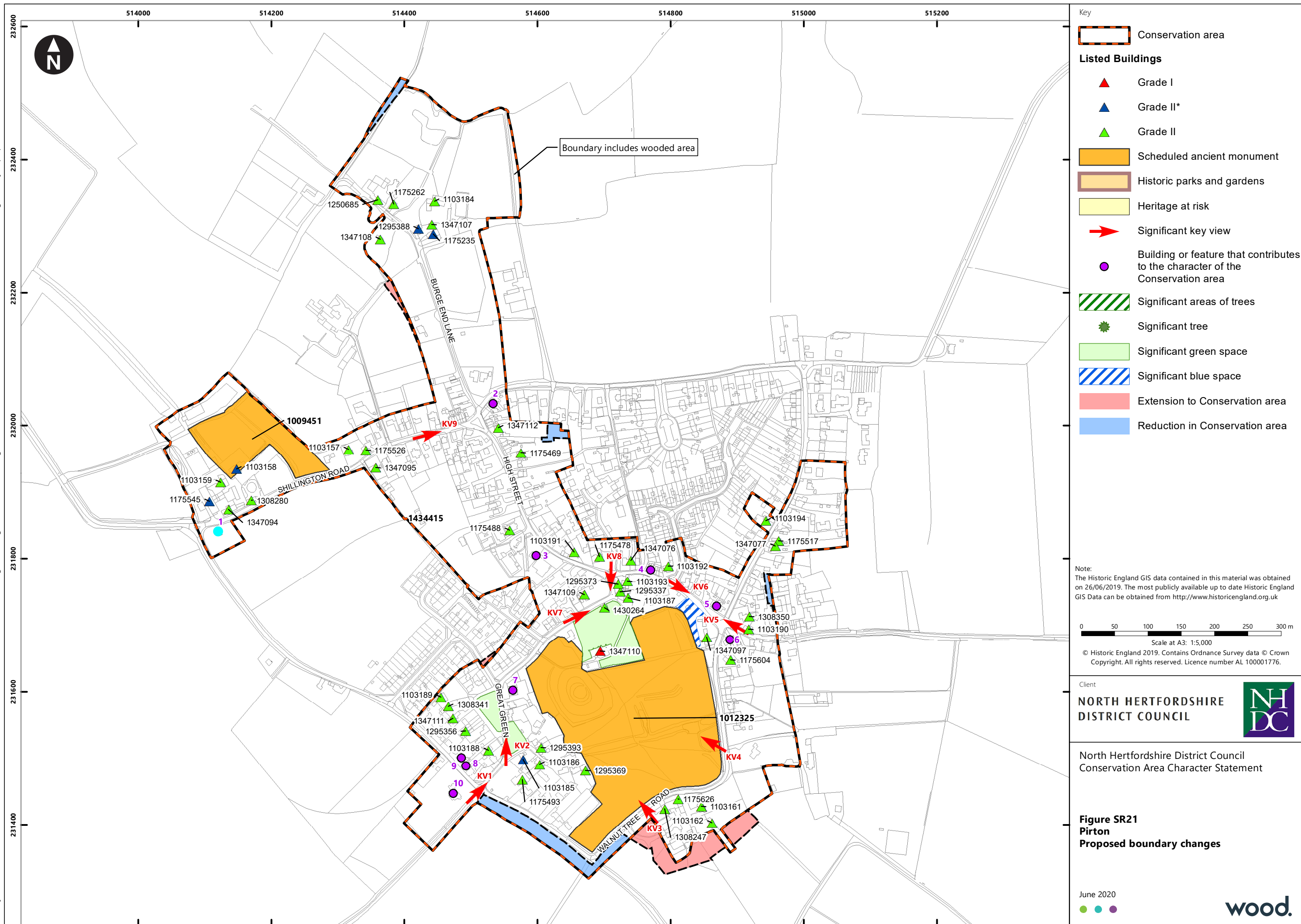
Figure SR19
Lilley
Proposed boundary changes

March 2020

wood.



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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled ancient monument
 - Historic parks and gardens
 - Heritage at risk
 - Significant key view
 - Building or feature that contributes to the character of the Conservation area
 - Significant areas of trees
 - Significant tree
 - Significant green space
 - Significant blue space
 - Extension to Conservation area
 - Reduction in Conservation area

Note:
The Historic England GIS data contained in this material was obtained on 26/06/2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>

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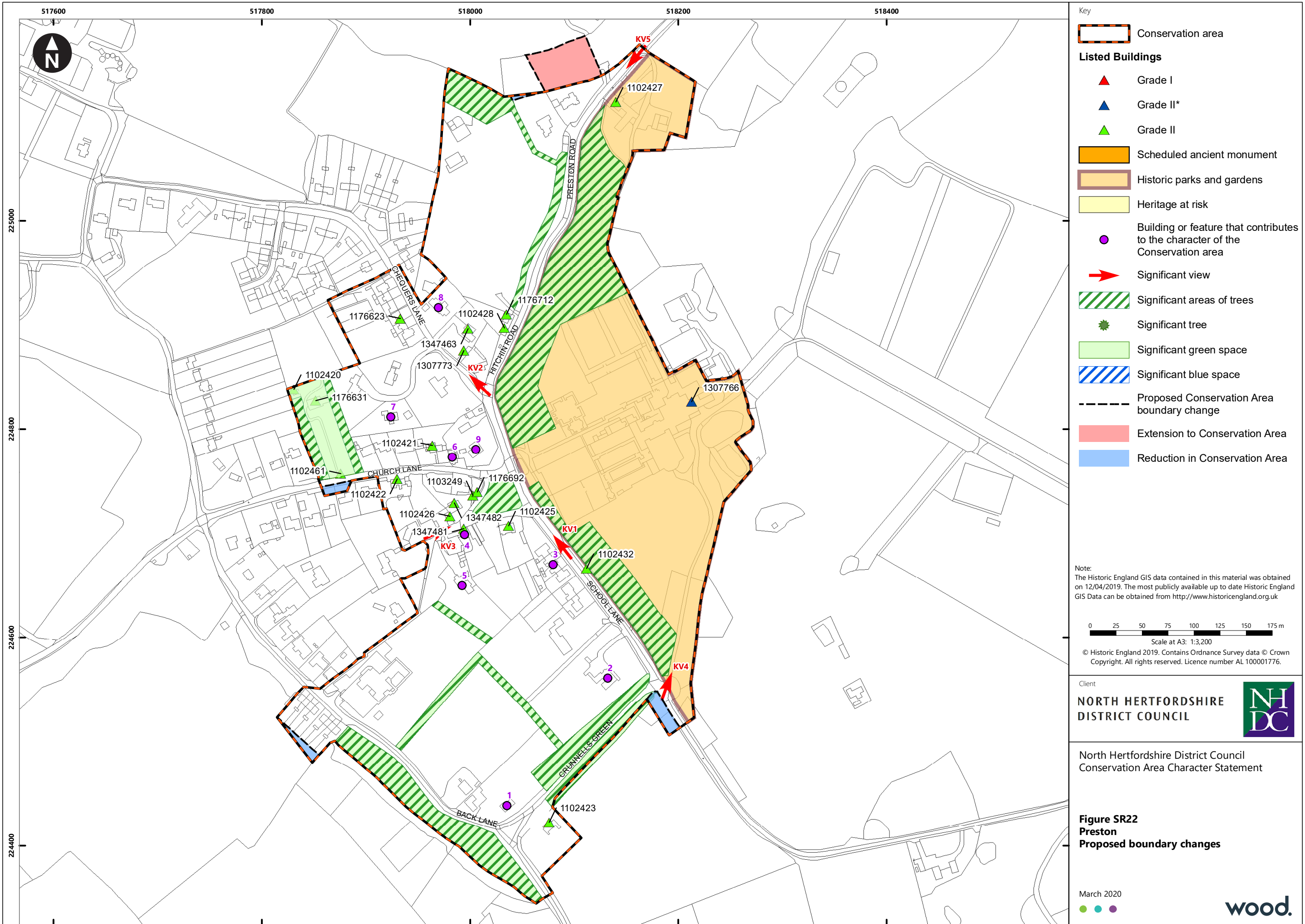
Client
NORTH HERTFORDSHIRE DISTRICT COUNCIL

North Hertfordshire District Council
Conservation Area Character Statement

**Figure SR21
Pirton
Proposed boundary changes**

June 2020

wood.



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Key

- Conservation area
- Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
- Scheduled ancient monument
- Historic parks and gardens
- Heritage at risk
- Significant key view
- Building or feature that contributes to the character of the Conservation area
- Significant areas of trees
- Significant tree
- Significant green space
- Significant blue space
- Proposed Conservation area boundary change
- Extension to Conservation area
- Reduction in Conservation area

Note:
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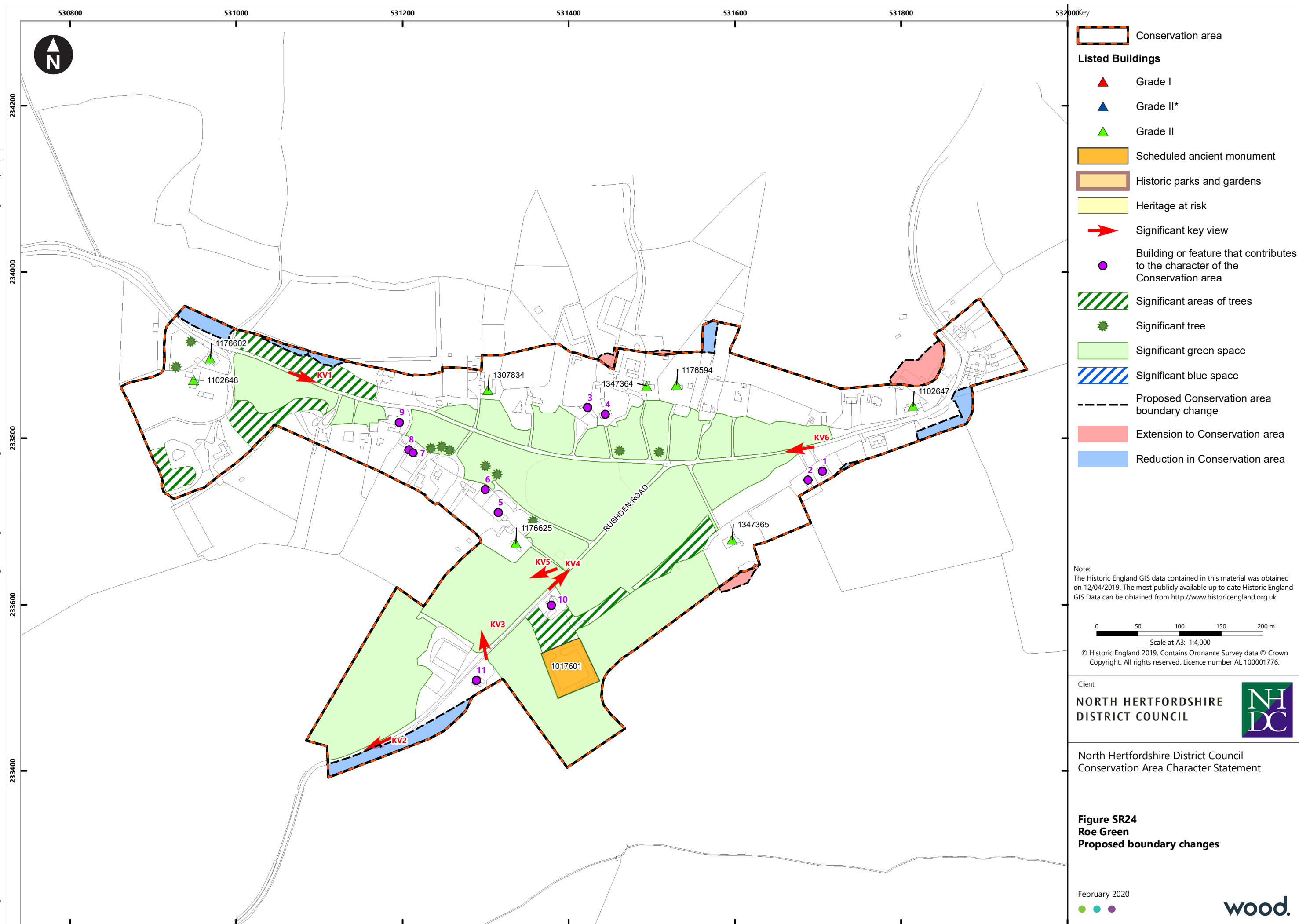
North Hertfordshire District Council
Conservation Area Character Statement

Figure SR23
Reed
Proposed boundary changes

February 2020

wood.

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- Key
- Conservation area
 - Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled ancient monument
 - Historic parks and gardens
 - Heritage at risk
 - Significant key view
 - Building or feature that contributes to the character of the Conservation area
 - Significant areas of trees
 - Significant tree
 - Significant green space
 - Significant blue space
 - Proposed Conservation area boundary change
 - Extension to Conservation area
 - Reduction in Conservation area

Note:
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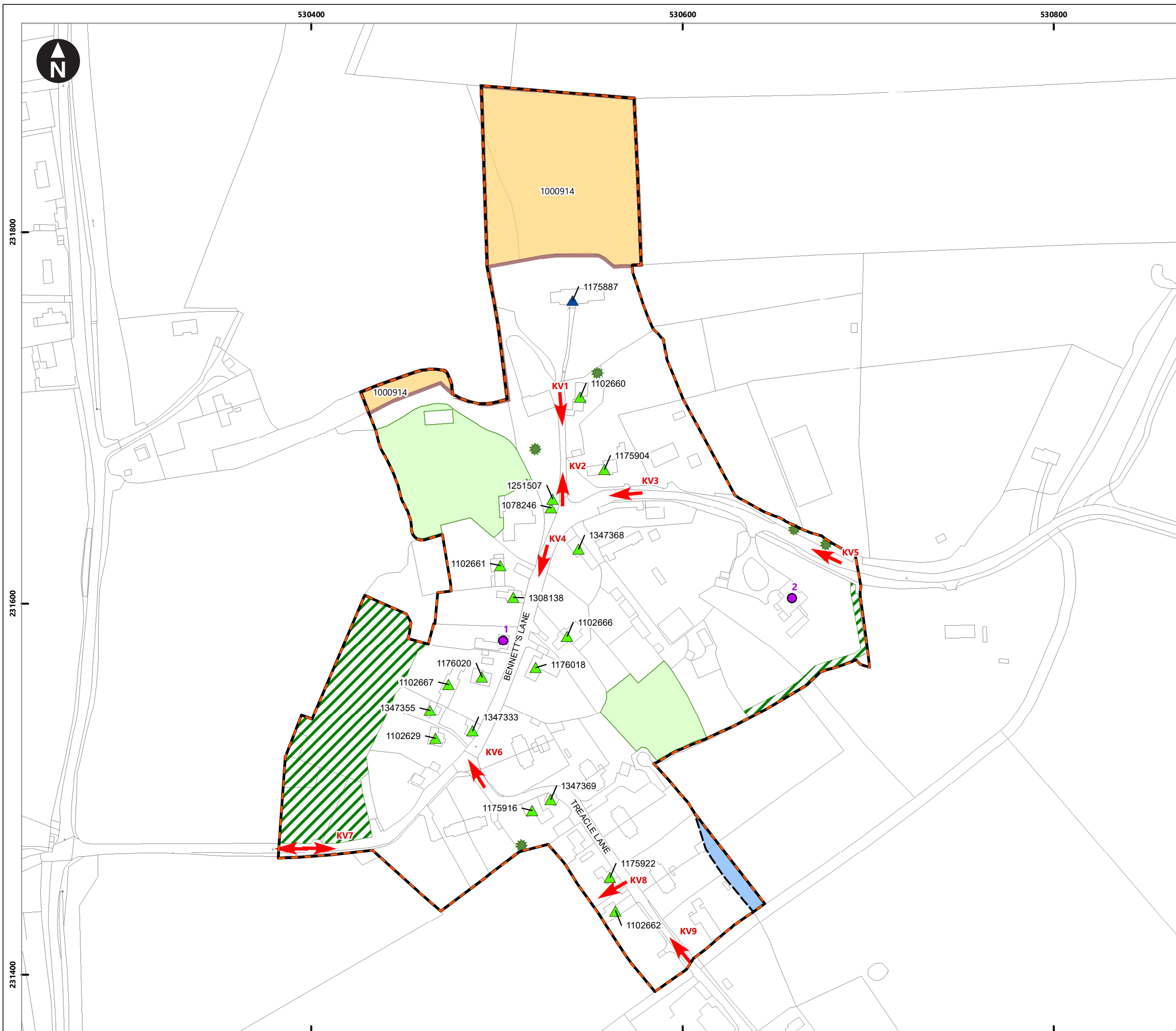
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NORTH HERTFORDSHIRE DISTRICT COUNCIL



North Hertfordshire District Council
Conservation Area Character Statement

Figure SR24
Roe Green
Proposed boundary changes



Key

- Conservation area
- Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
- Scheduled ancient monument
- Historic parks and gardens
- Heritage at risk
- Significant key view
- Building or feature that contributes to the character of the Conservation area
- Significant areas of trees
- Significant tree
- Significant green space
- Significant blue space
- Proposed Conservation area boundary change
- Extension to Conservation area
- Reduction in Conservation area

Note:
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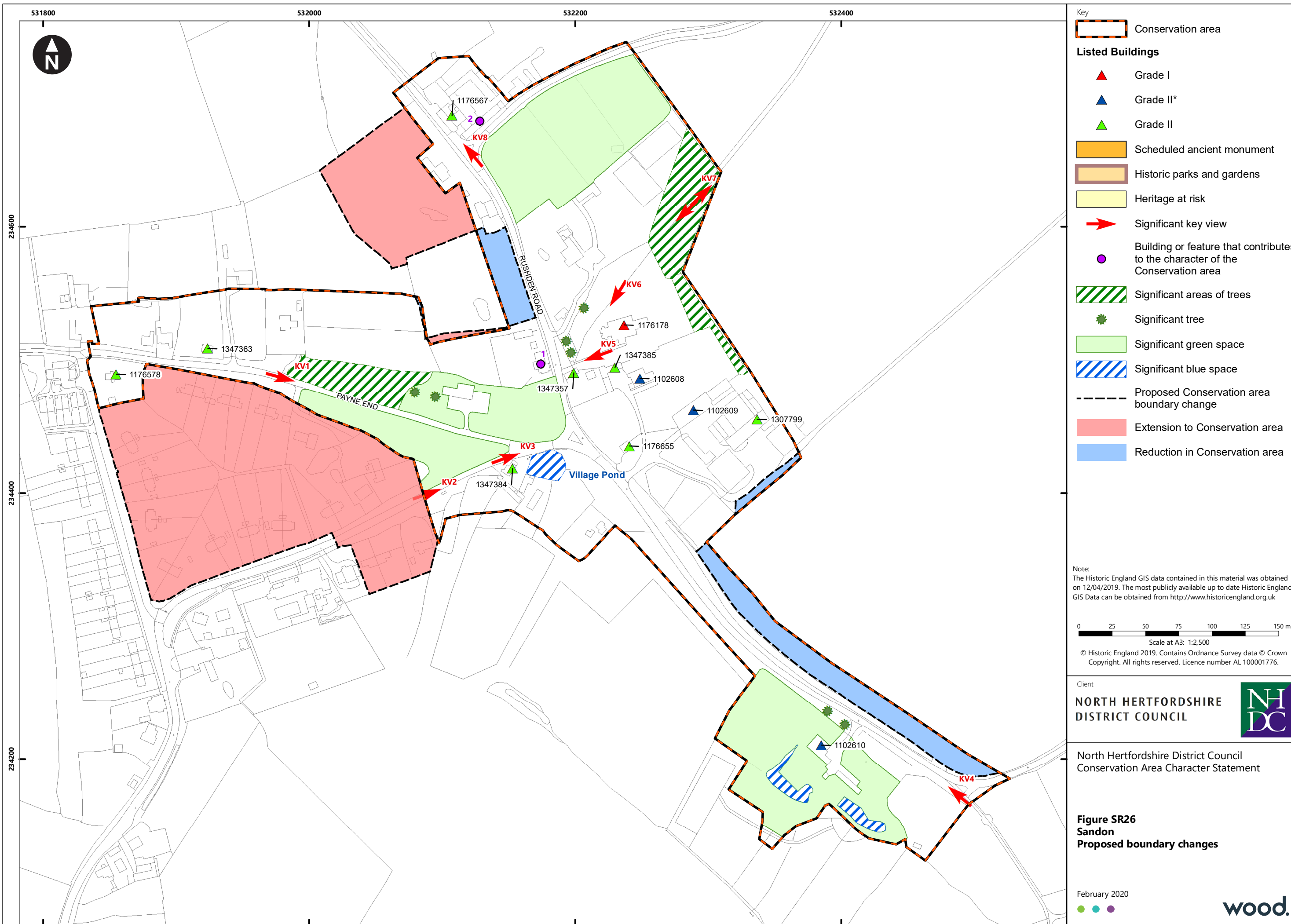
NORTH HERTFORDSHIRE DISTRICT COUNCIL

North Hertfordshire District Council
Conservation Area Character Statement

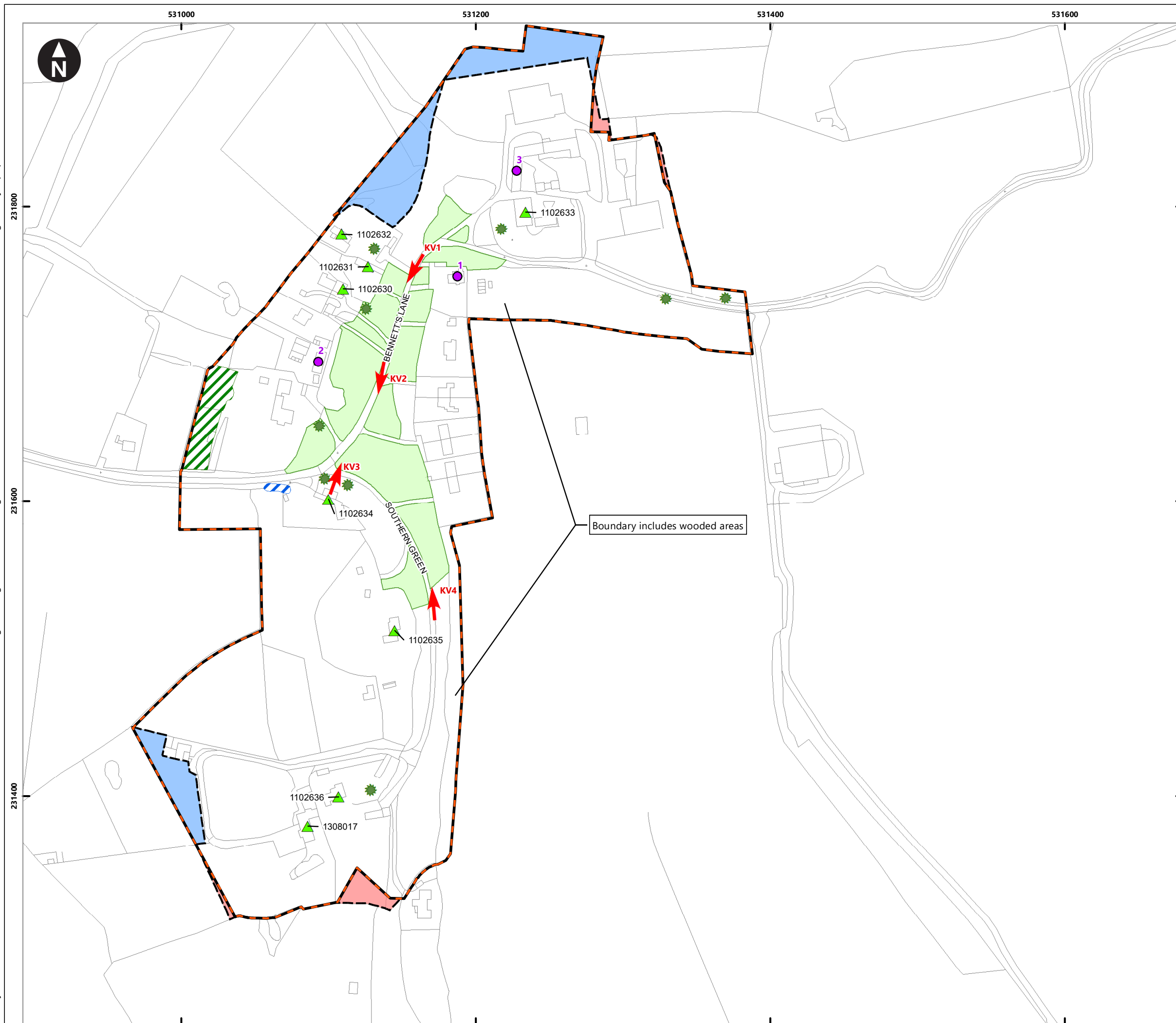
**Figure SR25
Rushden
Proposed boundary changes**

February 2020

wood.



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Key

- Conservation area
- Listed Buildings**
 - Grade I
 - Grade II*
 - Grade II
- Scheduled ancient monument
- Historic parks and gardens
- Heritage at risk
- Significant key view
- Building or feature that contributes to the character of the Conservation area
- Significant areas of trees
- Significant tree
- Significant green space
- Significant blue space
- Proposed Conservation area boundary change
- Extension to Conservation area
- Reduction in Conservation area

Note:
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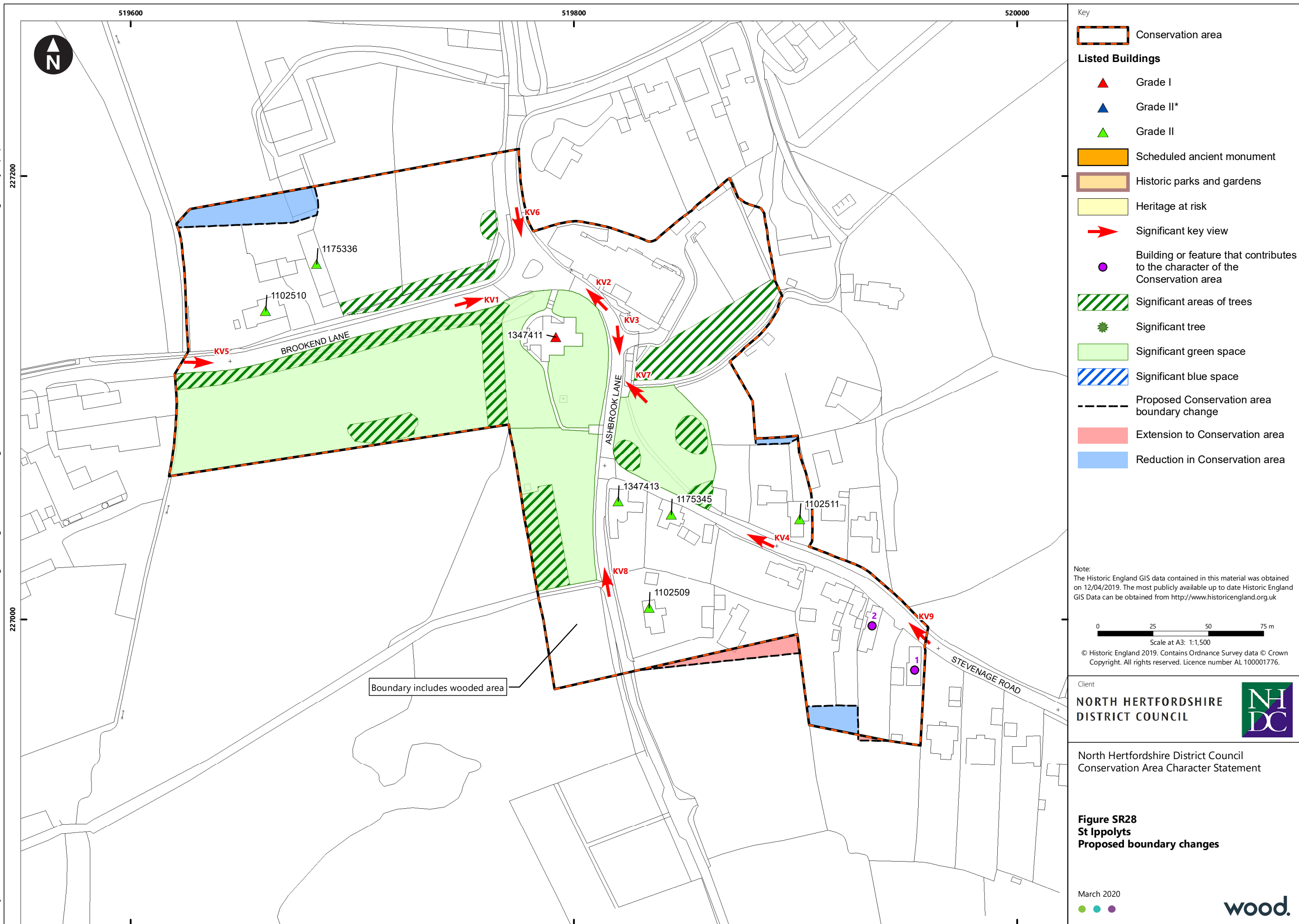
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**NORTH HERTFORDSHIRE
DISTRICT COUNCIL**

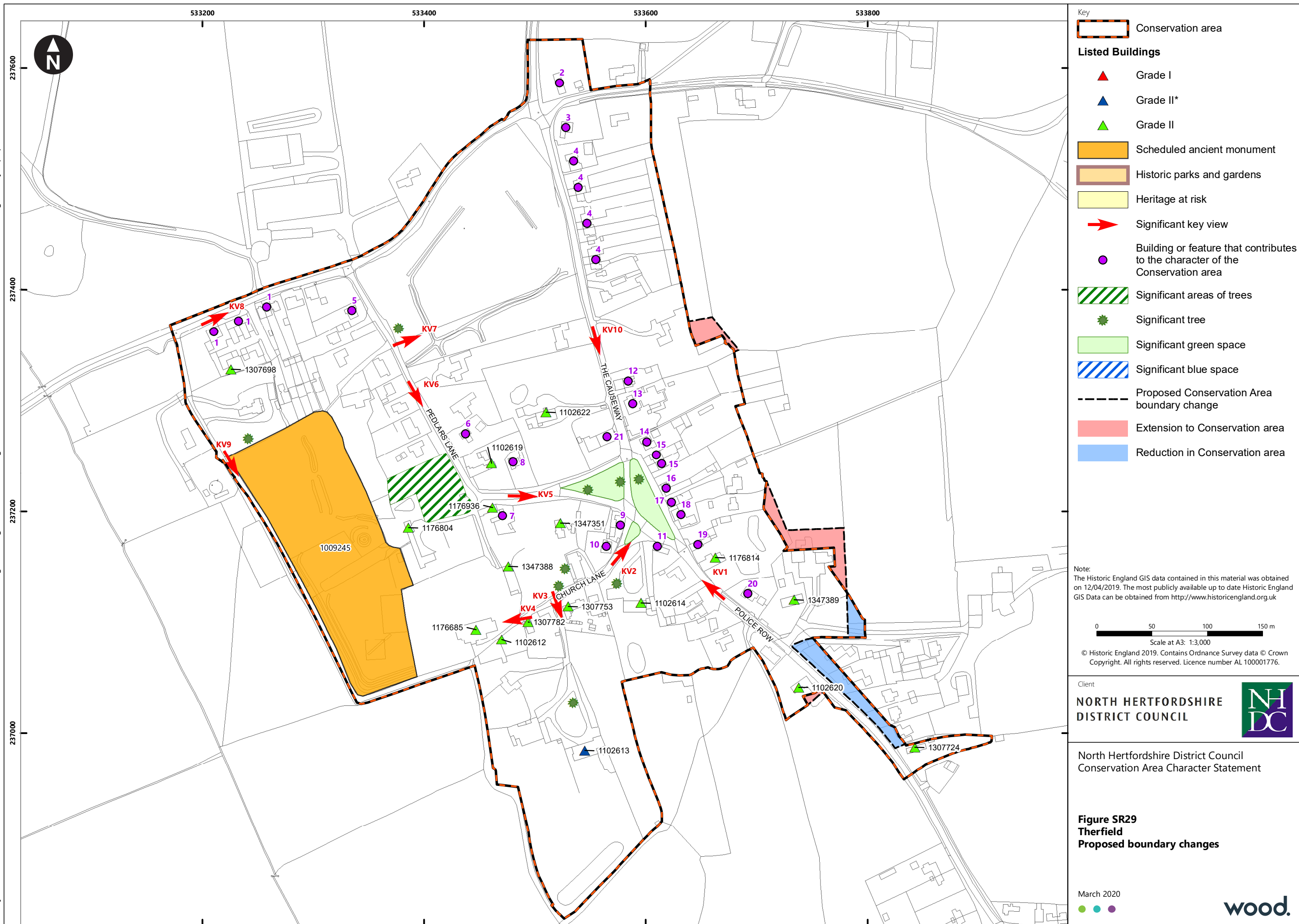
North Hertfordshire District Council
Conservation Area Character Statement

**Figure SR27
Southern Green
Proposed boundary changes**

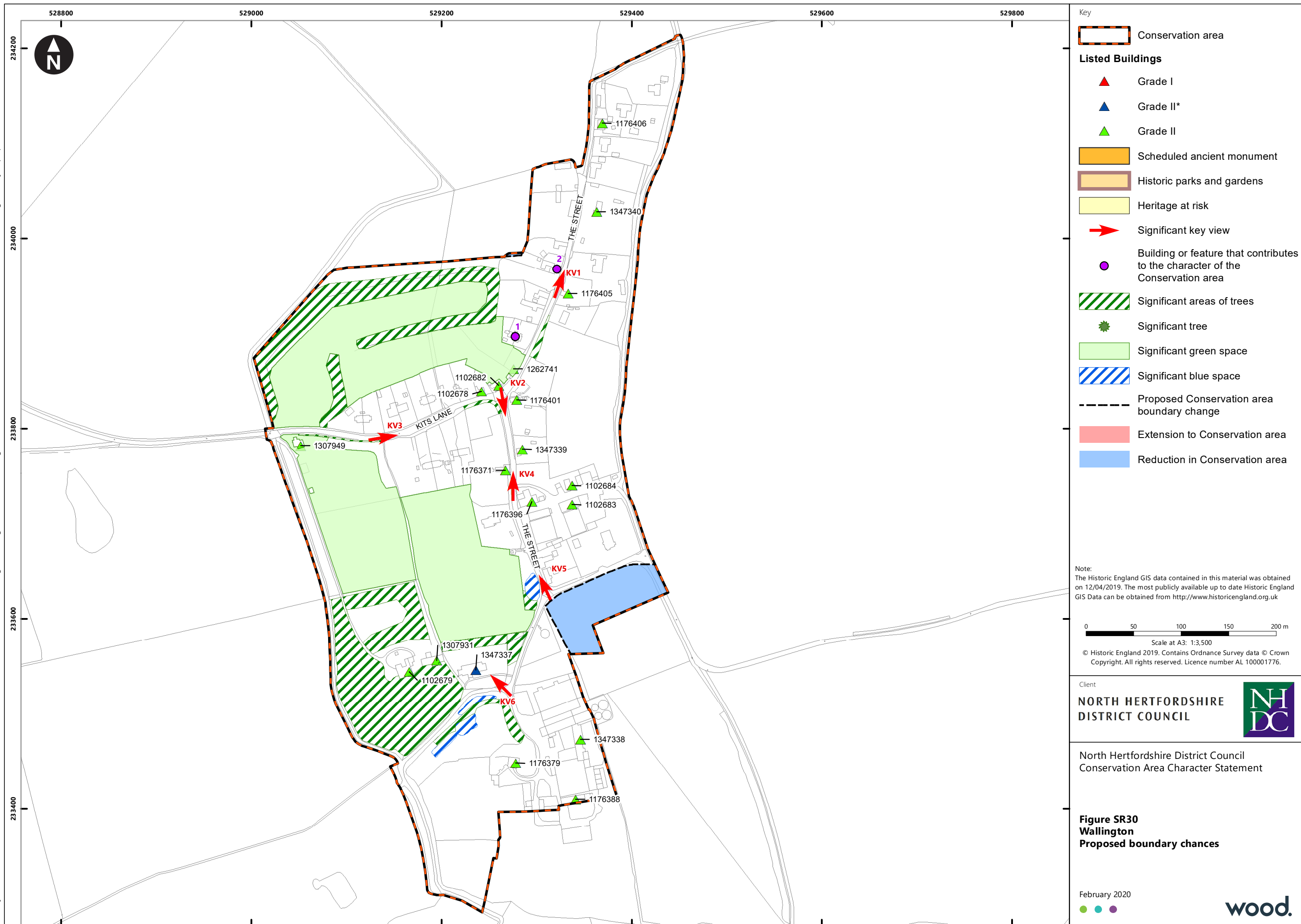
February 2020



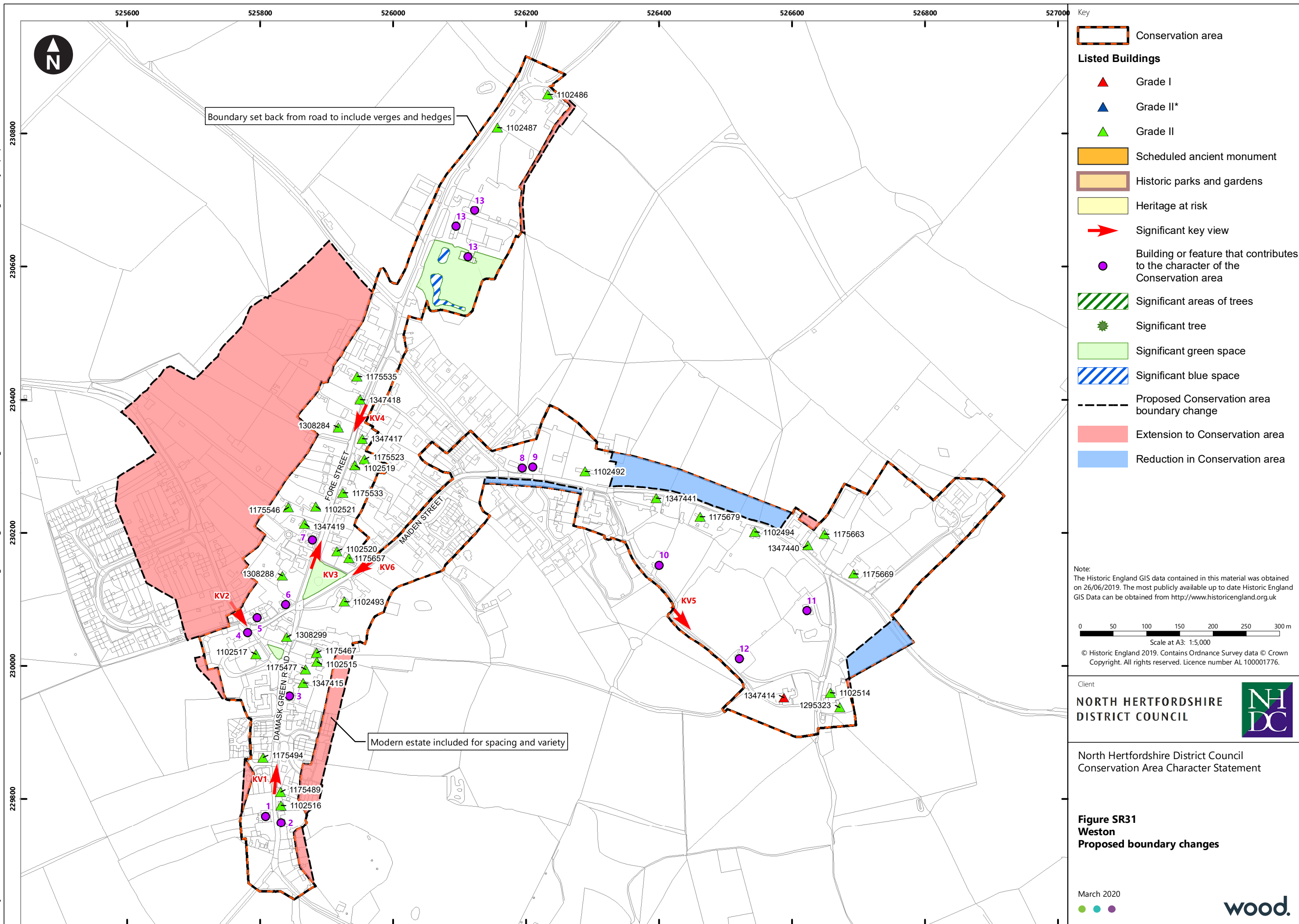
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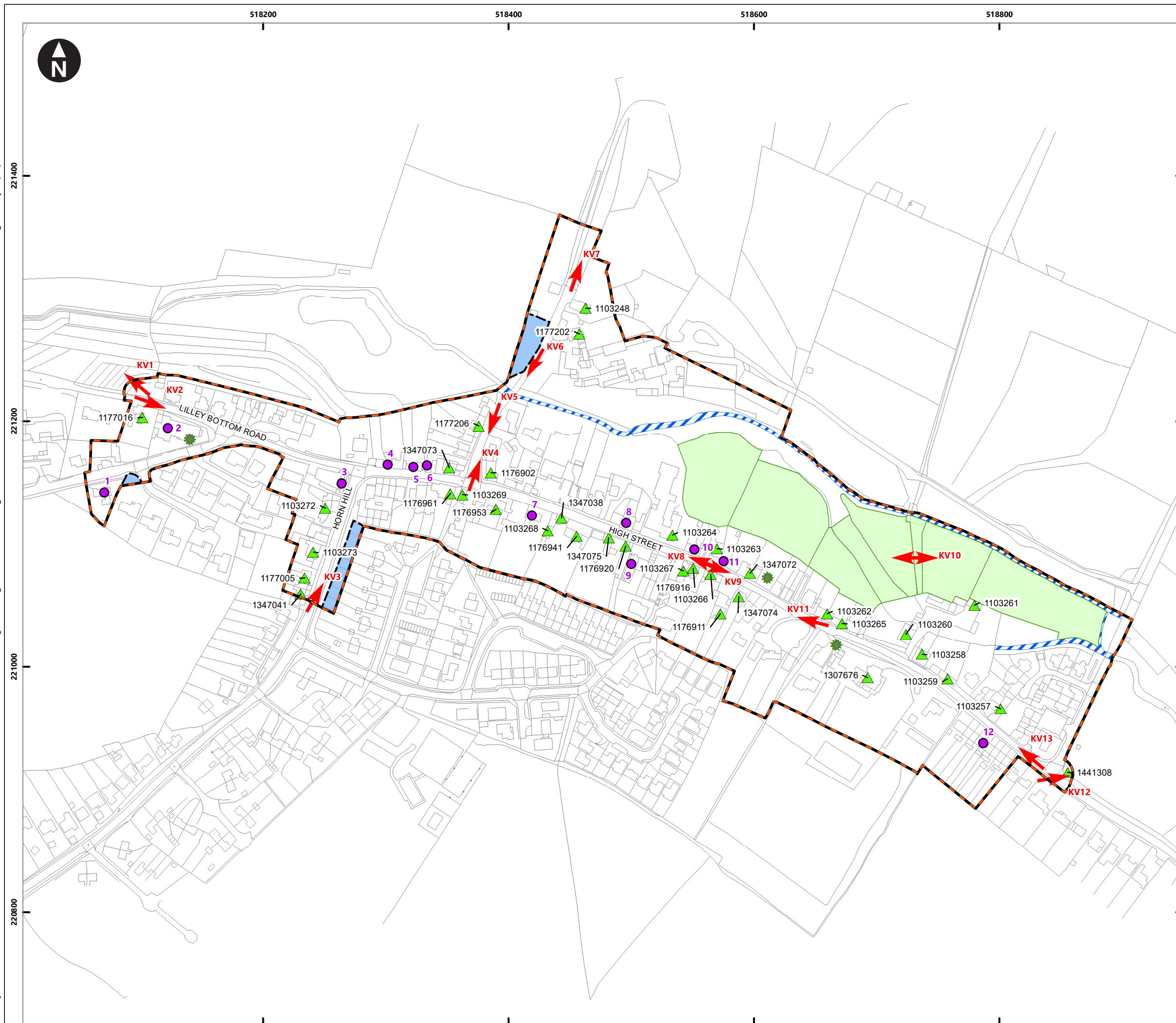
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Key

Conservation area

Listed Buildings

Grade I

Grade II*

Grade II

Scheduled ancient monument

Historic parks and gardens

Heritage at risk

Significant key view

Building or feature that contributes to the character of the Conservation area

Significant areas of trees

Significant tree

Significant green space

Significant blue space

Proposed Conservation area boundary change

Extension to Conservation area

Reduction in Conservation area

Note:

The Historic England GIS data contained in this material was obtained on 26/06/2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>

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Scale at A3: 1:3,000

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Client

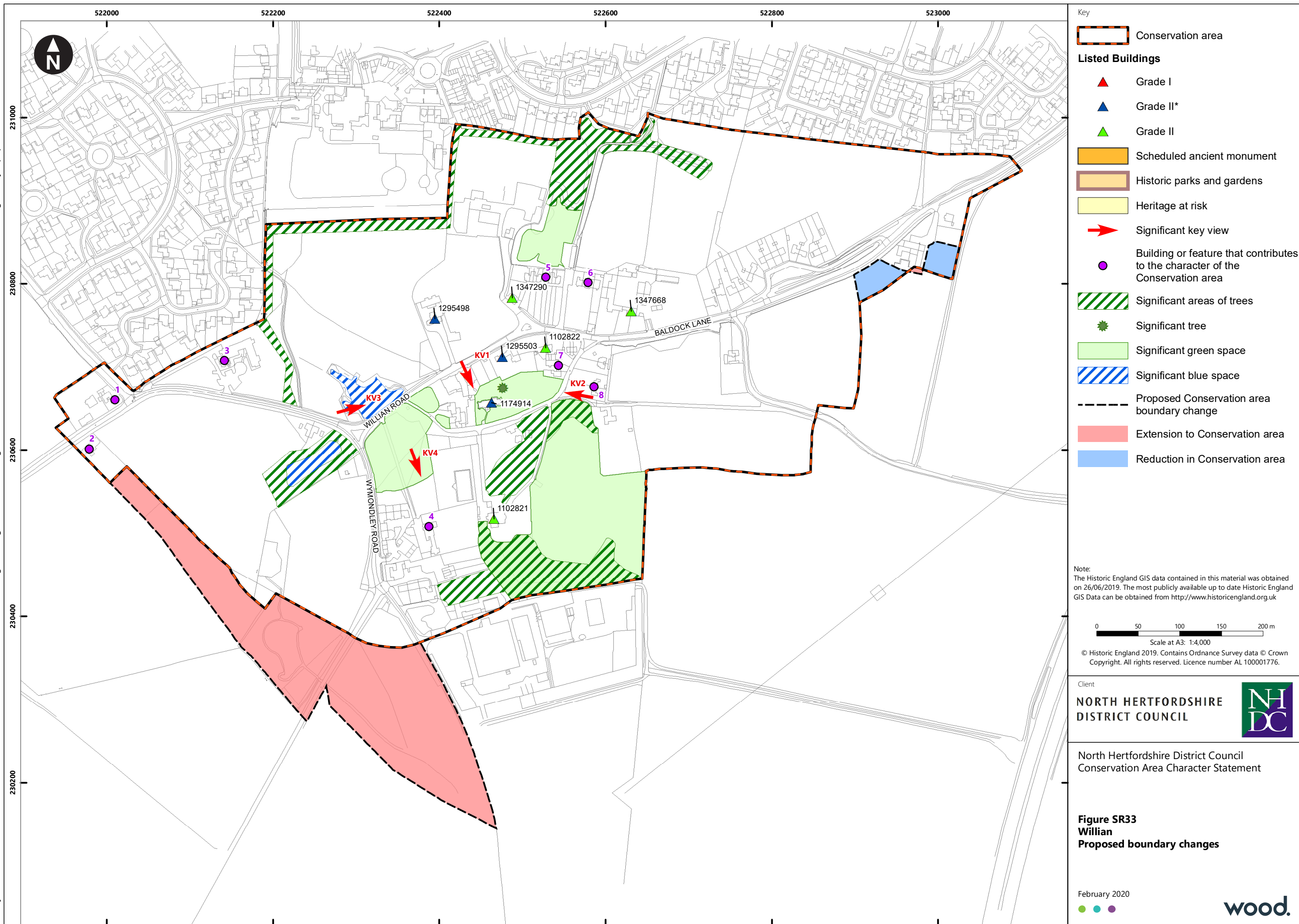
NORTH HERTFORDSHIRE DISTRICT COUNCIL

North Hertfordshire District Council
Conservation Area Character Statement

Figure SR32
Whitwell (St Pauls Walden)
Proposed boundary changes

February 2020

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Appendix B

Undesignated Buildings and Structures Making a Positive Contribution to the Conservation Areas

Non-designated buildings which are considered to make a positive contribution to the character or appearance of the conservation areas were identified in the course of completion of the Character Statements. These buildings were selected through the contribution they make to the townscape of the conservation area and it is recommended that all of these should be considered for entry onto the Council's Register Of Buildings of Local Importance.

Conservation Area	Building Details
Ashwell	
1	83 Back Street
2	Brick wall to 6 West End
3	4 West End
4	Converted barns on Back Street opposite The Rickyard
5	90 High Street
6	Ashwell Primary School
7	53-55 Silver Street
8	51 Silver Street
9	39-41 Silver Street
10	33-35 Silver Street
11	5-25 Kingsland Way
12	4-18 Kingsland Way

Conservation Area	Building Details
13	Ashwell United Reform Church, High Street
14	17-21 High Street
15	35 High Street
16	Brick house east of Beams, High Street
17	42-44 High Street
18	Wall at corner of Mill Street and Rollys Lane
19	Ashwell Grange
20	Stable block opposite entrance to Ashwell Bury
21	Gates to Ashwell Bury
22	47 Mill Street
23	43 Mill Street
24	35-37 Station Road
Barkway	
1	Driveway gates on the south side of Royston Road
2	Flint House, Cambridge Road
3	Chestnut Cottages, Cambridge Road
4	18 High Street
5	Barkway Congregational Church
6	13 High Street
7	42 High Street

Conservation Area	Building Details
8	44 High Street
9	Barns west of 27 High Street
10	66 High Street and barns to south on Church Lane
11	Wagon wash, Church Lane
12	Barn on south side of Church Lane opposite Church of St Mary
13	51 High Street
14	Barkway Church of England First School
15	The Coach House, High Street
16	108-122 High Street
17	79 High Street
18	91 High Street
19	Ashgrove, High Street
20	152 High Street
21	War Memorial
22	1 High Street
Barley	
1	The Maltings, Smith's End
2	Unlisted barn at south-east of Smith End Farm
3	The Chequers public house, London Road
4	Tomlin's Close, London Road

Conservation Area	Building Details
5	The Quakers, Smith's End Lane
6	1 Crossways
7	The Forge House
8	Barley First School
9	Flint and brick building opposite the Post Office, Church End
10	Crow Cottage, Church End
11	Barn/garage in garden of Cannon's Cottage, Church End
12	The Old Hall, High Street
13	Barns and flint building at east end of Hanaper Drive, High Street
14	Rose Cottage, High Street
15	Barley Croft, High Street
16	Springfield and boundary walls, High Street
17	Ivy Cottage, High Street
18	Aldwyke Cottage, Smith's End Lane
Bendish	
1	Law Hall Lane Cottages, 1-6 Law Hall Lane
2	White Cottage
3	Jubilee Chapel
4	Chapel Row
5	Greyfell

Conservation Area	Building Details
6	New Cottages
7	Rose Cottage/The Ramblers
Charlton	
1	Brick wall along Charlton Road west of Mill Farm
2	Units 4, 5 and 6, Mill Farm Barns
3	6-8 Charlton Road
4	5 Charlton Road
5	2 Charlton Road
Codicote	
1	North Lodge, High Street
2	33 High Street
3	37 High Street
4	39 High Street
5	41 High Street
6	Gardener Cottage, High Street
7	51 High Street
8	Former school on Bury Lane
9	The Bell Motel
10	1 & 3 Heath Lane
11	80 High Street

Conservation Area	Building Details
12	110-124 High Street
Croft Lane	
1	7 Croft Lane
2	8 Croft Lane
3	1a and 1b Croft Lane
4	10 Cashio Lane
Gosmore	
1	3-5 Maydencroft Lane
2	The Old Coach House, Maydencroft Lane
3	1 High Street
4	1-9 Letterbox Row
5	Gosmore House Cottage
6	Bow Cottage
7	White Cottage
8	Easter Cottage
9	1-4 Gosmore Ley Close
Graveley	
1	1 Pondsides
2	1 Oak Lane
3	The Coach House, Oak Lane

Conservation Area	Building Details
4	10 Oak Lane
5	Graveley House, High Street
6	48 High Street
7	14-16 High Street
8	Old School, Church Lane
9	Ley Cottage, Church Lane
10	Barns opposite Ley Cottage, Church Lane
11	Flint Barn, Church Lane
12	Barn south of Flint Barn, Church Lane
13	Barn immediately north of Flint Barn, Church Lane
Great Offley	
1	The Red Lion public house
2	The Vicarage
3	Offley War Memorial
4	30-34 High Street
5	17-19 High Street
6	Moonlight House
7	12-14 High Street
8	Offley Oriental (former Gloucester Arms public house)
9	1-4 Chapel Cottages

Conservation Area Building Details

Great Wymondley

1,2 Two barns south of Delamere House

3 The Croft, Arch Road

4 Village Hall, Arch Road

5 The Green Man public house

6 Barn east of Manor Farm

Hexton

1 Kingsmead, Mill Lane

2 1-6 Mill Lane (three buildings)

3 Barn opposite Grange Hall

4 Grange Farm

5 1-2 Elm Tree Cottages

6 The Raven public house

7 Former Hexton Village Hall

8 7-9 New Cottages

9 1-2 Ivy Cottages

10 1-4 Dairy Cottages

11 Wall north of Hexton Manor lodge

12 Hexton Manor lodge

13 Dower House

Conservation Area	Building Details
14	1-2 Barton Road
15	1-2 Orchard Cottages, Barton Road
16	Pump Cottage, Barton Road
17	Crossways, Hexton Manor
18	Stables, Hexton Manor
Hinxworth	
1	Pastures, Chapel Street
2	The Chapel, Chapel Street
3	1 to 3 Temple Cottages, Chapel Street
4	The Old Bakery, Chapel Street
5	Kingsmead, High Street
6	3 and 4 High Street
7	8 High Street
8	Forge Cottage, High Street
Ickleford	
1	1, Greenfield Lane
2	2, Greenfield Lane
3	7, St Katherine's Cottages, Greenfield Lane
4	32a, Arlesey Road
5	44 (Elmwood), Arlesey Road

Conservation Area	Building Details
6	1 – 6, Upper Green
7	The 'Hertfordshire' Fingerpost on the road island between Turnpike Lane and Arlesey Road
Kimpton	
1	45-47 High Street
2	37 High Street
3	35 High Street
4	23-33 High Street
5	17-21 High Street
6	13-15 High Street
7	11 High Street
8	40 High Street
9	36-38 High Street
10	Dacre Rooms, High Street
11	Back Meadow Barn, Bury Farm, High Street
12	14-16 High Street
13	6-8 High Street
14	2-4 High Street
15	1-3 Church Lane
16	5-8 The Green
17	9-11 The Green

Conservation Area	Building Details
18	Former Baptist chapel, The Green
19	17-18 The Green
20	19-20 The Green
21	10-12 Church Lane
22	21-23 Church Lane
23	27-33 Church Lane
24	Brick wall north of The Coach House
25	The Old Vicarage
26	The Coach House
27	The Hoo Lodge
28	18-20 High Street
Kimpton Bottom	
1	Old Cottage, Kimpton Bottom
2	Brick wall outside Stoneheaps
3	16-18 Kimpton Bottom
4	8-14 Kimpton Bottom
5	2-6 Kimpton Bottom
6	148-150 High Street
7	The Grange Cottages, Kimpton Road
8	Kimpton Grange

Conservation Area	Building Details
9	Cottages adjacent Kimpton Grange
Lilley	
1	14-20 East Street
2	1-2 Baulk Cottages
3	Box End
4	34-35 West Street
5	33 West Street
6	Woodrake Cottage, 39 West Street
7	26-31 East Street (three buildings)
8	War Memorial, West Street
9	Redshanks, West Street
10	52-53 West Street
11	53a West Street
12	The Stables, West Street
13	Lilley House, West Street
Norton	
1	8 – 22, Church Lane
2	26, Church Lane
3	125 – 127, Norton Road
Pirton	

Conservation Area	Building Details
1	71 Shillington Road
2	45-57 West Lane
3	Pirton School
4	51-65 High Street
5	81-91 High Street
6	1-5 Little Green
7	The Motte & Bailey public house
8	2-4 Priors Hill
9	6 Priors Hill
10	Pirton Court, 1 Priors Hill
Preston	
1	3 Crunnells Green
2	Crunnells Green House
3	Village Hall and attached cottages, School Lane
4	Kenward Cottage, The Green
5	Pryor Cottage (Pryor House), The Green
6	Former chapel, Church Lane
7	The Owl House, Chequers Lane
8	Chequers End, Chequers Lane
9	Preston House, Church Lane

Conservation Area Building Details

Reed

1	Rose Villas, Jackson's Lane
2	Reed First School, Jackson's Lane
3	Thatchers, Jackson's Lane
4	1 - 2 The Marsh, Crow Lane
5	Wisbridge Farm (barn), High Street
6	Rosslyn Cottage, High Street
7	High Banks, High Street
8	1 – 5 Woodbine Cottages, High Street
9	Kesten, south of High Street
10	Queenbury Cottage, Driftway
11	Queenbury, Driftway
12	Glebe House, Church Lane
13	Whitecroft, Church Lane
14	The Green, Brickyard Lane
15	Saddlers Mead, Brickyard Lane
16	1-2 Gladstone Villas, Brickyard Lane

Roe Green

1	The Chapel, Rushden Road
2	The Manse, Rushden Road

Conservation Area	Building Details
3	Polyanna Cottage, Rushden Road
4	The Cuckoo, Rushden Road
5	The Willows, Rushden Road
6	Ivy Cottage, Rushden Road
7	Rose Cottage, Rushden Road
8	Dell Cottage, Rushden Road
9	Elm Tree House, Rushden Road
10	Killogs Cottages, Rushden Road
11	Killogs farmhouse, Rushden Road
Rushden	
1	The Old Post Office, Bennett's Lane
2	The Orchard, Bennett's Lane.
Sandon	
1	The Six Bells, Rushden Road
2	Farm buildings at Partridge Hall Farm
Southern Green	
1	Old Well Cottage, Bennett's Lane
2	The Coach House, Bennett's Lane
3	Southern Green House, Bennett's Lane
St Ippolyts	

Conservation Area	Building Details
1	Hillrise, Stevenage Road
2	Dellview Cottage, Stevenage Road
Therfield	
1	Brick buildings fronting onto the road north of Tuthill Manor
2	Thatched and weather-boarded building at the corner of Mill Lane and The Causeway
3	Building on the south side of Mill Lane at the junction with The Causeway
4	1-9 The Causeway (Fordham's Terrace)
5	Treacle Cottage, Pedlar's Lane
6	The Paddock, Pedlar's Lane
7	Fern Cottage, Pedlar's Lane
8	Rose Bank, Pedlar's Lane
9	1-2 Hope Cottages, Church Lane
10	The Firs, Church Lane
11	Suffolk House, Police Row
12	School House, The Causeway
13	Therfield First School, The Causeway
14	Yew Tree House, Police Row
15	Fox Earth and Fox Covert, Police Row
16	The Fox and Duck public House, Police Row
17	Vixen Cottage, Police Row

Conservation Area	Building Details
18	The Old Post Office, Police Row
19	Judge's Court, Police Row
20	Four Winds, Police Row
21	Therfield Chapel, The Causeway
Wallington	
1	11 – 13, The Street.
2	The Old Post Office on The Street.
Weston	
1	The Cricketers Public House, Damask Green Road
2	The Old Bakery, Damask Green Road
3	Baptist Chapel, Damask Green Road
4	The part of Weston Barns facing onto Hitchin Road
5	1-4 Post Office Row
6	Prince of Wales Cottage, Post Office Row
7	1-4 Fore Street
8	Shaw Cottage, Maiden Street
9	1-2 Maiden Cottages, Maiden Street
10	102 Roe's Cottages
11	The Vicarage, Church Lane
12	Cowmead

Conservation Area	Building Details
13	Darnall's Hall Farm and barns, Green End
Whitwell	
1	St Mary's Chapel, Bendish Lane
2	New Fellowship Hall, Bendish Lane
3	2 Horn Hill
4	70-76 High Street
5	68 High Street
6	Shambles, High Street
7	Whitwell, High Street
8	50-52a High Street
9	Baptist Chapel, 55 High Street
10	40-46 High Street
11	36 High Street
12	5-21 High Street
Willian	
1	The Lodge, Willian Road
2	The Warren, Willian Road
3	Guysfield Residential Home
4	Manor Farm
5	Manor Cottages/Willian Cottages

Conservation Area	Building Details
6	Lordship Cottages
7	School House, Willian Church Road
8	New Terrace Cottages, Willian Church Road

Appendix C

Formal Designation Procedures

This report makes a number of recommendations that require formal processes to be enacted. These are as follows.

Conservation Area Boundary Amendments

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 details the designation of conservation areas. Firstly, any properties within the conservation area should be registered as a local land charge.

Section 70 of the Act details supplementary provisions. Part 5 of section 70 requires local authorities to give notification of the designation of a conservation area (section 60, part 1 a and b) to the secretary of state and to the Historic Buildings and Monuments Commission (now known as Historic England).

Section 70 part 8 requires any designation of new conservation areas or changes to the area to be advertised in the London Gazette and, at a minimum, one newspaper circulating in the area of the local authority. The advert would normally list the properties within the conservation area, indicate where a plan of the conservation area can be seen, it is assumed in these modern times the adverts could contain a web link. For example here is an advertisement written by one of the report authors for a conservation area in Southwark <https://www.thegazette.co.uk/notice/2464077>. Areas of land that are not attached to an address, where the effects of a conservation area designation will apply, for example, where trees of the required size may be present should be described.

These points cover the legal requirements according to the act to designate a new or amend a conservation area boundary. Historic England Guidance confirms the above interpretation of the Act in paragraph 76 of their most recent guidance.² In our staff's most recent experience of conservation area designation, letters are sent to all addresses within the conservation area and planning notices are attached at strategic points within the area giving information concerning the changes, timescales for consultation responses to be received and directions to the necessary information. This type of consultation will be governed by the Council's consultation strategy and usual practice for indicating a change to a local land charge.

Designation of Heritage Assets

The DCMS have published guidance on how they consider listing applications³ and Historic England describe the process on their website.⁴ Historic England generally require a significant volume of information to recommend a listing. A good set of exterior photographs is a minimum and contact details for the owner/occupier of the building. It is advised that a short report is produced, that details at a minimum the following:

- Application Type – whether listing or scheduling etc
- Address or location, including National Grid Reference

² <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

³ <https://www.gov.uk/government/publications/principles-of-selection-for-listing-buildings>

⁴ <https://historicengland.org.uk/listing/apply-for-listing/>

- Local authority details
- Extent – a Mastermap extract showing the footprint of the buildings the application covers
- Details of ownership – contact details and if the site is leasehold/freehold (significant for applications to schedule sites) generally title extracts from the Land Registry is most helpful here
- Planning details – if the site is subject to a current application or threat. In some cases, if the application is for demolition Historic England may recommend the Council's building preservation notice powers should be used. Any link to planning details on the North Hertfordshire planning register should be direct to the application or a folder of application documents should be sent to Historic England.
- Reason for application, this section should cover how the building meets the requirements of special interest, with reference to relevant listing selection guidance.⁵ Details of surviving fabric should be explicitly described, and photographs supplied to ensure the elements are documented. How the building complies with the listing selection guidance should be included here
- Threats – any current planning application should be detailed here that are likely to impact upon significance or remove original fabric
- Photographs, historic maps, archive planning documents and other supporting information should be included. If there are references to the building in volumes, such as Pevsner, these should be referenced and quoted

Many list decisions now focus upon the balance of threat to the fabric of the buildings and the priorities detailed by Historic England. Current priorities are set out by Historic England on their website.⁶

Local Listing

Historic England has issued guidance on the preparation and updating of local lists of heritage assets⁷. This notes that conservation area appraisals and management plans can be a starting point for the preparation of a local list through the identification of unlisted buildings that make a 'positive contribution' to the character of a conservation area.

It is recognised that developing clear selection criteria is important in defining the scope of a local heritage list and delivering a consistent approach. Whilst the national selection guides produced by Historic England are useful, the criteria in these may need to be adapted for local-specific criteria and this could be informed by the preparation of an overarching statement of local historic distinctiveness.

There are a number of methods for identifying suitable assets, and this could involve using existing research or public nominations. A thematic approach could also be taken, focussing on historic themes, asset types or geographic areas.

Final selection of assets could be done through a selection panel, with input of specialist knowledge where required, and an opportunity for the public to comment before finalisation of the list. Final ratification would then be completed at a suitable level within the local authority, such as at committee or cabinet level and publication of the adopted list will ensure that the information can be made freely available. The local heritage list could be linked to the local authority planning geographic information system (GIS) and/or the Historic Environment Record.

⁵ <https://historicengland.org.uk/listing/selection-criteria/listing-selection/>

⁶ <https://historicengland.org.uk/listing/apply-for-listing/listing-priorities/>

⁷ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/>

wood.

