HERTFORD TOWN COUNCIL

Ref: D&L/PLANNING SUB/agenda

20 May 2016

TO: ALL MEMBERS OF THE PUBLIC

A Meeting of the Planning Sub-Committee will be held on:

TUESDAY 31 MAY 2016
IN THE ROBING ROOM, THE CASTLE, HERTFORD
AT 6.00 PM

The Agenda is attached.

Joseph Whelan

Mr J Whelan
Town Clerk

Members of the Committee
Councillors: S Cousins, M Deards, R Deering, Mrs S Dunkley, Mrs B S Haddock (c), Mrs S M Newton, Dr L E Radford and P A Ruffles,

TOWN CLERK - JOSEPH WHELAN
The Castle • Hertford • SG14 1HR • Tel: 01992 552885 • Fax: 01992 505876 • Email: town.clerk@hertford.gov.uk

AGENDA - MEETING OF THE PLANNING SUB-COMMITTEE TO BE HELD ON TUESDAY 31st MAY 2016 AT 6.00PM IN THE ROBING ROOM, THE CASTLE, HERTFORD

1. ELECTION OF CHAIRMAN

2. ELECTION OF VICE CHAIRMAN

3. APOLOGIES FOR ABSENCE

4. DECLARATION OF INTEREST

To receive Members' declarations of Disclosable Pecuniary Interests (as defined by the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) where these Disclosable Pecuniary Interests:

a) Have not already been entered into the register and
b) Relate to a matter to be considered

To note that such interests so declared must be formally notified to Town Clerk and the Monitoring Officer at East Hertfordshire District Council of the interest within 28 days.

To receive Members' declarations of Declarable Interests in accordance with Hertford Town Council's Code of Conduct (adopted 8th April 2013).

5. THE MINUTES

To approve the minutes of the Sub-Committee meeting held on 16 May 16.

6. MATTERS ARISING FROM THE MINUTES NOT DEALT WITH ELSEWHERE ON THE AGENDA

To note the action plan attached as **PAPER A**

7. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC

Members of the public may speak about specific items on this agenda which contain a recommendation, provided they have advised the Town Clerk of their wish to speak no later than 2.00p.m. on the day of the meeting. A list giving details of the name(s) and relevant agenda item(s) will be circulated to Councillors before the meeting commences.

8. PLANNING APPLICATIONS

a) To consider current planning applications – **PAPER B**
b) To consider planning applications received after circulation of agenda – **PAPER C – to be forwarded on the Friday prior to the meeting.**

9. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

To receive and note decision notices from East Herts Council and Hertfordshire County Council (if applicable) – **PAPER D**

10. CORRESPONDENCE

Appeals – to receive details of pending appeals and appeal decisions. Copies of any appeal decisions are provided to members of the Planning Sub-Committee for reference.

11. HERITAGE AT RISK REGISTER

To consider the recently updated East Herts Council Heritage at Risk Register. **PAPER E**

12. PEDESTRIAN SAFETY AT OLD CROSS

To consider contacting Hertfordshire County Council regarding the lack of demarcation between the road and the pavement at Old Cross

13. ITEMS FOR FUTURE AGENDA

PAPER A

Planning Sub-Committee from meeting of 16 May 16
Action Plan

Action	Required By	Lead officer	Status
Proliferation of Signage, Hertingfordbury Road/Mimram Road. Also unauthorized signage erected on A414 at junction of Warehams Lane	ASAP	TC	East Herts Council confirmed that whilst enforcement action had been approved by the Council, work pressure had meant that no action had yet been taken. Further email sent 4 May 16
Bollywoods – Chase repair of windows.	ASAP	TC	Planning permission granted to carry out window repairs.
Coping Stones on two walls on A414 – To establish if this matter may be pursued via the Highways Together Project	ASAP	TC	Confirmation received that this work cannot be carried out under the Highways Together Scheme, but under license. Have further been advised by HCC that there is no locality budget available to fund the work.
Remove redundant 'School' signs at Pinehurst, and No Admittance Sign at Woodland area.	ASAP	TC	HCC to embark on a signage clean, repair and removal of redundant signs in 2016/17.
Request for junction protection yellow lines at The Avenue	ASAP	TC	Response received from Herts Highways confirming that they would review the location and look at potential options/discussions with County Cllr etc. Email sent to Cllr Stevenson 4 May to request update.
Fish and Chip Shop 'Oh My Cod' – illuminated signage, enforcement request	ASAP	TC	East Herts Enforcement Officer is dealing with the matter. 20 April 16, which had been reported previously.
Proliferation of Signage – Bentley House	ASAP	TC	Correspondence sent to East Herts Council enforcement 17 May 16. File opened

PAPER B

PLANNING SUB-COMMITTEE
MEETING TUESDAY 31ST MAY 2016

LPA Reference	LOCATION	PROPOSAL	APPLICANT
3/16/1041/HH/AH	51 Warren Terrace	New external chimney *(Bengeo Ward)*	Mr Terry Williams
3/16/1056/FUL/DS	Land adj to 1 Parliament Square	Use of paved area between Parliament Square and Fore Street for seating for The Quiet Man Public House *(Castle Ward)*	The Quite Man Public House
3/16/1090/LBC/SD	97-101 Fore Street	New proposed replacement floor to ceiling height aluminium glazing system to existing ground floor rear garden conservatory *(Castle Ward)*	KKP Developments Ltd

PAPER D

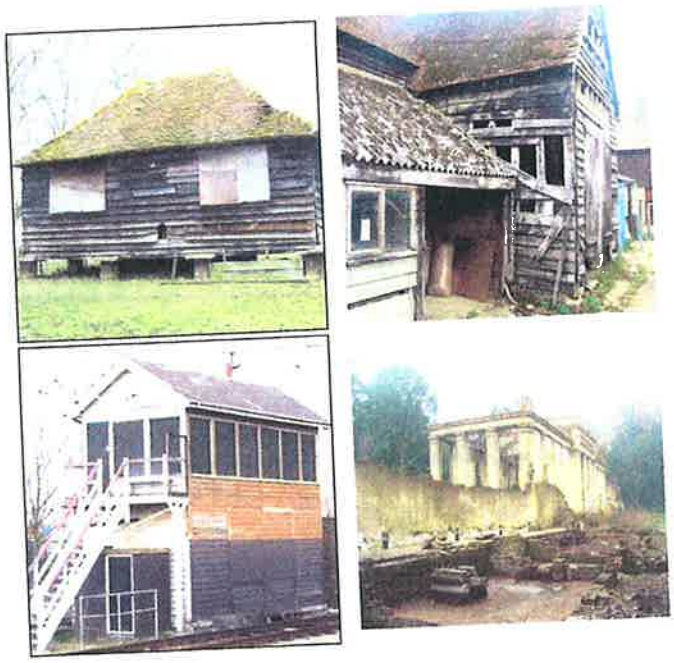
DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS DISTRICT COUNCILS 31 MAY 2016

LPA REFERENCE	LOCATION	HCC/EHDC	Hertford Town Council
3/16/0581/HH	3 Nelson Street	Granted	No objection
3/16/0599/HH	242 Ware Road	Granted	Concern
3/16/0472/HH	240 Ware Road	Granted	Concern
3/16/0708/HH	48 Cowper Crescent	Granted	No comment
3/16/0631/HH	39 Roebuck Close	Granted	Concern
3/16/0478/HH	37 Sadlers Way	Refused	Comment
3/16/0593/HH	99 Fordwich Rise	Granted	No objection
3/16/0175/FUL	29 Bircherley Green	Granted	Concern
3/16/0174/ADV	29 Bircherley Green	Granted	Concern
3/16/0625/HH	16 Danesbury Park	Granted	No objection
3/16/0646/FUL & 3/16/0533/HH	Queen Alexandra House, 2 Bluecoats Ave	Refused	No objection
3/16/0533/HH	32 North Road Avenue	Granted	Concern
3/16/0644/HH	22 Wentworth Road	Granted	No objection
3/16/0641/HH	38 Bullocks Lane	Granted	No objection
3/16/0663/HH	93 Duncombe Road	Granted	No objection
3/16/0666/HH	6 Campfield Road	Granted	No objection
3/16/0675/HH & 3/16/0674/LBC	5-7 St Andrew Street	Granted	No objection
3/16/0169/HH	55 The Elms	Granted	Objection
3/16/0673/LBC	Cecil House, 52 St Andrew Street	Granted	Concern
3/16/0622/HH	43 The Drive	Granted	No objection
3/16/0698/HH	70 Wellington Street	Granted	No objection

East Herts District Council

Heritage at Risk Register

2016/17 Update



Original 2006 Register by Beams Ltd.

Updated by East Herts District Council
Conservation & Urban Design Team

1.0 Summary

1.1 Historic England produce an annual Register of Heritage at Risk. Outside of London it does not include Grade II listed buildings, apart from churches. In 2005 East Herts District Council decided to produce its own Register to cover those Grade II buildings. A brief was produced and Beams Ltd, the trading arm of the Hertfordshire Building Preservation Trust, was selected to realise the project.

1.2 The survey work and original 'Buildings at Risk Register' was conducted and compiled by BEAMS Ltd, between 12th January and 28th April 2006.

1.3 Officers from East Herts District Council updated the Register in 2012/2013.

1.4 They discovered that In the intervening seven years some 50 buildings previously 'At Risk' had been repaired and restored. They were, therefore, removed from the Register in 2013. Many of them were former agricultural buildings converted to residential or commercial uses. Whilst this reduction represents a considerable achievement the numbers remaining 'At Risk' were still a matter of concern.

1.5 Officers from East Herts District Council have, between January and March 2016, reassessed the Register, resurveyed the entries and also considered a number of other buildings in poor condition that have come to light in the course of carrying out an on-going Conservation Area Review. This 2016 update to the Register (now known as the Heritage at Risk Register) has removed a number of entries no longer a concern (- 7) and included those new discoveries deemed appropriate (+ 9). The Conservation Area Review is not complete and it may be that further buildings will come to light that warrant inclusion in subsequent updates.

1.6 Within staff resources this revised register will be monitored. Owners of buildings will be contacted with a view of providing them with advice and assistance. Their responses may influence decision making relating to grant assistance and the planning process generally.

2.0 Aims and objectives

2.1 The general aims and objectives of the study are;

- to produce an accurate survey of Heritage at Risk in the District so that the owners of buildings 'at Risk' can be contacted with a view of offering them advice and assistance and seeking their co-operation in undertaking necessary restoration works and providing the Council with an information base to assist it in taking appropriate action through the planning process.

- to enable the Council to contribute to the national Heritage at Risk Register compiled by Historic England as it relates to Grade I and Grade II* listed buildings and all grades of listed churches.

3.0 Assessment

3.1 English Heritage (now Historic England) first produced a Buildings at Risk Register in 1991. Buildings are assessed by using a checklist of criteria determined by the condition of a building and whether it is occupied. The condition of the elements of each building such as the roof, walls, base, windows, doorways and drainage were assessed using the guidelines below.

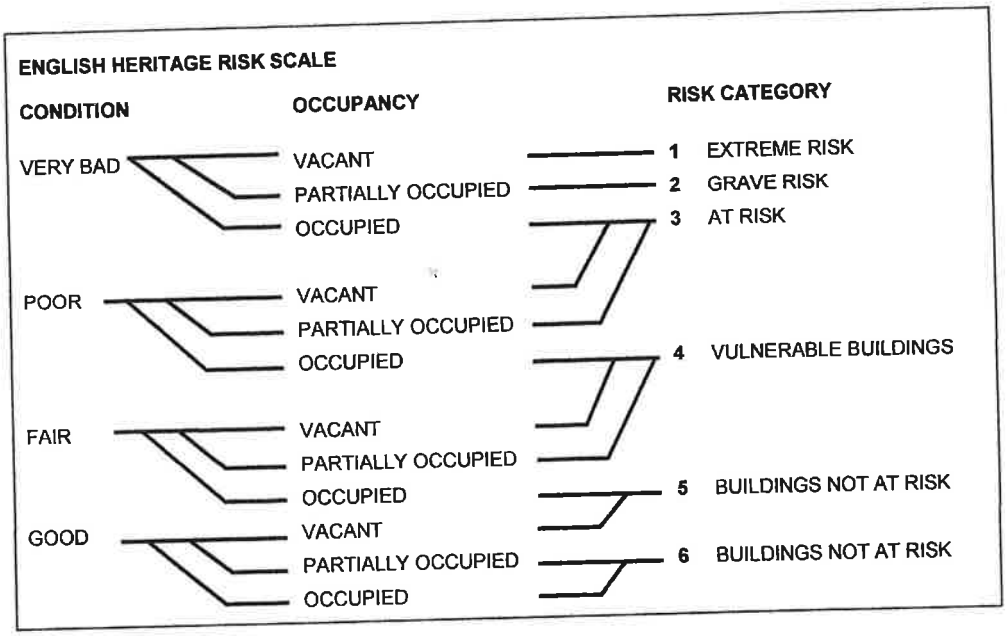
Very Bad
- Structural failure or clear signs of instability
- Loss of significant areas of roof covering leading to major deterioration of the interior
- A major fire or other disaster affecting most of the building

Poor
- Deteriorating masonry and/or a leaking roof and/or defective rainwater goods
- Rot outbreaks
- General deterioration of most of the building's elements
- A fire or other disaster that has affected part of the building

Fair
- Structurally sound
- Minor repairs needed
- Signs of a lack of general maintenance

Good
- Structurally sound
- Weather-tight
- No significant repairs needed

3.2 From the checklist a condition of 'good', 'fair', 'poor' or 'very bad' was made and used against the risk scale shown in the table below. A building is assessed as 'at risk' if falls between the categories 1 to 3.



4.0 Summary List of Buildings at Risk

4.1 There are a total of 101 designated heritage assets and curtilage listed buildings of all grades 'at Risk' in East Herts. A summary of the numbers is given below.

Numbers of Designated Heritage Assets at Risk in East Herts		
Heritage Asset Type	**Eligible for EHDC HAR register or Historic England HAR register**	**Number of Heritage Assets types at Risk**
Scheduled Ancient Monuments	Historic England HAR	3
Grade I	Historic England HAR	1
Grade II*	Historic England HAR	1
Grade II churches	Historic England HAR	1
Grade II	EHDC HAR	74
Curtilage listed structures	EHDC HAR	21
TOTAL on East Herts DC HAR		95
TOTAL on Historic England HAR		6
TOTAL of Heritage Assets at Risk		101

4.2 To avoid confusion due to double-counting this local Register does not include those assets (Scheduled Ancient Monuments, Grade I and II* listed buildings, and all grades of listed churches) included by Historic England in its national Heritage at Risk Register. This can be viewed at: https://historicengland.org.uk/advice/heritage-at-risk/

4.3 On the next page is a list of all 95 Grade II and curtilage heritage assets considered 'at Risk' and included on the East Herts DC HAR Register. There follows a brief report on each individual building or asset.

Name and Address: Sedilia from church in St Mary's Churchyard, St Mary's Lane, Hertingfordbury, Hertford

Heritage Asset Number: 1268727

Date of photograph: 15/02/2006

Description in brief: Grade II. Sedilia. C14. Decorated Gothic style, triple stall, with stone seats, and three recessed bays, subdivided with attached colonnettes. Canted backs panelled with trefoil arches in blind tracery, roll moulded cornice. Badly eroded. Removed from church during restoration and rebuilding in 1891.

Works required:

- Contact Hertford Town Council and the Rector of St Mary's Church
- General restoration to consolidate
- Repair to stone and joints
- Long-term protection from erosion (possibly return to church or provide a shelter)

March 2016 Update: No change

HERTFORD

Name and Address: Signal Box (approximately 150m east of) Hertford East Station, Railway Street, Hertford

Heritage Asset Number: 1268761

Date of photograph: 20/02/2006

Description in brief: Grade II. Signal box. 1888. Timber-framed and weather-boarded, with gabled Welsh slated roof with brick chimney on NE corner. Built by the Great Eastern Railway, 11ft 4in wide and 26ft long. 2--storey. First floor; 6 bays of 9-pane windows (boarded over), 2 module return glazed ends, door in W elevation approached by external timber staircase and balcony. Ground floor weatherboard clad with 2 coupled 10-pane horizontally proportioned windows on ground floor (now boarded). Door to W.

Works required:

- Source the owner of the property (owned by One Great Eastern)
- General renovation
- Assessment of damp / rot throughout
- Repair / replace weatherboarding
- Repair / replace doors and windows

March 2016 Update: No change

Name and Address: Curtilage buildings to United Reform Church, Dimsdale Street, Cowbridge, Hertford

Heritage Asset Number: (1268925)

Date of photograph: 09/03/2006

Description in brief: School buildings. Built in 1862 – 3 with United Reform Church (formerly Congregational Church). Architects and builders probably as for church, T Smith & Son and Henry Norris, Hertford. Stands at the rear of and is attached to the church. Three ranges in U-plan. Red gauged brick in Flemish bond. Gabled slate roof. Arch-headed windows to W and S elevations, segmental-headed windows to N range. Hooded doorway to S elevation. Three metal ventilators to roof of S, N and W ranges. Three chimneys, stepped brickwork to tops. Surrounded by low wall with railings, gate to W.

Works required:

- Contact Hertford Town Council and the Rector of the United Reform Church
- General renovation to be habitable, or make watertight
- Assessment of damp / rot throughout
- Repair / replace roof covering and guttering
- Repair / replace windows and doors
- Remove vegetation to walls

March 2016 Update: No change

Name and Address: Greenhouse in grounds of Whiteacre, Whiteacre, Port Hill, Bengeo, Hertford, SG14 3BH

Heritage Asset Number: (1268775);

Date of photograph: 14/03/2016

Description in brief: A late 19th/ early 20th century greenhouse.

Works required: Overall objective to repair and restore if viable as garden feature. Can another purpose be found for it if not viable as greenhouse? Contact owner and await response. Restore/replace elements of frame as necessary. Monitor progress.

March 2016 Update: Further deterioration and collapse of timber plates and rafters. Discussed with owners but no realistic likelihood of restoration at present.

HERTFORD

Name and Address: Bridge at NGR 3449 1373.

Heritage Asset Number: 1268990.

Date of photograph: 16/12/2015

Description in brief: Grade II One of two mid-19th century bridges spanning the improved Hertford cut of the New River. c1837. Curved cast-iron arch girders, brick abutments. Iron post and rail handrails. Yellow security fencing and other fencing prohibits access to one. Both bridges have cracked brickwork broken handrail.

Works required: Overall objective- repair bridges and make safe; assess structural integrity. Contact owner in respect of this bridge and other 3 bridges nearby (2x early C19; 1x mid C19) plus markers and railings elsewhere adjacent and also Marker stone in Ware parish (LB ref 1221275). Comprehensively secure long term future of these historic structures. Remove vegetation in respect of early C19 bridges.

March 2016 Update: Specification has been received for repair works. Hopefully works will take place in the near future to restore the bridge. Needs to be re-assessed on next update.

Name and Address: Bridge at NGR 3410 1355

Heritage Asset Number: 1268988.

Date of photograph: 16/12/2015

Description in brief: Grade II One of two mid-19th century bridge spanning the improved Hertford cut of the New River c1837. Curved cast-iron arch girders, brick abutments. Iron post and rail handrails. Both have cracked brickwork broken handrail.

Works required: Overall objective- repair bridge and make safe; assess structural integrity. Contact owner in respect of this bridge and other 3 bridges nearby (2x early C19; 1x mid C19) plus markers and railings elsewhere adjacent and comprehensively secure long term future of these historic structures. Remove vegetation in respect of early C19 bridges.

March 2016 Update: Specification has been received for repair works. Hopefully works will take place in the near future to restore the bridge. Needs to be re-assessed on next update.

HERTFORD

Name and Address: Riversdale Mill House, Ware Park, Hertford

Heritage Asset Number: 1268987

Date of photograph: 12/04/2006

Description in brief: Grade II.House. c1800. Ware white brick with slate roof. 2-storey and attic. Square building of unusual form. Wide gable end faces south to riverside road with symmetrical three windows on each floor, central windows narrower and first floor window with lower head. Central part of roof raised in a top-hamper with step gable. Large central attic window within. Windows boarded with gauged flat arches above and stone sills. Brick plat band crosses gable at eaves level, interrupted by arches of larger windows to each floor under flat gauged arches. Square internal chimneys. Narrow verge moulding.

Works required:

- Source the owner of the property
- General renovation to be habitable
- Assessment of damp / rot throughout
- Repair / replace windows and doors

March 2016 Update: No change.

Name and Address: 22-24 St. Andrews Street, Hertford, SG14 1JA

Heritage Asset Number: 1268771

Date of photograph: 17/03/2016

Description in brief: Grade II House, now shops and offices, early C17, altered C19 and extended C20. Timber-framed and stuccoed, double gabled old tiled roofs, with early C19 Gothick moulded and traceried barge boards and cut pinnacle finials and pendants, facing street, Welsh slated, C19 raised infill between gables at rear. Red brick chimneystack of 2 back-to-back shafts with oversailing band and orange clay pots centre right. Double-depth plan with 2 bay jettied front.

Works required:

- Assessment of general condition throughout
- Repairs to roof and rainwater goods
- Repairs or replacement of shopfront

March 2016 Update: New entry.

Name and Address: Benson Tomb at Church of All Saints, Hertford

Heritage Asset Number: 1268784

Date of photograph: 09/02/16

Description in brief: Grade II Chest tomb. 1774. White Portland stone with black marble slab. Elaborate chest tomb in mid C18 style. Deep black marble slab with bold bolection moulded edge, raised fielded panels on 4 sides, flanked by Tuscan brick capitals and pilasters, with raised carved putti heads, basket mouldings, and scotia moulded bases, heavy cyma recta and quadrant moulded base and plinth. Raised surround, formerly enclosed by iron palisade railings. Panel on north side records that stone to be maintained in perpetuity by Trustees of Green Coat School. Slab to vault laid 1850 by permission of Vicar.

Works required:

- Repairs to damaged stonework
- Cleaning of stonework

March 2016 Update: New entry.

HERTFORD

Name and Address: Hermitage and grotto gardens at Ware Park, The Pomerium, Ware Park, Hertford,

Heritage Asset Number:: 1268994.

Date of photograph: 28/11/2012

Description in brief: Grade II. Hermitage with grotto gardens dating from C17. Various structures. Now in ruinous condition (and as described at time of listing). Remote location in woodland setting removed from house.

Works required: Overall objective to consolidate and prevent slow but inevitable and continuous decline unless minimal action taken. No economic use with future of unusual structure dependant on owner's guardianship. Remove vegetation. Contact owner, await response and discuss levels of consolidation.

March 2016 Update: No change.