

Conservation Area Boundary Change Consultation: Great Warley and Herongate

October 2012

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1 Background

Proposed Boundary Change Consultation

- 1.1 This report sets out comments received to the consultation on recommended boundary changes to Great Warley and Herongate Conservation Areas.
- 1.2 The consultation followed completion of an Appraisal and Management Plan for both Great Warley and Herongate Conservation Areas. The appraisals recommended boundary amendments which were then shared with the public for comment. The consultation took place for a period of four weeks from Friday 28 October to Friday 25 November 2011.
- 1.3 All consultation responses are summarised and set out in Appendix B and C.

Conservation Areas

- 1.4 Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).
- 1.5 The designation of Conservation Areas provides local authorities with additional statutory powers affecting, for example, the demolition of buildings, works to trees, publicity procedures for planning applications and restrictions placed on permitted development rights. Local authorities will also formulate policies in their Local Plan to preserve the character of their conservation areas. However, designation does not prevent any change within conservation areas, and they will be subject to many different pressures (good and bad) that will affect their character and appearance.

Appraisal and Review

- 1.6 Local authorities not only have a duty to designate conservation areas, they are required to formulate policies and devise schemes for the preservation and enhancement of their character and appearance and keep them under review. The Brentwood Replacement Local Plan (2005) sets out the Council's intention to carry out Conservation Area Appraisals, to clearly assess and define their character, allowing informed planning decisions and identification of what should be preserved and enhanced.
- 1.7 The Council has commissioned Essex County Council to prepare a series of character appraisals for each of the Borough's 13 conservation areas in an on-going programme. Eight Appraisals have been completed so far, including for Great Warley and Herongate Conservation Areas.
- 1.8 Following recommendations in previous appraisals changes were made to the boundaries of Brentwood Town Centre; Station Lane, Ingatestone and Ingatestone High Street Conservation Areas in January 2010.
- 1.9 The Conservation Area Appraisal and Management Plan for both Great Warley and Herongate recommended boundary amendments to each area. The Council subsequently decided to carry out a public consultation so that local people could comment and have their say.

2 Consultation

Methodology

- 2.1 Responses to the proposed boundary changes were invited from those who live and work in the Borough. The consultation was specifically aimed at informing those who would be directly affected by the changes. Addresses within the proposed areas were sent a leaflet and comment form.
- 2.2 The leaflet for each area summarised the proposals and explained how to make a comment. Comments could be made by either filling out the comment form or responding by email to the Council's Planning Policy Team.
- 2.3 In addition, Parish Councils and local interest groups were also consulted on the proposals and invited to make comments.
- 2.4 The appraisals, leaflets and comment form were all available to view or download from the Council's website, meaning that everyone could see the changes proposed and comment. Hard copies of each of these were also deposited at local libraries across the Borough as well as the Town Hall.
- 2.5 The comment form was very simple, asking for basic contact details, whether the person agreed or disagreed with the proposals, and provided space for further comments or reasoning to be made.

Sample

- 2.6 A total of 11 responses were received during the consultation period. The methods by which people responded were as follows:
 - Comment Form: 8 responses (73%)
 - Email: 3 responses (27%)

3 Response and Recommendation

Great Warley Conservation Area

- 3.1 Great Warley Conservation Area boundary is tightly drawn around the village. It was proposed that a number of buildings of architectural interest be included to the south, along Great Warley Street as far as the De Rougemont Hotel. These buildings have considerable local and historical interest and are currently unprotected.
- 3.2 A map of the existing Great Warley Conservation Area boundary and proposed boundary extension is set out in Appendix A.

Responses Received

- 3.3 Eight responses were received regarding the recommended boundary changes to Great Warley Conservation Area. These can be separated as follows:
- Agree: 5 (63%)
 - Disagree: 3 (37%)
- 3.4 Out of a modest total of eight responses, almost two-thirds were in agreement with the proposed boundary changes.
- 3.5 A summary of all responses received regarding Great Warley Conservation Area is set out in Appendix B.

Comments

- 3.6 The majority of consultation responses received commented that the proposal would benefit the local area by protecting local heritage. The village is regarded as being amongst the prettiest in Essex. One respondent supported a further extension to the proposed boundary southwards along Great Warley Street, including all properties on both sides of the street and St. Mary the Virgin Church.
- 3.7 Concerns were raised regarding the noise and speed of passing traffic along Great Warley Street and surrounding roads, with several accidents recorded by the A127 junction towards the Headley Arms pub. The solution suggested was to reduce speed limits to 30mph.
- 3.8 All three responses not in agreement with the proposed boundary changes were regarding the inclusion of specific buildings rather than objections to the area extension itself. One response related to inclusion of the De Rougemont Manor Hotel. The other two responses commented on the inclusion of Toaks Farm and the concern that conservation area designation would place stringent restrictions on farm operations and thereby threaten its future livelihood.

Final Recommendation

- 3.9 Following consultation with Essex County Council's Historic Buildings and Conservation Team the following recommendations were made.

- 3.10 The De Rougemont Manor and cottages form a group in the same Arts and Crafts style by architect Ralph Nevill, commissioned on behalf of Evelyn Heseltine, who was also responsible for the rebuilding of the Parish Church. The properties have historical associations of local importance. At present, they have no protection, and in places it shows. It was therefore proposed that the manor be included in the expanded conservation area.
- 3.11 Considering responses regarding Tooks Farm and farm buildings, it seems appropriate to slightly amend the recommended boundary change as set out in the Great Warley Conservation Area Appraisal and Management Plan. The final recommendation therefore proposes to no longer include the farm buildings. However, the stables on the road frontage should remain in the extended boundary because they figure in the streetscape.

Herongate Conservation Area

- 3.12 Three minor changes to Herongate Conservation Area boundary were proposed. These are to amend the boundary around 170 Brentwood Road which currently cuts through the site; extend along Billericay Road to include several historic properties facing the eastern approach towards the village; and amend the boundary to the south to include all of Button Common.
- 3.13 A map of the existing Herongate Conservation Area boundary and proposed boundary extensions are set out in Appendix C.

Responses Received

- 3.14 Four responses were received regarding the recommended boundary changes to Herongate Conservation Area. These can be separated as follows:
- Agree: 2 (50%)
 - Disagree: 1 (25%)
 - Unspecified: 1 (25%)
- 3.15 The response rate was very low with only four responses received. Half of those who responded agreed with the proposed boundary changes, one response disagreed while the preference of the other response was unspecified.
- 3.16 A summary of all responses received regarding Herongate Conservation Area is set out in Appendix D.

Comments

- 3.17 One respondent stated that much has been lost in recent years due to continual development and any chance to preserve and protect the village natural and historic environment should be encouraged.
- 3.18 A response was received from the owner of 170 Brentwood Road (Splinters) objecting to the inclusion of the property. At present the conservation area boundary cuts through the site. The owner's response suggested that the boundary should follow the line of Albins Way and Cricketers Lane instead of including the

property. A further response was received regarding the property stating that the building is not listed and has no special features to justify designation.

- 3.19 One response disputed the description of 19 Billericay Road in the Appraisal and Management Plan. However, no objection was raised to its inclusion in the Conservation Area.

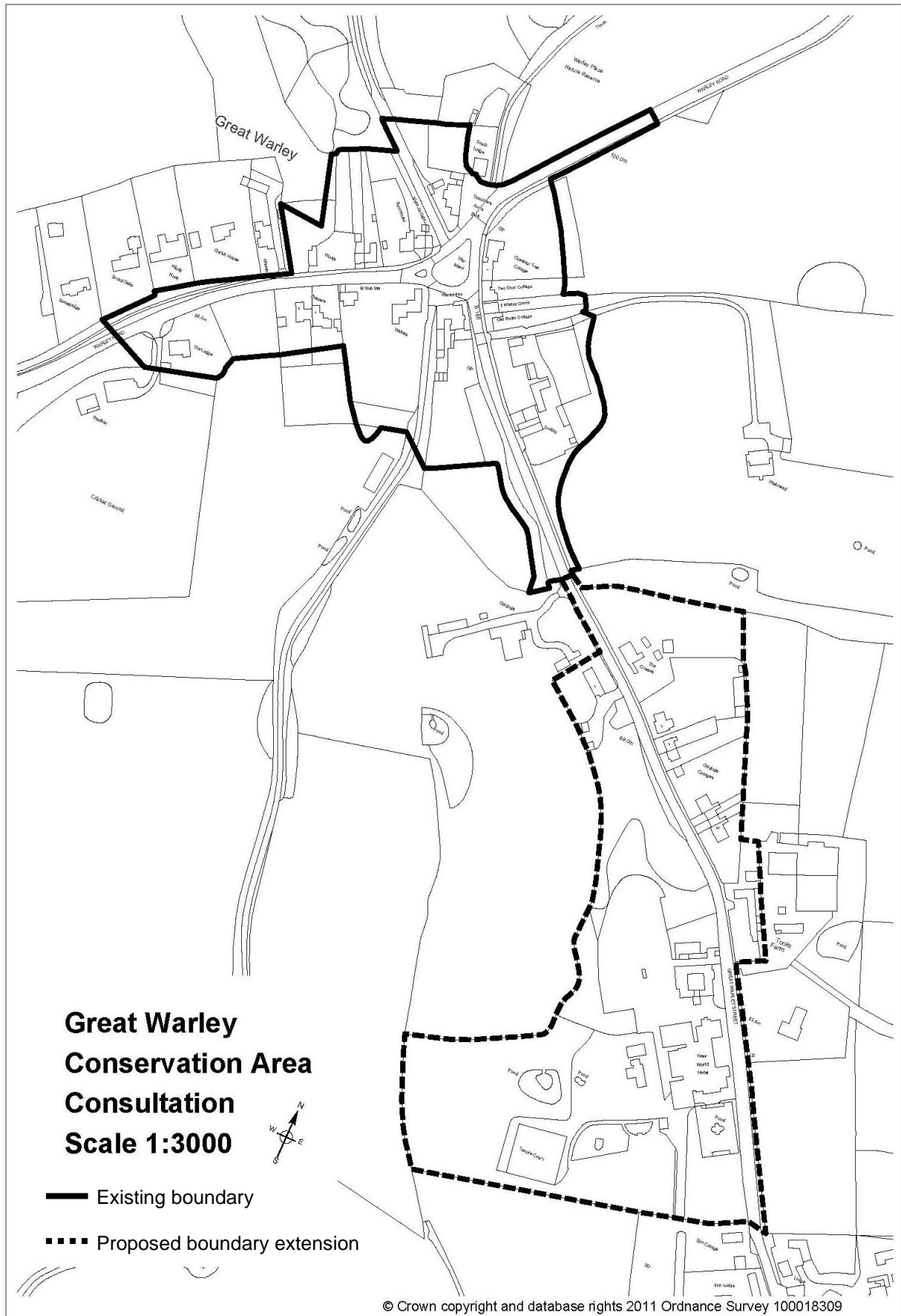
Final Recommendation

- 3.20 Following consultation with Essex County Council's Historic Buildings and Conservation Team the following recommendations were made.
- 3.21 170 Brentwood Road (Splinters) is recommended to be included in the amended boundary. The house is distinctive and attractive, set back and located at the entrance to Herongate Conservation Area. A building does not have to be listed in order to be located within a conservation area. The owner accepts that the boundary needs to be revised here and as the property is already in the current boundary it seems more logical to include the house than exclude it.
- 3.22 No other objections were made. It is therefore recommended that the proposed boundary changes to the Herongate Conservation Area should be confirmed as set out in the Herongate Conservation Area Appraisal and Management Plan.

4 Decision

- 4.1 The recommendation to adopt proposed boundary changes was taken to the Policy and Resources Board on Wednesday 17 October 2012.
- 4.2 The Board decided to agree the changes.
- 4.3 Committee minutes can be found on the Council's website at www.brentwood.gov.uk/agendaminute

Appendix A: Great Warley Conservation Area Map

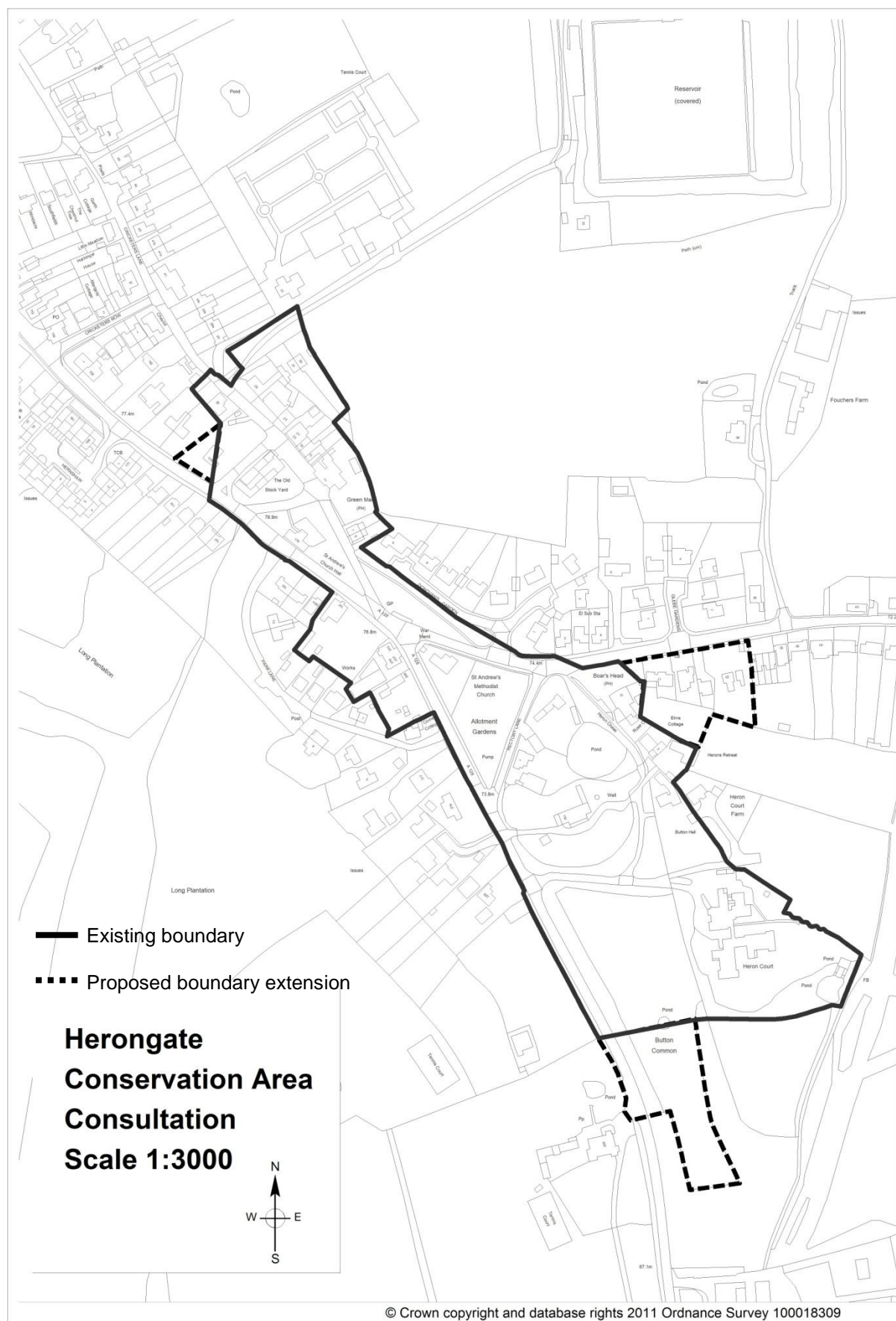


Appendix B: Great Warley Responses

Reference	Organisation	Agree?	Summary of Comments	Response
GW01	-	Yes	Agree the whole area should be designated Conservation Area status, in order to retain the beauty of what is amongst the prettiest Essex villages and ensure all future developments are in character with the surrounding area. Surprising that this has not been the case for some time. While Great Warley Street and its adjoining roads will be within the Conservation Area, the road is often noisy due to the speed of passing traffic. Several accidents have also been recorded along the A127 exit towards the Headley Arms. If traffic were slowed to 30mph the whole ambience of this area would be much better.	The entire stretch of Great Warley Street within the existing Conservation Area and proposed boundary extension already has a 30mph speed limit.
GW02	-	Yes	Support proposed changes but believe the boundary should be extended further southwards along Great Warley Street, allowing all properties on both sides of the road and the Grade I listed St. Mary the Virgin Church to be included.	Boundary not recommended to be extended any further as it would involve including land and buildings of no particular merit. St. Mary the Virgin Church is protected by listing and the faculty jurisdiction.
GW03	-	No	No possible reason for Tooks Farm to be included in the proposed boundary. There is no mention of the farm in the appraisal and there are certainly no structures in this area to warrant its inclusion. There is nothing of local or historic interest needing to be preserved. This could also place certain restrictions on the everyday running of the farm, at a time when farming is already under serious pressure economically.	Following comments, recommended boundary changes have been redrawn to no longer include Tooks Farm buildings. However, the stables on the road frontage remain in the proposed extended boundary because they figure in the streetscape.
GW04	Conservation Society	Yes		-
GW05	Great Warley Conservation Society	Yes	Pleased to see this proposed extension to the Great Warley Conservation Area, which was originally so small.	-

GW06	De Rougemont Manor Hotel	No	Concern regarding the Conservation Area extension. The current position has existed for many years with no knowledge of any past development proposal affecting character, appearance or architectural interest of any property in the proposed extended area. By including the hotel and other properties along Great Warley Street this places stringent restrictions on property owners as to what they can and cannot do. In my view this is totally unnecessary.	The Manor and cottages form a group in the same Arts and Crafts style by architect Ralph Nevill, commissioned on behalf of Evelyn Heseltine, who was also responsible for the rebuilding of the parish church. The properties have historical associations of local importance. At present, they have no protection, and in places it shows.
GW07	-	No	Do not agree with Took's Farm land and buildings being in the Conservation Area as we already have a lot of rules and regulations imposed by DEFRA etc. It is difficult to make money from farming anyway without having more conditions and rules to comply with. Agree we need to protect the area from becoming spoilt, but feel the rules governing residential homes and grounds are far more relaxed in comparison to agricultural land. A further concern is the destruction of hedges and trees in the surrounding areas.	See response to comment GW03.
GW08	-	Yes	Agree with any plans to extend both Conservation Areas and any subsequent planning changes which can help protect valuable countryside and heritage. So much has been lost in recent years to continual development and any chance to preserve and protect our natural and historic environment has to be a great decision.	-

Appendix C: Herongate Conservation Area Map



Appendix D: Herongate Responses

Reference	Organisation	Agree?	Summary of Comments	Response
H01	-	No	As the owner of 170 Brentwood Road, I have never understood why the Conservation Area boundary went across my garden. Suggest it follows the line of Ablins Way and Cricketers Lane. What benefits have there been from being in a Conservation Area? Can park all over the place, the Council have failed to repair the ground on Ablins Way, and utility providers have still not buried their cables.	The boundary needs to be revised here, as the owner acknowledges. The house is distinctive and attractive, located at the entrance to the Conservation Area, albeit screened by trees (not necessarily a permanent feature). It seems more logical to include the house than exclude it.
H02	-	Yes	House at 19 Billericay Road is not false half timber. It is a genuine timber frame with lathe and plaster in the mock Tudor style. Built circa 1880 by the Young family, the village undertakers and carpenters.	-
H03	-	-	Change to include Splinters at 170 Brentwood Road is not appropriate, as it is not a listed building and has no special features to justify Conservation Area designation. The other changes seem acceptable, but what is the reason to make these changes?	In regards to the inclusion of Splinters, a building does not have to be listed in order to be located within a Conservation Area.
H04	-	Yes	Agree with any plans to extend both Conservation Areas and any subsequent planning changes which can help protect valuable countryside and heritage. So much has been lost in recent years to continual development and any chance to preserve and protect our natural and historic environment has to be a great decision.	-

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