



## **BRENT PELHAM CONSERVATION AREA**

### **CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**



**Adopted 25 July 2018**

East Herts District Council  
Pegs Lane, Hertford, SG13 8EQ

## CONTENTS

|   | <b>Sections</b> | <b>Pages</b> |
|---|-----------------|--------------|
| 1. Introduction   | 1.1 - 1.12      | 4 - 6        |
| <b>PART A – CONTEXT</b>   |                 |              |
| 2. Legal and Policy Framework   | 2.1 - 2.18      | 9 - 12       |
| <b>PART B – CONSERVATION AREA CHARACTER APPRAISAL</b>   |                 |              |
| 3. Origins and Historic Development   | 3.1 - 3.24      | 13 - 22      |
| 4. Heritage and Environmental Designations<br>and the criteria used to identify other<br>Important Environmental Features | 4.1 - 4.11      | 28 - 30      |
| 5. Character Analysis   | 5.1 - 5.17      | 32 - 67      |
| 6. Summary of the Special Interest of<br>the Brent Pelham Conservation Area   | 6.0             | 68           |
| 7. Summary of Issues  | 7.0             | 69           |
| <b>PART C – CONSERVATION AREA MANAGEMENT PROPOSALS</b>  |                 |              |
| 8. Management Proposals   | 8.1 - 8.16      | 70 - 74      |
| East Herts District Council contact details   | 8.3             | 71           |
| Schedule of Enhancement Proposals   | 8.16            | 73 - 74      |
| Bibliography  |                 | 75 - 76      |
| Appendix 1  |                 | 77           |

|   | <b>Page</b> |
|---|-------------|
| <b>MAPS</b>   |             |
| Map 1: Location of the Conservation Area in the East Herts District | 6           |
| Map 2: Character Analysis Map                                       | 31          |

## **FIGURE LIST**

|   |    |
|---|----|
| Fig. 1: Aerial photograph from 2015                                       | 7  |
| Fig. 2: 1878-81 Historic Ordinance Survey Map                             | 23 |
| Fig. 3: 1898 Historic Ordinance Survey Map                                | 24 |
| Fig. 4: 1921 Historic Ordinance Survey Map                                | 25 |
| Fig. 5: 1938-1951 Historic Ordinance Survey Map                           | 26 |
| Fig. 6: 1977-78 Historic Ordinance Survey Map                             | 27 |
| Fig. 7: Brent Pelham Hall   | 34 |
| Fig. 8: The gate piers and walls to Brent Pelham Hall                     | 34 |
| Fig. 9: The Old Windmill  | 35 |
| Fig. 10: Meesden Corner Cottage   | 36 |
| Fig. 11: Bythorne Cottage   | 36 |
| Fig. 12: The Old Forge  | 37 |
| Fig. 13: The Black Horse PH   | 37 |
| Fig. 14: Bridge Cottage   | 38 |
| Fig. 15: The Bury and the Barn to the south-west of The Bury              | 39 |
| Fig. 16: The Church of St Mary  | 39 |
| Fig. 17: Church Cottage   | 40 |
| Fig. 18: K6 Telephone box   | 41 |
| Fig. 19: Stocks and Whipping Post   | 41 |
| Fig. 20: Pumphill Cottage   | 42 |
| Fig. 21: The Thatched Barn  | 42 |
| Fig. 22: Down Hall Farmhouse  | 43 |
| Fig. 23: Interesting outbuilding at The Kennels in a poor state of repair | 44 |
| Fig. 24: Huntsman's House, built in the first decade of the C20th         | 45 |
| Fig. 25: Stables and outbuildings at The Kennels                          | 45 |
| Fig. 26: 1 and 2 Kennels Cottages, built in the first decade of the C20th | 46 |
| Fig. 27: Cole Green Farmhouse, built in the first decade of the C20th     | 46 |
| Fig. 28: 1 and 2 Farm Cottages, built in the first decade of the C20th    | 47 |
| Fig. 29: The Old Schoolhouse  | 47 |
| Fig. 30: Stocks View dated 1901 and initialled EEB                        | 48 |
| Fig. 31: The Village Hall, built early-C20th                              | 48 |
| Fig. 32: The Lodge outside Brent Pelham Hall                              | 49 |
| Fig. 33: 1 and 2 Pump Hill dated 1905 and initialled EEB                  | 49 |
| Fig. 34: The Old Vicarage, a mid-C19th house extended in the C20th        | 50 |
| Fig. 35: Bonnymead Cottage  | 50 |
| Fig. 36: Hall Farmhouse.  | 51 |
| Fig. 37: Outbuildings and Stables at Hall Farm                            | 51 |
| Fig. 38: 3 and 4 Pump Hill, built in the first decade of the C20th        | 52 |
| Fig. 39: Downhall House, built late-C19th                                 | 52 |
| Fig. 40: 1, 2, and 3 Lower Cottages, built late-C19th                     | 53 |
| Fig. 41: 4 and 5 Lower Cottages, built in the first decade of the C20th   | 53 |
| Fig. 42: The railings outside The Lodge                                   | 54 |
| Fig. 43: The railings around a grave at the eastern end of the Church     | 55 |
| Fig. 44: The War Memorial   | 56 |

|  | <b>Page</b> |
|--|-------------|
| Fig. 45: The pump on Pump Hill   | 56          |
| Fig. 46: The pump outside The Black Horse PH                           | 57          |
| Fig. 47: A C21st unique and memorable hand carved bench.               | 57          |
| Fig. 48: The Church of St Mary views across the open land to the north | 58          |
| Fig. 49: Trees line the path along the River Ash                       | 60          |
| Fig. 50: A prominent tree at the bottom of Pump Hill                   | 60          |
| Fig. 51: Trees either side of the road heading north past BP Hall      | 61          |
| Fig. 52: Prominent trees in the grounds of Brent Pelham Hall           | 61          |
| Fig. 53: Tree on lane towards The Kennels                              | 62          |
| Fig. 54: Tree past Meesden Corner Cottage                              | 62          |
| Fig. 55: Tree outside the Black Horse PH                               | 63          |
| Fig. 56: Trees opposite The Old School House                           | 63          |
| Fig. 57: View looking east along Conduit Lane                          | 64          |
| Fig. 58: View looking north along Pump Hill.                           | 65          |
| Fig. 59: Dilapidated building behind Hall Farmhouse.                   | 66          |

# **BRENT PELHAM CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**

**Adopted 25 July 2018**

This Character Appraisal has been produced by officers of East Herts District Council to identify the special architectural or historic interest, character and appearance of the Brent Pelham Conservation Area, assess its current condition, identify threats and opportunities related to that identified special interest and any appropriate boundary changes.

The Management Proposals section puts forward initiatives for the Conservation Area designed to address the above identified threats and opportunities that will preserve and enhance its character and appearance.

A public meeting was held in Brent Pelham Village Hall on 16 May 2018 to consider the draft Character Appraisal and the Management Proposals – for the latter, as required under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The draft document was put to public consultation between 16 May and the 27 June 2018. This document was formally adopted by full council on 25 July 2018 upon the recommendation of the Executive Committee.

## **1. Introduction**

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

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

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

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

1.5. Conservation areas are places which are considered worthy of protection as a result of a combination of factors such as the quality of the environment, spatial characteristics, the design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the special interest, character and appearance of a conservation area.

1.6. This Character Appraisal recognises the importance of these factors and considers them carefully. Once approved, this document will be regarded as a 'material consideration' when determining (deciding) planning applications. The Management Proposals section puts forward simple practical initiatives that would preserve the Conservation Area from identified harm and also any appropriate projects and proposals that would, as and when resources permit, enhance its character and appearance.

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

1.8. This Conservation Appraisal:

- Identifies the special architectural or historic interest, character and appearance of the Conservation Area;
- Identifies elements that make a positive contribution to the above special interest, character and appearance of the Conservation Area that should be retained, preserved or enhanced;
- Identifies those other elements that might be beneficially enhanced or, alternatively, replaced by something that makes the above positive contribution;
- Identifies detracting elements it would be positively desirable to remove or replace;
- Reviews the existing boundaries to ensure that they clearly define the Conservation Area and align with distinct changes of character with outside areas such that the Conservation Area is both cohesive and defensible;
- Identifies threats to the Conservation Area's special interest, character and appearance and any opportunities to enhance it.

1.9. The Management Proposals section:

- Puts forward any required boundary changes to omit or add areas to the Conservation Area that would make it both cohesive and defensible;

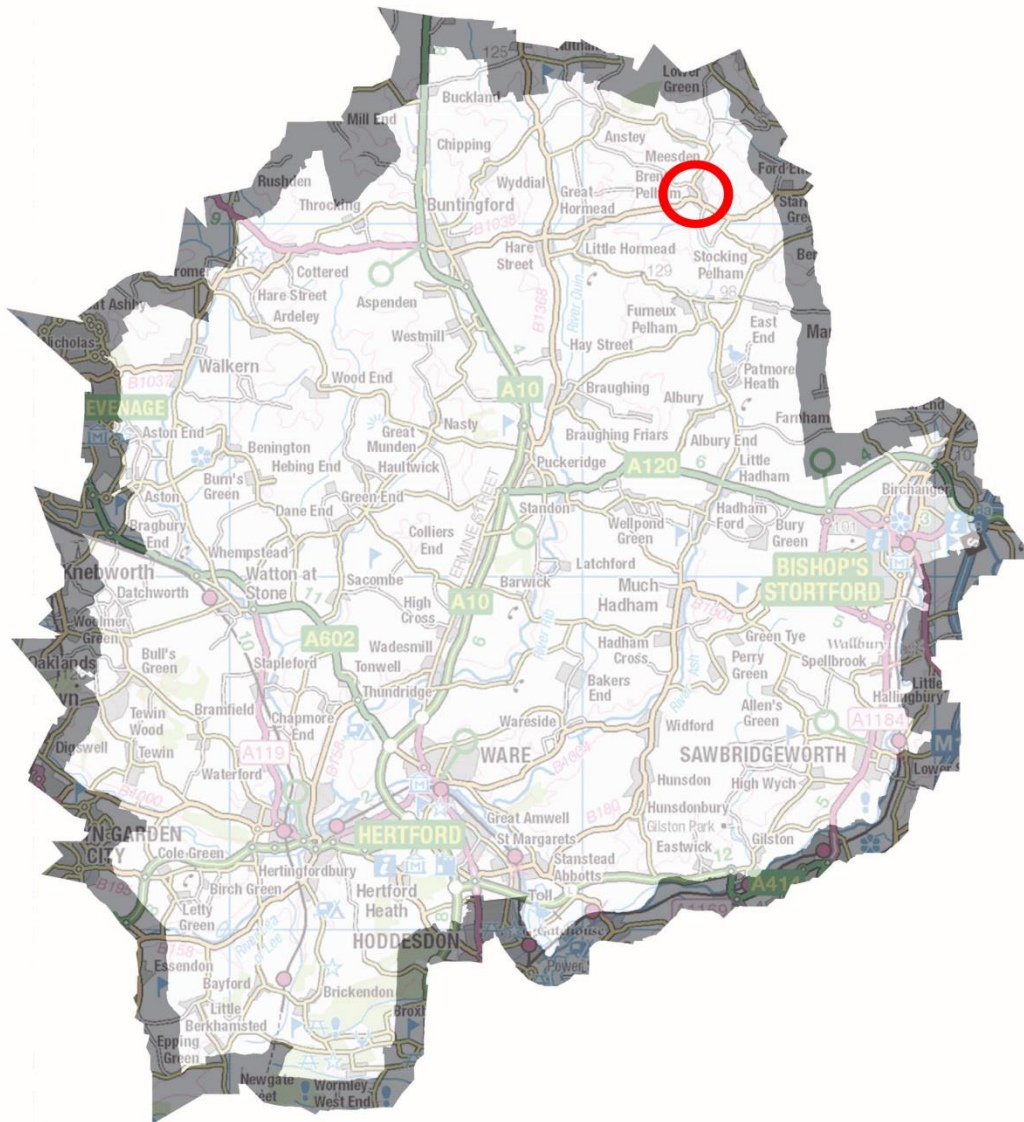
- Proposes measures and initiatives that address the threats to the Conservation Area's special interest, character and appearance identified in the Character Appraisal;
- Proposes initiatives and projects that exploit the opportunities identified in the Character Appraisal that both preserve and enhance the Conservation Area's special interest, character and appearance;
- Puts forward appropriate enhancement proposals mindful of any funding constraints.

1.10. The document was prepared with the assistance of members of the local community and will be taken forward with the Parish Council and the full local community through the consultation process.

1.11. We would like to thank the staff at Hertfordshire County Council's Historic Environment Unit and the Archives and Local Studies Department, all of which have been very helpful. All historical documents referred to in this document are publically accessible at the Archives and Local Studies Centre at County Hall in Hertford.

1.12. This document is written in three parts:

- Part A – Context.
- Part B – Conservation Area Character Appraisal.
- Part C – Conservation Area Management Proposals.



Map 1: Location of the Conservation Area in East Herts District





Fig. 1: Aerial Photograph from 2015

## PART A – CONTEXT

### 2. Legal and Policy framework.

2.1. The legal background for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time (now defined as 5 years) review its area and designate any parts that are of ‘*special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*’ and to designate those areas as conservation areas.

2.2. Section 71 of the Act requires Councils to, from time to time (5 years), ‘*formulate and publish proposals for the preservation and enhancement*’ of conservation areas, hold a public meeting to consider them and have regard to any views expressed at the meeting concerning the proposals.

2.3. The production of a Conservation Area Character Appraisal, which identifies the special interest and the threats and opportunities within a conservation area, is an essential prerequisite of the production of s.71 Management Proposals (although, interestingly, it is the production of the latter that is the statutory duty).

2.4. Planning Controls. Within conservation areas there are additional planning controls. If these are to be justified and supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.

2.5. Planning permission is required for the demolition of a building in a conservation area but is subject to certain exceptions. For example, it does not apply to Listed Buildings (which are protected by their own legal provisions within the 1990 Act) but is relevant to other non-listed buildings in the Conservation Area above a threshold size set out in legislation\*. Looking for and assessing such buildings is therefore a priority of this Character Appraisal.

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

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

2.7. Permitted Development. The Town and Country Planning (General Permitted Development) (England), Order 2015 defines the range of minor developments for which planning permission is not required. This range is more restricted in conservation areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a

highway and a reduced size of extensions, all require planning permission in a conservation area.

2.8. However, even within conservation areas there are other minor developments associated with many non-listed buildings that do not require planning permission. Where further protection is considered necessary to preserve a conservation area from harmful alterations carried out under such 'Permitted Development Rights', the law allows Councils to introduce additional controls if appropriate. Examples of such controls can commonly include some developments fronting a highway or open space, such as an external porch or the demolition of some gates, fences or walls or their alteration. The removal of existing architectural features that are identified as being important to the character or appearance of a conservation area (such as chimneys, traditional detailing or materials, porches, windows and doors or walls or railings) can be made subject to protection by a legal process known as an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions needs to be made in justified circumstances where a clear assessment of each conservation area has been made. In conducting this Character Appraisal, consideration will be given as to whether or not such additional controls are appropriate.

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

2.10. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is particularly complicated and only applies in certain situations that are determined by the location and extent of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species. Whilst the Regulations do not apply to domestic garden hedges, such garden hedges which are considered to be visually important have been identified. It is hoped their qualities are recognised by owners and the community and will be retained.

2.11. National Planning Policy Framework. The principle emphasis of the framework is to promote 'sustainable development'. Economic, social and environmental factors should not be considered in isolation because they are mutually dependent and collectively define sustainable development. Positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed (unless, of course the conservation area is of a homogenous architectural style – which is not the case with Brent Pelham) it is considered proper to reinforce local distinctiveness.

2.12. Of particular relevance to this document, the National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation areas. Such areas must justify such a status virtue of being of *'special architectural or historic interest'*.
- Heritage assets. A heritage asset is defined as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)' and non-designated assets – for example archaeological assets.*
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non-designated heritage asset should be taken into account and a balanced judgment reached. Substantial harm to or loss of a grade II listed building should be exceptional whilst harm to heritage assets of higher status, e.g. a grade I or II\* listed building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations *'where this is necessary to protect local amenity or the well-being of the area...'*
- Green areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

2.13. East Herts' Environmental Initiatives and Local Plan Policies. East Herts Council is committed to protecting conservation areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering a Historic Buildings Grant Service. With regard to the latter, grants are awarded on a first-come-first-served basis in relation to works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. Further details are available on the Council's website.

2.14. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on the Council's website. These 'guidance notes on the preservation and repair of historic materials and buildings' provide useful information relevant to the preservation and enhancement of conservation areas. They will be updated as resources permit.

2.15. The Council also has a 'Heritage at Risk Register', originally produced in 2006, and updated in 2013, 2016, 2017, and 2018. This document is available on the

Council's website. There is one such building identified as being 'At Risk' within the Brent Pelham Conservation Area, which is The Old Windmill.

2.16. The East Herts Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to conservation area and historic building considerations. The Local Plan and its policies can be viewed on the Council's website or a copy can be obtained from the Council (contact details are set out in Section 8.3).

2.17. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council is in the process of preparing a planning policy document which will replace the 2007 Local Plan. This will be known as the East Herts District Plan, and once adopted it will contain all of the relevant Council planning policies. As currently drafted this emerging District Plan advises that new development in a conservation area should, *inter alia*, conform to the content of the relevant Character Appraisal.

2.18. Brent Pelham Conservation Area was designated in 1977.

## **PART B – CONSERVATION AREA CHARACTER APPRAISAL**

### **3. Origins and Historical Development**

3.1 Within the existing conservation area boundary there are 22 records held on the Historic Environment Record by the County Archaeologist. Many of these relate to listed buildings, which are detailed later in this document, other notable historic buildings and a number of archaeological sites and associated finds. Together they demonstrate the diversity of Brent Pelham's heritage and its considerable time depth. They include entries for:-

- the Church of St Mary
- the stocks and whipping post
- a roman quern of conglomerate puddingstone found pre-1967 in a field opposite the kennels
- a roman road that passed through Brent Pelham en-route between Braughing and Great Chesterford
- the tomb of Piers Shonks in the Church of St Mary
- the windmill tower
- Hall Farm
- Down Hall Farm
- Brent Pelham Hall
- Church Cottage
- The Bury
- The Bury Barn
- The Old Vicarage
- the Park at Brent Pelham Hall
- Meesden Corner Cottage
- Pumphill Cottage
- Remains of a late-medieval or early-post-medieval structure within the grounds of Brent Pelham Hall
- The Old School House

3.2 Prehistoric. Britain has been intermittently inhabited by members of the Homo genus for about 750,000 years and Homo sapiens for about 40,000 years. The evidence suggests that the various genus lived side-by-side for many thousands of years before Homo sapiens, more intelligent, adaptable and, probably, aggressive, became predominant. The introduction of farming, when people learned how to produce rather than acquire their food, is widely regarded as one of the biggest changes in human history. The concept of farming reached Britain between about 5000-4500 BC. The first bronzes appear in Britain in the centuries just before 2500 BC. The Middle Bronze Age sees the introduction of field systems, which suggests that there was pressure on the land as the population increased. The Late Bronze Age (1250-800 BC) sees the start of the Celtic way of life, and is marked by new styles of metalwork and pottery<sup>1</sup>. It is known that Celtic tribes were in Hertfordshire from 700 BC. The Iron Age saw the gradual discovery of iron working technology, although iron artefacts did not become widespread until after 500-400 BC<sup>2</sup>. The population of Britain grew substantially during the Iron Age and probably exceeded one million. This population growth was made possible by the introduction of new crops and improvements to farming techniques, such as the introduction of the iron-tipped ploughshare. In the century immediately before the Roman conquest Hertfordshire was occupied by groups of late Iron Age people growing cereal crops and raising sheep, cattle and horses<sup>3</sup>. The steady expansion of the Roman Empire during the C1st BC resulted in successive waves of refugees from the continent crossing to southern Britain, and Hertfordshire was on the receiving end of a constant stream of new stimuli and processes. Rome appears to have established diplomatic relations with a number of tribes and may have exerted considerable political influence before the Roman conquest of England in AD 43.

3.3 Roman. After AD 43, all of Wales and England south of the line of Hadrian's Wall became part of the Roman Empire. Rome brought a unity and order to Britain that it had never had before. Prior to the Romans, Britain was a disparate set of peoples with no sense of national identity beyond that of their local tribe. In the wake of the Roman occupation, every 'Briton' was aware of their 'Britishness'<sup>4</sup>. However Roman rule started to dissolve due to the repeated withdrawal of troops to defend various interests on the Continent from attacks by powerful tribes such as the Goths<sup>5</sup>. In the year 406, the last remnants of the army were withdrawn, and in 409 the inhabitants of Roman Britain decided to take responsibility for their own defences, effectively ending Roman rule in Britain. Some contacts, particularly regarding the church were maintained, but new supplies of coin ceased to come into the country, with the consequence that trade quickly collapsed. Due to the loss of trade, the local population quickly had to become almost entirely self-sufficient, and had to rely on subsistence farming to make ends meet, so villas fell into disrepair and towns shrank in size.

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<sup>1</sup> Pryor, 2011

<sup>2</sup> Richards, 2011

<sup>3</sup> Niblett, 1995

<sup>4</sup> Ibeji, 2011

<sup>5</sup> Niblett, 1995

3.4 Anglo-Saxon. Initial contact with the Saxons was gradual and peaceful<sup>6</sup>. The Anglo-Saxon period stretched over 600 years, from 410 to 1066. It refers to settlers from the German regions of Anglia and Saxony, who made their way over to Britain after the fall of the Roman Empire. Anglo-Saxon settlers were effectively their own masters in a new land and they did little to keep the legacy of the Romans alive. They replaced the Roman stone buildings with their own wooden ones, and spoke their own language, which gave rise to the English spoken today. The county of Hertfordshire is an artificial creation of the late Saxon period, with boundaries that were determined by the military and administrative requirements of the time<sup>7</sup>. Within Hertfordshire Celtic names are extremely rare, which suggests that Anglo-Saxon settlement ultimately obliterated earlier British life<sup>8</sup>. Pela (or Peola), a Saxon leader, set up an observation post to defend against the Danes who had arrived by 689 AD. A moated site was built around the area of what is presently Stocking Pelham Hall. The Pelhams were repeatedly under siege until about 912 AD when the Danes were finally defeated. Stocking Pelham, the 'stockaded' ham of Pela's, was the centre of the Pelham district, and Brent Pelham and Furneux Pelham are later settlements<sup>9</sup>. Anglo-Saxon rule came to an end in 1066, soon after the death of Edward the Confessor, who had no heir. He had supposedly willed the kingdom to William of Normandy, but also seemed to favour Harold Godwinson as his successor. Harold was crowned king immediately after Edward died, but he failed in his attempt to defend his crown, when William and an invading army crossed the Channel from France to claim it for himself. Harold was defeated by the Normans at the Battle of Hastings in October 1066, and thus a new era was ushered in.

3.5 Domesday Book. The Domesday Book was a census commissioned by William I in 1086, after the Norman Conquest. There was only one Pelham mentioned at this time, but there are seven separate entries for different parts of it, which are detailed below. The Victoria County History<sup>10</sup>, states that "there is in the Domesday Survey no distinction between the three Pelhams" and therefore we cannot distinguish Brent Pelham from the other entries for Pelhams, "all of which were held of the Bishop of London in 1086 and afterwards". The following images were created by Professor John Palmer and George Slater, and are accessed from the [opendomesday.org](http://opendomesday.org) website, and are reproduced here legally under a Creative Commons license. The accompanying explanatory quotes are from the reference 'Domesday Book: Hertfordshire'<sup>11</sup>.

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<sup>6</sup> Niblett, 1995

<sup>7</sup> Ibid

<sup>8</sup> Gover, Mawer, and Stenton, 1970

<sup>9</sup> Bailey, 2000

<sup>10</sup> Page, 1914

<sup>11</sup> Morris, 1976



In pelehā ten' Radulf de epō. i. hid 7 i. uirg. Tpa ē 5 pōc.  
 5. car. In dñio sunt. ii. 7 iii. pōc fieri. Ibi. ii. uilli 7 iii. bord  
 hñt. ii. car. Ibi. 5. serui. 7 i. cot. pasta ad pec. Silua. xx.  
 porc. Val 7 ualut. iiii. lib. T. R. E. 5. lib. Duo fr̄ tenuer̄  
 boē Asgar<sup>Alm</sup> 7 uende potuer̄.

Entry 1: In Pelham Ralph holds 1 hide and 1 virgate from the Bishop. Land for 5 ploughs. In lordship 2; a third possible. 2 villagers and 3 smallholders have 2 ploughs. 5 slaves; 1 cottager. Pasture for the livestock; woodland, 20 pigs.

In pelehā ten' Pagan' de epō. i. hid. Tpa ē. iii. car. In dñio  
 sunt. ii. 7 i. uill' b̄ dim' car. 7 dim' pōc fieri. Ibi. iii. bord.  
 7 iii. cot. Silua. vi. porc. Val 7 ualut. xl. sol. T. R. E. L. sol.  
 hoc cō tenuit Alured hō Asgar<sup>Alm</sup> 7 uende potuit.

Entry 2: In Pelham Payne holds 1 hide from the Bishop. Land for 3 ploughs. In lordship 2. 1 villager has half plough; half possible. 3 smallholders; 3 cottagers. Woodland, 6 pigs. The value is and was 40s; before 1066, 50s. Alfred, Asgar the Constable's man, held this manor; he could sell.

In pelehā ten' Rannulf de epō. ii. hid 7 dim. Tpa ē. vii.  
 car. In dñio sunt. ii. 7 vii. uilli cū 5. bord hñt. vi. car.  
 Ibi. vi. cot 7 vi. serui. p̄tū. i. car. pasta ad pec. Silua. xxx.  
 porc. Val 7 ualut. x. lib. T. R. E. xv. lib. hoc cō tenuer̄  
 ii. teign. hōz un' hō Anschil<sup>Wazal</sup> 7 alt' hō Godwin<sup>Benfeld</sup>. uende potuer̄.

Entry 3: In Pelham Ranulf holds 2 and a half hides from the Bishop. Land for 8 ploughs. In lordship 2. 7 villagers with 5 smallholders have 6 ploughs. 6 cottagers; 6 slaves. Meadow for 1 plough; pasture for the livestock; woodland, 30 pigs. The value is and was £10; before 1066 £15. 2 thanes held this manor. One of them was Askill of Ware's man, the other Godwin Benfield's man. They could sell.

In pelehā ten' Gullebe' 7 Ranulf' de epō. i. hid' 7 i. uirg'.  
 7 pa. ē. iii. car'. In dño. ē una. 7 i. uill' cū. iii. bord' 7  
 .i. car'. 7 alia pot' fieri. Ibi. vii. coc'. p'cū dim' car'. pasta  
 ad pec'. Silua. c. porc'. Val' 7 ualut. xl. sol. T. h. E. lx. sol.  
 Duo fr' tenuer' 7 uende potuer'. Vñ hō Alfarī. 7 al' ab' de Ely:

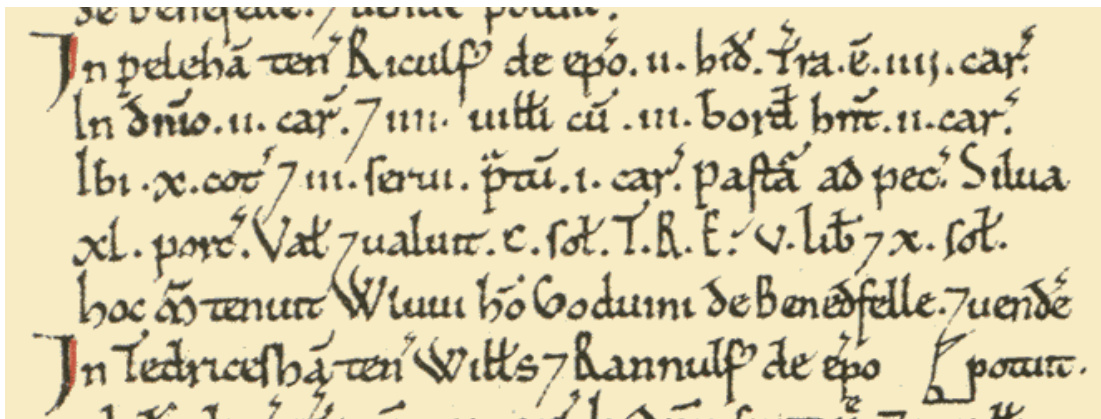
Entry 4: In Pelham Gilbert and Ranulf hold 1 hide and 1 virgate from the Bishop. Land for 3 ploughs. In lordship 1; 1 villager with 3 smallholders has 1 plough; another possible. 7 cottagers. Meadow for half a plough; pasture for the livestock; woodland, 100 pigs. The value is and was 40s; before 1066, 60s. 2 brothers held it; they could sell. One was Asgar the Constable's man, the other the Abbot of Ely's.

In pelehā ten' .ii. milites de epō. iii. hid' 7 i. uirg'. 7 pa. ē  
 vii. car'. In dño sunt. iii. 7 p'br' cū vii. uill' hñc. iii. car'.  
 Ibi. vii. bord' 7 vi. coc'. 7 i. seruus. p'cū. ii. car' 7 dim'.  
 pasta ad pec'. Silua. c. porc'. Val' 7 ualut. v. lib. T. h. E.  
 vi. lib. hoc ad tenuer'. u. reigri. Vñ hō Alchi. 7 al' hō Almarī.  
 7 Et al' v. socii de soca regis. E. ii. uirg' habuer'. 7 uende potuer'.

Entry 5: In Pelham 2 men-at-arms hold 3 hides and 1 virgate from the Bishop. Land for 7 ploughs. In lordship 3. A priest with 7 villagers have 4 ploughs. 7 smallholders; 6 cottagers; 1 slave. Meadow for 2 and a half ploughs; pasture for the livestock; woodland, 100 pigs. The value is and was £5; before 1066 £6. 2 thanes held this manner. One was Askill of Ware's man, the other Aelmer of Bennington's man. With them, 5 Freeman of King Edwards's jurisdiction had 2 virgates; they could sell.

In pelehā. ten' Eldred' de epō. i. hid'. 7 pa. ē. ii. car'. Ibi  
 una 7 dimid'. 7 dimid' pot' fieri. Ibi. viii. bord' 7 ii. serui.  
 p'cū. i. car'. pasta ad pec'. Silua. xx. porc'. Val' 7 ualut  
 .xx. sol. T. h. E. xl. sol. hanc tñ tenuit Alwin' hō Goduin  
 de Benefelle. 7 uende potuit.

Entry 6: In Pelham Aldred holds 1 hide from the Bishop. Land for 2 ploughs; 1 and a half there; half possible. 8 smallholders; 2 slaves. Meadow for 1 plough; pasture for the livestock; woodland, 20 pigs. The value is and was 20s; before 1066, 40s. Alwin, Godwin of Benfield's man, held this land; he could sell.



Entry 7: In Pelham Riculf holds 2 hides from the Bishop. Land for 4 ploughs. In lordship 2 ploughs. 4 villagers with 3 smallholders have 2 ploughs. 10 cottagers; 3 slaves. Meadow for 1 plough; pasture for the livestock; woodland, 40 pigs. The value is and was 100s; before 1066 £5 10s. Wulfwy, Godwin of Benfield's man, held this manor; he could sell.

3.6 Interpretation: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres, and a 'Virgate' was a quarter of a 'Hide', or about 30 acres. A 'villan' (or villager) was a peasant legally tied to land he worked on and of higher economic status than a 'bordar' (or smallholder) or 'cottar' (or cottager). The latter occupied a cottage in return for services provided. A slave (or serf) were without resources of their own, and were there to perform the bidding of the landowner. A 'thane', meaning "one who serves", was a free man in the late Anglo-Saxon period that owned land. 'Demesne' (or lordship) essentially means land belonging to the lord of the manor which normally related to their home farm<sup>12</sup>. The Pelhams were located within the Edwinstree hundred, which is now defunct. Hundreds were used from the C10th until the end of the C19th. A hundred is defined as a district within a shire, were notable residents and representatives for villages met about once a month, normally in the place for which the hundred was named<sup>13</sup>.

3.7 The origin of the name. Although there was only one area called Pelham in the 1086 Domesday Book, with seven separate entries identifying the dispersed settlements, in the centuries that followed three distinct population centres emerged: Brent, Stocking and Furneux.

<sup>12</sup> Palmer, 2010b

<sup>13</sup> Morris, 1976

3.8 The reference 'The Place-Names of Hertfordshire'<sup>14</sup> advises several variations of the spelling of the name which are included below.

For the Pelhams, the following variations have been used:

- Peleha – 1086
- Pelleham – 1190
- Pellen – 1587
- The Pelhams – 1646

For specifically Brent Pelham, the following variations have been used:

- Pelham Arse – 1210
- Barndepelham – 1230
- Brendepelham – 1241
- Pelham la Arse – 1254
- Barnede Pelham – 1278
- Brende Pelham – 1278
- Pelham Arsa – 1303
- Brentpelleham – 1399
- Pelham Combusta – 1539
- Bruntepelham – 1550
- Byrn-pellam – 1566
- Burnte Pelham – 1619
- Burnt Pelham – 1804
- Brent Pelham – 1804

3.9 The Place Names of Hertfordshire states that “the first element is probably the personal name Peol(a) or Piol(a)”<sup>15</sup>. They also state that Brent (Latin: combusta; French: arse) Pelham “must have been so distinguished from the occurrence of some great fire in early times”, which Kelly’s Directory of 1874 states happened in the reign of Henry I (1100 to 1135)<sup>16</sup>. The Victoria County History<sup>17</sup> states “The division between them was probably established in the 12<sup>th</sup> century. There is separate evidence of Brent and Furneux Pelham in 1181”. By around 1210 the manor of Brent Pelham was held by Richard le Grey, and it would stay in his family for over 350 years.

3.10 It was from this period, across the whole of England, that the parish churches, oak-framed timber buildings and general urban layout that forms the structure and surviving key heritage assets of our modern-day historic towns and villages was firmly established. Brent Pelham is no different. In the mid-C14th the Church of St Mary was built in flint rubble, and in the mid-C15th the tower was added. In 1458 the church was visited by the Dean of St Pauls Cathedral, and he found that the church was roofed with shingles that were defective, and the vicar kept his horse in the graveyard!<sup>18</sup>

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<sup>14</sup> Gover, Mawer, and Stenton, 1970

<sup>15</sup> Ibid

<sup>16</sup> Kelly, 1874

<sup>17</sup> Page, 1914

<sup>18</sup> Ibid

3.11 In the C16th The Bury and Bridge Cottage were erected, and in either the C16th or early-C17th Church Cottage and the Barn to the south-west of The Bury were erected. Most importantly by 1556 the original timber-framed Brent Pelham Hall was built, and Queen Elizabeth I spent two nights here in 1571. The original Brent Pelham Hall would have looked completely different to the one we see today, as it was rebuilt in a new architectural style in 1608, with various alterations later in the C17th<sup>19</sup>. A notable past owner of Brent Pelham Hall from 1626 was Francis Floyer, a Turkey merchant (meaning that he engaged in trade with The Ottoman Empire and the Levant or east Mediterranean), who was Sheriff and Alderman of London, and later High Sheriff of Hertfordshire. He retired to Brent Pelham Hall, and “here he occupied himself with the improvement of the manor house until ‘nothing was wanting to make it [more] pleasant and delightful’”<sup>20</sup>. The house stayed with the Floyer family until 1839<sup>21</sup>.

3.12 In the C17th, we see the emergence of many memorable aspects of the present village, with the erection of the Barn to the south-east of The Bury, Down Hall Farmhouse, Pumphill Cottage, Meesden Corner Cottage, Bythorne Cottage, The Old Forge, parts of The Black Horse PH, and the stocks and whipping post outside the church. In the C18th the Billiard Room at Brent Pelham Hall was built, and then in the C19th Mill Cottage was erected along with The Old Windmill in 1826, and the school was built in 1840<sup>22</sup>.

3.13 In the 1851 census the population of the Parish of Brent Pelham was 298<sup>23</sup>. In 1869 in addition to the Black Horse PH, there is another pub mentioned, the Red Lion PH<sup>24</sup>. It is believed that the Red Lion PH was demolished in the late-C19th by the Barclay family after they bought Brent Pelham Hall and the associated manor in 1865<sup>25</sup>. The Church of St Mary was heavily altered in 1861-2, and many original or historic features were lost or reimagined, as was the style at the time.

3.14 A picture of the settlement as it can be recognised today is set out in Kelly’s Directory of 1874 which refers as follows: “*Brent Pelham (originally Pelham Sarners) is a parish and village, 10 miles north west of Bishop’s Stortford, 5 east from Buntingford station, and 34 from London, in Edwinstree hundred, Bishop’s Stortford union and county court district, rural deanery of Buntingford, archdeaconry of St Albans and diocese of Rochester; the place derives its prefix from a conflagration, in which church and village were burned, in the time of Henry I. The present church is Early English, and was almost rebuilt in 1861-2: in the north wall is the tomb of O. Piers Shonks, a legendary hero of the eleventh century; on this tomb is some curious old carving; there is a peal of 4 bells. The register begins in 1538, and the Visitation of 1297, mentioned under Furneaux Pelham, includes this church also. The living, united with Furneaux Pelham, is a discharged vicarage, joint yearly value £420, in the gift of the treasurer of St Paul’s, and held by the Rev. Woolmore Wigram, M.A., of Trinity College, Cambridge. Here is a National school. An annuity of £7 16s.,*

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<sup>19</sup> Smith, 1993

<sup>20</sup> Page, 1914

<sup>21</sup> Smith, 1993

<sup>22</sup> Kelly, 1890

<sup>23</sup> Kelly, 1855

<sup>24</sup> Kelly, 1869

<sup>25</sup> Page, 1914

*payable by the Mercers Company, London, was given by Francis Floyer, esq., deceased 1678. A sum of £200 was given by Mrs. Catherine Floyer, deceased, 1758, the interest of which, and the annuity aforementioned to be distributed weekly in bread to the poor of this parish. Mrs. Floyer also gave £100 for repairing the church. Pelham Hall belongs to Joseph Gurney Barclay, esq., and is now unoccupied. J. G. Barclay, esq., who is lord of the manor, and S. G. Smith, esq., are almost the sole landowners. The soil is heavy; subsoil clay. The chief crops are wheat, barley and beans. The area is 1,601 acres; gross estimated rental, £2,374; rateable value, "2,141; the population in 1871 was 284. Parish Clerk, James Lawrence".*

3.15. Kelly's Directory of 1874 lists the commercial entries; Sub-Postmaster, School Mistress, Curate, Farmer, Blacksmith and Wheelwright, Publican, Grocer, Carpenter, Shoe Maker, Bricklayer, Miller; and identifies the population in 1871 was 284. From the varied numbers of local trades it can be seen that such level of self-sufficiency in Brent Pelham is entirely consistent with other rural communities of similar size at the time.

3.16 Evidence of the evolution of the village from historical maps shows that on the 1878 OS map, there was a southern range present to the south of The Bury so that there was a central enclosed yard, and there was a historic steading on the site of Cole Green Farm. The Old Vicarage is referred to at this time as "The Parsonage", but this changed to "The Vicarage" by the time of the 1898 OS map. Also on the 1898 map we can see that The Old Forge was still in use as a blacksmiths, and is referred to on the map as a "smithy". At Brent Pelham Hall in 1898 the Victorian wing was added, along with various modern stables and ancillary buildings. Downhall House, and 1, 2, and 3 Lower Cottages were erected by the end of the C19th.

3.17 By 1882 the population had fallen to 232, and there were 60 children in the school with an average attendance of 38<sup>26</sup>. By 1891 the population had fallen again to 215<sup>27</sup>, and by 1901 it had fallen further to 207, with an average school attendance of 27<sup>28</sup>. In the 50 year period from 1851 to 1901, the parish of Brent Pelham decreased in population by 30.5%.

3.18. Evidence of the evolution of the village from historical maps shows that on the 1921 OS map, we can see the results of the early-C20th building boom associated with the Barclay family, namely Edward Exton Barclay, whose initials EEB feature on quite a few buildings in the village. The Village Hall and Club Room were erected in 1901, and were used for parish and social meetings. Also in 1901 the Kennels were erected for the use of the Puckeridge Hunt<sup>29</sup>, and the associated Huntman's House, and 1 and 2 Kennel Cottages were erected soon afterwards. Other buildings erected by the Barclay family in the first decade of the C20th include Cole Green Farmhouse, The Lodge at Brent Pelham Hall, 4 and 5 Lower Cottages, 3 and 4 Pump Hill, 1 and 2 Farm Cottages, Stocks View in 1901, and 1 and 2 Pump Hill in 1905. The Old Forge had by this time been converted to a residential use, and a new blacksmiths was erected opposite Meesden Corner Cottage. It should be noted that the Victoria

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<sup>26</sup> Kelly, 1882

<sup>27</sup> Kelly, 1895

<sup>28</sup> Kelly, 1906

<sup>29</sup> Kelly, 1906

County History, published 1914, mentions that “many of the cottages are thatched”, so it was not until the inter-war years that many cottages were slated or tiled. This change drastically and permanently altered the character and appearance of the village.

3.19 The K6 telephone booth opposite the church was erected in the inter-war period. .By the 1931 Kelly’s Directory there was no mention of the school<sup>30</sup>.

3.20 After the Second World War successive governments, mindful of Britain’s dependence on cheap food imports before the war, the grave danger of starvation that was only narrowly averted during the war and the post-war grinding unpopularity of food rationing, enthusiastically embraced the newly developed agricultural technologies and chemicals, leading to the intensive industrialisation of food production. Many farmers did well, but this industrialisation led to the further loss of hedges and trees.

3.21 In the late-1950s, instead of demolishing and replacing old houses, it became more common to repair and restore them. Gradually, the conservation-based approach to the historic environment took hold, notably from the mid-1960s. We are the beneficiaries of this movement as witnessed by the substantial number of listed buildings and other historic structures that still grace the village, to be enjoyed by residents and visitors alike.

3.22 The historical maps show that by the time of the 1977-8 OS map Brent Pelham as we see it today was mostly in place. Some modern houses had been built on various sites around the village, including south of Down Hall Farmhouse, and next to Meesden Corner Cottage. The Blacksmiths that had been built opposite Meesden Corner Cottage in the early-C20th had been demolished, and in its place Tanglewood was erected.

3.23 In the 2011 census the population of the Parish of Brent Pelham was 181<sup>31</sup>, which is a 12.6% decrease since 1901, and a 39.3% decrease since 1851.

3.24. This Character Appraisal seeks to identify the special architectural interest, character and appearance of the Conservation Area so that it can be better preserved and enhanced. Fortunately, even though there were many changes throughout the C20th, Brent Pelham has retained much of its local character and distinctiveness.

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<sup>30</sup> Kelly, 1931

<sup>31</sup> Office for National Statistics, 2018

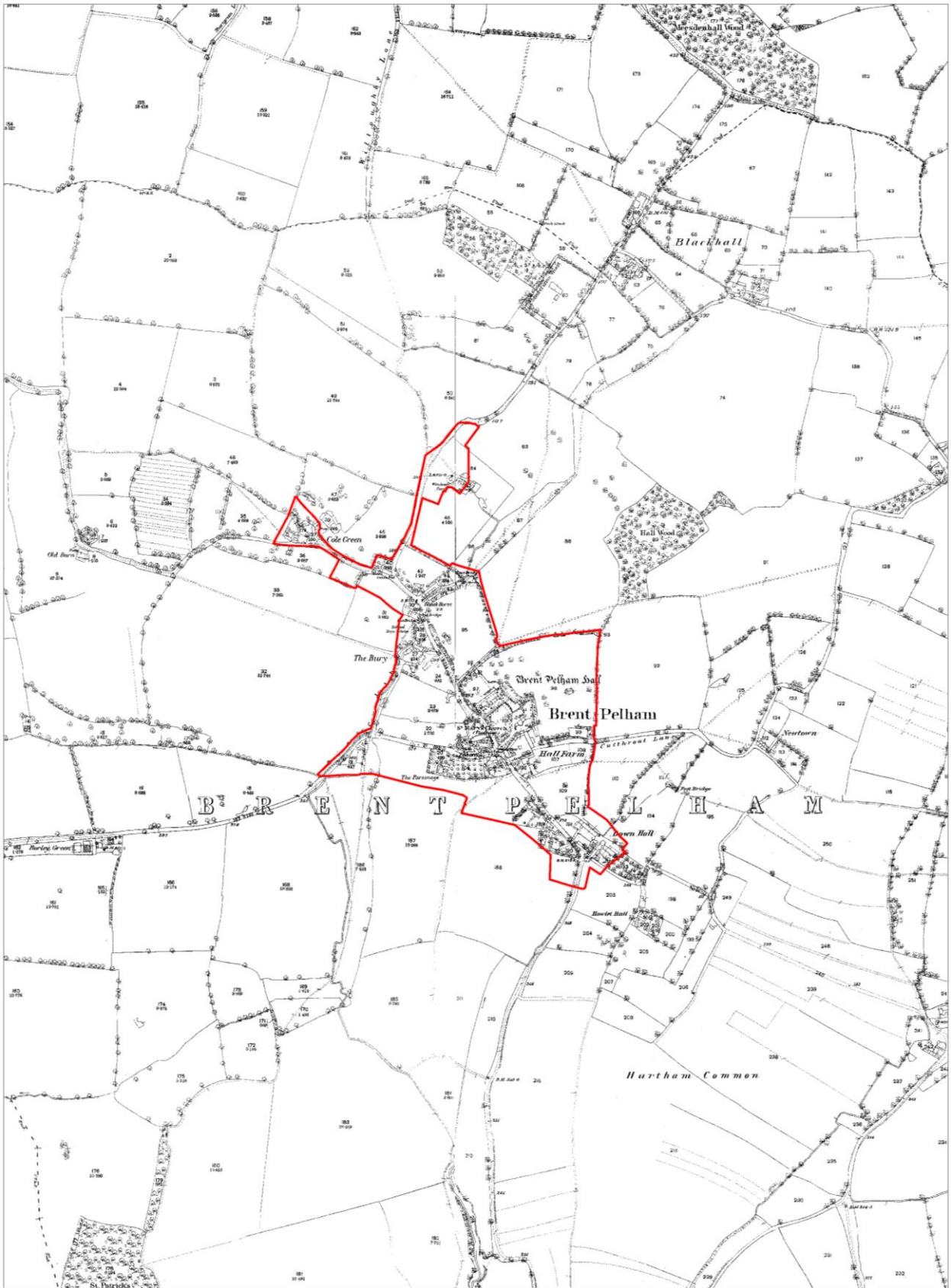


Fig. 2: 1878-81 Historic Ordnance Survey Map



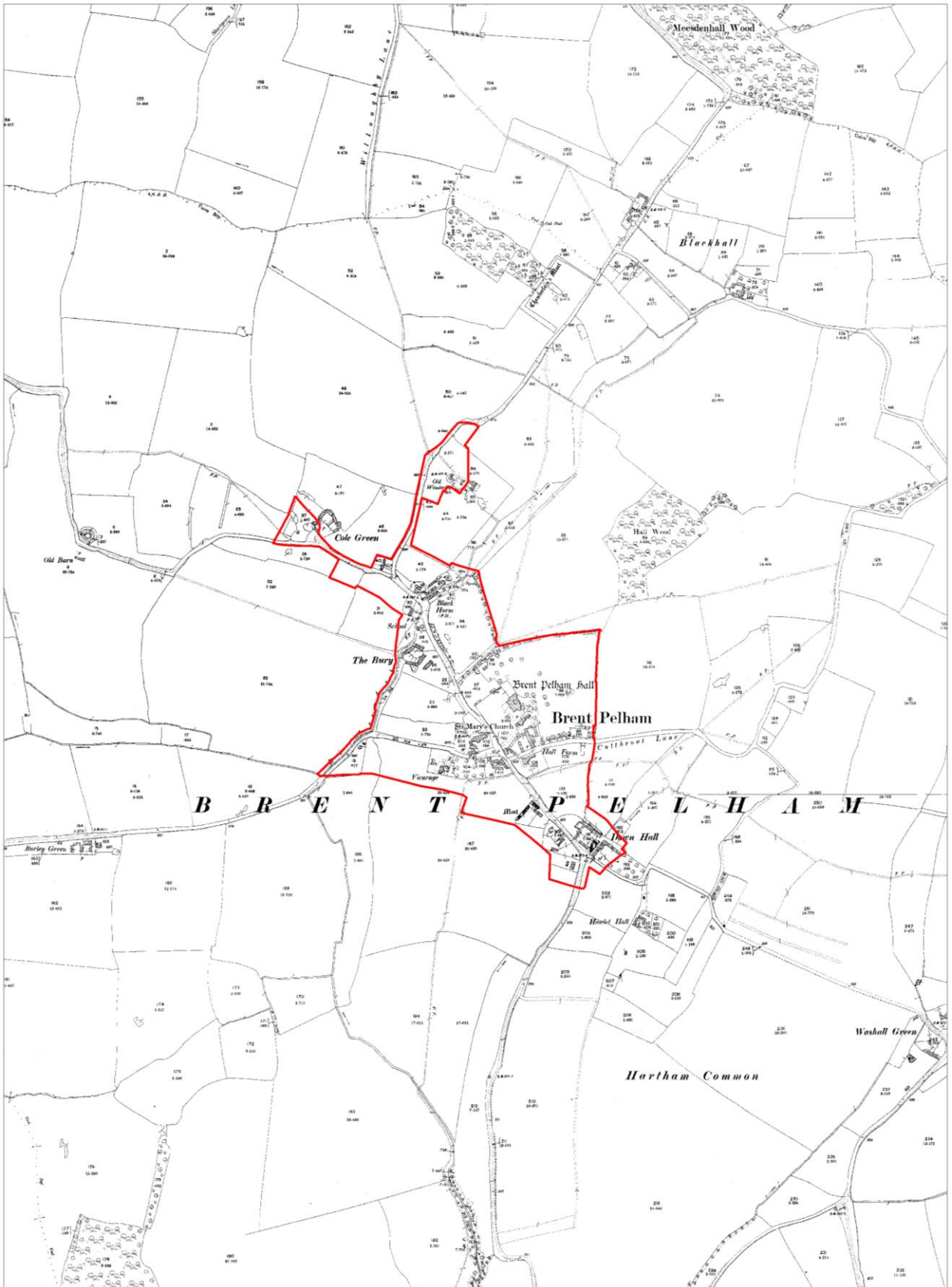


Fig. 3: 1898 Historic Ordnance Survey Map

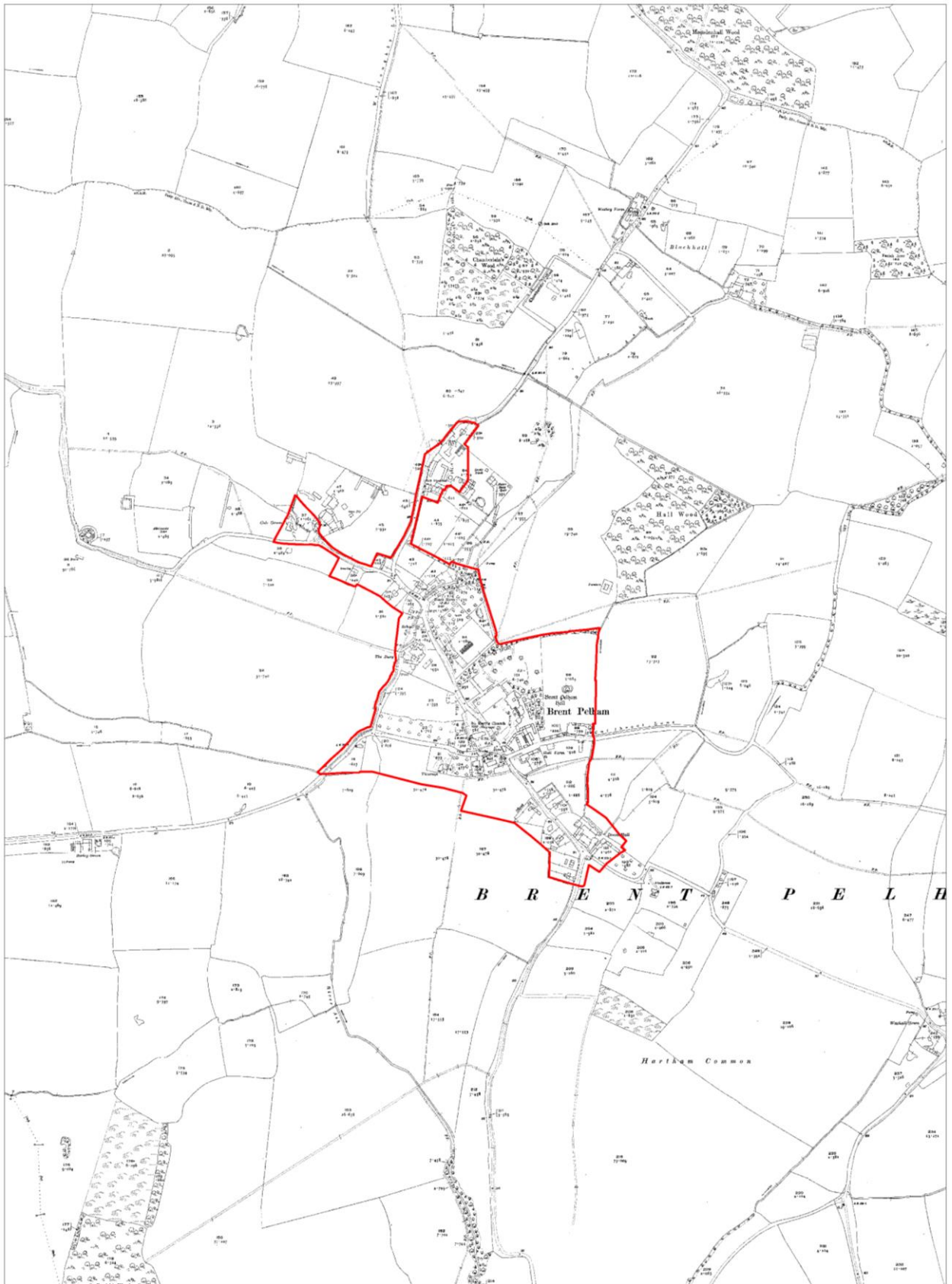


Fig. 4: 1921 Historic Ordnance Survey Map



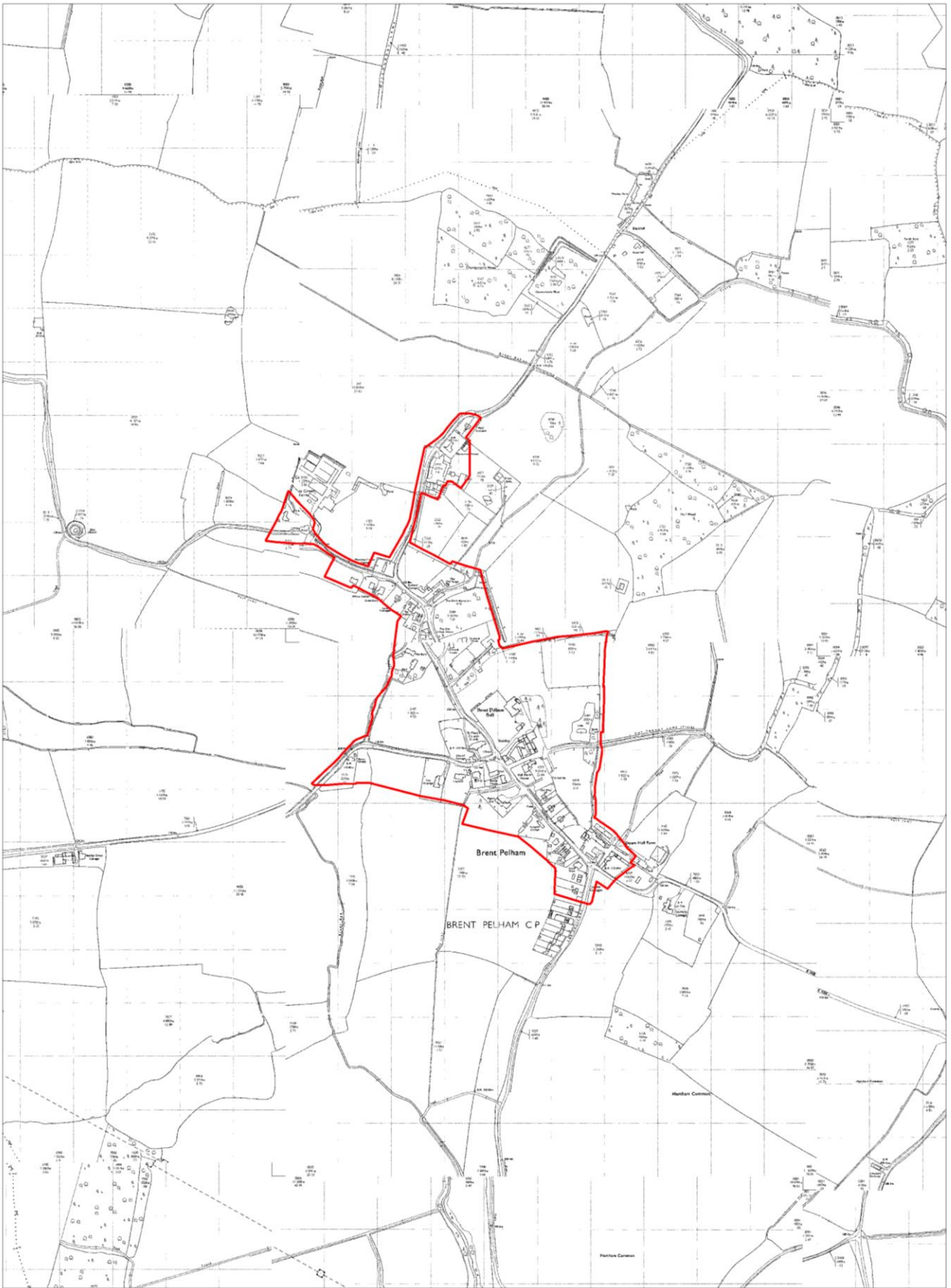


Fig. 6: 1977-78 Historic Ordinance Survey Map

#### **4. Heritage and Environmental Designations and the criteria used to identify other important features.**

These can be seen plotted and annotated on the Character Analysis Map on p.31.

##### 4.1. Scheduled Ancient Monuments (a National designation).

There are no Scheduled Ancient Monuments within the Brent Pelham Conservation Area.

##### 4.2. Areas of Archaeological Significance.

These are designated locally by East Herts District Council on advice from Hertfordshire County Council. There is an AAS covering most of the Brent Pelham Conservation Area as per the adopted Local Plan and the emerging District Plan. However, the identification and refinement of such areas is an ongoing process.

##### 4.3. Listed buildings (a National designation).

There are three grades of listed buildings; in descending order of special interest, Grade I (approximately 2.5% of the national total), Grade II\* (approx. 5.5%) and Grade II making up the rest. Listed buildings are protected from unauthorised demolition, alteration or extension. They are protected both internally and externally. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are also subject to the same controls as listed buildings. Individually listed buildings within the Conservation Area have been identified, plotted and a selected few are briefly described, such abbreviated descriptions being based on the national list, occasionally with additional comments in italics by the fieldworker. Full descriptions can be obtained online at Historic England's website:  
[List.HistoricEngland.org.uk](http://List.HistoricEngland.org.uk)

##### 4.4. Non-listed buildings of quality and worthy of protection.

A number of non-listed buildings and structures make an important positive contribution to the architectural or historic interest of the Conservation Area and are identified in this Character Appraisal. The basic questions asked in assessing such buildings/structures are:

- (a) Is the non-listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?
- (b) Does the building contain a sufficient level of external original features and materials?
- (c) Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance particularly in respect of the front elevation?
- (d) Is the building visually important in the street scene?

Historic England, in its Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016) provides a useful check list to identify elements in a

conservation area which may contribute to the special interest. The checklist is reproduced in Appendix 1.

#### 4.5. Important trees and hedgerows.

These are identified by this Character Appraisal and shown on the Character Analysis Map on p.31. The basic criteria for identifying important trees and hedgerows are:-

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

#### 4.6. Open spaces or important gaps.

Those that contribute to the character and appearance of the Conservation Area and where development would be inappropriate are identified by this Character Appraisal and on the Character Analysis Map on p.31. The basic question asked in identifying such areas is does the open space or gap form an important landscape feature contributing to the spatial quality, special interest and character and appearance of the Conservation Area? Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

#### 4.7. Other distinctive features.

Those that make an important contribution to the special architectural or historic interest, character and appearance are identified by this Character Appraisal. In relation to walls and railings, those at and above prescribed heights in a conservation area - 1m abutting a highway (including a public footpath or bridleway, waterway or open space) or 2m elsewhere - are protected and require permission for their demolition.

#### 4.8 Enhanced controls.

Reference has previously been made to the potential of introducing Article 4 Directions to control minor development in conservation areas in justified circumstances. The character appraisals undertaken to date for other conservation areas have identified that while many architectural and historic features remain unaltered on some non-listed buildings, the exercise of Permitted Development rights has eroded or seen removed such important features in many areas, causing substantial and accumulating harm to the special interest of those conservation areas. Should Members decide to proceed with such an initiative, such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled. In time some of the lost architectural detailing could then be restored.

- Chimneys, in good condition, contemporary with the age of the property and prominent in the street scene.

- Windows and doors visible from the street/s, where they make a positive contribution to the special interest and character and appearance of the Conservation Area. An Article 4 Direction made through a Section 71 Conservation Area Management Proposal can be an effective tool in controlling the loss of such features and, where already lost and replaced with inauthentic modern replacements, their restoration.
- Other features might include good quality architectural materials and detailing constructed of wood, metal or other materials.
- Walls or railings which make a positive architectural or historic contribution to the character or appearance of the Conservation Area. It may be appropriate to introduce Article 4 Directions to control the size and design of hard standings and the use of front gardens for off-street car parking.
- It may be appropriate to introduce Article 4 Directions to prevent the installation of PV and solar panels on prominent roof-slopes.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.

#### 4.9. Negative features.

Buildings and features that are out of character with the Conservation Area and detract from or harm its special interest or are in poor repair are identified by the Character Appraisal and on the Character Analysis Map on p.31.

#### 4.10. Important views.

These are identified by the Character Appraisal and on the Character Analysis Map on p.31.

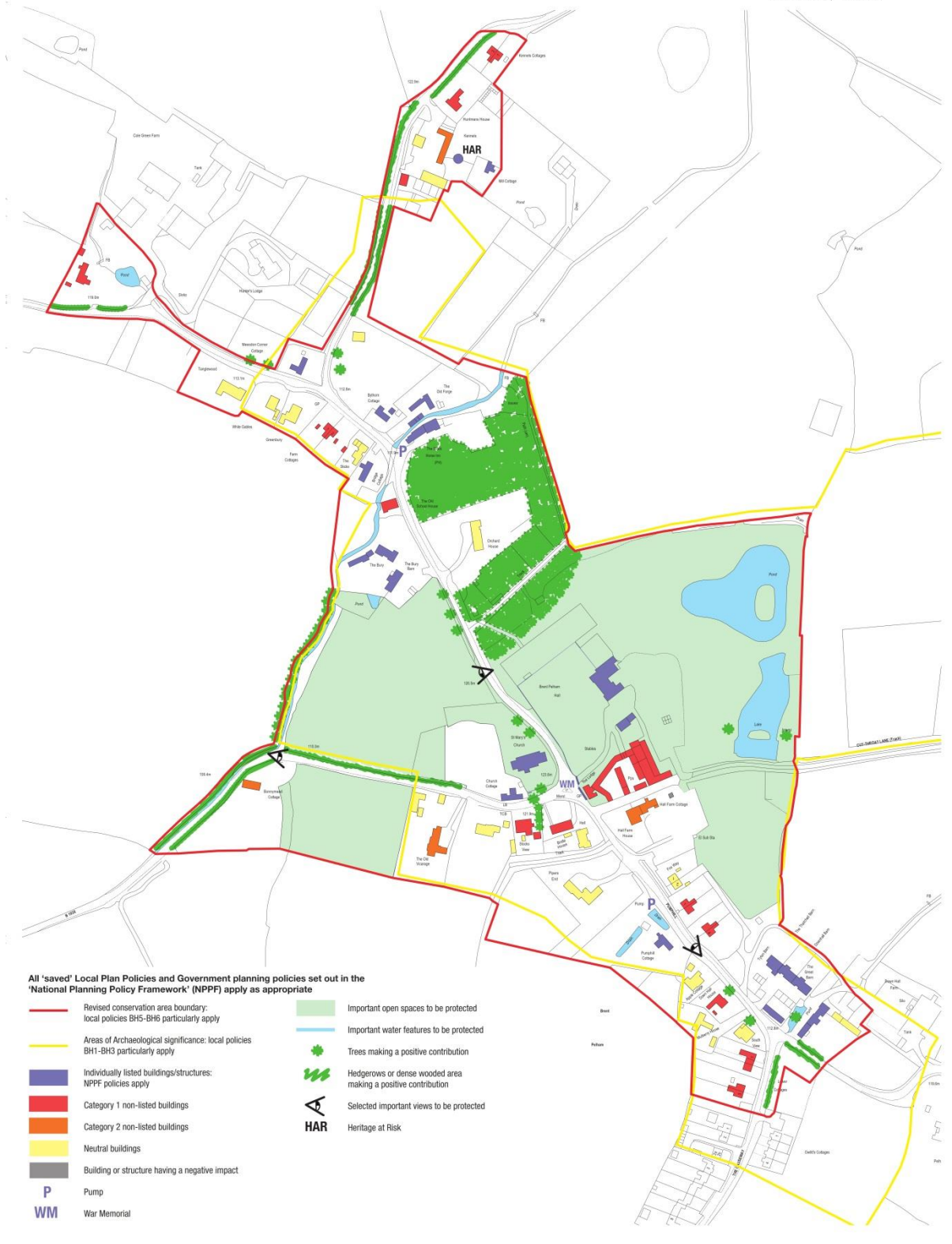
#### 4.11. Conservation Area boundaries.

In suggesting any revisions to the Conservation Area boundaries (see Part C – Conservation Area Management Proposals), principal consideration has been given as to whether or not the land or buildings in question form part of the area of ‘special architectural or historic interest whose character or appearance of which it is desirable to preserve or enhance’. Too often modern development lacks the necessary architectural interest to merit retention. Similarly, large tracts of open space or farmland around a village should not now be included. The Conservation Area can include open land that has historic associations with the built form. Boundaries will normally, but not always, follow existing features on the ground. Boundaries should accord with a distinct change in character or appearance on the ground such that the boundary is clear and defensible. This will often align with property boundaries, which will help in the future administration of the Conservation Area. Where one side of a street is in but the opposite side is not, the boundary would normally follow the crown of the road. Importantly, however and where conservation area legislation protects features such as wall/railings or trees that would otherwise form part of a Conservation Area boundary the latter should be extended a small but obvious distance beyond the protected feature in question to avoid any ambiguity in interpretation as to whether or not it lies within the Conservation Area.

# Brent Pelham Conservation Area Appraisal

## Map 2: Character Analysis Map

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Ordnance Survey 100018528



Map 2: Character Analysis Map



## 5. Character Analysis.

### 5.1 General Landscape setting.

In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document designated Landscape Character Areas. The Brent Pelham Conservation Area is within one of these areas, namely Area 148, Anstey and Pelhams Plateau.

The part of the document referring to Area 148 describes the wider area as:- *'The area is an extensive plateau bounded by the valleys of the Rivers Quin and Ash to the west and the River Stort to the east. The area could also be described as the Essex Marches, sharing similar characteristics with the landscape to the east. An organic, ancient landscape with frequent settlements containing a high proportion of vernacular properties. The plateau is gently undulating and is predominantly used for arable farming other than around settlements where the land-use is often pasture. The area has a strong rural character with many village pubs, flint churches, a good rights of way network and prominent scattered blocks of woodland. An electricity transformer station at Stocking Pelham and the associated high voltage power lines which stride across the landscape are a major eyesore in an otherwise mature landscape where cultural patterns are generally intact.'*

5.2 General overview. Brent Pelham is a typical rural village approximately 4.7 miles from Buntingford and 9.3 miles from Bishop's Stortford. The urban layout runs mostly north to south, focused on Brent Pelham Hall and the Church of St Mary. To the north there is a lane to Meesden, to the west there is a lane to Great Hormead, to south there is a lane to Furneux Pelham and to the west there is a lane to Stocking Pelham.

Brent Pelham is evidence of the typical decline of rural villages and village life across Hertfordshire since the War. The village once served a largely self-sufficient rural area with local trades, a pub, and a post office, to support the village, its outlying farms and the rural community. Today, it is increasingly a dormitory for commuters into the nearby towns, this characteristic only dampened by the lack of a railway line and station. Today, apart from the single surviving pub, the range of other businesses and services has gone, either no longer viable or out-priced by house values. Denied many of the retail and work-settings for village life, civic life, as in so many villages, is now increasingly centred on the church and the surviving pub.

An interesting characteristic of Brent Pelham is the patchiness of historic development, with a number of fields mixed into the heart of the village. Outside the Conservation Area boundary, the mid-C20th houses on The Causeway is not of special interest to warrant inclusion within the Conservation Area due to the use of standard architectural designs lacking in local characteristics and variety, which has left it with a suburban quality at odds with the rural character of the village. It should be ensured through the Planning process that all future additions to Brent Pelham reference local characteristics.

### 5.3 Scheduled Ancient Monuments.

There are no Scheduled Ancient Monuments within the Brent Pelham Conservation Area.

#### 5.4 Areas of Archaeological Significance.

There is an AAS across most of the Conservation Area, which extends far past the Conservation Area boundary to the east.

5.5 Individually Listed Buildings. There are 19 Listed Buildings within the Conservation Area. Of this total; one dates from the C14th (5.3%), four date from the C16th (21%); nine date from the C17th (47.4%), two date from the C18th (10.5%), two date from the C19th (10.5%), and one dates from the C20th (5.3%). Brent Pelham Hall is a Grade I Listed Buildings, the highest grade of listing. All other Listed Buildings within the Conservation Area are Grade II.

A selection of Listed Buildings with abbreviated descriptions based on the National Heritage List for England entries is provided below. Full details of the various listed buildings in the Conservation Area can be found on the Historic England website at: [list.historicengland.org.uk](http://list.historicengland.org.uk)

### **GRADE I**

Brent Pelham Hall, including its gate piers and walls, are Grade I listed. The house is from 1608, following the rebuilding of the original timber-framed hall which was in existence by 1556. It was altered later in the C17th, and again in the late-C19th when works took place that perhaps removed uncharacteristic alterations that had been made in the intervening period, and inserted some reclaimed historic features from other houses. It is of two-storeys and attics, and has three important chimney stacks, all C17th in date, with one of two octagonal shafts, and one of carved brickwork in the form of garlands and fish scale patterns. There is a Victorian wing of 1898. Only glimpses of this fine building can be seen from public areas of the Brent Pelham Conservation Area, but nevertheless the focus of the historic development of the village is centred on this highly significant historic survival, and it is a key aspect of the character of the village.



Fig. 7: Brent Pelham Hall



Fig. 8: The gate piers and walls to Brent Pelham Hall

## GRADE II



Fig. 9: The Old Windmill

The C19th smock mill known as the “Old Windmill” is on the 2018 East Herts Heritage at Risk Register, and grant assistance may be available for its repair. It has a plaque over the door that reads 'Erected by W M Halden 1826'. It has an octagonal red brick base surmounted by a timber smock. It ceased work in 1886. It was adapted in the C20th to house a water tank and was clad in corrugated iron. Unfortunately at this time the interior was stripped of all its fittings.

Mill Cottage is C19th, contemporary with the Old Windmill, and is timber-framed and weather-boarded on a brick plinth. It has a slate roof, is of two storeys and three bays, and has a gabled rear extension.

Meesden Corner Cottage is C17th, and is timber-framed, plastered and weather-boarded, with a half-hipped thatched roof. It is of one storey and attics, and is of three bays, with small casement windows, three dormers, and has an axial brick chimney stack.



Fig. 10: Meesden Corner Cottage



Fig. 11: Bythorne Cottage

Bythorne Cottage is a C17th timber-framed cottage that was altered in C18. It is rendered under a plain tiled roof with an axial main chimneystack. It is of two storeys and three bays.



Fig. 12: The Old Forge

The Old Forge and the outbuilding to the south-east are a C17th range of timber-framed buildings, which are weather-boarded and rendered. The main house is thatched, and was formerly one single-storey cottage with attics and one two-storey cottage. The two-storey section is of three bays with an axial chimney stack. The range of C19th timber-framed and weather-boarded outbuildings were formerly used as a forge until the early-C20th.



Fig. 13: The Black Horse PH

The Black Horse Public House is a range of three connected buildings. The southern section is C18th, and is timber framed and rendered under a plain tile roof with an axial chimney stack. The central section is probably C17th, and is timber-framed and rendered under a slate roof. The northern section is a modern conversion of an earlier outbuilding, and is rendered brickwork under a tiled roof.



Fig. 14: Bridge Cottage. This is C16th or earlier, and is timber-framed, rendered and part weather-boarded, under a thatched roof. It is of one storey and attics.

The Bury is an early-C16th timber-framed two-storey house with rendered walls under a tiled roof, with three chimney stacks, and a crosswing on the eastern end. Originally built to a hall-house form, the date 1677 is inscribed on the rear entrance porch which likely signifies when the crosswing and floor were added. The single-storey bay at the west end was added in the C19th and in the late-C19th was used as the village post office. To the south-west of The Bury (and now linked to the house) is a C17th or earlier timber-frame five-bay barn, which had a floor inserted in the C18th, and a brickwork end bay incorporating a large chimney, above a fireplace and bread oven. To the south-east of The Bury is a C17th timber-frame five-bay double-aisled barn which is now a separate dwelling. The historic maps show that this group formerly had a southern barn or outbuilding, so that together they enclosed a central yard, but this was demolished in the mid-C20th when the agricultural use ceased.



Fig. 15: The Bury and the Barn to the south-west of The Bury



Fig. 16: The Church of St Mary



The Church of St Mary is a mid-C14th parish church in flint rubble, with a mid-C15th west tower of three stages, and an embattled parapet with a 'Hertfordshire spike' spire. It was heavily altered in the 1861-2, when the porch was built, the north organ chamber was added, most of the windows were renewed, and many internal features and fittings were removed. Surprisingly it was not listed until 1967. The church replaced an earlier church on the site, which was recorded in the C13th as being of poor quality construction.

Next to the Church of St Mary, and forming a picturesque grouping, is the C16-17<sup>th</sup> Church Cottage, a timber-frame building under a thatched roof, of one storey and attics. The cottage was previously subdivided into two dwellings.

To the south-east of Brent Pelham Hall is an C18th red brick single-storey Billiard Room under a slate roof.

Opposite the church is a K6 telephone box, of the type designed in 1935 by Sir Giles Gilbert Scott. They were made in cast iron by various contractors. It has now been converted to house a defibrillator.



Fig. 17: Church Cottage



Fig. 18: K6 Telephone box



Fig. 19: Stocks and Whipping Post. Outside the gates of the Church of St Mary is a C17th combined stocks and whipping post. The stocks have six leg holes and the whipping post has three wrist holes.

Pumphill Cottage is a C17th timber-framed cottage that is rendered and weather-boarded under a thatched roof. It has a central axial chimney stack and a gable chimney stack at its eastern end. In the C19th the cottage was subdivided into two dwellings, but it was converted back to a single dwelling in the C20th.



Fig. 20: Pumphill Cottage



Fig. 21: The Thatched Barn

The Thatched Barn is a C18th timber-framed five-bay barn, which has traditional black weatherboarding under a thatched roof. Formerly associated with Downhall Farm, it has now been converted to residential use.

Down Hall Farmhouse is a C17th timber-framed two-and-a half-storey house with gabled crossings to the northern and southern ends. It has rendered walls under a tiled roof, and a central chimney stack with diagonally set square shafts.



Fig. 22: Down Hall Farmhouse

#### 5.6. Important buildings within the curtilages of Listed Buildings.

It should be noted that s.1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 extends the protection of the listing given to the main building to include curtilage structures, buildings and boundaries. These have, therefore, enhanced protection above that provided by being within a conservation area.

#### 5.7. Non-listed buildings that make an important architectural or historic contribution.

This Character Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the late-19th and early-C20th century and are an important element in the built form and historic evolution of the Conservation Area and make a positive contribution to its special interest, character and appearance.

Category 1 buildings are shown red on the Character Analysis Map and are well-preserved and retain most important architectural features, for example good quality windows, chimneys and other architectural features that are considered worthy of additional protection through an Article 4 direction.

Category 2 buildings are shown in orange on the Character Appraisal Map and are good buildings, clearly worthy of retention but which have lost some key architectural features or have suffered modern replacements out-of-keeping with the building. These buildings are considered worthy of restoration which additional planning controls through an Article 4 direction would help deliver (and then, subsequently, retain).



Fig. 23: Interesting outbuilding at The Kennels in a poor state of repair



Fig. 24: Huntsman's House, built in the first decade of the C20th



Fig. 25: Stables and outbuildings at The Kennels



Fig. 26: 1 and 2 Kennels Cottages, built in the first decade of the C20th



Fig. 27: Cole Green Farmhouse, built in the first decade of the C20th



Fig. 28: 1 and 2 Farm Cottages, built in the first decade of the C20th.



Fig. 29: The Old Schoolhouse. A mid-C19th school building converted into a house in the mid-C20th.





Fig. 30: Stocks View dated 1901 and initialled EEB



Fig. 31: The Village Hall, built in the early-C20th



Fig. 32: The Lodge outside Brent Pelham Hall



Fig. 33: 1 and 2 Pump Hill dated 1905 and initialled EEB



Fig. 34: The Old Vicarage, a mid-C19th (post 1839) house extended in the late-C19th and C20th



Fig. 35: Bonnymead Cottage



Fig. 36: Hall Farmhouse. An attractive mid-C19th building but it would be improved by the removal of the exterior pipework on the principal elevation.



Fig. 37: Outbuildings and Stables at Hall Farm



Fig. 38: 3 and 4 Pump Hill, built in the first decade of the C20th



Fig. 39: Downhall House, built late-C19th



Fig. 40: 1, 2, and 3 Lower Cottages, built late-C19th



Fig. 41: 4 and 5 Lower Cottages, built in the first decade of the C20th

5.8 Walls, railings and gates that make an important architectural or historic contribution.

Walls, railings, and gates so identified are protected to varying degrees by virtue of exceeding specified height relevant to the Conservation Area or by being listed or within the curtilage of a listed building. Notable and attractive features include:

- a) The railings outside The Lodge
- b) The railings around a grave at the eastern end of the Church



Fig. 42: The railings outside The Lodge



Fig. 43: The railings around a grave at the eastern end of the Church

5.9 Other distinctive features that make an important architectural or historic contribution.

There are various other distinctive features within the Conservation Area that make a positive contribution to its character and appearance. These include, but are not limited to, the following:

- a) The War Memorial
- b) The pump on Pump Hill
- c) The pump outside The Black Horse PH
- d) The carved bench outside The Village Hall





Fig. 44: The War Memorial



Fig. 45: The pump on Pump Hill



Fig. 46: The pump outside The Black Horse PH



Fig. 47: A C21st unique and memorable hand carved bench.

5.10 Important Open Spaces. Within the Brent Pelham Conservation Area there are various areas of open space identified as being of particular importance to the character and appearance of the Conservation Area. These are:

- a) The grounds of Brent Pelham Hall
- b) The field north of the church
- c) The field west of The Old Vicarage
- d) The churchyard of the Church of Saint Mary
- e) Land to the east of Pump Hill

These areas of open space should be protected from development that would harm their open character through the Planning Process.



Fig. 48: The Church of St Mary views across the open land to the north, known locally as “Bumbles Field”.

#### 5.11 Wildlife sites.

There are no designated wildlife sites within the Brent Pelham Conservation Area.

#### 5.12 Historic Parks and Gardens.

A Locally Important Historic Park and Garden has been designated at the grounds of Brent Pelham Hall. This was identified as being of Local importance in the East Herts 2007 Historic Parks and Gardens Supplementary Planning Document. The majority of this identified area falls within the boundary of the Conservation Area.

The entry reads: “*Brent Pelham Hall, Brent Pelham: 17th Century House, Grade I on site of earlier 16th Century timber framed building, with formal gardens, walled gardens, lake, lime avenue (linking house to St. Marys Church). 1898 Victorian wing added, stables, modern ancillary buildings. Currently (2006) being upgraded to*

*design of Kim Wilkie, Landscape Architect, with new tennis courts, potages, kitchen garden, summerhouse, fish pond”.*

#### 5.13 Particularly important trees and hedgerows.

Those trees that are most important are shown very diagrammatically on the Character Analysis Map on p.31. They are:

- a) Two trees to the west of Meesden Corner Cottage
- b) Two trees to the east of Meesden Corner Cottage
- c) Three trees along the road north of the church
- d) Four trees in the churchyard
- e) Four trees next to The Village Hall
- f) Trees either side of the lake in the grounds of Brent Pelham Hall
- g) Tree outside of Downhall House
- h) Tree outside of Down Hall Farmhouse
- i) Tree outside of South View

The robust hedgerows that are typical of the area form strong boundaries, and enable a decisive change of character between the village and the open countryside beyond. Various important hedgerows which help define the boundaries of the village and positively influence the character and appearance of the Conservation Area have been identified on the Character Analysis Map on p.31. They are:

- a) Along the north side of the road along Conduit Lane
- b) Either side of Pump Hill south of Down Hall Farm
- c) Along the east side of The Causeway
- d) South of Cole Green Farmhouse
- e) Along either side of the lane up to The Kennels
- f) Along the boundary of Bonnymead Cottage

There is a dense wooded area between the Black Horse PH and Brent Pelham Hall, as shown on the Character Analysis Map on p.31. This forms a strong defined boundary between the urban area along the street and the open fields beyond, and has a positive impact on the character and appearance of the Conservation Area.



Fig. 49: Trees line the path along the River Ash



Fig. 50: A prominent tree at the bottom of Pump Hill



Fig. 51: Trees either side of the road heading north past Brent Pelham Hall



Fig. 52: Prominent trees in the grounds of Brent Pelham Hall

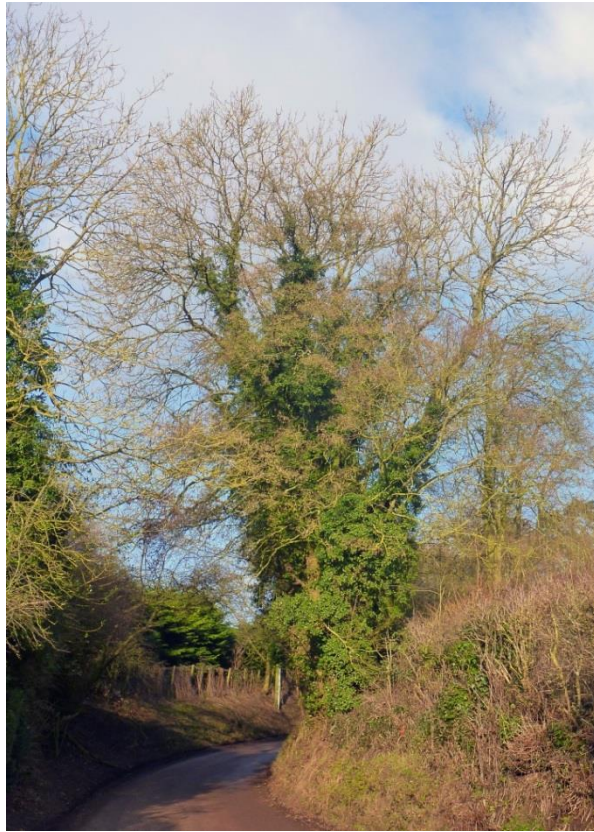


Fig. 53: Tree on lane towards The Kennels



Fig. 54: Tree past Meesden Corner Cottage



Fig. 55: Tree outside the Black Horse PH



Fig. 56: Trees opposite The Old School House



#### 5.14 Important views.

A selection of important views to be protected is shown on the Character Analysis Map on p.31. These are all located along The Street, which forms the West-East spine that runs through the village. As per the 'eye' symbol shown on the Character Analysis Map, they are:

- a) View looking east along Conduit Lane
- b) View looking north along Pump Hill.
- c) View looking across the open space to the north of the church, known locally as "Bumbles Field".



Fig. 57: View looking east along Conduit Lane



Fig. 58: View looking north along Pump Hill.

### 5.15 Elements harmful to the Conservation Area.

The Character Analysis Map on p.31 shows buildings and places that make no particular contribution to the special interest of the Conservation Area ('neutral') and those that are actually harmful. The demolition of the former would not normally be a concern, subject to the details of the replacement being known and the opportunity to secure development that makes a positive contribution being taken. Often these are post-war infill properties where insufficient attention has been paid to reinforcing local building forms, character, architectural details and materials. For those features causing actual harm, it would be highly desirable to see these removed and replaced with forms of development of appropriate designs that make a positive contribution to the special interest of the Conservation Area. Whilst seeking such enhancements, we will need to be mindful of the South Lakeland Case, where the House of Lords decided that a development that merely maintains the status quo, perhaps by replacing a building that detracts from the character and appearance of the conservation area with a similarly detrimental building, would satisfy the statutory consideration. However, since that decision the NPPF has been adopted which seeks positive improvement in conservation areas. Therefore in order to comply with both the statutory consideration and the NPPF policies we are required to take into account the desirability of opportunities to enhance the character and appearance of a conservation area. As such, whilst the South Lakeland case is still relevant to the interpretation of statute, its effect on decision-making has been somewhat negated by the policies in the NPPF.



Fig. 59: Dilapidated building behind Hall Farmhouse.

### 5.16 Threats and Opportunities

It is important that all new buildings that will fall within the Conservation Area boundary properly respond to their context. A threat to the character and appearance of the Conservation Area is inappropriate new development, using unsuitable architectural cues and/or inappropriate modern materials. New, sustainable buildings which fully respond to their context, with thoughtful, ambitious and memorable architectural designs, and a suitable choice of traditional materials or, where appropriate to the design, high quality tasteful modern materials are a real opportunity to enhance the character or appearance of the Conservation Area.

### 5.17 Suggested Boundary Changes.

Councils have a responsibility to ensure such areas justify conservation area status and are not devalued through the designation of areas that lack special historic or architectural interest. Prior to the proposed revisions set forth in this document, the boundaries of the Brent Pelham Conservation Area have been unchanged since the area was designated in 1977. In a number of places the existing area does not define, as current Historic England guidance requires they should, where there was a clear change of character and a defensible boundary.

The boundary changes proposed to be adopted through Part C – Conservation Area Management Proposals on p.31 relocate the boundary to locations that correctly define the relevant change of character from settlement to countryside.

## **6. Summary of Special Interest of the Brent Pelham Conservation Area**

The overall characteristics of the Conservation Area can be summarised as follows:

- a) A historic village with many significant buildings demonstrating layers of historic evolution. The surrounding landscape is largely farmland underlining the rural past of the village.
- b) The public realm is of a rural character, and the village has avoided excessive traffic management measures which have blighted many other villages in Hertfordshire.
- c) Buildings in general follow a clear building line along the street. They are mainly two storeys and of traditional construction, design and materials.
- d) The village is punctuated by fields and holdings that abut it or are visible immediately behind the array of houses – testimony to its rural origins and the ad hoc nature of development in the past.
- e) The village is quite visually enclosed with most long views being along the undulating roads. Views of the surrounding countryside mainly unfold beyond the line of houses although peeks between houses of trees are important. There are a number of good transverse views giving a sense of space and the rural setting.

## 7. Summary of Issues

Issues facing the Conservation Area at present can be summarised as follows:

- a) Many good quality historic houses have been harmed by poor quality alterations and the use of modern materials. Increasing public interest in photovoltaic (PV) and solar panels has much potential to cause harm. Such matters contribute to the declining quality and run-down appearance of parts of the Conservation Area. Consideration should be given to introducing an Article 4 direction to control minor development, arrest the decline of the area and, in time, restore those buildings presently harmed by poor quality alterations.
- b) The loss of timber windows and doors and other architectural joinery and their replacement with PVCu, aluminium or other inappropriate modern materials is a particular threat. The use of slim line double-glazed units in non-listed buildings is generally acceptable with, in many instances, the casements and sashes capable of adjustment to accommodate the units. If not, new double-glazed timber frames may be acceptable provided that the original window design and materials are replicated.
- c) It should be assumed that, as a popular village, that development pressure will continue that seeks to meet housing demand. Cul-de-sac development should avoid being overly self-contained and be designed to ensure good secondary links with adjacent sites. Much recent housing has been of only neutral quality that has diluted the character and appearance of the area. High quality design and materials that reinforces local character should be demanded of all future development within the Conservation Area.
- d) Where buildings are identified on the Character Analysis map as being 'neutral' it must be possible to redevelop to a high design standard such that the replacement property enhances the character and appearance of the Conservation Area.
- e) Reasonable steps should be taken to protect local facilities as a means of supporting village life.
- f) There are private gardens around many of the houses. These contribute greatly to views from and between the houses and are important for wildlife. Their loss to piecemeal development would have an adverse effect on the character of the area.

The issues raised above can be brought under planning control with an up-to-date and rigorously applied Article 4 direction. Steps to seek the restoration of lost vernacular features may also be sought both through local policy, and the persuasion of the owners.

## PART C – CONSERVATION AREA MANAGEMENT PROPOSALS

### 8. Management Proposals.

#### 8.1. Revised Conservation Area Boundary.

The revised boundary is shown on the Character Analysis Map on p.31 and includes the following amendments.

- a) De-designate: Land south of Down Hall Farmhouse.

*To remove areas of no special interest.*

- b) De-designate: Strips of land either side of the road north of Meesden Corner Cottage.

*To remove areas of no special interest.*

- c) Designate: Land around Huntsman House and the Old Windmill.

*To include areas of special interest.*

- d) Designate: Lane west of Meesden Corner Cottage and land around Cole Green farm.

*To include areas of special interest.*

- e) Designate: Land north of The Bury.

*To rationalise the boundary.*

- f) Designate: Land at Bonnymead Cottage and land to east of Bonnymead Cottage.

*To include areas of special interest.*

- g) Designate: Land west of Pipers End.

*To rationalise the boundary.*

- h) Designate: Land west of Apple Cottage.

*To rationalise the boundary.*

- i) Designate: Land north-east of Downhall Barn.

*To rationalise the boundary.*

## 8.2. General Planning Control and Good Practice within the Conservation Area.

All 'saved' planning policies are contained in the East Herts Local Plan Second Review adopted in April 2007. It is currently in the context of this document and the National Planning Policy Framework (NPPF) that the District Council will process applications. The NPPF is supplemented by Planning Practice Guidance. One such guidance note of particular relevance is 'Conserving and Enhancing the Historic Environment'. Historic England is also committed to the production of a series of 'Good Practice Advice' notes to supplement the above. In due course the 2007 Local Plan will be replaced by the District Plan whose policies will then have full weight.

## 8.3. Contact and advice.

Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Officers to seek pre-application advice.

Telephone: 01279 655261

E-mail: [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk)

Website: [www.eastherts.gov.uk](http://www.eastherts.gov.uk)

Or write to: Development Management, East Herts District Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

## 8.4. Guidance Notes.

Applicants may also wish to refer to one of the several Guidance Notes previously referred to and available on the Council's website at:-  
[www.eastherts.gov.uk/conservationareas](http://www.eastherts.gov.uk/conservationareas)

## 8.5. Development Management - Potential need to undertake an Archaeological Evaluation.

Within the sites designated as being an Area of Archaeological Significance (as shown on either the adopted Local Plan or emerging District Plan), the contents of policies BH1, BH2 and BH3 are particularly relevant.

## 8.6. Listed Building Control and Good Practice.

Those buildings that are individually listed are identified on the Character Analysis Map on p.31 and within the text of this document. Other pre-1948 buildings, structures or walls within the curtilage of a Listed Building may be similarly protected in law. Please seek pre-application advice on this point. Listed Buildings are a significant asset in contributing to the quality of the Conservation Area. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.

## 8.7. Development Management – Unlisted Buildings that make an Important Architectural or Historic Contribution.

This Character Appraisal has identified at 5.7 a number of unlisted buildings/ groups of buildings that make an important architectural or historic contribution to the character or appearance of the Conservation Area. Any proposal involving the demolition of these buildings is unlikely to be approved.



8.8. Development Management – Other unlisted distinctive features that make an Important Architectural or Historic Contribution.

This Appraisal has identified various railings, walls, and gates that make a particular contribution to the character of the Conservation Area. Some are protected from demolition by virtue of exceeding the specified heights relevant to Conservation Area legislation or by Listed Building legislation. Any proposal involving the demolition of these railings, walls, and gates is unlikely to be approved. Removal of other PD rights involving the alteration of non-listed railings, walls, and gates will be considered.

8.9. There are other distinctive features that are integral to some of the important unlisted buildings identified above that make an important architectural or historic contribution, including chimneys, windows and other architectural detailing. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. The Council would then consider any comments made before deciding whether to confirm or amend the Direction.

8.10. Development Management – Wildlife Sites. Any development that adversely affects wildlife species occupying such sites will not normally be permitted and would need clear justification. Proposals will be considered against Policies ENV14 and ENV16 of the Local Plan.

8.11. Development Management – Important Historic Parks and Gardens. EHDC Supplementary Planning Document ‘Historic Parks and Gardens’ has identified the grounds of Brent Pelham Hall as being of local importance. Proposals that significantly harm such gardens special character will not be permitted and will be considered against Policy BH16.

8.12. Planning Control – Important open land, open spaces and gaps.

This Character Appraisal has identified the following particularly important open spaces:

- a) The grounds of Brent Pelham Hall
- b) The field north of the church (known locally as “Bumbles Field”)
- c) The field west of The Old Vicarage
- d) The churchyard of the Church of Saint Mary
- e) Land to the east of Pump Hill

These open spaces will be protected. Other open spaces within the village, e.g. the school playing field, may have high amenity value but lack conservation special interest.

8.13. Planning Control – Particularly important trees and hedgerows. Only the most significant trees are shown diagrammatically. It has not been possible to plot trees on inaccessible land. Subject to certain exceptions all trees in a Conservation Area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for

protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety.

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

8.15. Enhancement Proposals. The Character Appraisal has identified a number of elements that detract which are summarised in the Table below together with a proposed course of action; other actions are also identified. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will generally be achieved only with the owner's co-operation.

8.16 Schedule of Enhancement Proposals

| <b>Detracting element</b>   | <b>Location</b>                 | <b>Proposed Action.</b>   |
|---|---------------------------------|---|
| Historic pump   | Pump Hill                       | Paint pump and ensure long-term maintenance   |
| Railings in Graveyard   | Churchyard of Church of St Mary | Paint railings and ensure long-term maintenance   |
| Building in state of disrepair at Hall Farm   | To rear of Hall Farm House      | Building should be taken down and site should be cleared  |
| Outbuilding in a poor state of repair   | By the roadside at The Kennels  | Owner should undertake repairs that preserve this buildings interesting historic character. If this building had no use, a new use should be found that secures future maintenance. |
| Grade II listed former windmill in a poor state of repair, and included on the 2018 EHDC HAR register | The Old Windmill at The Kennels | Owner should undertake repairs that preserve this buildings interesting historic character. If this building had no use, a new use should be found that secures future maintenance. |
| Loss of local facilities that is eroding village life and changing the character of the area.         | Extensive.                      | Through Neighbourhood Plan, planning system and associated protection measures.   |
| Poor quality alterations and materials implemented under permitted development rights.                | Scattered                       | Seek to implement an Article 4 direction. Protect and preserve surviving features and seek to restore previously lost features through future planning applications.                |

|   |           |   |
|---|-----------|---|
| PVCu replacement window and doors and thick double glazing.   | Scattered | Seek to implement an Article 4 direction. Retain historic originals and improve quality through future planning applications.     |
| Modern development of neutral architectural quality harming the character and appearance of the CA. | Scattered | Seek better architectural quality that reinforces local styles and materials for future developments through the planning system. |
| Pressure for back-land development on gardens.  | Scattered | Avoid harm through the planning system.   |
| <b>Other Actions.</b>   |           |   |
| For discussion with Parish Council and community.   |           |   |

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## Appendix 1

Historic England, in its Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016) provides a useful checklist to identify elements in a conservation area which may contribute to the special interest. The checklist is reproduced below:-

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution provided that its historic form and values have not been eroded.