



# **CRABB'S GREEN CONSERVATION AREA**

## **CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**



**Adopted 25 July 2018**

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

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# **CRABB'S GREEN 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 Crabb's Green 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;

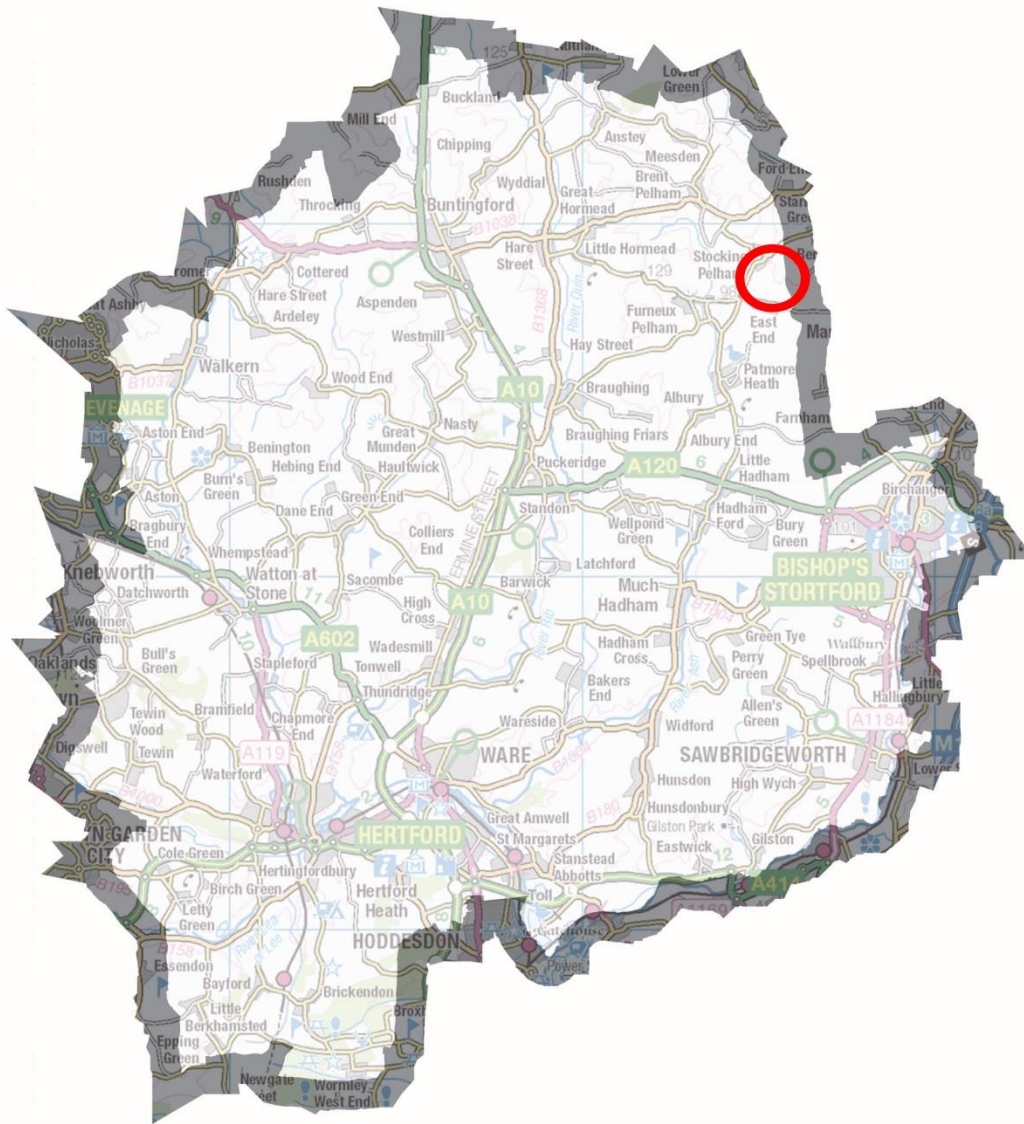
- Proposes measures and initiatives that address the threats to the Conservation Area's special interest, character and appearance identified in the Character Appraisal;
- Proposes initiatives and projects that exploit the opportunities identified in the Character Appraisal that both preserve and enhance 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 Crabb's Green) 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 by 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 Building Grants 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, updated in 2012/2013 and again in 2016, 2017, and 2018. This document is available on the Council's website. There are no such buildings identified as being 'At Risk' within the Crabb's Green Conservation Area.

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. Crabb's Green Conservation Area was designated in 1981.

## PART B – CONSERVATION AREA CHARACTER APPRAISAL

### 3. Origins and Historical Development

3.1 Within the conservation area boundary there are four records held on the Historic Environment Record by the County Archaeologist. One of these is for a listed building, namely Crabb's Green Farmhouse; one is for a former historic building known as Sweetfield Cottage; one is for the green itself; and the final entry is for a possible moated site just to the south of the green.

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

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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

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.

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, and the possible moated site to the south of the green at Crabb's Green may date from this time. It has been suggested that the moated sites around the area, "now almost obliterated, would have formed a formidable chain of obstacles to marauders<sup>9</sup>". 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>10</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 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> Cherry, 1974

<sup>10</sup> Bailey, 2000

<sup>11</sup> Morris, 1976

In pelehā ten' Radulf de epō. i. hid 7 i. uirg. Tpa ē pōc.  
 v. car. In dñio sunt. ii. 7 iii. pōc fieri. Ibi. ii. uilli 7 iii. bord  
 hnt. ii. car. Ibi. v. serui. 7 i. cot. pasta ad pec. Silua. xx.  
 porc. Val 7 ualut. iiii. lib. T. R. E. v. lib. Duo fr̄ tenuer̄  
 boē Asgari. 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. uills 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 Asgari. 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 v. bord hnt. 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. teignu. hōz un' hō Anschil 7 alt' hō Goduini. 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. uing'.  
 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 Algar. 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.

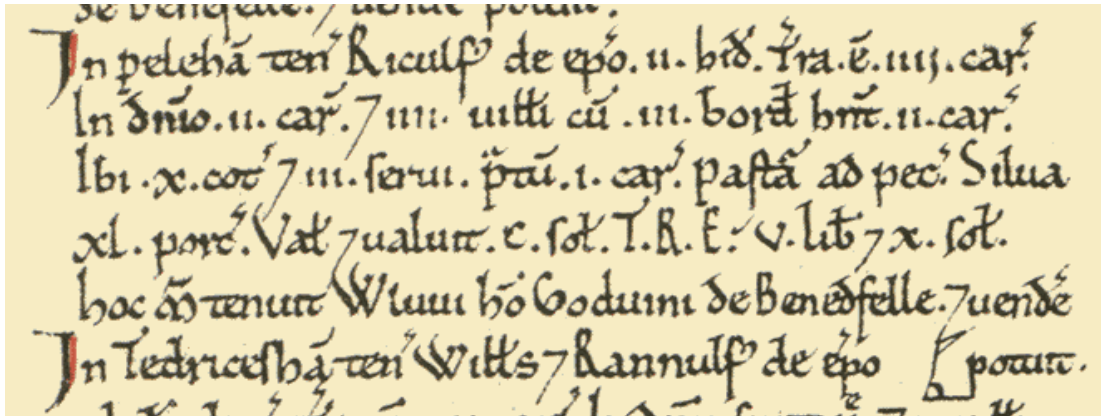
In pelehā ten' .ii. milites de epō. iii. hid' 7 i. uing'. 7 pa. ē  
 vii. car'. In dño sunt. iii. 7 p'br' cū vii. uill' hñc. iii. car'.  
 Ibi. vii. bord' 7 vi. coc'. 7 i. seruus. p'cū. ii. car' 7 dim'.  
 pasta ad pec'. Silua. c. porc'. Val' 7 ualut. v. lib. T. h. E.  
 vi. lib. hoc ad tenuer'. u. reigri.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

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

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

<sup>13</sup> Morris, 1976

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

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

- Stokenepelham – 1235
- Stocken Pelham – 1255
- Stokkenepelham – 1303
- Stokking Pelham – 1428
- Stockypellam – 1566

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 Stocking Pelham must have been so distinguished “by some kind of defence made of logs and trunks or by the land being covered with stumps”. Stocking comes from the Old English “stoccen, and adjective from stocc”. Crabb’s Green is associated with the family of “John Crabbe” in 1294. The reference ‘The Oxford Dictionary of English Surnames’<sup>16</sup> states that the surnames Crabb, Crabbe, and Krabbe are found as Crabbe in 1188 and 1217, and originate from the Old English crabba, meaning crab, “either for one who walked like a crab ... or, as in German and East Frisian, for a cross-grained, fractious person”, or from the Middle English crabbe, meaning wild apple, which was used for “persons ‘crabbed, cross-grained, ill-tempered””.

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. Crabb’s Green is no different. Settlement at Crabb’s Green, lying just to the south of Stocking Pelham, is likely to have initially occurred around the possible moated site to the south of the green, possibly on the present day site of Crabb’s Green Farmhouse. According to the HER, the origins of Crabb’s Green Farmhouse may date back to around c1500, but this may have been a previous building on the site. Either way, the Farmhouse was built or nearly completely rebuilt in the C17th or earlier. The listed barn to the rear of the Farmhouse was built in the C17th. Also in the C17th a cottage known as Sweetfield was erected to the west of the green, and either in the C17th or C18th a cottage known as Blessings was erected to the north of the green. Both of these cottages are likely to have been built for farm labourers.

3.11 In the 1861 census the population of the Parish of Stocking Pelham was 126<sup>17</sup>. A school was built in Stocking Pelham in 1872<sup>18</sup>. Kelly’s Directory of 1874 lists the following commercial entries; rector; farm bailiff; farmer and butcher; publican and shopkeeper. From the limited number of local trades it can be seen that Stocking Pelham was not self-sufficient, and would have relied on services provided elsewhere, such as in neighbouring villages.

3.12 Evidence of the evolution of the green from historical maps shows that on the 1878 to 1889 OS map, the general layout of the green and its boundaries were established and they still exist in a relatively unchanged state today. Crabb’s Green

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<sup>15</sup> Ibid

<sup>16</sup> Reaney and Wilson, 1997

<sup>17</sup> Kelly, 1862

<sup>18</sup> Kelly, 1872

Farm still had a southern range of farm-buildings surrounding a yard, in a group with the Farmhouse and the remaining rear barn.

3.13. Following the First World War, there was a huge population decrease in rural areas, which reduced the locally available labour, and drove farmers into mechanisation, ripping up more and more hedging and trees to create larger and larger fields for arable crops. Although areas vary, it is thought that North-East Hertfordshire has lost over two thirds of the hedges that it had in the late-C19th. Unfortunately none of this prevented an agricultural depression in the 1930s. However, in Crabb's Green the historic OS maps show that little changed.

3.14 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. In Crabb's Green the historic OS maps shown that again very little changed in terms of trees and hedges, but the southern range of farm-buildings at Crabb's Green Farm were demolished by the time of the 1978 OS map, undoubtedly because they were considered unsuitable for modern agricultural needs.

3.15 In the mid-1960s the Herts-Essex Electrical Transfer Station was built immediately to the south of Crabb's Green<sup>19</sup>. Covering 35 acres this was one of the largest in Europe at the time. This dramatically altered the rural setting of Crabb's Green, and the pylons visible above the trees to the south of the green are ever present in views.

3.16 In 2003 the C17th single-storey former farm labourers cottage known as Sweetfield was destroyed in a fire, and its loss greatly harmed the character and appearance of the Conservation Area. The lost building was Grade II listed, and was of sufficient interest to have been featured in Hertfordshire Houses by JT Smith. A modern two-storey replacement dwelling was built on the site soon afterwards.

3.17. 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.

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<sup>19</sup> Cherry, 1974

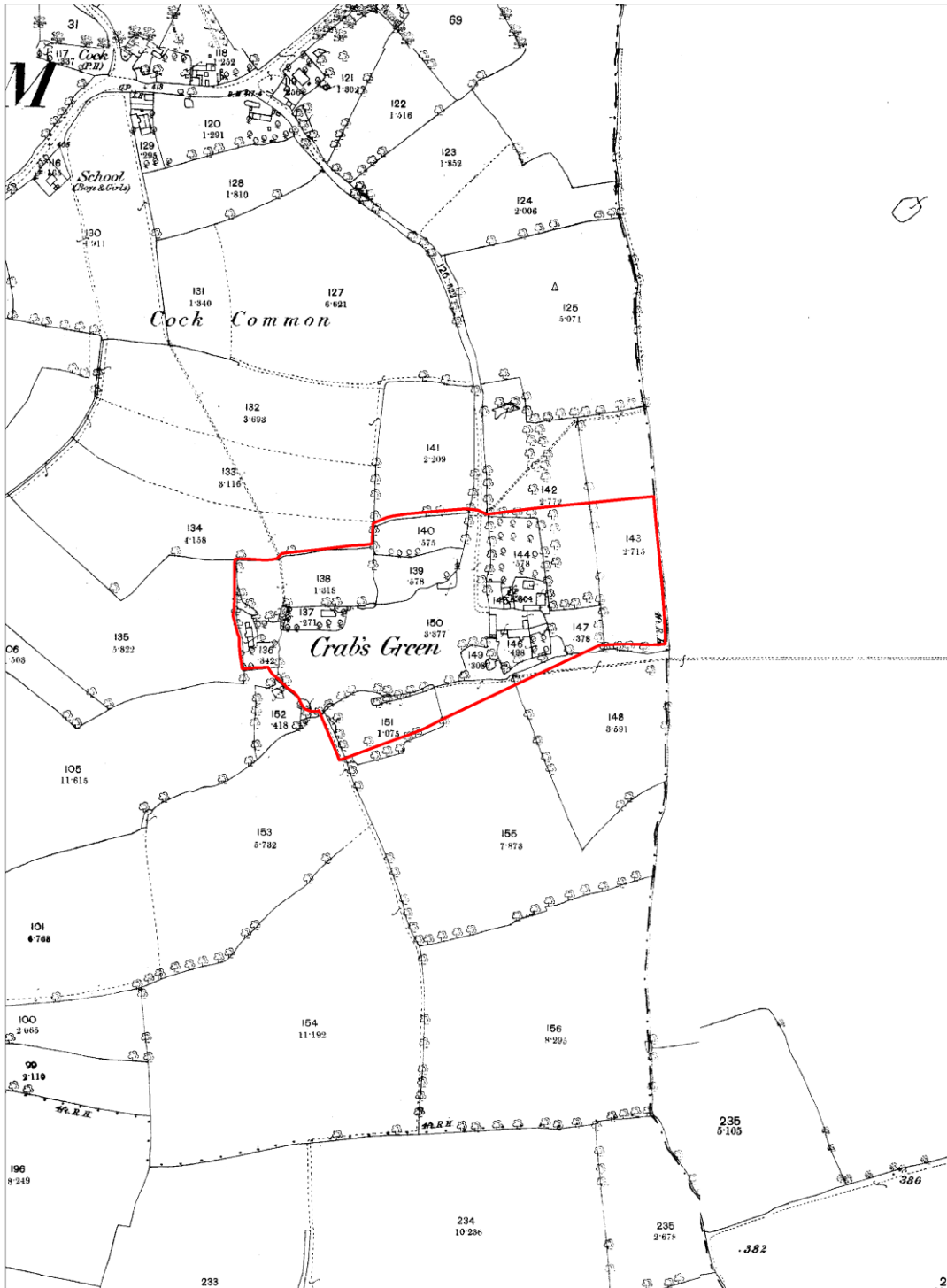


Fig. 2: 1878-89 Historic Ordinance Survey Map

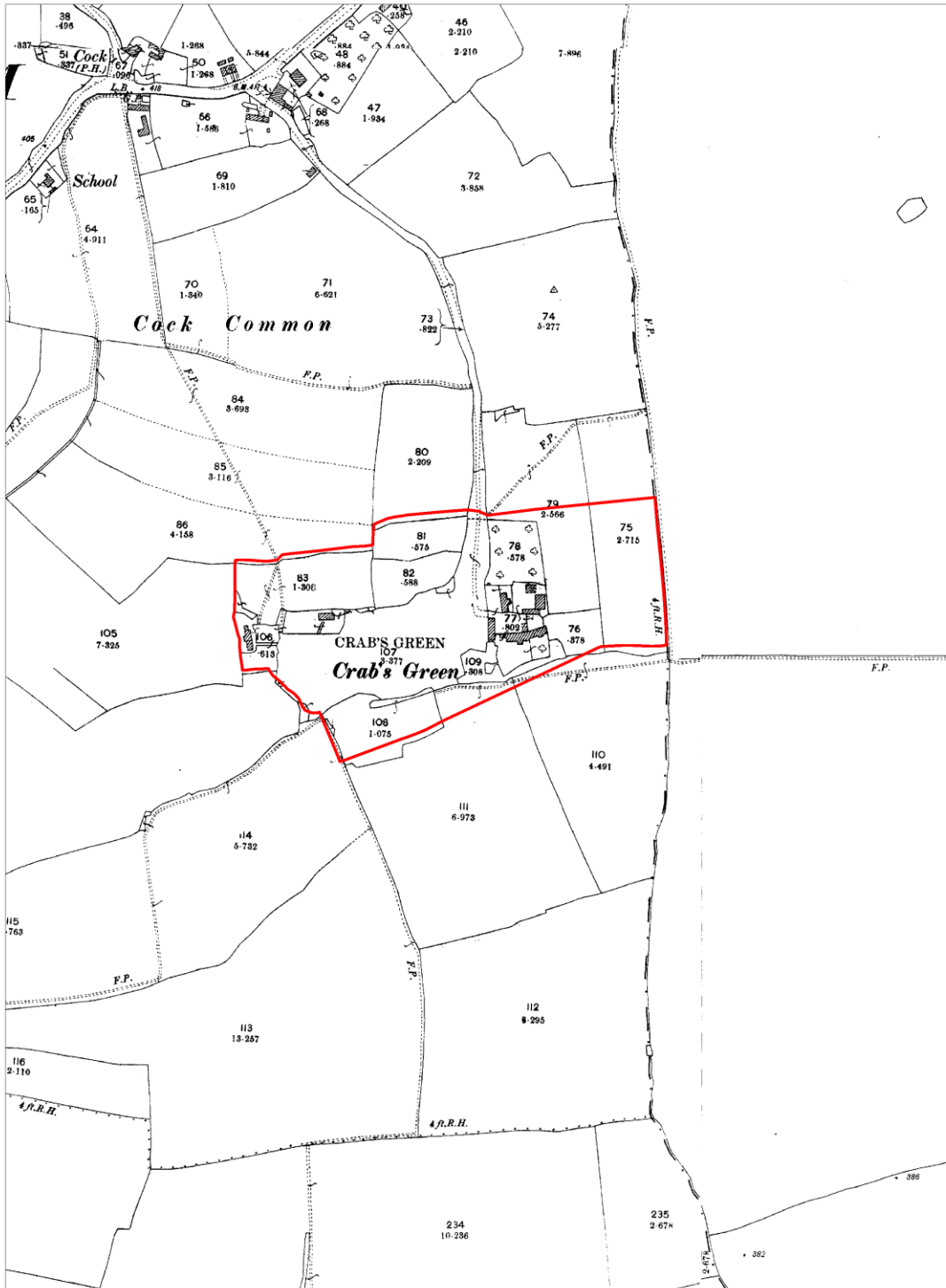


Fig. 3: 1898 Historic Ordinance Survey Map

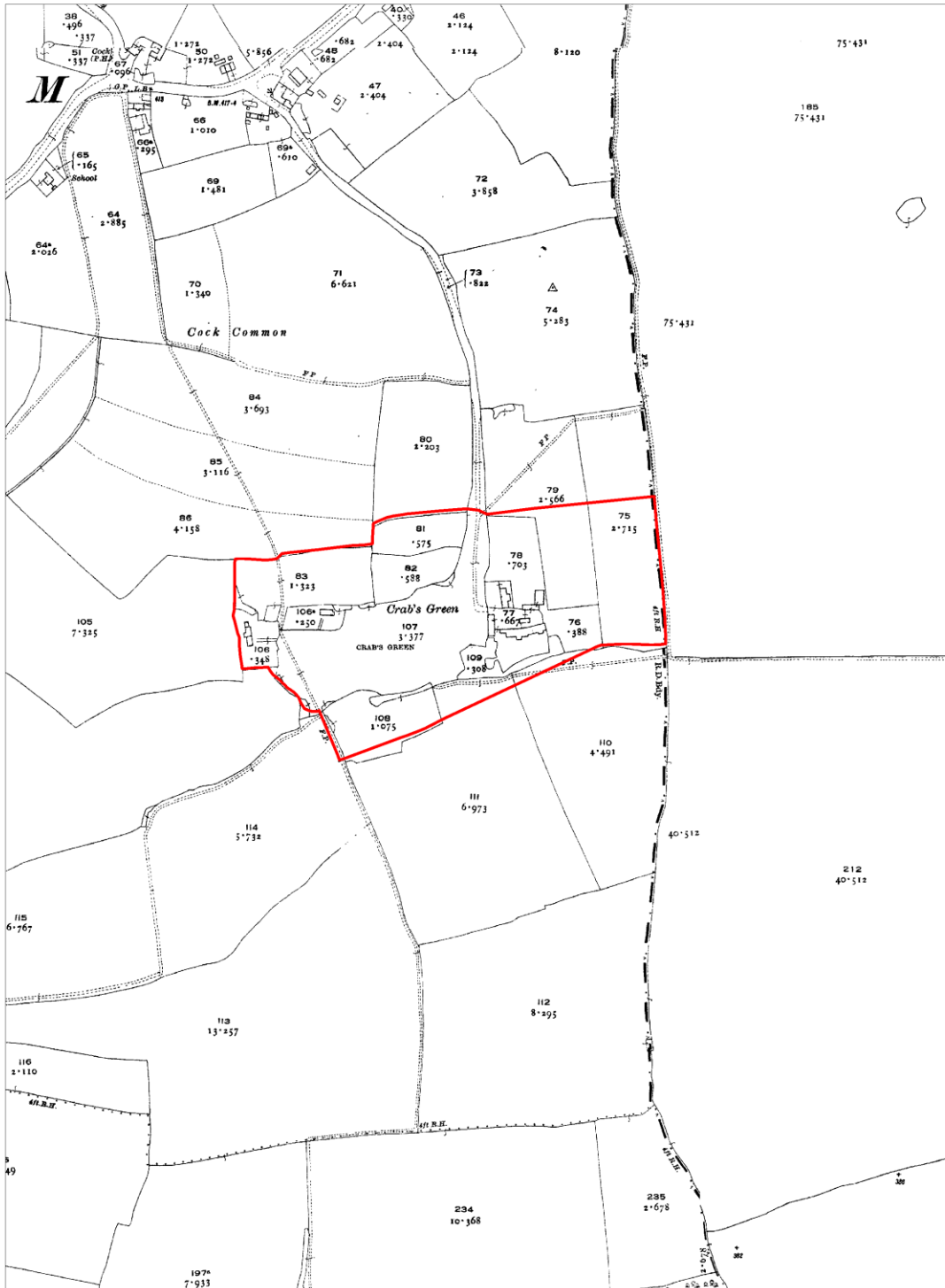


Fig. 4: 1920-1924 Historic Ordinance Survey Map

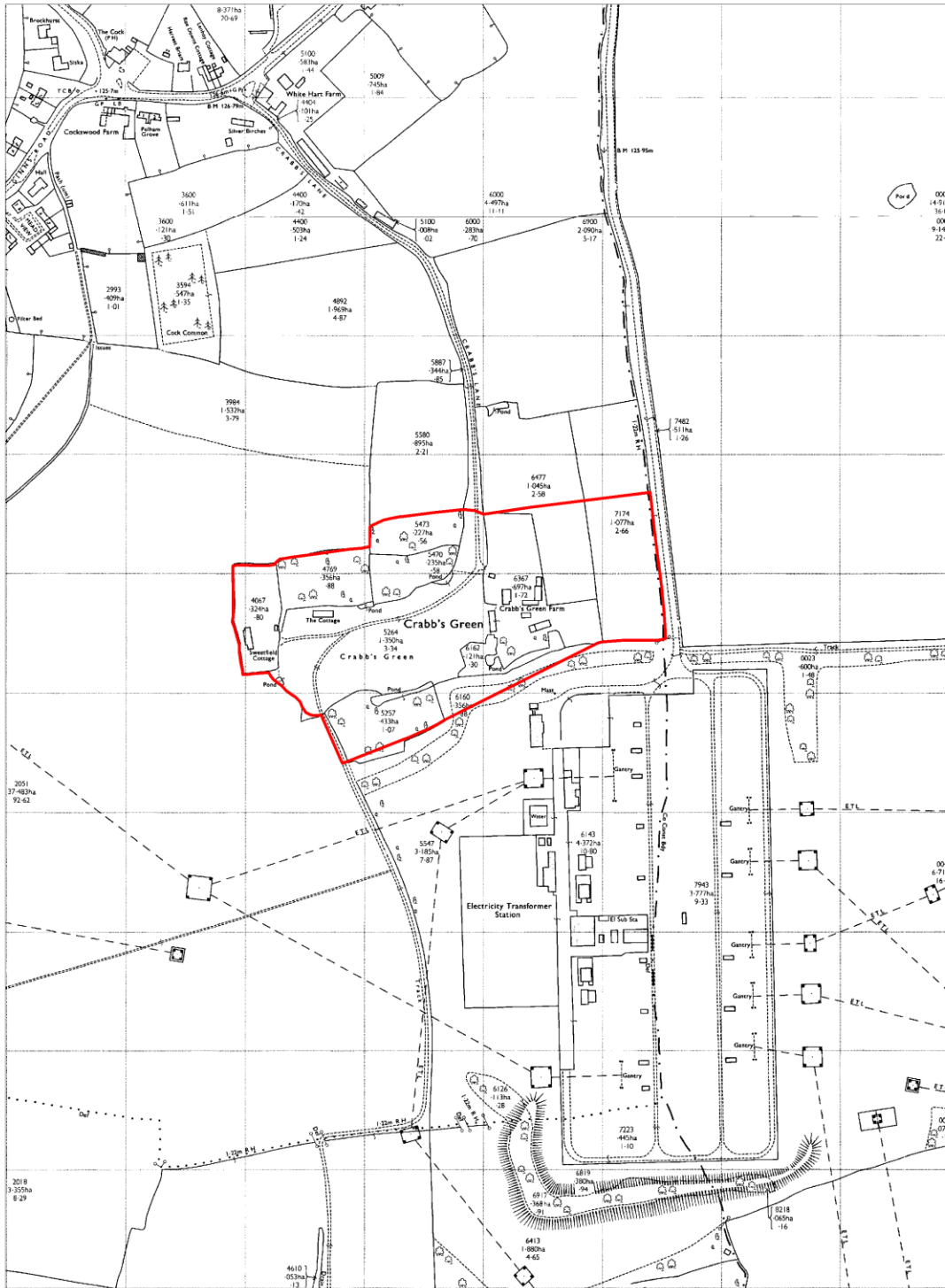


Fig. 5: 1978 Historic Ordnance Survey Map

#### **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 p32.

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

There are no Scheduled Ancient Monuments within the Crabb's Green Conservation Area.

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

These are designated locally by East Herts District Council on advice from Hertfordshire County Council. There are no such areas within the Crabb's Green 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 are briefly described, such abbreviated descriptions being based on the national list. 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.

Non-listed buildings and structures often make an important positive contribution to the architectural or historic interest of the Conservation Area and are thus identified in Character Appraisals. 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.26. 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.26. 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.26.

#### 4.10. Important views.

These are identified by the Character Appraisal and on the Character Analysis Map on p.26.








#### 4.11. Conservation Area boundaries.

In suggesting any revisions to the Conservation Area boundaries (see Part C – Conservation Area Management Proposals from p.26), 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.

# Crabb's Green Conservation Area Appraisal

## Map 2: Character Analysis Map

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- All 'saved' Local Plan Policies and Government planning policies set out in the 'National Planning Policy Framework' (NPPF) apply as appropriate
-  Revised conservation area boundary; local policies BH5-BH6 particularly apply
  -  Individually listed buildings/structures; NPPF policies apply
  -  Neutral buildings
  -  Important open spaces to be protected
  -  Important water features to be protected
  -  Trees or dense wooded area and hedgerows making a positive contribution
  -  Selected important views to be protected



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 Crabb's Green 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 Overview.** Crabb's Green is just to the south of Stocking Pelham, and is accessed by a single vehicular route from the north east of the green. There are various other rights of way around the green, including a link to the north west of the green, to the south west of the green, and to the south of the green.

**5.3 Scheduled Ancient Monuments.** There are no Scheduled Ancient Monuments within the Crabb's Green Conservation Area.

**5.4 Areas of Archaeological Significance.** There are no Areas of Archaeological Significance within the Crabb's Green Conservation Area.

**5.5 Individually Listed Buildings.** There are 3 Listed Buildings within the Conservation Area, which are: Blessings; Crabb's Green Farmhouse; and the Barn at Crabb's Green Farm.



Fig 6: Crabb's Green Farmhouse.

This is a Grade II listed building, listed in 1985, which according to the list description is C17th or earlier. It is of a timber-frame construction, and is of one and a half storeys, with an axial chimney. It would have originally been thatched but now has a tiled roof. There is a C20th extension on the north end. To the rear is a Grade II listed C17th timber-frame barn of three bays.



Fig 7: Blessings, or The Cottage.

This is a Grade II listed building, listed in 1975, which dates from the C17th or early C18th. It is one-storey timber-framed three-bay building in a linear plan with an axial chimney.

#### 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 Important Open Spaces. Within the Crabb's Green Conservation Area the green is an area of open space identified as being of particular importance to the character and appearance of the Conservation Area. This area of open space should be protected from development that would harm its open character through the Planning Process.

#### 5.8 Wildlife Sites.

A small Wildlife Site has been designated as Crabb's Green Common, which is wholly within the Conservation Area boundary. A second, far larger, Wildlife Site has been designated as Stocking Pelham Field Centre, the northern edge of which is partially within the southern boundary of the Conservation Area.

#### 5.9 Particularly important trees and hedgerows.

Three dense wooded areas which form strong boundaries are noted as being particularly important for the character and appearance of the Conservation Area. They are:

- a) To the east of Crabb's Green Farm on the eastern boundary of the Conservation Area.
- b) To the north of the green up to the northern boundary of the Conservation Area.
- c) Along the southern boundary of the Conservation Area, to the south of the green.

#### 5.10 Important views.

Two important views to be protected are shown on the Character Analysis Map on p.26. These are both views across the green. As per the 'eye' symbol shown on the Character Analysis Map, they are:

- a) View looking West across the green.
- b) View looking East across the green.



Fig 8: View looking West across the green



Fig 9: View looking East across the green

### 5.11 Elements harmful to the Conservation Area.

The Character Analysis Map on p.26 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 these would not 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. 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.



Fig 10: The Herts and Essex Electrical Transfer Station to the south of the Conservation Area has harmed its rural open setting.

### 5.12 Threats and Opportunities

A threat to the character and appearance of the Conservation Area is inappropriate new development, using unsuitable architectural cues and/or inappropriate modern materials.





Fig 11: The strong tree boundary along the south of the Conservation Area helps to shield the many pylons that go to the Herts and Essex Electrical Transfer Station but some pylons are clearly visible.

#### 5.13 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 Crabb's Green Conservation Area have been unchanged since the area was last revised in 1981. 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.26 relocate the boundary to locations that correctly define the relevant change of character from settlement to countryside.

## **6. Summary of Special Interest of the Crabb's Green Conservation Area**

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

- a) A historic hamlet with buildings overlooking a large open green. The surrounding landscape is largely farmland underlining the rural past of the hamlet.
- b) The public realm is of a rural character.
- c) The hamlet is quite visually enclosed by surrounding trees with the important long views being across the green. Views of the surrounding countryside unfold to the west.

## 7. Summary of Issues

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

- a) Increasing public interest in photovoltaic (PV) and solar panels has much potential to cause harm. Such matters contribute to the declining quality 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) It should be assumed 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.
- c) 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.
- d) Reasonable steps should be taken to protect local facilities as a means of supporting rural life.
- e) There are private gardens around the houses and there is strong surrounding tree cover around the green. These contribute greatly to views 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.26 and includes the following amendments.

- a) De-designate: Area along Crabb's Lane to the north of the Conservation Area and the land either side.

*This land is of typical rural character and is not of special architectural or historic interest. Its inclusion devalues the status of the Conservation Area.*

- b) De-designate: Small strips of land to the north and south of Sweetfield.

*To rationalise the boundary.*

- c) De-designate: Small triangle of land south of the west end of the green.

*To rationalise the boundary.*

- d) De-designate: Small strip of land south of dense wooded area to the south of the green.

*To rationalise the boundary.*

- e) Designate: Strip of land along the southern boundary, to the south of the ponds in the dense wooded area.

*To include areas of special interest.*

#### 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. Listed Building Control and Good Practice.

Those buildings that are individually listed are identified on the Character Analysis Map on p.26 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.

8.6. 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.

### 8.7. Planning Control – Important open land, open spaces and gaps.

This Character Appraisal has identified the green at Crabb's Green as a particularly important open space. This open space will be protected. Other nearby open spaces may have high amenity value but lack conservation special interest.

8.8. 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.

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

8.10. 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.

### 8.11 Schedule of Enhancement Proposals

<b>Detracting element</b>	<b>Location</b>	<b>Proposed Action.</b>
Loss of local facilities that is eroding rural 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.