



MUCH HADHAM CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

ADOPTED MAY 2014



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This document is the adopted Much Hadham Conservation Area Appraisal, which replaces the draft document that was subject to public consultation in January to March 2014 and a public meeting on 22 January 2014. Members considered the responses to this consultation at their Executive Committee and Council meetings on 8 April and 14 May 2014 respectively. Members resolved to adopt the document on 14 May 2014. The document now appears with any necessary boundary revisions and textual changes required as a result of consultation feedback and adoption.

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 by 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 approximately 4,000 fine 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 environments which are considered worthy of protection as a result of a combination of factors such as the quality of 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 Conservation Area.

1.6. This Appraisal recognises the importance of these factors and will consider them carefully. This document will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple and practical management proposals that would improve the character of the Conservation Area and which are capable of being implemented as and when resources permit.

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field workers observations made from the public realm and seldom involve internal inspection or their structural condition. Therefore recommendations contained in this 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 may apply to estimating dates of buildings.

1.8. This Conservation Appraisal:

- **Identifies the special character of Much Hadham;**
- **Identifies elements that should be retained or enhanced;**
- **Identifies detracting elements;**
- **Reviews the existing boundary;**
- **Puts forward practical enhancement proposals;**

1.9. The District Council is grateful for the input of the local community and Parish Council. There is a very wide spectrum of local clubs totaling about 20 in number, which range from those representing sporting activities to those associated with other community activities and the arts and education, including a History Society. Of particular note is the Forge Museum and the Henry Moore Foundation, the latter attracting many visitors. There is a range of local shops and Public Houses, a junior school, Health and Welfare facilities including a Doctors Surgery and also a Dental Clinic. In terms of such facilities the community is vibrant and successful.

1.10. Acknowledgement and thanks are recorded to Hertfordshire County Council whose Historic Environment Unit has been particularly helpful and to Richard Maddams for his assistance and permission to use several historic photographs from his collection.

1.11. This Appraisal is written in three parts: Part A - Legal and Policy Framework. Part B - Appraisal; Part C - Management Proposals.

PART A - LEGAL AND POLICY FRAMEWORK

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 designate Conservation Areas, which are defined as being *'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'*. The same section of the Act also requires that Councils undertake periodic reviews.

2.2. Section 71 of the Act requires Councils to *'formulate and publish proposals for the preservation and enhancement'* of Conservation Areas and hold a public meeting to consider them.

2.3. Within Conservation Areas there are additional planning controls and if these are to be supported it is important that the designated area accords with the statutory definition and is not devalued by including land or buildings that lack special interest.

2.4. 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 legislation 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 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.

2.5. 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.

2.6. The Town and Country Planning (General Permitted Development Order) 1995 (as amended), defines the range of minor developments for which planning permission is not required (permitted development or PD) and 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.

2.7. However, even within Conservation Areas there are many other minor developments that do not require planning permission. So as to provide further protection the law allows Councils' to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are important to the character or appearance of a Conservation Area or individual buildings within it such as distinctive porches, windows or walls or railings to some non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions can only be made in justified circumstances and a clear assessment of each Conservation Area considerably assists in this respect. In conducting this Appraisal, consideration has been given as to whether or not such additional controls are necessary.

2.8. 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 make the tree/s subject to a Tree Preservation Order. This appraisal diagrammatically identifies only the most significant trees or groups of trees that make a particularly important contribution to the character of the Conservation Area. Other trees not specifically identified may still be suitable for statutory protection.

2.9. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species.

2.10. National Planning Policy Framework. Published in March 2012, this document replaces previous advice, including PPS 5, Planning for the Historic Environment. The principle emphasis of the new framework is to promote sustainable development. Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and 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 it is considered proper to reinforce local distinctiveness.

2.11. In relation to the historic environment the new 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)'*.
- 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.

2.12. East Hertfordshire's environmental initiatives and Local Plan Policies. East Hertfordshire 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 an Historic Buildings Grant Service. With regard to the latter grants are awarded on a first come first served basis in relation to listed buildings and other unlisted buildings of architectural or historic interest. The maximum grant will not normally exceed £1,000.

2.13. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on request. Further details are provided in Appendix 1.

2.14. The Council also has a 'Buildings at Risk Register', originally produced in 2006 and updated in 2012/13. In relation to the parish of Much Hadham there are 6 buildings or structures entered on the Register as being 'At Risk', including walls in the Conservation Area and a barn in seriously deteriorating condition to the south east of Moor Place (now being converted). Grant assistance not exceeding £10,000 may be available for works that lead to such buildings' long term security.

2.15. 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 Councils website or a copy can be obtained from the Council (contact details are set out in section 7).

2.16. 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 (DP). Once adopted, the DP will contain the relevant Council planning policies.

2.17 Much of the Conservation Area, particularly the area to the east in the River Ash valley lies beyond the Village Boundary. Within the Conservation Area, Inset Map no.14 shows other designations namely: a small Housing Site Allocation at the junction of Windmill Way and Widford Road (now developed); Playing Fields/Open Spaces/ Recreation Areas to both the east and west of Tower Hill, two Wildlife Sites at Sidehill Wood and Dane Wood, a Scheduled Ancient Monument adjacent to 'The Lordship'

and an extensive area of Archeological Significance that covers most of the built form but excluding much of the open countryside in the Ash valley to the east.

2.18. EHDC has produced several documents as Supplementary Planning Guidance. The Supplementary Planning Document 'Historic Parks and Gardens' produced in 2007 identifies several parks and gardens in Much Hadham as being Locally Important Historic Parks and Gardens. Those within or close to the Conservation Area are at: Moor Place, Hopleys Garden, The Lordship and Much Hadham Hall. The Henry Moore Foundation at Perry Green is also so identified.

2.19. The Conservation Area was first designated in 1981.

3. ORIGINS AND HISTORIC DEVELOPMENT.

3.1. The reader is referred to three documents for further information namely; Much Hadham , part of the Hertfordshire Settlement Assessments prepared for the Historic Environment Unit of Hertfordshire County Council, a short book entitled 'A Short History of Much Hadham' by Bryan Smalley and a book by Richard Maddams entitled 'Hadham Headlines during the 1800's'. A number of archeological artifacts, all from the area and principally found by Richard Maddams, can be seen at the local museum on the High Street (telephone no. 01279 843301). These range from artifacts representing the Bronze Age, Roman coinage and through to modern times; the latter being represented by a horse brass shield inscribed 'Much Hadham Horse Parade 1905 Third Prize'.

3.2. There is evidence of early settlement of ploughed out burial mounds in the River Ash valley and of some Neolithic flakes and a flint axe. Neolithic implements are also reported found near Moor Place. Bronze Age tools flakes and fragments were found at Windmill Way.

3.3. The Hertfordshire Settlement Assessment referred to above states that Much Hadham is renowned for its Romano British pottery and reports of Roman coin hordes and a lamp having been found in the vicinity of the village.

3.4. Pre-conquest. It is reported that in the 10th century the estate was held by Aelfgar who bequeathed it to his daughters.

3.5. At the time of the Domesday Survey the major landowners were the Bishop of London and the Abbot of Ely. The Bishop of London resided at The Palace from before the Conquest until the mid 17th century. The same ecclesiastic body previously had interests/ownerships in other large

properties such as Much Hadham Hall and the Moor Place estate. This beginning likely set the scene for future wealth and prosperity that is still apparent in modern times.

3.6. Much of what is visible today dates from the 16th century (33% of all Listed Buildings are from this period), 17th century (28%) and the 18th century (19%). Yew Tree Farm, Morris Cottage and Vine Cottages are examples of medieval Wealden houses. A post medieval brick kiln or oven has been previously discovered at Oundle Lane.

3.7. In more modern times development evolved during the 19th century (11% of all Listed Buildings) plus a number of other non listed buildings of quality that have been identified by this Appraisal.

3.8. In more detail, mapping dating from 1874 shows the main street much as today's alignment with two schools, one being for Infant's. At this time there was an extensive area of Allotment gardens on land that is located between the Fire Station and the Sports Ground. An avenue of trees links Moor Place to Tower Hill for its entire length. The Ware Hadham and Buntingford rail line had been built with the station being located near current day Miller's View, off Station Road. Chalk, clay and gravel pits are shown in various locations. A Smithy existed on the site of the present museum. Church Lane was then known as Back Street.

3.9. Kelly's Post Office Directory of 1874 describes the settlement as follows: *Great Hadham (or Much Hadham) is an ancient town, having a station on the Buntingford branch railway...Here is a national School, well attended; also an Infant School, erected in 1869. Petty sessions are held here every alternative Tuesday... The site of the ancient palace, formerly belonging to the Bishops of London is now occupied as a private lunatic asylum...*

3.10. In addition to the many farmers Kelly's list at this time, the following trades are entered: 2 butchers, 2 bakers, 2 bricklayers, 5 beer retailers, 3 boot and shoe makers, 2 coal dealers, 2 grocer and drapers, 2 tailors, a carpenter, a grocer, a surgeon, the gas company, a blacksmith, a wheelwright, a saddler, a plumber and glazier, a baker and corn dealer, a stationer and fancy repository, a nursery and seedsman, a further shopkeeper unspecified and 4 solicitors. This level of self- sufficiency is entirely consistent with other rural communities of similar size at the time. The population in 1871 was 1,318.



Picture 1- Much Hadham High Street, from postcard dated 1910. Photograph courtesy of Richard Maddam's collection.

3.11. The map dating from 1897 shows little change other than the presence of Gas Works on land now in residential use north of Park Terrace, a Corn Windmill (now Miller's View), the Congregational Chapel and a Public Hall, now the much extended Village Hall.

3.12. Mapping dating from 1920, again shows limited change although by this time a sewage works had been constructed in the south of the village and a Children's Home is shown on the site that is now Vineyard Manor. The War Memorial is shown as is a Police Station, now a house called The Old Police House. An additional area of allotment land has been provided off Cox Lane.



Picture 2- Hadham Cross, from postcard dated 1906, photograph courtesy of Richard Maddam's collection.

3.13. Even by 1938 little had altered. The map from this date shows watercress beds immediately north of the Sewage Works, the latter being operated at this time by Hadham Rural District Council. A miniature rifle range is shown near the existing ford and the Gas Works still remain at this date.



Picture 3- Hadham Cross, from postcard dated 1910, photograph courtesy of Richard Maddam's collection.

3.14. Recent mapping from 1963 shows the first significant addition 20th century expansion being that of Windmill Way and Station Road at the southern end of the village. Ash Meadow and Ferndale were built later.

3.15. Modern developments have been limited both in scale and impact on Much Hadham's unique architectural and historic environment and the ward population is currently about 2850.

3.16. The Place Names of Hertfordshire published by Cambridge University Press refers to the following ancient names: Haedham; Hedham (957); Hadham (1060), (Muchel),1373; (Magna),1428; (Myche), (1552); Hadam, Haddham (1316); Hadhamstret (1578) and others. The name possibly derives from Mucel and Haeo-ham, meaning 'great' and 'heath homestead' respectively. The same reference book reports of an ancient jest that the name '*Much Hadham (i.e. much had' em) is so called from the number of lawyers who live there.*'

3.17. The modern British sculptor Henry Moore lived in the parish at Perry Green for many years. He died in 1986 and is buried in the churchyard at Perry Green. Within the grounds of the Henry Moore Foundation are a number of fine sculptures that attract many visitors.



Picture 4- Fine sculpture by Henry Moore at Perry Green.

3.18. The adopted Conservation Area is shown on Plan 1, a map dating from 1874.

4. GENERAL DESIGNATIONS AND CRITERIA USED TO IDENTIFY IMPORTANT ENVIRONMENTAL FEATURES.

4.1. There is one designated Scheduled Ancient Monument in the Conservation Area, being a moated site at The Lordship.

4.2. Areas of Archaeological Significance. Nearly the entirety of Much Hadhams built up area within the Conservation Area is so designated. However this does not apply to open land in the River Ash valley to the east. Not all archeological sites are of equal importance and the Council will decide a course of action that may vary from recording any remains prior to development or protecting it from development, when determining planning applications.

4.3. Listed buildings. Individually listed buildings have been identified, plotted and some very briefly described, such abbreviated descriptions being based on the Dept. of Culture Media and Sport's list. Full descriptions can be obtained on line at English Heritage's website or Heritage Gateway website (www.heritagegateway.org.uk) Such Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

4.4. Non-listed buildings of quality and worthy of protection from demolition. There are considerable numbers of non listed buildings that make an important architectural or historic contribution to the Conservation Area and these have been separately identified. The basic questions asked in identifying 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/ structure visually important in the street scene?**

4.5. Trees and Hedgerows. There are many trees and hedgerows that particularly contribute to the quality of the Conservation Area. The basic criteria for identifying such 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 gaps of quality that contribute to the visual importance of the Conservation Area where development would be inappropriate have been identified. The basic question asked in identifying such areas is:

Is the open space or gap an important landscape feature contributing to the general spatial quality and visual importance 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. Any other distinctive features that make an important visual or historic contribution are noted.

4.8. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to features associated with selected non listed properties is as follows:

- In relation to chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and complete with chimney pots. Exceptionally particularly important chimney stacks without pots may be selected.**
- In relation to selected windows, these need to be on front or side elevations, fronting and visible from the street/s, contemporary with the age of the property and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by modern glazing units.**
- In relation to walls or railings in a Conservation Area, those selected need to be below the prescribed heights (those fronting a highway including a footpath or bridleway, water course or open space 1m or 2m elsewhere require permission for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.**
- In relation to other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.**

- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where permission for demolition in Conservation Areas is not required.

4.9. In Much Hadham the current view is that the application of Article 4 Directions may be justified in selected circumstances.

4.10. Features that detract or are in poor repair have been identified.

4.11. Important views are identified and are described elsewhere.

4.12. In relation to any revisions to the Conservation Area boundary, consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved. The extent of the Conservation Area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the Conservation Area's setting and is distinct from open farmland.

5. GENERAL CHARACTER AND SETTING OF MUCH HADHAM.

5.1. The noted architectural historian Nikolaus Pevnsner says '*Of its own kind Much Hadham is visually probably the most successful village in the county. Its kind is that of the wealthy, in a way almost urban, village, with big Georgian houses in contrast with the more varied c16 and c17 cottages. The main street is long, of very high architectural quality and beautifully maintained...*'

5.2. In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document accurately describes the Middle Ash Valley to the east of Much Hadham as being '*one of the most traditional and picturesque river valleys in Hertfordshire with steeper sides than many others and a wooded farmland character that differentiates it from the shallow parkland valleys elsewhere*'. The same document also notes that the community highly regards the landscape for its distinctiveness and that the valley is recognized as a High Biodiversity Area for its woodlands and wetlands. The Perry Green Uplands nearby is described as undulating with meandering narrow sunken lanes.

5.3. Pevsner's description above is accurate and particularly relevant in today's rapidly changing world. Much Hadham remains a village of high environmental quality despite modern development at Windmill Way to the south west and Ash Meadow to the north east and the Conservation Area

has essentially retained its exceptional historical, architectural and landscape attributes.

5.4. There are two distinct areas that make up the large Conservation Area. Firstly there is the long linear street, Widford Road, Tower Hill and High Street, which is mirrored by Malting Lane, Oudle Lane and Church Lane to the east. The linear street is largely unspoilt and much of which is urban in character with large numbers of historic buildings and variety of interesting architecture.

5.5. Secondly there is the extensive open area of the Ash valley to the east with its extensive and well used footpath and bridleway network. The valley floor is composed of meadows, grazing land and wetlands and defined in parts by woodland clinging to steeply sloping land in the south eastern quadrant of the Conservation Area.

5.6. Thirdly there is Moor Place and surrounding ancillary buildings. This Appraisal extends the Conservation Area to include these buildings and part of the surrounding land.

5.7. There are 140 separately Listed Buildings in the Parish as a whole, 4 of which are listed grade 1 and 9 being listed grade II*, a high number. Of the total, over 90 are located within the Conservation Area. The grade I Listed Buildings are Much Hadham Hall, boundary wall to Yew Tree Farm, Moor Place and St. Andrews Church. The grade II* Listed Buildings are as follows: Camwell Hall Farmhouse; stable block at The Lordship; stable block at Much Hadham Hall; The White House; Yew Tree Farmhouse; Hoglands at Perry Green: The Palace; stable block at Moor Place; Red House, High Street; The Forge Museum (noteworthy for its fine wall paintings) The Lordship and Old House, the High Street.

5.8 Approximately 5% date from the 15th century or earlier; 33% from the 16th century; 28% from the 17th century; 19% from the 18th century; 11% from the 19th century and 4% from the 20th century. The latter include a memorial cross in the churchyard, the War Memorial, K6 telephone kiosk, garden wall and pavilions to Moor Place and Daneswood which represents the Arts and Crafts movement.

5.9. As set out below this Appraisal identifies other non listed buildings of high quality that are numerous and date from the 19th century and are an important component of the quality of the Conservation Area which need to be protected.

5.10. In brief summary most of the designated Conservation Area is of exceptional quality both in terms of its built form and natural environment. It is worthy of the greatest care, attention and protection.

5.11. As previously noted the Conservation Area is clearly defined and is composed of three main identity areas namely; Area A -Widford Road, Tower Hill and High Street, Area B - The Ash Valley and Area C which includes Moor Place and its ancillary buildings and surrounding land which has now been included in the Conservation Area.

6. DETAILED CHARACTER ANALYSIS.

6.1. AREA A - WIDFORD ROAD, TOWER HILL AND HIGH STREET.

6.2. General overview. The main street consists of a variety of properties being a selection of large Georgian houses that contrast with cottages dating from the 16th and 17th centuries. In addition there are many 19th century non listed properties which make a very worthwhile historic and architectural contribution. The tight urban form extends from Hadham Cross to the High Street, partly changed at Tower Hill by a more open character around the sports ground and War Memorial. The alignment of the smaller cottages is frequently hard up against the pavements. Materials and form of construction also vary considerably from the earlier timber framed cottages, often modified at later dates, to buildings constructed of brick. Roofs are constructed of slate or tiles and frequently are steeply sloping. Occasional thatched roofs remain, the retention of which is important to the character of the area. Trees play an important function in adding to the quality of the environment at both northern and southern entrances and also in the centre. High quality walls, some individually listed, play an important function in defining and enclosing the street. The varied roofscape is also very important and in many places prominent chimneys add to the overall quality. There is a varied range of high quality architectural detailing associated with the historic buildings. In summary the street scene is of the very highest calibre whose quality has not been significantly eroded.



Picture 5- The importance of chimneys in Much Hadham's architectural composition and quality.



Picture 6- The importance of fine architectural detailing.



Picture 7- The importance of traditional architectural detailing.

6.3. Scheduled Ancient Monuments. The Lordship moated enclosure is the only Scheduled Ancient Monument in the Conservation Area and described as surviving *in excellent condition and is a very fine example of a Hertfordshire moated site.*

6.4. English Heritage advise that the majority of moated sites served as prestigious aristocratic and seigniorial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes.

6.5. Archeological sites. Essentially the whole stretch of Widford Road through to and including the High Street is an area of Archeological Significance.

6.6. Individually Listed Buildings. As previously identified there are extensive numbers of Listed Buildings. The much abbreviated descriptions of a short selection below are based on official entries which have been chosen to illustrate their wide variety and importance.

6.7. The Lordship. Grade II* Manor house. Circa 1740-45 red brick with 16th century and early 17th century old house at rear. In large grounds with medieval rectangular homestead moat and a large stable block. The main block is a 2 storey with hipped old tile roof. Rubbed brick window lintels and 19th century casements to both floors. 1912 wing on south east by Sir Reginald Blomfield. The grounds to The Lordship have been identified as a Locally Important Historic Park and Garden.

6.8. Memorial cross, in churchyard, Grade II. To Frederick Norman (died 1916) by Henry Wilson. About 3 metres high with figure having arms outstretched against foliage and fruit background.

6.9. The Palace, Grade II*. Originally the Manor House and from before the Conquest until 1647 a residence of the Bishops of London. Early 16th century and later periods. Red brick casing to timber frame structure. Old tile roof. 2 storeys and attics. Original house was a hall range but re-fronted in mid 18th century. East gable incorporates early 16th century brickwork. Adjoining Palace on east elevation is 18th century or earlier, timber framed and plastered outbuilding. Slightly taller 19th century western extension, probably for stabling. Interior is much altered. 16th century moulded stone fireplace, possibly moved from elsewhere, incorporating 1577 fireback with arms of Bishops of London.



Picture 8 - The Palace, a fine grade II* Listed Building and former residence of the Bishops of London.

6.10. Old House, High Street Grade II*. 16th century timber frame, altered in 1826. Brick, weatherboarding and plaster. Steep old tile roof with half-gabled south end. Structurally a hall and cross wing, closely studded upper storey is jettied on north end with richly moulded bressummer; picturesque.

6.11. Almshouses, Nos. 1- 8, Grade II. Rebuilt 1866. Tudor style. Red brick with stone dressings and old tile roof, half-hipped at ends. Single storey. 4 tall chimneystacks with chamfered corners and angled dentils. Date plaque above door.

6.12. Farmhouse at Yewtree Farm, Grade II*. Late 15th or early 16th century variant form of a Wealden-house. Hall floored circa 1600. Late 17th century attic dated 1697. Exposed timber frame and plaster. Thatched hipped roof with red tile courses at eaves. North elevation with tall 19th century external red brick stack. Rear elevation has 2 thatched, single light, eyebrow dormers in slope of roof. Remains of diamond mullioned window in west wall of hall.

6.13. The White House, Grade II*. Probably 16th century, altered in 17th century and then greatly modified and extended in 18th and early 19th

centuries. Green slate roof with 17th century chimneystack of clustered polygonal shafts. 2 storeys. Early 19th century Gothic front of 7 windows. Very good interior. Earlier 18th century paneling and central staircase.



Picture 9- The White House, grade II* Listed Building probably from the 16th century, modified and extended at later dates.

6.14. Much Hadham Hall, Grade I. Built 1726-9 for the Rev. William Stanley probably by John James of Greenwich or a colleague. Red brick with stone dressings, hipped red tile roof. 19th century extension on south. Fine contemporary work inside includes paneled hall with 4 richly carved pedimented doors, large fireplace and full entablature. Grand staircase has alternating fluted and barley twist balusters. Good paneled room on north side; contemporary servants' staircase. Adam style interior. The grounds of Much Hadham Hall is a Local Registered Park or Garden.

6.15. Morris Cottage, Grade II. Dating from the late 15th, early 16th century, the building is of Wealden type, originally of 3 bays, jettied at the north end. The building is characterised by its exposed timber frame, old red tile roof and diamond leaded casements including a canted oriel window. Bought by William Morris for his sister Henrietta before being converted into two cottages by Philip Webb in 1895 who added 2 hipped roof rear extensions.



Picture 10- Much Hadham Hall, a grade I Listed building built 1726-1729 for the Rev. William Stanley.

6.16. St Andrews Church. The church dates from the 12th century with many later periods but mainly 15th century. Battlements, flint and stone dressings, slate roof. 15th century octagonal, panel-traceried pulpit. Perpendicular stone font in north aisle. 16th and 17th brasses, and an early 17th wall monument to Judith, wife of John Aylmer, Bishop of London. West doorway has stone head stops of king and queen by Henry Moore, 1953.



Picture 11- contemporary stone Head Stop by Henry Moore, one of a pair on west elevation of Parish Church.

6.17. The War Memorial, Tower Hill, Grade II. This is a replacement memorial in Clipsam Stone on original plinth and steps. Application for the replacement works was made in 2006 and consent granted following consultation with English Heritage. (The remains of the original Memorial, first erected in 1921, have been saved and re-erected in a private location, elsewhere in the Parish). The War Memorial would benefit from minor improvements, including the removal of vegetation on the stone surfaces and defining the edges between the latter and adjacent grass by crisp edging and exact alignment, a finish associated with gardens of Remembrance



Picture 12- The replacement War Memorial, first erected in 1921.

6.18. Important architectural features of Much Hadham include the considerable numbers of individually listed walls. A selection of the more prominent of these is briefly described below and include:

6.19. Grade II garden wall and railings to the Lordship. 17th and 18th centuries. Entered on the Councils Buildings at Risk Register as being 'At Risk' where there are many spalled bricks in need of replacement. and where general repairs are recommended.



Picture 13- Grade II boundary wall, The Lordship, in need of repairs.

6.20. Prominent grade II wall at Much Hadham Hall fronting the High Street. A distinctive and important feature in the street scene built contemporary with the Hall early 18th century; includes wrought iron gates with square piers and ball finials.

6.21. Grade I Boundary wall to Yew Tree Farm, Kettle Green Road. mid-late 19th century, flint, red brick and yellow stock brick, arched gateway with moulded brick surround and stilted, pointed arch, within which is terra-cotta inscription 'WTS 1697', repeating date on dormer of farmhouse. Some repairs are currently being undertaken. Another section at the northern end, is in need of repair.

6.22. Grade II entrance gate, railings and garden wall at North Leys built circa 1720.

6.23. Grade II wall enclosing Church yard. Described by the Listed Building description as being rear garden wall at The Palace. 16th century and later red brick boundary on the south side of The Palace that bounds St Andrew's churchyard. Oldest part directly behind The Palace. The wall is in need of repair in selected locations. EHDC mapping that shows listed wall extending to south boundary of churchyard needs reconsideration.



Picture 14 - Grade II wall enclosing churchyard, in need of repair and removal of vegetation.

6.24. Boundary wall, south of the Rectory Grade II listed, principally 18th century red brick with some 16th or early 17th century brickwork.

6.25. Wall north of Culver Lodge, grade II. Tall prominent 17th/18th century listed wall. Wall forming road boundary further south at 'Culver', Approximately 1.8 m in height with intermediate supporting flat buttresses. An important wall in the local street scene but one with spalled brickwork

that is deteriorating and in need of repair. Entered as being 'At Risk'. Need to confirm/clarify whether this length forms part of the formal listing.

6.26. Important buildings within the curtilages of Listed Buildings, worthy of note. Building adjacent to/within curtilage of the Old Crown PH. Single storey 19th century yellow stock brick with hipped slate roof and 2 no. chimneys with original pots. 2 no. plates for iron tie rods inscribed Chas Wells Ware.

6.27. Outbuilding to The Larkins, Larkins Lane. 19th century, constructed of red brick with tiled roof and distinctive central loft door.

6.28. Single storey outbuilding immediately north of Gaytons. Tall brick elevation with pier to High Street, a mirror image of similar individually listed construction attached to Gaytons. The pair is distinctive in this part of the High Street.

6.29. Other buildings that make an important architectural or historic contribution. Stonelands, Widford Road. Early 20th century 2 storey house of brick and plaster construction with tiled roof and 2 no. prominent chimneys to north elevation. Decorative wooden detailing to front gable and distinctive bay window to front elevation. Car port to side elevation detracts. Despite this Stonelands is an attractive residence representative of its type and period. Selected features are worthy of protection by Article 4 Direction subject to further consideration and notification.

6.30. Culver Lodge, Widford Road. 19th century, 2 storey at southern end, single storey to northern end. Constructed of red brick with tiled roof and 2 no. simple chimneys. Distinctive Oriel window to southern end. Selected features worthy of protection by Article 4 Direction subject to further consideration and notification. Plates to tie rods inscribed R. Hunt 1876 (assumed from the R. Hunt Atlas Works Foundry, formerly of Earls Colne, Essex).



Picture 16- Tie rod plates to Culver Lodge, presume inserted at later date to rectify a 19th century construction issue. Manufactured at the former Atlas Works, Earls Colne, Essex.

6.31. Building to north of Culver Lodge, Widford Road. Single storey building probably dating from 19th century. Of red brick construction with tiled roof and two dormers and chimney with pots to northern end. 2 no. small windows to front elevation with heavy lintels and small circular window to southern gable end. One window opening bricked up later in 20th century. This building together with Culver Lodge above are prominent in the street scene and combined with the tall listed wall to the north enclose the eastern side of the street. Selected features worthy of protection by possible Article 4 Direction subject to further consideration and notification.

6.32. The Bell House, Widford Road. Tall distinctive 2 storey 19th century red brick house with hipped slate roof, 2 no. chimneys, one of which to southern end is very prominent. 3 window range and central doorway with canopy over to front elevation and 2 window range to north side elevation. Selected features worthy of protection by Article 4 Direction subject to further consideration and notification.

6.33. Abbey Dale, Widford Road (opposite Kettle Green Road). 19th century 2 storey house constructed of brick, painted white with hipped slate roof and central chimney stack with pots. 3 no. vertical sliding sash windows to front elevation. Selected features are candidates for protection by possible Article 4 Direction, subject to further consideration and notification.

6.34. Trimbey and Copper Kettle, Tower Hill. A tall 19th century 2 storey brick building painted white with slate roof and 2 no. chimneys with pots. Distinctive former shop window. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.35. 1- 3 Chapel Cottages, Tower Hill. 19th century 2 storey cottages constructed of yellow stock brick with hipped slate roof and 2 no. chimneys with pots. Three window range, mostly replacements. The chimneys are candidates for protection by possible Article 4 Direction, subject to further consideration and notification.

6.36. Hadham Cross Congregational Chapel. Distinctive 19th century single storey chapel constructed of yellow stock brick with horizontal red brick banding and window surrounds. Distinctive front elevation with large ornate circular window and dormers to side elevations. Slate roof with decorative ridge tiles. Also late 19th century extension to rear with smaller circular window detailing. Building is possible candidate for formal listing.



Picture 17- Congregational Chapel, a fine example of its type and potential candidate for listing.

6.37. Victoria Terrace and Victoria Cottage, Tower Hill. 19th century 2 storey yellow stock brick with contrasting brick horizontal banding and lintels to doors and windows and hipped slate roof and 3 no. prominent chimney stacks. Despite window replacements, the whole terrace with its general mass and repetitive architectural features provides a pleasing feature in this part of the street scene. The chimneys are candidates for protection by possible Article 4 Direction, subject to further consideration and notification.

6.38. Old School House, Tower Hill. 19th century former Infants school building. Of flint construction with brick quoins painted white and tiled roof with distinctive and prominent chimney to front elevation. Date plaque reads AD 1869. Fine original windows and door to south elevation. This property is noteworthy for its historical associations, being typical of its type and period its architectural quality and the fact it remains largely unaltered. As such it is considered it has the potential to be designated a Listed Building. Failing such an application that would be made to English Heritage, selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



Picture 18- Old School House, Tower Hill. Formerly a 19th century Infants School and typical of its type; a possible candidate for formal listing.

6.39. Park Terrace, Tower Hill. 19th century two storey group of cottages constructed of yellow stock brick with slate roof and 5 no. prominent

chimneys with pots. Most windows are replacements. General mass adds interest to the Conservation Area in this location. No. 8 exemplifies the difficulty in providing additional accommodation and garaging to a small terraced property on a street frontage. Notwithstanding these issues the chimneys are prominent features that are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



Picture 19- Park Terrace, the illustration demonstrates the difficulty in providing additional accommodation and garaging to a small terraced property, however sensitively executed.

6.40. Residence between Park Terrace and the Old Post House, Tower Hill. 19th century 2 storey yellow stock brick with hipped slate roof and prominent chimney with pots. Bay window to front elevation extends to both storeys with simple decorative scroll detailing. Recessed front door and original windows. An extension to the south side is articulated and located so as to minimize impact on main historic elevation. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.41. The Old Post House, Tower Hill. 19th century 2 storey red brick house with hipped slate roof and 2 no, rendered chimneys with pots. Tie bar plates to front elevation. Replacement windows but appropriately

proportioned. The chimneys are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.42. Thurgoods, High Street. 19th century 2 storey brick painted yellow, slate roof, hipped and 2 no. chimneys with pots; one to front being prominent. Extension to rear does not adversely affect historic part of property. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.43. Holy Oak, 2 Holy Oak Cottages. Tall early 20th century properties corner of Walnut Close; 2 storey brick to ground floor, render with wooden decorative detailing to jettied first floor. Tiled roof with 2 no. dormers to front elevation. Selected features are candidates for protection by possible Article 4 Direction.



Picture 20- Distinctive and typical early 20th century cottages, corner of Walnut Close, worthy of protection and retention. Part of the charm of Much Hadham is the wide range of historic properties dating from the medieval period up to modern times.

6.44. Outbuilding to Hoppitt's Cottage, Larkins Lane. Late 19th century outbuilding to Hoppitt's Cottage, constructed of red brick with pantiled roof.

6.45. Fire station. Single storey yellow stock brick with flat roof; entrance defined with dark blue brick detailing. Central date plaque inscribed 1938. On balance this early/mid 20th century building (recently altered by raising its height) is worthy of retention being an unusual example of a public building with historical associations.

.6.46. Front Lodge, Moor Place. Single storey 19th century lodge residence constructed of red brick with tiled roof and single dominant chimney. Rubbed brick lintels and original windows. The chimney and windows are worthy of retention. If assessed as being 'curtilage listed' protection is already provided. Such a careful assessment is necessary prior to consideration of an Article 4 Direction.



Picture 21- Front Lodge from postcard dated 1907, photograph courtesy of Richard Maddams collection.

6.47. Westside, Tower Hill. Late 19th century 2 storey red brick house with slate roof and 2 no. chimneys with pots. Recessed central door to front elevation with distinctive bay and box window to either side. Rubbed brick lintels with associated decorative detailing and barge board detailing to front elevation. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.48. 1-4 Plummers Cottages, Tower Hill. 19th century red brick terrace with hipped slate roof and 2 no. prominent chimneys with pots. Decorative tiled detailing at first floor level and central decorative plaque dated 1888 at first floor. Some replacement windows. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.49. Hopleys, High Street. Tall late 19th century house set back from road with later extension articulated so as to minimize impact on original 19th century structure. Mostly rendered with one part elevation finished in vertical red tile detailing, jettied over recessed entrance. Tiled roof with fine prominent chimney, also decorative barge boarding to both gable ends.

Windows appear original from distant street observation. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification. As previously advised the grounds are identified as a Locally Important Historic Park and Garden.

6.50. No 55 High Street. 19th century 2 storey brick (painted light blue) building with hipped slate roof and single chimney. 2 range window to front elevation, lower window openings indicate its earlier use was a shop. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.51. The Old Police House, High Street. 2 storey brick, currently painted white with tiled roof and 2 no. prominent chimneys. From map analysis appears to date from early 20th century and is indicated on map from 1920 as being a Police Station. Set back from road with delightful cottage garden to front. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



Picture 22- The Old Police House, as its name implies this is a former Police Station built in the early 20th century.

6.52. 19th century weather boarded barn to the west of The Old Police House. Ancillary agricultural building with loft door and tin roof.

6.53. 'Builders Store' to south of Cox Lane and rear of 5-7 The Square. 19th century 2 storey brick painted white with slate roof. Metal windows to north elevation. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



Picture 23- 'Builders Store', an unusual 19th century building with distinctive metal windows to north elevation.

6.54. Immediately to south west of ' Builders Store'. Pair of 2 storey 19th century cottages with hipped slate roof and prominent central chimney. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.55. The Old Drapery High Street. 19th century 2 storey render finish, currently painted green with slate roof and 2 no. chimneys. 3 window range to first floor and distinctive former shop bay window to ground floor. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.56. Nos. 1 and 2 North End Cottages. Late 19th century prominent red brick cottages with central dominant chimney and tiled roof. Decorative

barge boarding to dormers and gable ends. Some windows appear to be replacements. Selected features are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

6.57. Other distinctive features that make an important architectural or historic contribution. Metal fence to front and south side of Hadham Cross Congregational Chapel. Of robust construction and approximately 1.10 m in height. Railing to south side and rear probably of later date but nevertheless distinctive features, one being adjacent to a footpath. Both lengths of railings should be retained. Also tombstones within graveyard. Are distinctive.

6.58. Wall to frontage of Front Lodge, Tower Hill. 19th century red brick wall with decorative capping detailing. This wall probably dating from the 19th century is an important feature in the street scene whose appearance would be improved by the removal of vegetation. As with Front Lodge further information is needed to assess whether or not this wall can be regarded as 'curtilage listed'. Height 1.4-1.5m and thus, nevertheless, is protected from demolition without prior consent.

6.59. Wall to frontage of the Pied Cottage. Short length of red brick wall with circular capping bricks. Prominent in the street scene. Approximately 2 m in height and thus protected from demolition without prior consent.

6.60. Wall to frontage of Hopleys. Simple wall, probably dating from the late 19th/early 20th century, approximately 1.6 m in height with brick on edge capping detail. In need of minor repairs. Protected from demolition without prior consent.

6.61. Wall forming boundary at Huntleigh, between Broadfield way and Kettle Green Road. Constructed of brick and flint panels with brick capping detail, about 1.5m in height. Several areas of spalled brickwork and minor repairs to flint work needed. Protected by LB legislation.

6.62. Wall forming rear boundary to several Listed Buildings at Larkins Lane. 19th century wall, approximately 1.5m in height, constructed of red brick with yellow brick capping detail. Protected by LB legislation.

6.63. Railings to boundary of graveyard extension, southern boundary. These light and graceful metal railings probably date from the early/mid 20th century. Similar railings form southern boundary of main graveyard and adjacent to footpath. Ideally this latter length would benefit from having selected vegetation removed to expose their elegant appearance. Also selected tombstones within graveyard. Protected by LB legislation.



Picture 15- Simple and delicate early/mid 20th century railings enclosing churchyard extension. The avenue of trees adjacent is an important feature and one that is repeated elsewhere in Much Hadham's streetscape.

6.64. Wall forming north boundary to The Old Rectory. Of varying heights. Forms strong feature adjacent to well used footpath. Protected by LB legislation.

6.65. Wall within curtilage of Gaytons returning alongside access to Cox Lane. Of red brick construction and approximately 3m in height with interesting pier and recessed panel detailing. Protected by LB legislation.

6.66. Short length of wall to Winding Hill boundary of the Lordship that acts as an extension to the listed boundary wall to its west. Protected virtue of being within the curtilage of a Listed Building.

6.67. Important open land and open spaces. There are several important open spaces of varying sizes types and functions.

6.68. St Andrew's graveyard. A compact open space surrounding the Parish Church, enclosed by wall and railings within which there are mature

trees and a range of interesting grave stones including one that is listed (see above). There is also a curious wooden structure believed to be a grave marker, date unknown. The graveyard extension and its defining wall and railings date from about the 1930's.



Picture 24- an unusual grave marker in St Andrew's churchyard constructed of wood, date unknown. Does anyone locally have any additional knowledge?

6.69. The open pasture land interspersed with several mature trees, between the Palace complex and the High Street is important in its function of providing a setting for nearby Listed Buildings including the church.

6.70. The graveyard to the Hadham Cross Congregational Chapel is a small but important open space with an interesting range of gravestones dating from the late 19th century.

6.71. Even smaller but equally important is the small open space surrounding the War Memorial previously referred to.

6.72. Extensive and well maintained sports ground with pavilion, tennis courts and green for Much Hadham Bowling Club enclosed by a Leylandii hedge. The area is well maintained whose boundaries are clearly defined by trees.

6.73. Hopley's Garden. Hopley's garden is of considerable horticultural interest containing a variety of fine free standing mature trees, sweeping lawns, pond and herbaceous borders within which are contemporary statues. The garden is generally open to the public six days weekly. It is included in the Councils SPD Historic Parks and Gardens as a Locally Important Garden and described as having '*over 4000 varieties of trees, shrubs, perennials and plants*'. (The SPD can be viewed on the Councils website)

6.74. Particularly important trees and hedgerows. Trees the length of the High Street as diagrammatically shown on the plans, make visual contributions to varying degrees of importance. Trees at Cox Lane are particularly important providing a high quality environment on a well used Bridleway. Similar comments relate to New Barns Lane, a sunken lane of considerable environmental merit enclosed by trees.



Picture 25- Trees on High Street, north of Much Hadham Hall. Such rows of Lime trees are characteristic of Much Hadham's special character.



Picture 26- Mature trees on steep banks add to the character of Cox Lane, a well used Bridleway. These sunken lanes with tunnels of over arching trees are characteristic of other locations in and around the village.

6.75. Trees to the frontage of the Palace make a particularly important and distinctive visual contribution. They consist of a row of tall mature lime trees. In due course attention, including possible pollarding needs considering to prolong their life and in this respect, a professional opinion needs to be obtained.

6.76. At the other end of the village there is a prominent elevated linear group of trees providing a distinctive entrance to the village in this location.

6.77. Important views. These are many and varied, ranging from long views of the street scene, to views of St Andrews Church and to more intimate ones of key buildings and architectural detailing. A selection of the former are marked on the plans.

6.78. *Elements that are out of character with the Conservation Area:* At the time of the original survey there was an ‘Anglo’ sign at Station Garage on Widford Road that was considered to detract from the quality of the

Conservation Area in this location. However it has now been refurbished and much improved

6.79. Utility pole near Victoria Terrace. A detracting feature at the southern end of Tower Hill.

6.80. Encroaching vegetation of dock and nettle impeding easy pedestrian access at footpath 25 near Old School House, Tower Hill.

6.81. Bus shelter corner of Broadfield Way. Constructed in 1977 to commemorate Queen Elizabeth's Silver Jubilee, this simple timber framed shelter is well proportioned and constructed. At the time of original survey this building was in need of renovation but recent repair works have been carried out and graffiti removed. However some damage to the roof is noted where additional repairs are needed.



Picture 27- Constructed in 1977 to commemorate Queen Elizabeth's Silver Jubilee, this simple timber framed shelter is well proportioned and constructed. Recent repair works have improved its appearance.

6.82. Forecourt to Firestation. At the time of survey this consisted in part of a broken concrete surface and the forecourt, building and fencing which

displayed a miscellany of advertisements and objects. Recent works have improved the appearance of the site.

6.83. Parking area site to immediate north of firestation. This site performs a useful function in providing a modestly sized parking area off a very busy street. It could be improved by appropriate planting to selective boundaries, executed in a manner that does not impede its continuing use for parking.

6.84. Bollards near War Memorial. Bollards have been erected in this location, presumably to deter parking. At the time of original survey some had been hit by vehicles and either broken or displaced; in need of replacement and or re- setting.

6.85. Wall to frontage of Front Lodge, Tower Hill, vegetation detracts from its general appearance.

6.86. Opportunities to secure improvements. Consider repairs to selected walls as identified including wall south of Culver; also to wall surrounding St. Andrews church; also to wall at the Lordship, Winding Hill; also to wall extending eastwards of the latter where minimal works consist of removal of vegetation, also to northern parts of grade I wall to Yew tree Farm, Kettle Green Road. Approach utility company to explore if there is any practical solution of reducing impact of utility pole near Victoria Terrace. Contact owner with view to remove vegetation at entrance to footpath 25 with Tower Hill. Seek to initiate repairs to frontage wall of 'Huntleigh' and Hopleys. Seek to improve the environmental appearance of the parking area adjoining the Firestation forecourt. Suggest Improving surface to War Memorial by removal of vegetation and by the introduction of precise alignment of edges between stone and grass areas. Replace/ reset selected bollards near War Memorial, Tower Hill and replace missing gate pier nearby. Remove vegetation from wall to frontage of Front Lodge, Tower Hill. Consider removing vegetation to expose elegant railings forming southern boundary to churchyard.

6.87. Boundary changes. None are proposed.

6.88. AREA B - THE ASH VALLEY.

6.89. General overview. A mixed and varied landscape consisting of gently sloping wetland, pasture and meadows in the valley bottom between the edge of the built up area and the River Ash whilst woodland to the east is steeply sloping as the name Sidehill Wood implies. There is a rich diversity of flora and fauna.

6.90. The edge of the Conservation Area at Sidehill Wood is marked by a clear distinction between the woodland and river valley and the open arable farmland to the east.



Picture 28- The eastern edge of Sidehill Wood marks the distinct boundary of the Conservation Area in this location.

6.91. Within the valley there is an extensive system of properly maintained and marked footpaths and bridleways providing well used public access. There is a particularly rich diversity of tree species growing in locations appropriate to their habitat.



Picture 29 - Part of the extensive footpath and Bridleway network in the village. The fine Hornbeam coppice at Sidehill Wood is of outstanding quality and also a designated Wildlife Site.

6.92. A combination and variety of topography, diversity of habitats, some accessible to the general public, makes the Ash Valley an outstanding picturesque natural landscape. There are also sunken lanes and those either side of Stansted Hill between Sidehill Wood and Dane Wood are noteworthy.

6.93. As a broad generalization many of the field boundaries and woodland, paths and scattered Listed Buildings of this extensive rural part of the Conservation Area are similar to those identified on 19th or early 20th century mapping and therefore of general historical importance, legitimately forming part of the Conservation Area.

6.94. Scheduled Ancient Monuments. There are none.

6.95. Archeological sites. The Area of Archeological Significance does not extend as far as the River Ash, except for a small part near the church. Several Bronze Age cremations have been discovered beyond the Conservation Area.

6.96. Individually Listed Buildings. There are 3 such buildings, all listed Grade II; namely Hadham Grange, Sidehill House and Daneswood. The latter was built circa 1910-20 in the Arts and Crafts style, by W Woodward for himself. Painted stone, Westmorland slate roof, some imitation half-timbering. The Listed Building description advises the garden is influenced by Lutyens.



Picture 30- Daneswood, an unusual 20th century Listed Building built in the Arts and Crafts style with distinctive Westmoreland slate roof.

6.97. Important buildings within the curtilages of Listed Buildings, worthy of note. None noted.

6.98. Other buildings that make an important architectural or historic contribution. Southview Cottage and Penny Post Cottage, Maltings Lane. Late 19th century 2 storey dwellings constructed of yellow stock brick to front elevation with simple red brick horizontal banding, hipped slate roof with 2 no. prominent chimneys. Despite replacement windows this simple pair of cottages adds to the quality of Maltings Lane and the adjacent Listed Building. The chimneys are candidates for additional protection by possible Article 4 Direction subject to further consideration and notification.

6.99. Other distinctive features that make an important architectural or historic contribution. Simple agricultural wall surmounted by iron railing enclosing agricultural pasture to east of Maltings Lane and continuing until

it meets the northern extremity of Sidehill Wood. The iron railings are in various stages of repair/disrepair; some lengths at Maltings Lane have been mended whilst elsewhere other sections are missing and some are in need of extensive restoration. The fence is an important feature and probably dates from late 19th/early 20th century. It is protected from demolition without prior consent being in excess of 1 m adjacent to a highway.



Picture 31- very long run of distinctive estate wall and railings, dating from late 19th/early 20th century. Some sections are in need of repair and/or replacement.

6.100. Important open land and open spaces. The whole area including valley and the River Ash itself are important. Open pasture land west of Sidehill House up to Maltings Lane and traversed by two well used footpaths, is particularly important.

6.101. Particularly important trees and hedgerows. The positive contribution made by large numbers of trees at various stages of maturity is significant indeed. These vary from individual specimens and smaller groups in the valley bottom to extensive area of Hornbeam and other species in both Sidehill and Dane Woods. It has not been possible to plot

all treed areas, even diagrammatically, as some areas are restricted to public access.



Picture 32- Individual trees of diverse species and of great quality are to be found in abundance throughout the Conservation Area.

6.102. Designated Wildlife sites. There are two such designations namely Sidehill Wood and Dane Wood. Descriptions are based on information provided by Hertfordshire County Council.

6.103. Sidehill Wood. An Ancient semi-natural Oak/Hornbeam coppice with woodland on a dry steep gravel slope. It consists of mainly Hornbeam coppice, mostly singled, with Oak standards. Other woody species recorded include Field Maple, Ash, Wild Cherry, Hazel and Midland Hawthorn. Towards the southern end, there is a small spring source which creates damper conditions and the western wood margin has a reasonably diverse flora typical of such hanging woods on gravelly, moderately acid soils. The woodland supports a reasonably diverse ground flora including species such as Bluebell, Dog's Mercury, Broad Buckler-fern, Wood Melick, Hairy Wood-rush, Wood Meadow-grass, Wood Speedwell and Primrose.

6.104. Dane Wood. Ancient semi-natural Oak /Hornbeam coppice with standards woodland. Elm scrub is present. The ground flora is most abundant along the margins and includes woodland species such as Bluebell and Dog's Mercury. In the north a stream runs through and along part of the woodland boundary.

6.105. Important views. These are numerous and include long distance views looking along many of the public footpaths and across to the village to the west.

6.106. Elements that are out of character with the Conservation Area. Certain dilapidated sections of agricultural fence to the east of Maltings Lane.

6.107. Opportunities to secure improvements. Dilapidated sections of agricultural fence to east of Maltings Lane. Enter discussions with owner to establish realistic means of securing improvements. Access difficult in respect of one stile on footpath 21 connecting Church Lane and access road to Hadham Grange; also potential Health and Safety hazard as one supporting post is insecure. The boundary to the car park, rear of the village hall has been planted with a dark leafed hedge screen. Such a screen is appropriate but greater enhancement could have been achieved by the selection of native species that would have complemented those present in hedgerows nearby.



Picture 33- Dilapidated sections of agricultural estate railings to east of Maltings Lane; in need of repair.

6.108. Boundary changes. None are proposed.

6.109. AREA C - MOOR PLACE.

6.110. General overview. Moor Place itself is a large Country House set in extensive high quality landscaped grounds. To the south east is a tightly knit group of ancillary buildings of mixed use and condition including some that have been individually listed. Other buildings and features within this group are also of quality and must be retained. There are also modern agricultural buildings of no architectural or historic interest. Parts of the site would benefit from a general tidy up and removal of accumulated debris. Access to the site, the main house and its ancillary buildings is gained either via a long straight avenue from the main entrance with its individually listed gates at Widford Road or alternatively from Kettle Green Road, a narrow sunken country lane. Moor Place is a Local Registered Park or Garden.



Picture 34- The sweeping parkland setting to Moor Place is characterised by pasture and grazing land within which occasional exotic species, such as Cedar of Lebanon, were planted in the 19th century. The avenue of young replacement lime trees is increasingly an important landscape feature.

6.111. Scheduled Ancient Monuments. There are none.

6.112. Archeological sites. Hertfordshire County Council data refers to an unpublished document (1994) by a staff member who describes the site thus: *Park around 18th century house with garden elements surviving from its 17th century predecessor. Park and gardens shown on all maps from 1766 to present day. Elizabethan (or 17th century) house replaced by Georgian one in 1779....The listed stable block is early 18th century and*

belonged to the earlier house as did surviving walls and possibly the conduit house; the walled kitchen garden is 17C in origin, partly converted to shrubs and lawns, but still with a part formal layout.

6.113. Hertfordshire County Council data also refers to sources describing that *Moor Place estate belonged to the Bishops of London, and in the 15th century was held by a family called More. After the Dissolution it was in the hands of the Dalton family, who kept it until 1620. In 1650 it was acquired by Sir Richard Atkin who made a small park...*

6.114. Hertfordshire County Council data also refers to J. T. Smith publication, 'Hertfordshire Houses' which records that the *present house was built between 1777 and 1779 on a new site north of the old house, and was designed by Robert Mitchell for James Brebner Garden. In the early 1860's a south wing was added and in 1887 a north service wing was built by Norman Shaw for the then owner FH Norman. In 1907 the south wing was enlarged by Sir Ernest Newton.*

6.115. **Individually Listed Buildings.** Moor Place is a substantial Grade I red brick house with stone dressings and hipped tile roof, 2 storeys with attics over a basement. A stone balustraded parapet is carried round the whole building with bracketed cornice below. Large south extension in Georgian revival by Ernest Newton, 1909. On the north side of the house is a plain, single storey service wing by R Norman Shaw, 1888. Excellent Adam style interior. Rich cornicing, door surrounds and marble fireplaces to all principal rooms. Early 19th century bookcases in library.



Picture 35- Moor Place, listed grade 1. The wall and pavilions to the front are 20th century and individually listed grade II. The parkland setting and gardens closer to the house are defined as being a Locally Important Historic Park and Garden.

6.116. Stable block and cottages adjoining at Moor Place, Grade II* is described by the formal Listed Building description as: *Early-mid C18 red brick, U plan, stable block with old tile roof and central wooden cupola.... Plain courtyard on E has range of 2 cottages on N and S stable range with large, Ground floor, arched openings. This continues in another U shaped range to the S, of one - one and a half storey red brick outbuildings and cottages.*

6.117. Grade II wall and pavilions at Moor Place, 1938 front garden wall by G. Norman.

6.118. Grade II 18th century Kitchen Garden wall in red brick on south side of stable block, roughly square and approximately 3m high. **Delightful enclosed garden partly laid out in Victorian tradition with traditional path and box edging.**



Picture 36- Part of a walled garden in the ancillary complex of buildings at Moor Place, partly laid out in a typical Victorian manner with compartments defined by low Box species hedging.



Picture 37- Herbaceous border within walled garden at Moor Place.

6.119. Grade II late 18th century entrance gate posts at High Street entrance. The Listed Building entry reads: *Gate posts. Late C18 pair to Moor Place.*

Red brick, square plan, topped by moulded stone cornice and balls on curved tapering pedestals. The picture below is taken from postcard dated 1907 and it can clearly be seen no such gate posts existed at this time. It appears then that they were in fact erected by a previous owner in the 20th century. The listing description does not appear to be accurate. One pier recently amaged by vehicle impact has subsequently been removed but it is understood it will be replaced.



Picture 38- Postcard from 1907 showing that the 'late 18th century gate posts' as described in the formal listing clearly did not exist at that time. Photograph courtesy of Richard Maddam's collection.
(same photo as earlier)

6.120. Important buildings within the curtilage of Listed Buildings, worthy of note. There is no exact legal definition of a building's curtilage and therefore interpretation of what constitutes a curtilage can sometimes be difficult.

6.121. The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing (main building listed in 1967), the physical layout and functional relationship of objects and structures to each other; ownership, past and present and use or function, past and present. Such objects or structures need to be ancillary or subordinate to the main Listed Building and form part of the land and not be historically independent. Protection is granted to such objects or structures within the curtilage of a Listed Building if they were built prior to July 1,1948.

6.122. Having considered these factors carefully, it appears appropriate to reach the conclusion that all buildings and features around Moor Place constructed prior to July 1, 1948 are protected by virtue of being within the curtilage of the grade I main house or the grade II* stable block. A decision based on further information is needed to assess whether or not Front Lodge and wall can be regarded as 'curtilage listed'.

6.123. There are a number of curtilage Listed Buildings that should be retained and in some cases repaired. These are;

6.124. Simple two storey red brick house with tiled roof and single chimney, original window detailing. To east of northern elevation of stable block. 19th century or earlier, single storey extension to western end.

6.125. 2 storey agricultural barn attached to red brick house above. Of brick construction to ground floor, boarded to first floor with tiled roof. 19th century or earlier. Brickwork to east elevation in need of repair.



Picture 39- Agricultural barn at Moor Place in need of repair, damaged brickwork possibly caused by subsidence.

6.126. Tall timber framed weather boarded agricultural building with 2 no. midstreys possibly dating from the 17th century with steeply sloping tiled roof and single storey extensions to north elevation. Repairs and modifications have been made to the original timber frame over time. Several parts of the building, particularly the single storey extensions to

the north elevation are in a state of serious deterioration and in need of urgent repair. Now included on on the Councils Buildings at Risk Register.



Picture 40- Agricultural barn possibly dating from 17th century before restoration. This building is now being converted following grant of planning permission.



Picture 41- detail of deteriorating condition, comment as caption for Picture 40.



Picture 42- Same agricultural barn as previous, interior view showing construction post detailing, possibly dating from 17th century in part.

6.127. Early 20th century single storey agricultural storage building constructed of brick with pebble dash finish and tiled roof. Attractive windows and doors; date plaque on east elevation reads 1911.

6.128. Dairy Cottage located in south east corner of complex. Early 20th century 2 storey cottage, brick to ground floor, pebble dash finish to first floor, tiled roof and central chimney ; original windows.

6.129. Garden House. Tall prominent residence, probably early 20th century red brick with hipped tiled roof.

6.130. Single storey building located between Dairy Cottage and wall to Garden House. Early 20th century, first plotted on map dating from 1920. A most unusual building clad in metal 1 m from ground then straw retained by wooden frame held in by chicken wire. Present owner advises the building was originally a Great War ammunition shed imported from a local external location and used by the family as an apple store.



Picture 43- External construction detail of building previously used as a Great War ammunition shed. Most unusual; unclear at present as to whether or not the straw, presumed to be insulation, is contemporary with original use or added afterwards in conjunction with later use as an apple store.

6.131. **Other distinctive features that make an important architectural or historic contribution.** These are protected virtue of being within the curtilages of a Listed Building/s. Wall to Garden House. Tall prominent red brick wall in Flemish bond approximately 4 m in height with entrance door to south elevation. Remnants of 19th century tension bolts for training fruit trees and early shoe scraper at entrance door. Similar to wall already individually listed.



Picture 44- Distinctive wall approximately 4 m in height, remnants of 19th century tension bolts and fittings for training fruit trees observed.

6.132. Wall to west of 17th century agricultural building, approximately 2m in height and in need of repair.

6.133. Wall extending in southerly direction attached to south west corner of stable block.

6.134. Simple metal agricultural fence in need of minor repairs to north-west of Dairy Cottage.

6. 135. Long length of agricultural fencing defining western edge of part of approach from Kettle Green Road entrance in need of minor repairs.



Picture 45- Typical late 19th /early 20th century agricultural fence at Moor Place, worthy of retention and in need of minor repairs.

6.136. Important open land and open spaces. The entirety of the landscape around Moor Place itself is of the highest quality and dominated by open pasture land and mature tree planting. In addition there are other important garden features including walled enclosures, a circular pond in natural style and a formal enclosure consisting of rectangular pond with York Stone surround and ornate metal gate to entrance. Other key features include the avenue approach composed of recently planted lime trees, replacing a similar historic avenue identified on earlier mapping and several mature exotic species such as Cedar of Lebanon planted as specimens in the parkland setting. From interpretation of maps dating from the late 19th/early 20th century it can be seen that the avenue of trees once extended down to the Lodge. To re-establish this lost avenue planting would be a real achievement.



Picture 46- part of the gardens at Moor Place.



Picture 47- Quality metal gate, possibly 19th century, entrance to formal enclosure and pond. Forms part of the variety and adds to the quality of the gardens to Moor Place.

6.137. Particularly important trees and hedgerows. As diagrammatically indicated on accompanying plans. Mature trees in the immediate vicinity of Moor Place, the avenue approach and individual exotic specimens are the most important. Hedgerows to both sides of Kettle Green Road are also important to the quality of this sunken lane.

6.138. Important views. There are many such views, the most important being long distance views looking towards Moor Place and across the pasture land from the public footpath.

6.139. Elements out of character with the Conservation Area. Parts of the complex of buildings within the curtilage of Moor Place is untidy with heaps of excess materials that currently detract.

6.140. Opportunities to secure improvements. Initiate discussions with owner of the complex of buildings within the curtilage of Moor Place with view to securing comprehensive improvements to the site including repairs to selected listed curtilage buildings referred to above and removal of unwanted debris and material. A planning application has been approved and is now being implemented. Discuss potential with owner of extending tree avenue to the Lodge, consistent with historical records.

6.141. Boundary changes. Moor Place, its complex of ancillary and curtilage buildings, objects and pasture land from Kettle Green Road to the avenue approach is included in the extended Conservation Area.

6.142. Other actions. Carefully assess the wording of English Heritage's Listed Building description for the grade II* Stable block and re-consider if EHDC's records correctly interpret it.

6.143. Overall Summary. Much Hadham's Conservation Area is of the very highest quality. It is worth repeating the words of the noted architectural historian Nikolaus Pevnsner who said '*Of its own kind Much Hadham is visually probably the most successful village in the county.*' He may have only been referring to the buildings but the open aspect of many parts of the Conservation Area is equally important, particularly the Ash valley and the several sunken lanes identified. The extensive footpath system and the manner in which it is marked and maintained is a treasured asset. Several individually listed walls and curtilage Listed Buildings have been identified as being 'At Risk'. One important conclusion of this Appraisal has been to introduce additional protection for the large number of 19th century unlisted properties that have been identified and extend the Conservation Area to include Moor Place and its associated farm complex and parkland setting.



Picture 48- West window to St Andrew's church. The Tree of Life based on an etching by Henry Moore. The contemporary design sits comfortably with the traditional qualities of the building. Much Hadham's environment is also of the highest quality and whilst appropriate changes can similarly be accommodated within the community, great care must be exercised to ensure that its very high architectural qualities and historical associations are neither compromised nor eroded.

PART C- MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundary.* The revised boundaries include the following amendments. Their exact boundary alignments are shown on the accompanying plan to which the reader is referred.

- (a) Extend the Conservation Area to include Moor Place and its associated farm complex and parkland setting.

7.2. *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 against this document and the National Planning Policy Framework that the District Council will process applications.

7.3. Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Council Officers to seek pre-application advice. For further details including advice on Planning Applications, Conservation Areas, Listed Buildings, Landscaping and other general administrative advice, please contact the Planning Department for assistance.

Telephone no. 01279 655261

E-mail planning@eastherts.gov.uk

Or write to E.H.D.C. Wallfields, Pegs Lane, Hertford SG13 8EQ

7.4. Applicants may also wish to refer to one of the several Guidance Notes referred to in Appendix 1 below.

7.5. *Planning Control - Potential need to undertake an Archeological Evaluation.* Within the sites designated as being a Scheduled Ancient Monument or Areas of Archaeological Significance the contents of policies in the Local Plan which are relevant to this designation (policies BH1, BH2 and BH3) are particularly relevant.

7.6. *Listed Building Control and Good Practice.* Those buildings that are individually listed are identified. Other pre-1948 buildings, structures or walls within the curtilage of a Listed Building are similarly protected in law.

7.7. Listed Buildings are a most significant factor in contributing to the quality of Much Hadham's built environment. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised. Of particular importance is the varied roofscape, prominent chimneys and wealth of architectural detailing.

7.8. The Appraisal has identified several Listed Buildings/ curtilage listed buildings / structures as being 'At Risk'. In partnership with the respective owners and within the limitations of existing staff and financial resources, the Council will seek satisfactory solutions that secures these structures long term future.

7.9. *Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution.* Within the Conservation Area there are 29 unlisted buildings/ groups of buildings that have been so identified. These are: Stonelands, Culver lodge, building north of Culver Lodge, The Bell House, Abbey Dale, located on Widford Road; Trimbeay and Copper Kettle, 1-3 Chapel Cottages, Hadham Cross Congregational Chapel, Victoria Terrace and Victoria Cottage, Old School House, Park Terrace, residence between Park Terrace and The Old Post House, The Old Post House, Fire Station, Front Lodge, Westside, nos. 1-4 Plummer's Cottages, Hopleys, located on Tower Hill; Thurgoods, Martins, The Old Police House, barn to west of Old Police House, The Old Drapery , located on the High Street; Holy Oak and 2 Holy Oak Cottages, Walnut Close; Outbuilding to Hoppitt's Cottage, Larkin Lane; 'Builders Store', cottages adjacent to 'Builders Store', located south of Cox Lane; Southview Cottage and Penny Post Cottage located on Maltings Lane and nos. 1-2 North End Cottages. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.10. *Planning Control – Other Unlisted distinctive features that make an Important Architectural or Historic Contribution.* This Appraisal has identified a number of walls and railings that make a particular contribution to the character of the Conservation Area which are protected by virtue of exceeding the specified heights relevant to Conservation Area or Listed Building legislation. Any proposal involving their demolition is unlikely to be approved.

7.11. Proposed Article 4 Directions. There are some distinctive features that are integral to some of the unlisted buildings identified above that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. In some situation protection may exist through existing planning controls but in other cases additional protection could only be provided by removing Permitted Development Rights via and Article 4 Direction. The latter legislation is complex. 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. This would be associated with further detailed consideration and possible refinement.

7.12. The potential of formally listing two additional buildings and structures, Old School House and the Congregational Chapel, will be considered further. It should be emphasized that listing is subject to a formal submission process and the outcome cannot be guaranteed.

7.13. *Planning control - Wildlife Site within the Conservation Area.* The wildlife importance of Side hill Wood and Dane Wood has been set out previously. Any development that adversely affects wildlife species occupying the site will not normally be permitted and would need clear justification. Proposals will be considered against Policies ENV 14 and ENV 16.

7.14. *Planning Control – Locally Important Historic Parks and gardens.* EHDC Supplementary Planning Document ‘Historic Parks and Gardens’ has so identified Moor Place, Hopleys Garden, The Lordship and Much Hadham Hall within the Conservation Area. Proposals that significantly harm their special character will not normally be permitted and would require clear justification. Proposals will be considered against Policy BH16 .

7.15. *Planning Control – Important open land, open spaces and gaps.* This Appraisal has identified the following particularly important spaces: St Andrew’s graveyard, pasture land between the Palace complex of buildings and the High Street, the graveyard to Hadham Cross Congregational Chapel, open space surrounding the War memorial, the Sports Ground, field opposite The Lordship and land in the River Ash valley, particularly open pasture land west of Sidehill House across to Maltings Lane, traversed by well used footpaths; the landscape setting of Moor Place including the open pasture land between it and the village. These represent open spaces and other landscape features within the Conservation Area that materially contribute to its character or appearance and will be protected.

7.16. *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. As previously advised some hedges may be protected by the Hedgerow Regulations 1997.

7.17. Planning Control –Important views. The most important views within and out of the Conservation area are diagrammatically shown. Policy BH6 is particularly relevant.

7.18. Enhancement Proposals. The Appraisal has identified a number of elements that detract that are summarised in the Table below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will frequently only be achieved with the owners co-operation.

Detracting element	Location	Proposed Action.
Historic wall 'At Risk'.	Within curtilage and to south of 'Culver'.	Establish owner's intention to initiate repairs and pursue action as may be necessary.
Historic wall 'At Risk'.	Individually listed boundary wall to The Lordship at Winding Hill.	Establish owner's intention to initiate repairs and pursue action as may be necessary.
Historic wall.	Eastern extension to previous.	Contact owner with view of removal of vegetation and consideration of any other necessary works.
Historic wall.	Frontage to 'Huntleigh'.	Contact owner with view to promoting necessary repair works.
Historic wall.	Frontage to 'Hopleys'.	Contact owner with view to promoting necessary repair works.
Agricultural wall surmounted by iron fence.	To east of Maltings Lane.	Discuss potential of repairs with owner.
Utility pole.	Near Victoria Terrace, southern end of Tower Hill.	Contact utility company to explore if there is any practical solution of reducing its impact.
Existing boundary treatment.	Parking area adjacent to Firestation.	Seek environmental improvements by implementing simple boundary landscaping.
Vegetation to surface.	War Memorial.	Seek environmental improvements by removing vegetation from surface and by providing precise alignments between stone and

		grassed areas.
Broken/displaced bollards.	Near War Memorial area.	Reset and or replace as necessary.
Vegetation on historic wall.	Wall to frontage of Front Lodge, Tower Hill.	Liaise with owner to secure removal of vegetation.
Other actions.		
Consider removing vegetation from attractive railings forming southern boundary to churchyard.		
Subject to further consideration, make application to English Heritage for the following buildings to become formally listed; Old School House and Congregational Chapel. (Such application could be made by any group or individual).		
Contact appropriate body to initiate clearance of vegetation at entrance to footpath 25 with Tower Hill.		
Obtain professional opinion and regarding health of important Lime trees at High Street boundary to the Palace; establish ownership and advise as appropriate.		
Carefully assess the wording of English Heritage's Listed Building description for the grade II* Stable block and re-consider if EHDC's records correctly interpret it.		
Finalise EHDC's consideration of Listed Building 'curtilage' status of Front Lodge and its boundary wall.		
Reconsider EHDC's mapping interpretation of LB wall at the Palace/churchyard (ref. 1213793). Similarly in respect of boundary wall at Culver lodge (ref. 1213564).		
Discuss potential with owner of Moor Place of extending approach avenue of lime trees in easterly direction to The Lodge, consistent with historic planting evident in the early 19th century.		
Advise English Heritage of apparent erroneous formal Listed Building description relating to entrance gate posts to Moor Place near War Memorial. Those described as being late 18th century are believed to be early 20th century.		
Repair/ improve stile, footpath 21 connecting Church Lane and access road to Hadham Grange; potential hazard as one supporting post is insecure.		

Appendix 1. Guidance notes produced by East Hertfordshire District Council. The following represent useful technical information and can be obtained via the details provided above.

- 1. Brick Repointing and Repair.**
- 2. Conservation Areas.**
- 3. Cleaning Historic Brickwork.**
- 4. Farm Buildings.**
- 5. Flint and Flint Wall Repair.**
- 6. Hard Landscaping in Historic Areas.**
- 7. Listed Buildings.**
- 8. Rainwater Goods and Lead.**
- 9. Shopfronts.**