



WESTMILL CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

ADOPTED DECEMBER 2017



A combination of high quality buildings and small scale pasture land and many trees contribute to the distinctive and attractive qualities of Westmill's Conservation Area.

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

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This document is the adopted Westmill Conservation Area Appraisal and Management Plan which replaces the draft document that was subject to a public consultation exercise during July /September 2017. There was a public meeting on 11 July 2017 followed by a consultation period until 12 September 2017 (extended to 18th September to allow the Parish Council to consider the document at their scheduled meeting). The document was adopted on 13 December 2017. The document now appears with any necessary boundary revisions and textual changes required as a result of consultation feedback and adoption.

The content of Appraisals written from 2016 which include this paragraph may differ from predecessor documents. Selected revisions have been incorporated to reflect changes to legislation, the emerging District Plan, nomenclature, consolidation and other improvements resulting from experience gained to date. This process is ongoing.

1. INTRODUCTION.

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

1.2. East Hertfordshire District has a particularly rich and vibrant built heritage, featuring 42 Conservation Areas and 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 considers them carefully. This document will be regarded as a 'material consideration' when determining planning applications. Where appropriate the documents put forward simple practical management proposals to 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 discussions with owners. Thus such 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 apply to estimating dates of buildings and also to their legal status in relation to householder permitted development rights (i.e. either being considered as single dwellings or alternatively as flats).

1.8. This Conservation Area Appraisal:

- Identifies the special character of the conservation area.**
- Identifies elements that should be retained or enhanced;**
- Identifies detracting elements;**
- Reviews the existing boundaries;**
- Puts forward practical enhancement proposals;**

1.9. The document has been prepared in partnership with the Parish Council, The Greg Trust (who administration includes the village hall, the allotments and nearby copse, the football field and children's play area) and the local community through the consultation process.

1.10. Acknowledgement and thanks are recorded to Hertfordshire County Council who's Natural Historic and Built Environment Team has been particularly helpful.

1.11. This document 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 areas accord with the statutory definition and are 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) (England), Order 2015 (amended) defines the range of minor developments for which planning permission is not required 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 other minor developments associated with many non-listed buildings 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 commonly include some developments fronting a highway or open space, such as an external porch or the demolition of some gates, fences or walls or their alteration. The removal of existing important architectural features that are important to the character or appearance of a conservation area such as chimneys, traditional detailing or materials, distinctive porches, windows and doors or walls or railings 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 needs to be made in justified circumstances where a clear assessment of each conservation area has been made. In conducting this Appraisal, consideration has been given as to whether or not such additional controls are appropriate.

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 whether to 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 an important contribution to the character of the conservation area, particularly when viewed from the public realm. 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 and extent of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species. The Regulations do not apply to domestic garden hedges.

2.10. National Planning Policy Framework. The principle emphasis of the 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. Of particular relevance to this document, the National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation areas. Such areas must justify such a status virtue of being of *'special architectural or historic interest'*.
- Heritage assets. A Heritage asset is defined as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset (sic) 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 works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. The maximum grant will not normally exceed £2,000.

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

2.14. The Council also has a 'Heritage at Risk Register', originally produced in 2006, updated in 2012/13 and again updated in 2016/17. This document is available on the Council's website. In relation to the conservation area there are currently two buildings in the conservation area that are so identified as being 'At Risk'. Both are located in St Mary's churchyard and are chest tombs and are described later in this document. Grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings' long term security. Elsewhere in the parish there are five other buildings at Wakeley Farm and at Knights Hill Farm.

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 Council's 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. As currently drafted this emerging District Plan advises that development in conservation areas should, inter alia, conform with the content of the Appraisals.

2.17. Westmill conservation area was first designated in 1968 and revised/redesignated in 1981.

3. ORIGINS AND HISTORICAL DEVELOPMENT

3.1. There are 13 records within or close to the conservation area held by the County Historic Environment Records. Many of these relate to Listed Buildings, some descriptions being included later in this document. Some other interesting entries relate to a Roman coin (see below); the site of the railway station (see below) which closed in 1965 (and to passengers in 1964) and the possible site of a windmill, although its location of the latter is unclear and it does not appear on historical mapping.

3.2. Prehistoric. No information

3.3. Roman settlement. Unknown although some may be possible with Roman coin found immediately to south of conservation area and the nearby presence of Ermine Street (Roman road between London and York) to the east of Westmill.

3.4. Anglo Saxon. Unknown.

3.5. The Domesday Book was a census commissioned by William I in 1086. In relation to Westmill it notes that *Ansketil holds...It is assessed at 7 hides and 1 virgate. There is land for 14 ploughs. In demense are 4 (ploughs) and 18 villans and 5 Frenchmen and 2 bordars...There are 15 cottars and 2 slaves and 3 mills rendering 21s 8d...meadow...pasture...woodland for 100 pigs. In all it is worth £17...Aki a Thegn of Earl Harold held this manor and could sell.*

3.6. Interpretation: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres; a 'virgate' is reckoned to be about 30 acres. A 'villan' was a peasant legally tied to land he worked on and of higher economic status than a 'bordar' or 'cottar'. The latter occupied a cottage in return for services provided. 'Demesne' essentially means land belonging to the lord of the manor. A Thegn is a position equating to that of a retainer.

3.7. Medieval settlement. An abbreviated description from the County Historic Environment Records for Westmill reads as follows. *'Tiny planned market town at medieval manorial centre half a mile off Ermine Street. Domesday Book has entries for both 'Westmele' and 'Wesmele'. This refers to two different manorial estates. Whether there was any nucleated settlement in the 11th century is unknown.... The village, although small, has a medieval planned layout, which would have been organised by the lords of the manor to attract trade... In 1226 Geoffrey le Zoing received a grant of a market to be held at Westmill on Friday and a fair on the vigil and day of St Lawrence. The Zoing family held the manor from the 12th century; the layout may predate the market grant, although presumably not by much. It was a simple layout, without the long narrow burgage plots typical of larger places. This early 13th century market layout is only 2.5km south of Buntingford, one of several competing markets along this stretch of Ermine Street in the 13th and early 14th centuries. Buntingford's market was the only survivor of the Black Death, and it was not until the rise of the coaching and inn trades in the 18th century that Westmill once again attracted highway traffic... '*

3.8. The 19th century. A picture of the settlement as it can be recognised in part today is set out in Kelly's Directory of 1874 which refers as follows: *Westmill is a small village, parish, and station on the Buntingford branch of the Great Eastern Railway...The church of St. Mary is a plain building of flint, with square tower and spire, the interior has been restored...There is a National school with teacher's residence adjoining...The soil is heavy, subsoil clay upon chalk. The chief crops are wheat, barley beans &c...and the population in 1871 was 337.*

3.9. Commercial activities in addition to farmers listed are butcher, beer retailer, grocer, wheelwright and blacksmith, Sword in Hand PH.



Picture 1. Westmill - photo probably from the late 19th century. Not a great deal has changed. Reproduced courtesy of Hertfordshire Archives and Local Studies (HALS).



Picture 2. Line of original lime trees probably taken late 19th century. Reproduced courtesy of Hertfordshire Archives and Local Studies (HALS).

3.10. Mapping from 1874 -1894 (Plan 1) identifies the location of some of the activities listed above. It shows the railway line, station and associated goods yard east of the river, The Sword in Hand PH and a formal line of trees on the south side of the road opposite and west of the PH (on the alignment of the

present replacement row, see picture below). Also a school for Boys and Girls to south west of the central green, now converted to housing and extended. By 1920 a Smithy is shown on the opposite side of the road to the church and linear allotments in the vicinity of Wilstone. Further small scale individual developments have occurred at later dates. The Rookery housing site from latter quarter of the 20th century probably represents the largest single change but this development is co-ordinated and compact and does not detrimentally impact on a settlement that has elsewhere remained largely unchanged.

3.11. The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises several names, a selection of which is included thus: Westmele 1086, Westmelna 1163, Westmyll 1590, Wess Mill 1699. The origin of the name is self explanatory making reference to a mill/s that may have stood on the east bank of the stream.

3.12. Plan 1 shows the adopted Conservation Area boundary plotted on historic map dating from 1874-1894.

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

4.1. Scheduled Ancient Monuments. A National designation. There are none.

4.2. Areas of Archaeological Significance. Designated locally by EHDC on advice from HCC. The areas identified by this Appraisal are areas as shown on the Council's most up to date mapping system and may sometimes differ from that shown on the adopted Local Plan. The identification and refinement of such areas is an ongoing process. Much of the conservation area is so designated.

4.3. Listed buildings. A National designation. Individually listed buildings have been identified, plotted and a selection is briefly described, such abbreviated descriptions being based on the national list, occasionally with additional comments *in italics* by the fieldworker. Full descriptions can be obtained on line at Historic England's website List.HistoricEngland.org.uk Listed buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

4.4. The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage. The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing, the physical layout and functional relationship of structures to each other; ownership, past and present and use or function, past and present. 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. In determining the extent of a Listed Building and its curtilage, a key assessment will be to examine the situation at the time of listing.

4.5. Non listed buildings of quality and worthy of protection. Several other non-listed buildings and structures that make an important architectural or historic contribution to the conservation area are identified by this Appraisal. The basic questions asked in assessing such buildings/structures are:

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

4.6. Important trees and Hedgerows are identified by this Appraisal. Their positions are shown very diagrammatically indeed and access to some rear areas has not been obtained. The basic criteria for identifying important trees and hedgerows are:-

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

4.7. Open spaces or gaps of quality that contribute to the visual importance of the conservation area where development would be inappropriate are identified by this Appraisal. The basic question asked in identifying such areas is does the open space or gap form 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.

4.8. Small scale open spaces, often pasture land, are visually most important to the high environmental quality of Westmill's conservation area and are similar in configuration to many of those showing up on late 19th century historic mapping.

4.9. Other distinctive features that make an important visual or historic contribution are identified by this Appraisal. In relation to walls and railings those at and above prescribed heights in a conservation area 1m abutting a highway (including a public footpath or bridleway, waterway or open space) or 2m elsewhere, are protected and require permission for their demolition.

4.10. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances. The Appraisals undertaken to date have identified elsewhere in the District that many historic architectural features of quality remain unaltered on some non listed buildings but, on the other hand, the exercise of Permitted Development rights has eroded other parts of some conservation areas. Should Members decide to proceed with such an initiative, such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled. (Update: Members agreed the general principle of introducing and testing the impact of an Article 4 Direction elsewhere in the District in 2016)

- **Chimneys, in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots.**
- **Selected windows, on front or side elevations, fronting and visible from the street/s, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by disruptive modern glazing units.**
- **Other features might include good quality architectural materials and detailing constructed of wood, metal or other materials.**
- **Walls or railings which make a positive architectural or historic contribution to the visual appearance of the conservation area.**
- **It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.**

4.11. Features that are out of character with the conservation area and detract or are in poor repair are identified.

4.12. Important views are identified.

4.13. Conservation area boundaries. In relation to any revisions to the conservation area boundaries, principal consideration is 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 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. The latter consideration is most relevant in the case of Westmill.

4.14. Wildlife sites. Those shown are identified on the emerging District Plan (which may differ from those on the Adopted Plan due to updates). There is one at Westmill referred to below.

CHARACTER ANALYSIS

5.1. **General Landscape setting.** The Council's Landscape Character Assessment produced in 2007 (which is Supplementary Planning Guidance) identifies the distinct landscapes of the District in terms of their wider settings. The conservation area is located within Area 142 being the High Rib Valley. The village of Westmill is described as being *historically coherent containing a number of fine traditional buildings and groupings. Westmill is located within the main valley west of the flood meadows. The village features an attractive tree lined village core, elegant Georgian houses and a diminutive green complete with well-pump. The valley landscape is described as being fairly unusual in the County. In the document's guidance for managing change it says in relation to Westmill: ensure new planting is encouraged to maintain age diversity... and ensure landscape improvements respect the historic context of existing features.. This is most important in the case of Westmill where trees and the natural environment are such positive features contributing to the quality of the settlement and particularly the conservation area.*

5.2. **General overview.** Positive attributes. Westmill has a high quality and diverse built environment of considerable historic and visual importance. Many buildings are listed including three listed grade II* - a high number for a small settlement. Additionally this appraisal has identified other buildings of historic and architectural merit worthy of retention. Westmill's character is particularly defined by small scale open spaces that envelop the historic core and which are separate from the open countryside beyond. Trees predominate with some particularly fine rows and an avenue.

5.3. Negative attributes. Some peripheral development on the west side of Aspenden road detracts as does an agricultural storage area to the east of the village on the site of the former railway line and station.

5.4. **Individually Listed Buildings.** There are 28 Listed Building groups within the conservation area. Of this total, 10 (36%) dates from the 17th century and also 10 (36%) from the 18th century; 4 date from the 19th century, 1 (the telephone kiosk) from the 20th century and 4 from the 16th century or earlier.

5.5. There are three buildings listed grade II*. These are Barn range at Westmill Bury Farm, Westmill Bury and St. Mary's Church. The remainder are Grade II.

5.6. **Individually Listed Buildings.** A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below. Any additions by the fieldworker are in *italics*.

5.7. Barn Range at Westmill Bury Farm - Grade II*. 16th or early 17th century. Roofs altered in early 20th century. Timber frame on low red brick sill, dark weatherboarded. A T-shaped range of aisled barns. Tall aisle- posts with ogee moulding at base of jowl. Curved braces to arcade-plates and tie beams, and between jowled bay posts in aisle-walls and the aisle tie-beams. Original steep roof survives in 2 bays. An unusually extensive aisled barn range.

5.8. Parish Church of St Mary the Virgin - Grade II*. Parish church. Eleventh century nave, 12th century aisle, 13th century chancel, 15th century tower and nave roof. South porch rebuilt and church restored 1876. Flint rubble with coursed flint facing and limestone dressings. Steep red tile roofs. Small leaded Hertfordshire spire and vane on pyramidal slated base behind crenulated parapet of tower. Essentially a 2-cell pre-conquest church with unusually wide (and therefore important) nave. Gargoyles in middle of each face below parapet and deep moulded string around base. 15th century scissor-braced collar-purlin nave roof. 13th century memorial slab to Nicol de Leuknore, octagonal late 15th clunch font, 15th century benches with buttressed ends. *The roof has recently been restored with the assistance of grant aid at a cost of £160,000 the fieldworker was advised. The lych gate was also being repaired at time of survey.*



Picture 3. St Mary's church, a grade II* building with its recently restored roof.

5.9. Tomb in St Mary's churchyard - Grade II. Tomb chest. 18th century. Inscription worn (possibly to William Prisimer). Limestone with grey stone top slab. A rectangular tomb chest. Raised curb and moulded splayed base. Recessed gadrooned baluster corners. Rectangular stone panels on each face with raised and fielded panel. Moulded edge to overhanging top slab with primary inscription. *This structure is included on the Council's Heritage at Risk Register and is thus potentially eligible for grant assistance.*

5.10. Enever Monument in St Mary's churchyard - Grade II. Tomb chest. Early 19th century. To Judith Enever died 1811, William Enever died 1838, and his 2nd wife. Limestone. Rectangular tomb chest on raised curb. Moulded base. Rectangular panel on each face with inscribed oval and fan pattern in each spandrel. Inset fluted Greek Doric column at each corner. Rectangular projecting top slab with reeded edges. *This structure is included on the Council's Heritage at Risk Register and is thus potentially eligible for grant assistance.*



Picture 4. Listed chest tomb within St Mary's churchyard, one of two in need of repair and restoration and both, without prejudice, potentially eligible for EHDC financial assistance.

5.11. Westmill Bury - Grade II*. Early 18th century. Red brick with old red tile roof. Double-pile plan main block of 2 storeys, cellar and attics, 5 windows wide, facing north and south. Symmetrical north and south fronts each with central doorway and slightly recessed box sash windows. North front has a pilastered Tuscan doorcase with full entablature and triangular pediment. South front to garden has a fanlight and a Doric doorcase with fluted pilasters.



Picture 5. Westmill Bury a fine Grade II* listed house dating from the early 18th century.

5.12. Pilgrims Row - grade II. Block of houses. Early 18th century for Samuel Pilgrim, altered early 19th century. Timber frame roughcast with steep old red tile roofs. Slate lean-to at rear. Central chimneys upper parts in stock brick. A 2-storeys continuous row. A picturesque group with Pilgrims House, next the village inn.



Picture 6. Pilgrims Row - a picturesque group of listed cottages in the centre of the village; quintessentially English is character.

5.13. Pilgrims Close Nos. 1-4 - Grade II. 4 almshouses. 18/19th century restored 1929 for Greg family in memory of T. T. Greg of Coles. Timber frame roughcast with steep old red tile roofs. 2 pairs of one and a half storeys houses adjoining Pilgrims House. Moulded plank doors in broad frames with small hoods on brackets. Small-paned 2-light casements. Low iron railing in front. Oval stone plaque in middle inscribed 'Dedicated in memory of T T G to Westmill by M G'. '1929' on separate tablet.

5.14. The Dial House - Grade II. 17th century, altered in 18th century and circa 1900. Timber frame roughcast with steep old red tile roof. A 3-unit central-chimney plan house. 2 storeys and 4 windows long. Flush box sash windows. In apex of bargeboarded gable a large stone carved sundial with pedimented hood dated 1793.

5.15. Sissons - Grade II. Early 18th century, possibly with older parts. Red brick with blue headers and steep-pitched old red tile roofs. A long 2- storeys house facing east with 2 projecting gabled rear wings. Possibly built as 2 houses. One central chimney and 2 end chimneys. Projecting gable stack on south with tumbled brick offsets. Similar tumbled brick kneelers to gable parapets. Timber framed tile privy linked to house by brick-on-end wall, on east boundary.

5.16. K6 Telephone Kiosk - Grade II. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

5.17. Village Pump and Canopy - Grade II. Pump and canopy. About 1900, restored 1975. Cylindrical and domed oak to pump mechanism with fluted and spurred cast bronze spout enclosure and acorn finial. Oak hexagonal canopy on 5 posts with shingled roof in 2 stages with carved finial. Arts and Crafts Style carved decoration to tapering cylindrical casing with double chamfered base, vertical fluted and moulded sections, moulded capital and domed top carved with overlapping pointed leaves. Inscribed around capital 'TRAVERSE THE DESERT AND THEN YOU CAN TELL WHAT TREASURE EXISTS IN THE COOL DEEP WELL'. Oak posts with curved braces to wall plate and brackets supporting boarded soffit. Centrepiece of picturesque village green.



Picture 7. Picturesque Arts and Crafts style pump and canopy believed to date from about 1900.

5.18. Woolpack Croft - Grade II. 17th century or earlier. Timber frame plastered with steep thatched roof. Eyebrow dormers with 2-light casement windows at eaves. *There are several thatched properties in Westmill that add significantly to the character and diversity of the conservation area.*



Picture 8 Woolpack Croft - a delightful thatched property listed grade II with typical eyebrow dormers.

5.19. Church House – Grade II. 16th century south wing, early 17th century front block with rest *later*. Timber frame roughcast with steep old red tile roofs. Bellcast and plastered soffit to front eaves. Doric doorcase with fluted pilasters and triangular pediment with triglyph frieze.



Picture 9. Church House dating from the 16th century, listed grade II. Photo reproduced courtesy of owner, David Mills.

5.20. Scheduled Ancient Monuments. There are none in the conservation area. For interest there is one such site elsewhere being the site of St Giles church and medieval village to the north east of Wakeley Farm in the west of the parish.

5.21. Areas of Archaeological Significance. Much of the conservation area is so designated.

5.22. Important buildings within the curtilages of Listed Building. The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage.

5.23. The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing, the physical layout and functional relationship of structures to each other; ownership, past and present and use or function, past and present. 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. In determining the extent of a Listed Building and its curtilage, a key assessment will be to examine the situation at the time of listing.

5.24. Ancillary buildings of brick and flint construction within curtilage of Westmill Bury and listed building to north of latter. Of brick/flint construction with tiled roofs.

5.25. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These date from the late 19th/ early 20th century and are an important element in the high environmental quality of the conservation area and make a very positive contribution to its built form and historical evolution. Any important architectural features they possess and worthy of retention are identified.

5.26. Gaylors Cottage. Located on prominent corner site and dating from late 19th/early 20th century. Brick to ground floor with render and decorative painted timber detailing to first floor. Tiled roof and chimney. Timber bargeboarding and eaves detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 10. Gaylors Cottage - a late 19th/early 20th century house considered to be worthy of retention and additional protection. Prominent tiled roof adds quality to the conservation area in this location.

5.27. Nos. 1-6 The Terrace. Three pairs of single storey dwellings dating from 1920. Of blockwork and brick construction with pyramidal tiled roofs and chimneys. Original canopies. No. 6 retains original Crittall metal windows but others are replacements. Despite this the grouping retains much of its original unusual character. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 11. Unusual early 20th century council properties with original plaque and canopy detailing. Mostly original detail worthy of retention and protection.

5.28. Watford House. Dates from the early 20th century. Large detached residence of brick to ground floor and render to first floor with wooden decorative detailing. Bay windows to both floors and centrally located entrance to front elevation. Tiled roof

and chimneys. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture12. Watford House. Large detached property dating from the early 20th century, typical of its type and period.

5.29. School Court (part). Formerly a school for Boys and Girls dating from late 19th century. Now much altered and extended with losses of former scale and original design. Nevertheless front worthy of some note because of its historical association. Does not include modern extension to rear.

5.30. School Cottages. Dating from the late 19th/early 20th century. Prominent in the street scene. Of rough render with tiled roof and two large chimneys. Boxed windows to ground floor; upper floor protrudes. Some simple decorative wooden detailing; sympathetic window detailing common to frontages of both properties. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 13. School Cottages - a fine pair prominent in the street scene with features of architectural interest most worthy of retention and additional protection.

5.31. Residential accommodation at Westmill Bury Farm. Late 19th century of brick and render with steeply sloping tiled roof with chimneys. Modern window detailing detracts. Nevertheless worthy of retention and additional protection. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 14. Residential accommodation at Westmill Bury Farm of brick construction with steeply sloping roof of historical and architectural merit worthy of retention.

5.32. Flint Cottages, opposite Sword in Hand PH. A finely detailed pair probably of early 20th century date of flint construction with horizontal brick banding and window surround detailing. Tiled roof and central chimney. Early/sympathetic windows and high quality original canopy detailing to each end. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.





Pictures 15-17. Flint Cottages. Particularly fine flint and brick cottages probably dating from the early 20th century, unspoilt with many good quality features.

5.33. Nos. 1-2 Hope Cottages. Terrace of two prominent in the local street scene and dating from the early 20th century. Rough render with steeply sloping tiled roof and 3 No. prominent chimneys. Common early/sympathetic window detailing; central plaque inscribed TTG 1911. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 18. Hope Cottages - a prominent group with attractive detailing dating from the early 20th century most worthy of retention and additional protection.

5.34. Other distinctive features that make an important architectural or historic contribution. Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted. (Note: LB description for Pilgrims Close refers to low railing to front as part of description.)

5.35. Wall to front and to east side of St Mary's churchyard. Of brick construction with distinctive capping detailing. Prominent and important in the street scene. Relatively minor repair works needed to selected sections.



Picture 19. Wall to front of St Mary's churchyard prominent and important in the street scene.

5.36. Lych gate to front of St Mary's church. Of timber construction with decorative tiled roof. Recently repaired.



Picture 20. Recently repaired lych gate to St Mary's church.

5.37. Range of tombstones in St Mary's churchyard. Of various types and ages. Some in need of repair. Two wooden structures noticed.





Pictures 21-23. Various details of tombstones in the churchyard. The lower one is in need of repair. The middle illustration shows fine early 20th century design. Is there local knowledge of the first illustration of the wooden cross etc?

5.38. George V wall letter box. This style of wall box with the GR motif was introduced in the reign of George V and continued to be used in the reign of George VI until one designed specifically for the latter monarch was produced in the late 1930's.

5.39. Red brick wall to curtilage of listed building Dial House. Red brick wall approximately 2 m in height with four supporting piers surmounted by ball

finial detailing. Some spalled brickwork in need of repair. The potential of grant assistance from EHDC exists.



Picture 24. Frontage wall to Dial House. A prominent feature in a key location and in need of repair.

5.40. Brick and flint wall to front of Westmill Bury. Height varies. Owner advises recently repaired.



Picture 25. Brick and flint wall recently repaired, important to the setting of Westmill Bury.

5.41. Metal gate brick wall with pillars and ball finials east of Westmill Bury.

5.42. Important Open Spaces. The spaces identified below are most important and should be preserved. Together with a significant number of trees they are an integral part of the conservation area and its overall high quality. Their small scale and general characteristic of being enclosed is different to the open countryside they abut. For the most part they are visible and can be

appreciated from the public domain. They add to the spatial quality of the conservation area and often provide setting to and views of important listed buildings. Their present general configuration is similar to that shown on late 19th century historic mapping.

5.43. Small scale pasture with sheep grazing, south of road and to east of Westmill Bury. A small scale and enclosed pasture which together with adjacent lime-tree avenue represents a high quality open space forming an important part of, and setting to, the conservation area.



Picture 26. Fine avenue of lime trees providing an access point to Westmill Bury. The avenue also separates two small scale open spaces important to the setting of the conservation area.

5.44. Football Ground. Consists of area of open land to the west of the River Rib. It is enclosed to varying degrees on all sides and contains a football pitch, a pavilion and some limited seating. Together with the river, trees and its enclosed nature it forms part of the important open character of the conservation area.



Picture 27. The football field. Its relationship with the River Rib and its fine mature boundary trees represents a small scale open space of quality important to the visual qualities of the conservation area.

5.45. Small scale pasture land north of the High Street and east of St Mary's church. This pasture land is most important in the context of the setting of the conservation area. The row of mature lime trees on its northern boundary are visually prominent and form part of the setting of the church and distant views of its spire. The land is distinct from the open countryside to its north.



Picture 28. High quality pasture land a key small scale landscape feature to this part of the conservation area which provides a long distance view of the grade II* listed church.

5.46. St. Mary's churchyard. Well kept with a variety of tombstones, two individually listed, at risk and previously referred to. Contains range of traditional churchyard trees including an Irish yew avenue approach. Contained by wall to front.



Picture 29. Well kept St Mary's churchyard with interesting range of tombs of various dates.

5.47. Central Greens. Consists of two well maintained grassed areas with mature lime tree and maturing oak. There is also an historic pump and directional sign previously described, also seating and a litter bin. Elsewhere posts have been placed to defend against erosion by vehicles. Parked cars detract but would seem to be no solution to overcome this. The larger of the greens is perhaps beginning to become a little crowded with miscellaneous street furniture. Strategic planting of 2 No. Lime trees on the smaller green, one at each end, may be worthy of consideration. In combination with its high quality buildings that enclose it and the views of the village provided from it, these greens are most important to the environmental quality of the village. Taking into account the quality and improvement that could be implemented, the Parish Council might consider obtaining professional landscape advice.

5.48. Linear grass sward south side of High Street. Well maintained and containing prominent row of Lime trees (photo below).

5.49. Pasture land to the rear of Westmill Bury. Represents a fine small scale pastoral landscape setting for the grade II* listed building and is interpreted as being separate from the open countryside beyond.

5.50. Small triangle of open space to front of Westmill Bury - important to the setting of this grade II* listed building.

5.51. Linear strip that is unused and overgrown east of Westmill Bury Farm and on opposite side of road to the Football Ground. Its small scale and roadside hedgerow and trees within the site are important components in this location and on this approach to the village.



Picture 30. Linear strip of unused land, heavily treed and visually important as a village approach.

5.52. Small pasture and pond to west of approach access to Westmill Bury. This open space contributes to the spatial quality and diversity of the conservation area in this key location in proximity to a number of high quality listed buildings.



Picture 31. Pond and open space adds to the spatial quality and diversity of the conservation area in this location.

5.53. Children's play area and small scale enclosed pasture south of Minstrel Cottage. Areas of small scale open space and pasture land that contribute to the quality of the conservation area and worthy of protection.

5.54. Locally Important Historic Parks and Gardens. There are none within the conservation area but one of local importance exists at Coles Park south of the village elsewhere in the parish.

5.55. Wildlife sites. There is one such site at Westmill Bury Farm (ref.24/067) Wildlife Sites Inventory for East Herts. 2013 which is described simply as *Buildings and environs important for Protected Species.*

5.56. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying mapping.

5.57. Throughout the conservation area trees play a very important role in adding quality to the environment generally and enhancing the historic built form. In this respect an avenue of lime trees are particularly important. The presence of trees was an important component showing up on late 19th century mapping including the row in the High Street in the illustration below.



Picture 32. The Lime tree row on village green south side of High Street is visually most important and would appear to replace similar planting identified on the late 19th century mapping.

5.58. Particularly strong tree boundary on southern edge of the conservation area opposite Watford House is a clear demarcation between small scale pasture land and the open countryside beyond. The conservation area has been drawn to the south of this physical boundary and follows no feature on the ground, presumably originally drawn in this manner to ensure protection of the fine trees in this location.



Picture 33. The strong field boundary that delineates open countryside from enclosed pasture and horse paddock land to the north.

5.59. The role trees play in defining the character of the conservation area and in framing and providing views of important historic buildings is demonstrated in the picture below.



Picture 34. Trees alongside historic boundaries are extremely important in defining the high quality of the conservation area.

5.60. Important views. A selection as shown on accompanying mapping.

5.61. Elements out of character with the Conservation Area. The area forming the eastern extremity of the conservation area is a large open storage area containing agricultural machinery and equipment, some obsolete. The site is untidy and can be viewed from the road and public realm that forms its southern boundary. It is the former site of the railway station. It is accepted the area is part of a working farm but the fieldworker considers that minor improvements such as doubling up additional frontage planting and removal of obsolete machinery and a general tidy up would be beneficial. Elsewhere the River Rib forms an appropriate eastern boundary and on balance it is considered this area can be removed from the conservation area.



Picture 35. View of open agricultural storage area from public domain. It is recognised this area is very much part of an active working farm but any improvements to reduce its visual impact would be beneficial and appreciated.

5.62. Directional post signage on the green in the centre of the village. The signage is mounted on a rusting pole which at the least needs repainting. Detracts to a degree from the high quality of this important central space. The Parish Council has now initiated improvements.



Picture 36. Directional sign post needing repainting.

5.63. Parish notice board. This clearly performs an important community function but nevertheless is untidy and visually detracts. Is there a more acceptable solution? Following consultation the PC have undertaken some improvements.



Picture 37. Is there a more acceptable solution (and or location) to disseminate community information?

5.64. Dutch barn of metal construction in close proximity to two grade II* listed buildings at Westmill Bury Farm. This large structure detracts from the setting

of two fine listed properties but despite this its function is important to the working farm and its appearance traditionally associated with active agricultural use. In the shorter time frame its removal or replacement is unlikely. Visually impacts on settings of listed buildings but not in relation to the street scene and general community.

5.65. Utility poles in several locations detract but only to a modest degree. Where they exist their vertical emphasis is often disguised by trees. There is no impact in the sensitive central part of the conservation area.

5.66. Opportunities to secure improvements. Repair 2 No. chest tombs to front of St Mary's churchyard that, without prejudice, are candidates for grant assistance from EHDC. Improve the appearance and reduce impact of agricultural storage area when viewed from the public realm; being open land to the east of River Rib (site of former railway station). Initiate minor selected repairs to wall fronting and to east side of St. Mary's churchyard. Consider potential for improving directional signage on central green. Consider if there is a better solution to the existing notice board on wall near central green. (Some improvements to the latter two items have now been undertaken). Undertake repairs to curtilage listed wall Dial House.

5.67. Boundary changes. For reasons previously set out exclude agricultural storage area to east of River Rib being the site of the former railway station. See picture above.

5.68. Also exclude 1-4 Wilstone (also known as Wilstone Cottages), east side of Aspenden road. Mid later 20th century terrace housing of no architectural or historic interest with variety of uncoordinated frontage boundary treatments. However retain mature tree to frontage as this fine specimen (along with trees opposite) is important to this entrance point to the village.



Picture 38. Nos. 1-4 Wilstone (Wilstone Cottages) are proposed to be excluded from the conservation area.

5.69. Minor modification to boundary to rear of The Berries to better reflect physical features on the ground.

5.70. Explanation concerning retaining The Rookery and environs within the conservation area. Whilst The Rookery is a later 20th century development it is of a pleasant and cohesive design that has remained largely unaltered. The trees to the immediate north are important and worthy of retention as is a small pasture land adjacent and to the west. On balance and for these reasons it is considered appropriate for The Rookery and environs to remain within the conservation area.



Picture 39. The Rookery- a council development dating from the later part of the 20th century is of a pleasant and cohesive design which, on balance should remain within the conservation area.

6. OVERALL SUMMARY.

6.1. Westmill's conservation area is of high quality and considered worthy of its status as a Conservation Area subject to making a number of modifications to its boundary. It is assuredly considered to be *'special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'*.

6.2. The special relationship the Conservation area enjoys with surrounding small scale open spaces and pasture land is visually most important contributing to its general spatial quality and visual importance. These spaces must not be eroded or compromised by development pressures.

6.3. In relation to the requirement relating to conserving its character there are large numbers of listed buildings of the highest quality principally

concentrated in the historic core where great care needs to be exercised in relation to new development proposals.

6.4. This Appraisal has also identified eight late 19th/early 20th century non listed buildings/groups that add considerably to Westmill's heritage and which are most worthy protection from demolition. Their retention through the planning process is essential.

6.5. Many of the above non listed buildings still have early and original architectural detailing and features worthy of protection and preservation. However the exercise of Householder Permitted Development Rights can erode such qualities by, for example, the insertion of inappropriate modern windows, doors, the erection of porches and changes of roofing materials. Additional controls can be introduced to counter this potential.

6.6. Such controls are known as Article 4 Directions, commonly used elsewhere, which could be applied selectively and sparingly and could, inter alia, protect windows, chimneys and other selected architectural detailing and materials following notification of owners and further consideration.

6.7. There are also other features of importance that should be retained. These include walls that add to the quality and diversity of the conservation area.

6.8. Throughout the conservation area trees play a most important role in visually enhancing the village street scenes in different ways.

6.9. In relation to the requirement to enhance some improvements have been identified which are set out in summary tabular form in the Management section below. The suggested improvements, both large and small, will principally be implemented by the goodwill and with the co-operation of individual owners. However the Council may be able to offer advice and guidance and, subject to staff resources, will be prepared to do so, as and when appropriate. Some improvements may be potentially eligible for grant assistance.

6.10. Several alterations to the conservation area boundary are identified below.

PART C - MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundary.* The adopted boundary is shown on accompanying Management Plan to which the reader is referred and includes the following amendment/s.

(a) Exclude agricultural storage area to east of River Rib being the site of the former railway station.

(b) Exclude Nos. 1- 4 Wilstone (Wilstone Cottages).

(c) Minor modification to boundary to rear of The Berries to better reflect physical features on the ground.

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 currently against this document and the National Planning Policy Framework (NPP) that the District Council will process applications. The NPP is supplemented by Planning Practice Guidance. One such guidance note of particular relevance is 'Conserving and Enhancing the Historic Environment'. In due course the 2007 Local Plan will be replaced by the District Plan whose policies will then be relevant.

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

Telephone 01279 655261 (For development proposals ask for Development Management. For general conservation advice ask for a Conservation Officer).

E-mail: planning@eastherts.gov.uk

Website: www.eastherts.gov.uk

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

7.4. Applicants may also wish to refer to one of the several Guidance Notes previously referred to which will be updated as resources permit.

7.5. *Planning Control - Potential need to undertake an Archaeological Evaluation.* Within the sites designated as being an Area of Archaeological Significance (as shown on either the adopted Local Plan or emerging District Plan), the contents of policies BH1, BH2 and BH3 are particularly relevant.

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 significant asset in contributing to the quality of the conservation area. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.

7.8. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution. Within the conservation area this Appraisal has identified eight unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.9. These buildings are: Gaylor's Cottage, Nos.1-6 The Terrace, Watford House, School Court, School Cottages, residential accommodation at Westmillbury Farm, Flint Cottages, Nos. 1-2 Hope Cottages.

7.10. There are other distinctive features that are integral to some of the important unlisted buildings identified above that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing where appropriate protection could be provided by removing Permitted Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notification separately at a later date. This would be associated with further detailed consideration and possible refinement.

7.11. Planning control - Wildlife Sites. Proposals will be considered against Policies ENV 14 and ENV 16.

7.12. Planning Control – Important open land, open spaces and gaps. This Appraisal has identified the following particularly important open spaces: pasture south of road and east of Westmill Bury, Football Ground and river, pasture north of High Street and east of St Mary's church, St Mary's churchyard, central greens, linear grass sward south side of High Street, pasture rear of Westmill Bury, triangle to front of Westmill Bury, linear strip east of Westmill Bury Farm opposite Football ground, pasture and pond to west of approach access to Westmill Bury, Children's play area and pasture to south and east of Minstrel Cottage. These open spaces will be protected.

7.13. Planning Control – Particularly important trees and hedgerows. Only the most significant trees are shown very 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.

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

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

| Detracting element. | Location. | Proposed Action. |
|---|--|--|
| 2 No. listed chest tombstones in need of repair. | To front of St. Mary's churchyard. | Without prejudice consider making application to EHDC to execute appropriate repairs. |
| Agricultural storage area. | To east of River Rib. | Discuss potential of securing improvements and reducing visual impact from the public realm with owner. |
| Wall in need of minor repairs. | To frontage and east side of St. Mary's churchyard. | Consider undertaking necessary repair works. |
| Directional signage. | Central green. | Consider potential for improvements - minimum work treat and paint supporting metal post (Improvements now made). |
| Parish notice board. | On wall west of central green. | Discuss with PC and consider potential for improvements (some improvements now made). |
| Wall in need of | Dial house boundary, | Discuss potential for undertaking appropriate |

| | | |
|--|----------------|--------------------------|
| repair. | Aspenden Road. | repair works with owner. |
| Other Actions. | | |
| <p>The Parish Council may wish to consider obtaining professional landscape advice in relation to securing improvements to the central green areas, including limited additional planting to the smaller of the two.</p> | | |
| <p>Pilgrims Close - LB description refers to railing to front. This needs plotting on EHDC mapping.</p> | | |
| <p>Inform Historic England of minor textural changes to LB description of Village Pump and Canopy (5 posts not 6).</p> <p>Also draw HE's attention to query regarding LB description of Lane End Cottages - believed should read <i>early 20th century</i> not early 19th.</p> | | |