

Radlett (North)

Conservation Area Appraisal

Public Consultation - 14 June to 26 July 2010



The council has undertaken a review of the Radlett (North) Conservation Area and is considering making an alteration to its boundary, in addition to some suggested improvements to the way in which it is managed. Before any changes are made we would like to hear from local residents, businesses and anyone else who has an interest in the Conservation Area and its future development.

Where did these plans come from?

The plans for improvement have come about as a result of the council's statutory responsibility to review its Conservation Areas from time to time. Our conservation consultants, the Built Environment Advisory and Management Service (BEAMS), part of the Hertfordshire Building Preservation Trust, carried out an assessment of the Conservation Area. This assessment looked at the reasons why Radlett (North) Conservation Area should be protected as a historically important part of the borough and the ways in which its historic character could be preserved and enhanced for future generations. The process of doing this was to look at different areas or 'character zones' within the Radlett (North) Conservation Area and analyse each in detail, taking in what were considered to be good, neutral and bad features. It was as a result of this analysis that possible improvements were identified.

What boundary change is planned?

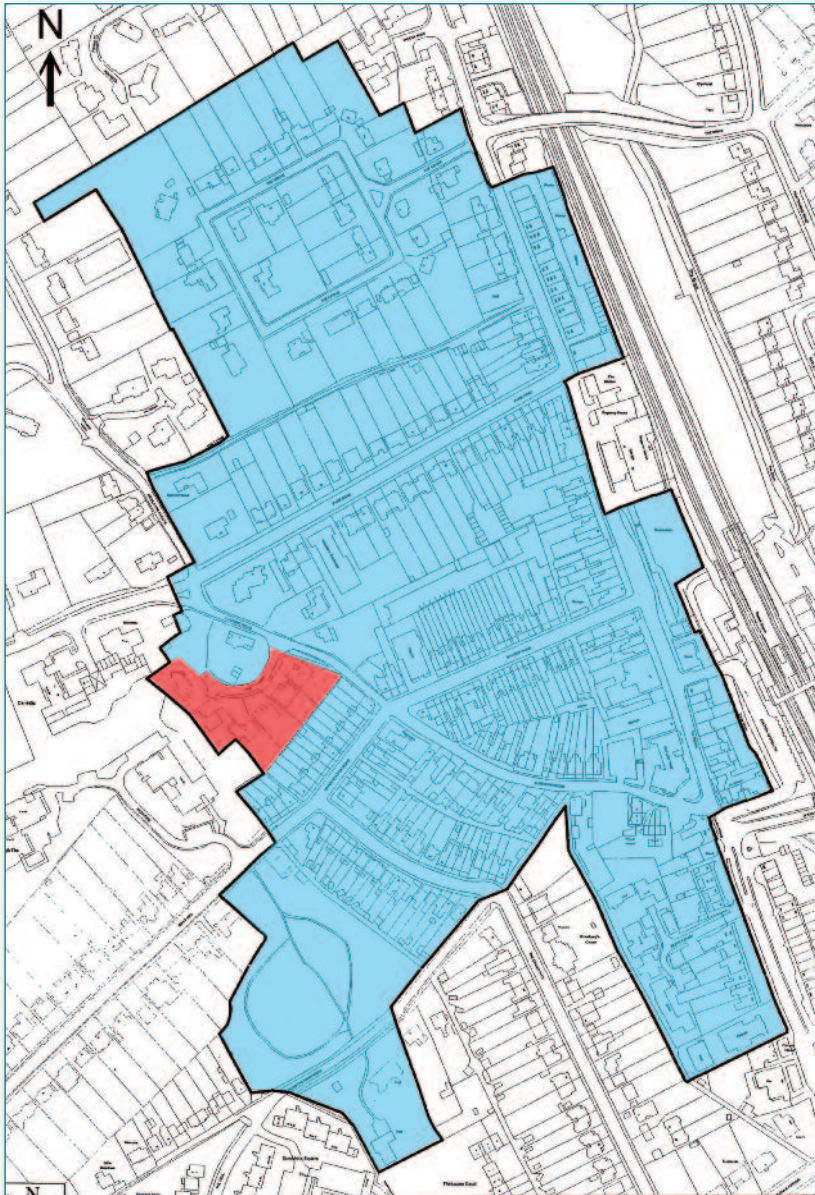
One modest change to the boundary of the Conservation Area is proposed. This is to remove Barn Close, a 1970s residential development of six detached houses, from the Conservation Area. Please see the map for a visual representation.

Whilst Barn Close is considered to represent a fine example of post-war development, we believe that it does not reflect the more important periods in the historic development of this area of Radlett. Before we consider any changes we would like to know your opinion. Are there any areas adjoining the Conservation Area that should be included within its boundaries? Or are you happy with the Radlett (North) Conservation Area boundary as it is at present?

What management changes are planned?

In addition to the boundary changes, the Conservation Area Appraisal also recommends ways in which the Conservation Area could be better managed by Hertsmere Borough Council, working in conjunction with the highways authority, Hertfordshire County Council, as well as Aldenham Parish Council. These could include:

- Design guidance for development in the Conservation Area;
 - The tightening of enforcement controls to enable better management of advertisements on shop fronts;
 - Grant schemes (subject to funds being available) within the commercial part of the Conservation Area to improve its appearance;
 - Improvements to the pedestrian environment, a reduction in 'street clutter' and the removal of graffiti;
 - An Article 4(2) direction for specific buildings within the Conservation Area to prevent alterations that would damage their character and appearance; and
 - A possible Tree Preservation Order protecting the trees within Barn Close.
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- Current conservation area boundary
- Area proposed for exclusion from conservation area
- Area proposed for retention

We feel that the Radlett (North) Conservation Area has the potential to remain an attractive and well-preserved area, but there is always room for improvement and we feel that we can achieve this by reviewing the way it is managed. For example, as well as tightening enforcement controls, the council could explore the scope for additional controls on particularly important buildings within the Conservation Area. But before we make any changes we would like your input. Are you aware of any other important areas for improvement? Do you have any innovative ideas for managing the Conservation Area? Or do you feel that the changes we are suggesting deal with issues that are not really problematic?

How can I give my views?

We are planning to have a small display at the Radlett Centre, which will be available for you to view between 14 June and 26 July 2010.

Council officers will be at the Radlett Centre to answer questions and discuss plans on the following dates: 7 July 2010, from 3pm to 6pm, and 15 July 2010, from 5pm to 8pm.

You can also give your views in writing.

Please write to us at:

Policy and Transport Team
Planning and Building Control Unit
Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
Herts. WD6 1WA

Or email us on:

local.plan@hertsmere.gov.uk

Please note that the closing date for responses is Monday 26 July 2010 at 5pm.

The full version of the draft Radlett (North) Conservation Area Appraisal is available to view at Civic Offices, and the Radlett Centre.

A PDF version of the full document is also available to download online from:
www.hertsmere.gov.uk/planning

What will happen after consultation?

Once we have received all your comments we will consider these and make any adjustments considered necessary. We will notify you of any boundary changes that affect your property, and our response to any suggestions will be reported to the council's Executive Committee. A decision is expected in the autumn.