

# List of Locally Important Buildings in Hertsmere



## 1 Introduction and Policy Background

### LOCAL POLICY BACKGROUND

Hertsmere Borough Council recognises that the protection of Hertsmere's unique stock of buildings that contribute significantly to the quality of the built environment need to be given a high priority. Therefore in response to Policy E18 of the Hertsmere Local Plan adopted in 2003 (page 162) a list of locally important buildings was drafted between February 2006 and May 2007.

#### 2003 LOCAL PLAN POLICY E18 'Buildings of Local Interest'

This Saved Policy states; *"From time to time, as resources permit, the council will compile a list of buildings of local architectural or historic interest. They will be subject to the same conservation standards as statutorily listed buildings in so far as planning controls allow. Development proposals affecting a building included on the list will be expected to respect the appearance and character of the building and its setting"*.

#### 2015 LOCAL PLAN POLICY 'SADM 30 – Heritage Assets'

Recent policy background to locally listed buildings comprises 'SADM 30 – Heritage Assets' from HBC's 'Site Allocation and Development Management Policies Plan', published July 2015, now submitted for Examination. This sits under the Adopted Core Strategy Policy CS14 (Adopted January 2013). However, SADM 30 should be used in conjunction with the earlier Policy E18, which currently carries more weight than SADM 30.

It states; *"List of Locally Important Buildings – Development proposals affecting a building included on this list will be expected to maintain or improve the appearance and character of the building, and its setting. The demolition of buildings on the list will not therefore be supported."*

### NATIONAL POLICY BACKGROUND - National Planning Policy Framework

Central Government encourages the promotion of 'local distinctiveness' under The National Planning Policy Framework (NPPF) March 2012. The NPPF defines a locally listed building as a non-designated heritage asset which has a *"degree of significance meriting consideration in planning decisions because of its heritage interest"*. The NPPF positively encourages the drawing up of Local Lists; *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)..."*.

## 2 Locally Listed Buildings

Locally listed buildings are buildings of local architectural or historic interest which '... contribute to a streetscape or rural landscape, or ... may be of interest because of a historic connection...'. 'Such buildings can be important to the local scene, or have other local significance, and their loss or unsympathetic alteration can be detriment of local amenity'. (Hertsmere Local Plan, Para 5.17, page 162)

Locally listed buildings are important buildings or structures of local historical or architectural interest which do not meet the criteria for statutory listing (graded I, II\* and II). Such buildings/structures were considered, especially if they made a positive contribution to the character of the area and were valued by the local community. Where a building/structure is subsequently made statutorily listed, it will be removed from the local list, as statutory listing is a more stringent designation, where demolition or unsympathetic development would be unlikely to be supported by the Council. 'Double designation' is not necessary.

### **3 Criteria**

The types of buildings that were included on the draft local list include residential, cultural, religious, commercial or industrial buildings. In addition the list also includes structures such as monuments and statues. Each building / structure was assessed by the Council to see if it is suitable for addition to the draft local list. This also included the study of local history books, old photographs, historic maps, information held by the Council or that was submitted by individuals or local organisation (see acknowledgements and bibliography).

The criteria for inclusion were historic importance, architectural significance and the building's contribution to the local built environment. They were assessed as follows:

#### *Historic importance*

Buildings/structures should illustrate,

- local architectural history or design
- associations with local historic events
- strong community or socio-economic development significance
- associations with people of local / national importance that have lived at the address for a significant period of time.

#### *Architectural significance*

Buildings/structures are required to show their architectural significance through,

- their design, plan or materials used in construction in regard to their local architectural value and design qualities shown to be typical of the local area
- retention of the majority of original features
- association with locally or nationally important architects, engineers or designers

#### *The building's contribution to the local built environment*

The building/structure should demonstrate its contribution to the local landscape – whether urban or rural. This includes buildings that have demonstrated a contribution through their size / impact upon the skyline / prominent position (such as a street corner), from forming part of a larger group of contemporary buildings or having formerly been within the curtilage of or abutting a statutory listed building.

The entries that appear on this list were considered as being particularly good surviving examples of buildings in Hertsmere which demonstrate their historic importance, architectural significance and/or show their contribution to the built environment. This was a borough wide survey and the building's location within a conservation area was not one of the criteria. Buildings located within a Conservation Area which are not included on this list will remain subject to the same control and design standards as they were prior to the publication of the list.

### **4 Outcomes**

Initial public consultation was undertaken in February and March 2006, resulting in a total of 211 buildings being nominated. Each building nominated was visited and assessed against

the criteria for inclusion on an initial draft list. The area was also searched for any additional buildings of local importance that would fit the set criteria.

As well as building / structures identified by staff from BEAMS through an extensive survey of the Borough, buildings / structures were put forward by public nomination, local museums and societies, and from the Hertfordshire Environmental Record provided by the Historic Environment Department at County Hall, Hertford.

Two subsequent stages of public consultation resulted in a number of changes to the original draft List. Each building has now been given an entry number. Additional buildings located on a single entry site have been given an additional number 01, 02 or 03 i.e. 123/01; 123/02; 123/03. A list of these buildings are given in Appendix 1 (attached). An assessment of every entry is provided in separate Appendices, nos. 2 – 6, for each area (see below).

- *Appendix 2 - Elstree and Borehamwood*
- *Appendix 3 - Potters Bar*
- *Appendix 4 - Radlett, Aldenham, Letchmore Heath, Patchetts Green and Round Bush*
- *Appendix 5 - Bushey and Bushey Heath*
- *Appendix 6 - Ridge, South Mimms and Shenley*

## **5 2013 Review**

A review of the local list was carried out in 2013 by BEAMS Ltd – the trading arm of the Hertfordshire Building Preservation Trust. Following a thorough re-survey of the District a considerable number of amendments were suggested. These included the addition of some new buildings, the removal of others, and some amendments to the description of others. These suggested amendments were on the Council's website under the heading of Locally Listed Buildings from the start of the period of public consultation, which ran from 14<sup>th</sup> February to 14<sup>th</sup> March 2015. In addition, letters were sent out to all properties affected on 5<sup>th</sup> February 2015, inviting comments on the addition/deletion of their property. This letter included the criteria for local listing and an explanation of the meaning of local listing.

In addition to the suggested changes from BEAMS as part of the 2013 Review, and the responses received to the 2015 public consultation exercise, suggestions had been received following the 2008 survey which were too late to be included at that time. These have been considered, along with any late representations following the close of the consultation period in 2015. The Bushey Heath High Road Conservation Area Appraisal (2013) also led to several nominations in High Road, Bushey Heath.

A report was sent to the Planning Portfolio Holder, the relevant Ward Councillors, and Planning Committee Chair on 17 December 2015, inviting comments. None were received. The current list was therefore agreed and confirmation letters sent out to properties affected in early 2016.

## **6 Acknowledgements**

*Councils*

Carriel Lloyd, Aldenham Parish Council; Beryl Levy, Elstree Town Council; Paul Welsh, Borehamwood Town Council; Isobel Thompson, Historic Environment Record, Hertfordshire County Council.

*Museums and other organisations*

Graham Phillips, Aldenham Country Park; Robert Gamble, Bushey Forum; Bryen Wood, Bushey Museum; Alan Lawrence, Elstree & Boreham Wood Museum; Ann Goddard, Elstree & Borehamwood Green Belt Society; Arnold Davey, Potters Bar Museum; Stephen Rogers, Radlett Society; Graham Taylor, Radlett Society & Green Belt Association; Elieen Early, BBC TV Elstree; Paul Clarke, Elstree Film & TV Studios; Brian Warren, Potters Bar & District Historical Society; Reverend William Hogg, Christ Church, Radlett; Graham Cross, Ridgehill; Laurie Brettingham, author; John Ely, Shenley Park Trust, The Lincolnsfields Centre (Rachel Collins).

*Staff at*

Hertfordshire Archives and Library Service, Hertford; Hertsmere Borough Council, Borehamwood; Borehamwood Library, Borehamwood; Radlett Library, Radlett.

*Public nominees*

Mrs Patty Briggs, Cllr Lynne Hodgson, Lucy Kinna, Mrs Angela Weyman, Mr Tallow, Mr Palmer, Mrs Pritchard, Dr Allan Bellau, Ms Owston, Michael Hirst, Ms Ensor and Mr Herbert.

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Tithe Map & Award of Ridge 1838  
Tithe Map & Award of Shenley 1843

#### **Inland Revenue Survey & Award 1910**

Aldenham, Bushey, Elstree, Letchmore Heath, Patchetts Green, Potters Bar, Radlett, South Mimms.

#### **Ordnance Survey Mapping - 6" and 25"**

Aldenham 1871, 1898, 1914, 1939  
Bushey 1898, 1914 & 1935-40  
Elstree & Borehamwood. 1897, 1881, 1914, 1920, 1935, 1938, 1960, 1974  
Letchmore Heath 1871, 1898, 1914, 1939  
Patchetts Green 1898, 1914, 1934  
Potters Bar. 1876, 1881, 1897, 1898, 1914, 1919, 1935, 1938, 1960, 1973  
Radlett 1871, 1876, 1897, 1914, 1920, 1938  
Ridge 1881, 1898, 1914 & 1935  
Round Bush 1871, 1898, 1914, 1939  
Shenley 1898, 1914 & 1935  
South Mimms 1881, 1898, 1914 & 1935

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Additional background information also supplied by the Historic Environment Record, County Hall, Hertford.

This report was initially written and compiled by Sallianne Wilcox (Assistant Conservation Officer, Beams Ltd) consultant to Hertsmere Borough Council, assisted by Russ Craig (Design & Conservation Officer, Beams Ltd) consultant to Hertsmere Borough Council. Support was provided by Philip Bentley, Caleb Djanmah and Ian Severn at Hertsmere

Borough Council. The report was edited by Mark Silverman (Policy and Transport Manager, Hertsmere Borough Council).  
The 2013 Revisions were edited by Andrew Rudge and Sue Howard, Conservation Officers, Hertsmere Borough Council.