

**Summary of Consultation Responses to the Proposed New Conservation Area:
Darkes Lane (West) Conservation Area.**

Initial Public Consultation was held 12 October 2011 – 23 November 2011.

Responses date from October 2011 to May 2012.

12 REPRESENTATIONS

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REPRESENTATION 1

Name		Representation	Council response	Recommended change
Malcolm & Valerie Barrow	1.1	As residents, we support the proposed CA. We are delighted that the Council has recognised the unique special historic nature of this area and seeks to protect and enhance it. Designation will benefit local residents and the whole of Potters Bar. Local residents appreciate and welcome the Council's attention to the proposal. The town should be grateful that the Council has the time and commitment to seek out the very best in our environment and look after it imaginatively.	Support noted.	-
	1.2	We moved to the area 30 years ago to enjoy the relaxed garden city environment, spacious frontages with room for access and parking without cluttering the roads. Heath Drive is not wide and cannot take any increased housing density or narrowing of frontages.	Support noted. If designated, the Council will seek to maintain the existing plot layout/width and density that is part of the character of the streetscape. Erosion of the street layout would be resisted.	-
	1.3	Potters Bar's first CA is a success and we have every confidence that Darkes Lane (West) will also be a success.	Support noted.	-

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Continued: Malcolm & Valerie Barrow	1.4	Potters Bar generally lacks character as a commuter town and is over shadowed by other historic Hertfordshire towns (Hertford, St Albans, Welwyn Garden City and Letchworth) that are full of notable buildings, streets and planned layout. There is little recognition for pioneering garden estate ideas as planned for Potters Bar. It is thus important for the whole town (a source of pride) as its place in garden city history is unique, and so it should be recognised and protected.	Support noted.	-
	1.5	Preserving the special historical character of the area is a personal priority. I am delighted that the Council shares this aim. It offers protection and also enhancement of the environment in the future.	Support noted.	-
	1.6	Commuter towns such as Potters Bar are under threat of losing any character under the pressure to develop. Developing in a sensitive manner is paramount, thus the policy at this time is to be praised.	Support noted.	-

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Name		Representation	Council response	Recommended change
Brian & Norma Marshall	2.1	We support the proposed CA. The area is worth preserving and these modest measures will help to prevent gradual creep of development changes.	Support noted.	-
	2.2	Once in place, we hope it would be possible to reduce some of the excessive street signage and yellow lines that currently spoil the appearance of the area.	Opportunities would be taken to enhance the general street scene, including the removal of excessive street signage and clutter. Where possible, appropriately designed street signs may be installed to replace the existing signage.	-

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Name		Representation	Council response	Recommended change
<i>The Potters Bar Society</i> (Arnold Davey. Chairman, Town Group)	3.1	After the meeting of the Town Group on 3 rd November 2011, we unanimously agreed to support the idea of the proposed CA.	Support noted.	-

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Name		Representation	Council response	Recommended change
Shelia & Robert Hinchliffe	4.1	We believe it would be of great benefit to Potters Bar. However the houses on the east side of Darkes Lane (nos. 199 – 217 and 1 & 3 Billy Lows Lane) are Edwardian homes built in 1908 and should be considered for inclusion in the CA due to their age and historic interest.	<p>During the exploration of the local area, 199 – 217 Darkes Lane and 1 & 3 Billy Lows Lane located on the east side of Darkes Lane were observed and considered for inclusion.</p> <p>Architecturally speaking, the semi-detached houses on Darkes Lane are good Edwardian examples and survive well. However, they are not related to the early 20th century development along The Avenue and Darkes Lane by the Potters Bar Estates Company (the houses designed by Messrs Banister Fletcher and Sons, Architects) or the 1920s plan by the Potters Bar Garden Estate Company.</p> <p>1 Billy Lows Lane formerly mirrored its neighbour, no. 3, but has latterly been greatly altered, extended and hard landscaped.</p> <p>For these reasons, they have not been included.</p>	None.
	4.2	2 Billy Lows Lane was exhibited at the Ideal Home Exhibition in 1936 and was bought to Potters Bar on a lorry.	2 Billy Lows Lane (The Tudor House) is on the adopted Hertsmere List of Locally Important Buildings. Its list entry states that it came from the 1926 Ideal Home Exhibition.	-

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Name		Representation	Council response	Recommended change
Judith Trowell	5.1	I strongly support the proposed CA. The area is a particular part of Potters Bar and should be protected as an area of interest/importance within the development of the town.	Support noted.	-
	5.2	The boundary should include the golf course given that Potters Bar garden city included the golf course.	<p>Located on land between The Avenue and Manor Road, Potters Bar Golf Club (PBGC) is entered from Darkes Lane through a car park that continues into a larger parking area with a clubhouse that is virtually hidden from street view. The compact course beyond is bounded by the railway line (west), rear garden boundaries of houses lining The Avenue (east), and fields (north).</p> <p>During the exploration of the local area PBGC was considered for inclusion within the proposed CA boundary. While it does play a role in both local and national golfing history, including its designer and ethos as well as some of its well-known players, it has not been included within the proposed CA boundary. It does not form part of the existing street pattern, was not part of the original plan for the garden estate (see history below), is of amenity value (which already affords some protection) and is hidden from view by the houses and rear boundaries of properties on The Avenue.</p> <p>If designated a CA with the proposed boundary, any development at the Golf Club would have to show that it did not impact upon the setting of the CA.</p>	None.

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			<p>History:</p> <p>The golf club land was bought by William James King and probably formed part of a larger holding owned by the <i>Potters Bar Estates Company</i> (Potters Bar Estates Ltd) that had been voluntarily liquidated in 1918. King owned more land/buildings on Billy Lows Lane and property on Darkes Lane to the south (King built houses on Billy Lows Lane along with a cinema and shops on Darkes Lane).</p> <p>Plans were drawn up in c1920 for the <i>Potters Bar Garden Estate Company</i> for an enlargement of the existing estate. This included a planned neighbourhood with much new housing laid out along several new roads that extended to the north, east and west of The Avenue, and continued beyond the railway line to the west. Heath Drive, Manor Way and Mountway are all named along with other roads such as Greenside Walk, Ridgeway, Meadowbank, Little Heath Avenue and Stonegate. It did not include the provision of a golf course.</p> <p>In the early 1920s, Bertram, Henry and Sidney Hill (3 brothers) approached 'Mr Fox' to open a new golf club – Mr Fox had been offered land 'on very favourable terms'. The Club was formed in 1923; the Board of Directors included the Hill brothers. The course designed by the Scottish golfer and designer of courses, James Braid, and the club was constructed by Bovis Ltd.</p> <p>At the end of the 1920s William James King tried (unsuccessfully) to sell the Golf Club to South Mimms Rural District Council.</p>	
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REPRESENTATION 6

Name		Representation	Council response	Recommended change
David Britton	6.1	The meeting of the 4 th November 2011 was interesting and informative regarding the proposed CA.	Noted.	-
	6.2	As a resident of the area for 26 years, I am not persuaded by the argument to conserve the past. Had the proposal been made 30 years ago (before the changes), the argument to conserve the past would make sense.	Objection noted. Two of the original large houses on Darkes Lane located on the opposite corners at the entrance to The Avenue have been demolished and re-developed ('Three Gables' by Sir Banister Fletcher and 'Ranworth').	-
	6.3	Over the last 25 years Mountway has changed, in some places beyond recognition. It is very mixed. Most of the houses at the Darkes Lane end were built post-war. The rest that are pre-war having been altered, extended or refurbished (they no longer resemble the original building). However, it still retains some of the unique features that attracted us to the road. I would certainly support making it a CA in order to preserve those.	Support noted.	-

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Continued: David Britton	6.4	<p>What can be done to enhance the road?</p> <ul style="list-style-type: none"> Some small grass verges have been incorporated into people's gardens and little of the original common land remains - tree plantation would therefore be limited. New, more attractive and less utilitarian lamp posts would be welcomed as would a CPZ, but without the addition of more street furniture (on the increase despite a none-proliferation treaty with HCC) 	<p>Noted.</p> <p>Opportunities for enhancement may be limited and depend on the availability of sufficient budgets and partner collaboration.</p> <p><i>See 6.4, 6.15, 6.16 of the Hertsmere Local Plan and Policies E28 & E29 on Open Space and Streetscape.</i></p>	-
	6.5	<p>Cost. I assume that designation will not lead to a higher Council Tax charge for residents. If there is no additional cost to residents, I would vote in favour.</p>	<p>CA designation does not impose any extra Council Tax charges to residents living within a CA.</p>	-

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Name		Representation	Council response	Recommended change
Linda & Gerald Freedman	7.1	The ambience of the area is very dependent on the aspect of the golf course. Why is the golf course not included within the proposed CA boundary?	See 5.2 above	None
	7.2	We would like to see an enhancement of the roads by the removal of some street furniture and the planting of more trees.	Noted.	-
	7.3	We would like to be assured that if the proposals are passed they will have more force in preventing unsympathetic developments in the area. Previously the Council has allowed extensions/developments that are not in keeping with the style of the area.	<p>Once designated, the design of new/replacement buildings or extensions to existing buildings will require a high standard of design with attention being paid to the character and appearance of the site, surrounding buildings and the CA as a whole.</p> <p>See Policies E19 to E27 of the Hertsmere Local Plan on Demolition, Re-Development, Retention of Character, Preservation and Enhancement, Design of Development, Cumulative Effect, Detailing and Materials, Submission of Detailed Applications, and Adjacent Development.</p>	-

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Name		Representation	Council response	Recommended change
F Molden	8.1	Please advise – if you have existing planning permission in place this will not be affected / altered if a CA is implemented.	Provided the planning application is determined before the date of CA designation, no permission will be made to change retrospectively.	-

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Name		Representation	Council response	Recommended change
Mark McCarthy	9.1	Can you let me know of any local similar grant areas?	<i>This is assumed to refer to other Conservation Areas. The Royds is the other Conservation Area in Potters Bar. It was designated about 8 years ago. Conservation Areas aren't grant areas, although the statutory designation can have implications for proposed improvements and different management methods. (9.1 to 9.4 as email 7/11/11 to respondent)</i>	-
	9.2	What event does this status have on housing?	<i>Conservation Areas are statutory designations, and so the main impact on householders involves a reduction in 'permitted development rights'. There is also a requirement to apply for Conservation Area Consent where appropriate - this is normally where a particular size is proposed to be demolished.</i>	-
	9.3	Is other nearby planning permission affected by this status?	<i>Any existing planning permissions that have already been granted will not be affected. The Conservation Area requirements would take effect from the date it may be adopted in the future.</i>	-
	9.4	How is the decision made, ie is it a simple voting system and of whom?	<i>At the end of the consultation period there will be an evaluation of the comments, representations and suggestions received. The planning team will then make a recommendation of whether to adopt the designation or not.</i>	-

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REPRESENTATION 10

Name		Representation	Council response	Recommended change
The Golfwatch Residents Association Committee (CR Hawkins)	10.1	<p>If there is to be a CA, it must include Potters Bar Golf Club (PBGC):</p> <ul style="list-style-type: none"> <i>PBGC was originally part of the PB Garden Estate. The plot was made available on favourable terms for the construction a golf course rather than housing – altering his original master plan.</i> <i>PBGC has a rich history and may have been the first club to have non-discriminatory membership</i> <i>The course was designed in 1923 by 5 times Open winner, James Baird (1870 - 1950)</i> <i>It was home to one of Britain's most famous golfers, Tony Jacklin</i> <i>It has structures that appear in 2 entries on the Hertsmere Local List (WWII anti-tank defences and 2 pillboxes)</i> 	<p>Noted.</p> <p>See 5.2 above</p>	None,
	10.2	<p>The owner of the golf course land is not PBGC – it is rented to the club with no security of tenure. Such split interests increase the importance of providing an over-arching framework for ensuring good husbandry and maintenance of the site over the long term.</p>	<p>The Golf Club is a local sports amenity. Policies apply to public and private clubs.</p> <p>See Leisure Sport & Recreation (General Principles) of the Hertsmere Local Plan and Policy L1 & L2 and Policy L6 (Sports Facilities)</p>	-

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Continued: The Golfwatch Residents Association Committee (CR Hawkins)	10.3	It is an important recreational asset to its members and the wider community (an open visitor policy and discounts to local residents).	Noted.	-
	10.4	Golfwatch was set up in 1998 and remains active in its opposition to any development on the golf club site. We believe that the rich history of PBGC, and the amenity it provides to the town's residents, defines the surrounding area. There is no restriction on the inclusion of open spaces, such as golf courses, in CAs.	Noted. The designation of a conservation area as a preemptive measure seeking to thwart development, where that area may not merit heritage designation, has been subject to successful legal challenge elsewhere.	None.
	10.5	It is illogical to base the CA boundary on the existence of a pre-planned Potters Bar Garden Estate when it does not include ALL the original estate. Its place at the heart of the original plan should not be overlooked.	It is not possible to include ALL the original planned 1920s estate as this would include land up to Hawkshead Road and to the west side of the railway line (Cranbourne Industrial Estate). While 'Broadway' the central planned street leading to the Central Square (as shown on the plan, now Manor Way) would have been at the heart of the estate, most of 'Broadway' lies within a small section of the golf course. Including just this part ('the heart') of the planned estate would not provide an easily recognisable CA boundary. The proposed west boundary would run along existing garden boundaries of houses on The Avenue. Alternatively this boundary could run along the stream (a natural boundary) just inside the PBGC site.	- - Establish a more defined CA boundary, especially to the west side (golf course)

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<i>Continued:</i> The Golfwatch Residents Association Committee	10.6	Potential development of the golf course: There is no reason for the Council to retain the rights to drive roads through the ends of The Avenue and Heath Drive if there is no intention that the land ever be developed. The Council should give up these access rights.	Noted.	-
(CR Hawkins)	10.7	Potential development of the golf course: The CA will impose restrictions on demolition meaning access to the land would not be through demolition of an existing property, therefore the ends of The Avenue and Heath Drive would be used for access and building works leading to significantly increased traffic for all residents of the estate.	Access to such a development would be carefully considered and any impact on the conservation area taken into account. However, the Council has not received any planning application for the re-development of PBGC. See 10.2 above.	-
	10.8	Basing the CA boundary on the mere existence of the originally planned estate raises the spectre of a future attempt to finish the project. Including the golf course in the boundary would help prevent this.	Noted. It not accepted that CA designation would make such a project more likely than otherwise. Including the golf course would not necessarily prevent it in any case.	-

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Continued: The Golfwatch Residents Association Committee (CR Hawkins)	10.9	The houses built almost 100 years ago need to be adapted and improved to meet modern needs. The vast majority were built on shallow foundations, deficient in modern facilities and highly energy inefficient (solid walls). Restrictions on extensions and modern materials will not enhance the lives of residents.	Designation of a CA does not prevent sympathetic alterations to an un-listed building. Older buildings can be adapted to modern use and this is more energy efficient than demolition and re-development. Any alteration is required to preserve and enhance the character and appearance of the CA. Proposals must show that they 'fit-in' to the surroundings. <i>See 7.3 above and Policies E19 to E27 of the Hertsmere Local Plan on Demolition, Re-Development, Retention of Character, Preservation and Enhancement, Design of Development, Cumulative Effect, Detailing and Materials, Submission of Detailed Applications, and Adjacent Development.</i>	-
	10.10	There have been few re-developments and in most cases existing properties have been tastefully adapted. Standard planning controls have done a reasonable job. It is not logical to assert that turning the clock back improves or preserves taste.	Noted.	-
	10.11	Enhancements suggested in the report are largely superficial – such as retention of features like grass verges which no one has sought to change in 75 years. It is clear the Council has not allocated a budget to enhancing the streetscape, nor does it seem likely that funds will be allocated in the future.	Noted. See 6.4 above. An enhancement scheme would indeed require sufficient budget and partner collaboration. There may be opportunities as existing signage or lighting needs replacement as it comes to the end of its life.	-

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<i>Continued:</i> The Golfwatch Residents Association Committee (CR Hawkins)	10.12	I see no advantage in CA status for residents - advantages seem accrue to non-residents. Designation seems unfair as some residents have completed all changes they wish to make whilst other have not started.	Objection noted.	-

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REPRESENTATION 11

Name		Representation	Council response	Recommended change
Steve & Lesley Gawen	11.1	We have lived in the proposed CA for 20 years and do not see the justification for such a scheme.	Objection noted.	-
	11.2	Many of the houses do not deserve preserving as they have little architectural merit and should not be conserved purely on the basis of being 'quite old', particularly when it is possible to list specific buildings to retain their character.	Noted.	-
	11.3	There are a few houses of particular architectural interest but the area has not been frozen in time. Positive progress should be encouraged to allow upgrading of housing stock.	<p>Upgrading or replacement of housing stock is possible to achieve in a CA provided sympathetic design has been achieved to harmonise with the surroundings. In some cases imaginative and sensitive modern design can be used to compliment neighbouring development as long as it does not cause harm to the character and appearance of the area.</p> <p><i>See Policies E19 to E27 of the Hertsmere Local Plan on Demolition, Re-Development, Retention of Character, Preservation and Enhancement, Design of Development, Cumulative Effect, Detailing and Materials, Submission of Detailed Applications, and Adjacent Development.</i></p>	-

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Continued: Steve & Lesley Gawen	11.4	It is unreasonable that the Council should introduce greater planning restrictions on our property when we do not want or desire it.	Objection noted.	-
	11.5	What financial compensation would be awarded to existing homeowners if this is forced upon us?	There is no financial compensation for the designation of a CA. Currently no Article 4s is being proposed.	-
	11.6	Please describe the specific benefits that current residents will derive from it being a CA?	<p>CAs show that a particular place has local significance (historically and architecturally) that has been recognised as being worthy of protection by planning law.</p> <p>Not only are the individual buildings protected in a CA but it also affects the spaces around them including trees.</p> <p>CAs are often seen as more desirable places to live and can have the effect of increasing property values, although this is not itself a planning consideration. They can also play a role in fostering community spirit / responsibility for its general upkeep and protection.</p> <p>Whilst general planning controls take the built surroundings into account, the retention of character of an area can be more tightly controlled if required, including surrounding development which could be otherwise detrimental to the character and appearance of a CA.</p>	-

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Continued: Steve & Lesley Gawen	11.7	Will creation of a CA force the Council to address the issue of businesses being run from home. This duty has been neglected for many years. Would this scheme include stopping people running businesses from home?	See Policy B11 and paragraph 9.1 of the Hertsmere Local Plan on Homeworking. If planning permission is required (and has not been obtained) for any businesses being run from home, enforcement action may be appropriate. This would be a matter for the Council's planning enforcement team to investigate.	-
	11.8	Would the council take action against those who park on the grass verge and pavement?	This is not a matter to do with Conservation Area controls.	-
	11.9	Would there be a limit on the number of vehicles parked in a front garden? We would suggest that c15 vehicles (as per resident on Heath Drive) is not appropriate for a CA.	See 11.7 above. Residents who have concerns should contact the Council's Planning Enforcement team.	-
	11.10	In Sept 2010 we were asked about our view on controlled parking in Heath Drive – we have received no feedback on this issue. What impact will this have on the proposed CA?	Noted. The comments around feedback on controlled parking on Heath Drive are noted and have been conveyed to the relevant officer responsible for designing parking schemes. Should a parking scheme be introduced into the area, the Council would expect to follow the advice set out in its emerging Streetscape manual including the painting of narrower yellow lines (50mm with 50mm gaps rather than 100mm) within Conservation Areas to minimise the impact of any required signage and lining.	

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REPRESENTATION 12

Name		Representation	Council response	Recommended change
Kirti Thanki	12.1	The proposal has no real benefit to residents in the area.	Objection noted.	-
	12.2	The proposal is detrimental as future potential buyers might be concerned about additional restrictions it will impose that could affect their plans to make alterations to the property. This would be fine for listed properties but not to the other more 'modern' properties which form a large proportion of the houses.	Objection noted.	-
	12.3	There are no cost, tax or other advantages to being a CA, just stricter controls on everyone. The costs are to the planning department in policing the zone and to the residents in complying with new restrictions.	Objection noted.	-
	12.4	The golf course is not included. There are 2 wartime structures on the course that have been identified as 'of local importance'. The long term history of the club should be reasons enough to include it.	See 5.2 and 10.5	-
	12.5	The biggest risk to our area is the potential development of the golf course. If the Council has no intention of building on the golf course, why have you still retained your rights to build roads through the end of The Avenue and Heath Drive.	Noted.	-

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<i>Continued:</i> Kirti Thanki	12.6	Why do you not consider making the golf course a CA?	<p>PBGC is a local sports amenity. Policies apply to public and private clubs. See 10.2 above. There would be no community benefit to affording it CA status.</p> <p>PBGC is not included within the proposed CA of Darkes Lane (West). See 5.2 and 10.5 above.</p> <p>PBGC does not full fill the criteria for the protection of the built environment (of special architectural or historic interest) to be made into a separate CA ie separate to or instead of the proposed Darkes Lane (West).</p>	-