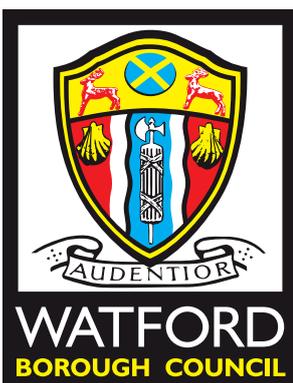


Conservation Areas Management Plan



Supplementary Planning Document

Adopted July 2013



Planning for a Better Watford



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SECTION 1

1.1 Introduction

1.1.1 Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 places a duty on local planning authorities to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts. This draft management plan sets out Watford Borough Council's current approach for preserving and enhancing conservation areas. The Management Plan will be reviewed and revised on a five yearly basis.

1.1.2 Within the Borough of Watford there are ten areas which have been designated as conservation areas, as they are considered to have a special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance:

Conservation Area	Designated	Additional Information
Grove Mill Lane	1973	Partly within Three Rivers District.
St Mary's	1975	
Watford Heath	2001	Extended in 2008.
Civic Core	2001	
Nascot	2001	Extended in 2001.
Estcourt	2001	Extended in 2010.
The Square	2001	
High Street / King Street	2006	
Macdonnell Gardens	2011	
Oxhey	2013	

1.2 Background, Scope and Structure

1.2.1 The Council considers that historic areas make a significant contribution towards the urban fabric of the Borough. This is reflected in the first of the Council's seven Corporate Objectives: 'Improve the health of the town and enhance its heritage'. These historic areas are important to the town's cultural inheritance, economic well-being and quality of life. However it is important to recognise that these areas are not static and are subject to change. Therefore the aim of the Management Plan is to ensure that change is managed in a way that maintains and enhances the special qualities of the conservation areas.

1.2.2 This document sits alongside the existing character appraisals for the ten conservation areas in Watford. The character appraisal documents provide detailed analysis of what is positive and negative in the areas, and identify opportunities for beneficial change or the need for additional protection.

1.2.3 The management plan takes forward the issues raised in the character appraisal documents and provides solutions for enhancing the character of the conservation areas. This document is structured to provide coverage of issues which are evident across the ten conservation areas in the Borough, before providing dedicated coverage of area specific issues and setting out a monitoring regime.

1.3 Planning Policy Background

1.3.1 National Policy

1.3.1.1 *The National Planning Policy Framework* details the importance of identifying and managing heritage assets. It details that local planning authorities should set out a strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

1.3.1.2 Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 details that:

- It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

- Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
- The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.

1.3.2 Local Policy

1.3.2.1 The Watford District Plan 2000 includes saved Policies U16 (Conservation Areas), U17 (Setting of Conservation Areas), U18 (Design in Conservation Areas), U19 (Small Scale Development in Conservation Areas) and U20 (Demolition in Conservation Areas). These policies state that the Council will seek to preserve or enhance the special character and appearance of conservation areas. They further set out that development should integrate with the local character of the area and be designed with an understanding of the local characteristics of the surrounding area.

1.3.2.2 The Watford Core Strategy (2013) includes Policy UD2 (Built Heritage Conservation). This policy states that the Council will ensure that the Borough's historic environment is identified, conserved, and, where appropriate, enhanced. A forthcoming policy document on Development Management will include policy on built heritage conservation. The combined policies will form the new Local Plan and will replace the aforementioned District Plan policies.

1.4 Adoption

This document was adopted as a Supplementary Planning Document (SPD) at the Watford Borough Council Cabinet on the 8th July 2013.

1.5 Local Consultation

1.5.1 There is a requirement under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 for the local authority to consult the local community about any management proposals for conservation areas.

1.5.2 The earlier public consultation process relating to the development of the various conservation area character appraisal documents included specific questions on potential management issues. Although these sections were subsequently omitted from the final character appraisal documents, the findings have been utilised in the preparation of this management plan document.

1.5.3 A draft version of this document was published for public consultation between the 4th April – 15th May 2013. The Council sought to consult those with an interest in the subjects covered by the document. Details of the consultation was sent to all local heritage and community groups, such as residents' associations, and efforts were made to reach a wider audience through local media and the Council's website. Public meetings relating to the draft Management Plan were arranged for each of the conservation areas. Responses received helped to shape the final version.

1.6 Nationally and locally listed buildings

Additional information on all the locally and nationally listed buildings in the Borough is contained in dedicated documents. These can be downloaded from: www.watford.gov.uk/listedbuildings

1.7 Archaeology

Information on archaeology in Watford is contained within the document: Hunns (2000) 'Watford: Extensive Urban Survey Project Assessment Report' and the County Council's Historic Environment Record (HER) www.heritagegateway.org.uk. There is also some additional commentary in the various conservation area character appraisal documents. Further coverage will be provided in a forthcoming document.

1.8 Acknowledgments

The significant amount of work contributed by staff from BEAMS (Built Environment Advisory and Management Service) and volunteers from Watford Museum on this document is gratefully acknowledged.



Conservation Areas in Watford

Produced by Tendai Mutasa, Planning Policy, February 2013



Scale: 1:31,623
at A4

ORDNANCE SURVEY LICENCE AGREEMENT
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SECTION 2

2.1 General Policy Guidelines for conservation areas

2.1.1 Dedicated public consultation relating to the conservation area character appraisals and other research for the development of this document has identified a number of issues relating to the management of the various conservation areas in Watford. Although each conservation area in the Borough is unique, there are certain management issues which can be related to all the conservation areas.

2.1.2 This section provides coverage of those general management challenges and provides policy guidelines that seek to resolve outstanding issues. Best practice guidance from English Heritage and other organisations has been explored to aid the development of management proposals that have the capacity to be both realistic and effective.

2.2 Publicity and knowledge transfer

2.2.1 Public consultation relating to the development of the various documents on conservation areas in Watford has revealed that many property owners and occupiers are unaware of the extent and implications of conservation area coverage in the Borough. Ambiguity about restrictions increases the likelihood of inappropriate development occurring and damages the integrity of the conservation area designations.

2.2.2 Given the complexity of legislation relating to heritage designations, such as conservation areas, the Council will produce guidance detailing both the rights and responsibilities of living in such areas for property owners and occupiers. As national legislation on restrictions relating to conservation areas is liable to change, the best medium for guidance is the Council's website, which has the capacity to be easily updated. A summary of the existing planning controls in conservation areas is given in *Appendix 1*.

2.2.3 Another potential issue is the turnover in residency and ownership of properties in the Borough's conservation areas. To ensure that all property

owners and occupiers are aware of both the conservation area designations and any significant changes to related planning controls, a 'conservation area update' letter should be sent out annually to all properties in conservation areas. Such a letter should include information about the relevant part of the Council's website and contact information for seeking specialist advice.

ACTION G1

Guidance Information

The Council will produce a section on Conservation Area Guidance on its website and will send out a letter annually to all residents and businesses in the conservation areas informing them of any significant changes to local planning controls.

2.2.4 To provide greater clarity over the boundaries of the conservation areas, street signs could be installed at the various entrances into them. Such developments would help to raise attention to the existence of the conservation areas, but could also create additional street clutter if developed in an uncoordinated way. If considered appropriate, dedicated signage should be installed below existing street name plates, as resources allow.

2.2.5 The installation of community notice boards in conservation areas could provide another useful resource for providing information about the status of the area and potential enhancements. If considered appropriate, notice boards should be installed in locations that don't harm local character, as resources allow.

2.2.6 Additional opportunities for raising the profile of the conservation areas could include: articles in the quarterly Council magazine 'About Watford', news items on the Watford Borough Council website and/or events delivered through the existing administrative structures of local community groups. Such work would not require significant financial commitments and could be delivered as resources allow.

2.2.7 New technology may present opportunities for improving the accessibility of information regarding conservation areas. Greater use of

Quick Response (QR) Codes is one example of a technology that could potentially be integrated into street furniture to provide accessible information on the history of a particular building or area.

ACTION G2

Raising the profile of conservation areas

The Council will utilise opportunities for raising the profile of conservation areas by using existing communication resources, installing new street signs, working with local community groups and exploring the potential of new media/technology as appropriate.

2.3 Development Management

2.3.1 As a result of the demand for development in the Borough, the character of conservation areas is under constant threat of being weakened by unsympathetic or poorly designed and executed new buildings, extensions and alterations. The role of the Council's development management function in overseeing future changes to conservation areas is therefore crucial.

2.3.2 Policy relating to development that impacts on conservation areas is currently contained in a number of strategic documents – both local and national. The primary national legislation is contained in the *National Planning Policy Framework (2012)* and the *Planning (Listed Building and Conservation Areas) Act 1990*, while the primary local policy documents are the *Watford Core Strategy (2013)* and the remaining saved policies from the *Watford District Plan 2000 (2003)*. The outstanding saved policies will be replaced in due course by the *Watford Development Management DPD*, which together with the *Core Strategy* and *Site Allocations DPD* will form the new Local Plan. Existing policy is summarised in Appendix 2.

2.3.3 More detailed local guidance on residential development is provided in the *Watford Residential Design Guides (2008)*, which is due to be revised during 2013. More detailed local guidance on the development of shopfronts is provided in the *Watford Shopfront Design Guide (2013)*. More detailed local guidance on the development of the public realm in the town centre is provided in the *Watford Town Centre Streetscape Design Guide (2013)*.

appraisal documents and the *Watford Character of Area Study* (2011). Modern styles of design may be appropriate if they respect local character. Where buildings are also locally or nationally listed, further detail on the heritage assets is provided in bespoke documents: *Locally Listed Buildings in Watford* (2010) and *Nationally Listed Buildings in Watford* (draft).

ACTION G3

Delivering effective development management

The Council will utilise the full range of strategic policy and guidance documents to ensure that development in conservation areas is of a standard that enhances the amenity of the local area.

2.4 Building features

2.4.1 Within the conservation areas there are examples of unsympathetic alterations to the external elevations of buildings. This includes the removal of original chimneys, windows, doors, shopfronts and other detailing, as well as the addition of new wall cladding, porches and satellite dishes. Much of this insensitive development occurred before conservation areas were designated and the current regime of planning controls was established.

2.4.2 A particularly frequent problem is the replacement of original wooden doors or timber framed sliding-sash windows with poorly suited uPVC. Although such alterations may now be restricted, due to Article 4 Directions or Listed Building designation, a number of properties have already been altered.

2.4.3 In general, the Council considers that the preferred approach is for the refurbishment of original windows and doors, with replacement considered as an option of last resort. However, where original features have already been inappropriately altered or lost, poorly suited uPVC windows should be replaced with alternative windows that are more in keeping with the original building.

2.4.4 English Heritage has carried out research which shows that replacing windows with uPVC in an appropriate style is not significantly cheaper than timber equivalents. Moreover, it should also be recognised that property values are generally higher where properties retain their original features. Enhancing the energy efficiency of properties can be delivered in a way that is sympathetic to building character through the repair of windows and/or additional measures, such as secondary glazing.

2.4.5 As properties in the conservation areas are enhanced over time, the Council should proactively work with property owners to encourage them to use traditional materials that enhance the historic structures. Text on the Council website should provide links to further sources of useful information on the use of traditional materials on heritage assets.

ACTION G4
Traditional materials

Appropriate external materials and finishes will be expected in all new development in conservation areas. The Council will seek to encourage the use of traditional materials through pre-application advice, as well as in information in relevant planning documents and on the Council website.

2.5 Article 4 Directions

2.5.1 Minor development, such as domestic alterations and extensions, can normally be carried out without planning permission under the provisions of the General Permitted Development Order (GDPO). Article 4 of the GPDO gives local planning authorities the power to restrict these 'permitted development rights', including where they have the potential to undermine protection for the historic environment. Using the provisions of Article 4 of the GPDO brings certain types of development under the control of a local planning authority, which allows them to be considered on a case by case basis through planning applications.

2.5.2 Although the designation of a conservation area restricts certain permitted development rights (see Appendix 1), a range of other works, such as changing front doors and windows, remains outside the control of the local

planning authority. This issue has already been addressed in one of the Borough's conservation areas. The Macdonnell Gardens Conservation Area has been subject to additional controls relating to an Article 4 Direction, since it was confirmed in January 2012.

2.5.3 Through the production of the various conservation area character appraisal documents, an evidence base has been developed that justifies the making of targeted Article 4 Directions to control development in certain locations. The proposed Article 4 Directions for individual conservation areas are detailed in Section 3 of this document.

2.5.4 Once Article 4 Directions have been served, they require periodic monitoring through a photographic record of street elevations, and adequate levels of publicity.

ACTION G5

Article 4 Directions

The Council will consult on targeted Article 4 Directions for those areas identified as being appropriate in conservation areas. If Directions are confirmed, the Council will monitor the properties in question and provide adequate levels of publicity to ensure their successful application.

2.6 Outdoor Advertisements

All outdoor advertising affects the appearance of the building or place where it is displayed. Watford Borough Council has wide ranging powers to control the development of additional signage in conservation areas in line with the Town and Country Planning (Control of Advertisements) Regulations 2007. It is not considered that the Council should seek additional controls over advertisements at this time.

2.7 Street and Traffic Management

2.7.1 A number of issues in the conservation areas relate to accommodating vehicular traffic, as well as measures required for traffic safety, control and calming. Given that all the conservation areas, with the exception of Macdonnell Gardens, were largely developed before cars were invented,

there are longstanding issues within them over how car parking and traffic flow can be accommodated within restricted streetscapes.

2.7.2 A key challenge is that no single authority or agency has control over the management of all the streets in the conservation areas and works are carried out by different departments of Watford Borough Council and Hertfordshire County Council, as well as by a variety of separate independent agencies. Therefore, the Council will advocate to all those involved in highways works the principles established by English Heritage in *Streets for All: East of England*, as well as the two *Manual for Streets* documents.

2.7.3 As public realm projects develop, the Council will pursue a policy of early engagement with the Highways Department at Hertfordshire County Council to help identify traffic management designs that are sympathetic to the historic environment. Where appropriate, traffic management measures should be integrated into the historic environment effectively by retaining features such as walls, trees, hedges and railings, as well as traditional floorscape materials. Where new features are introduced, the observance of existing design principles and use of local traditional materials should be considered to ensure they do not appear intrusive.

2.7.4 Statutory undertakers are responsible for carrying out the permanent reinstatement of the highway, where they disturb it, with the existing materials. Where existing materials cannot be re-used, new materials should be the closest possible match.

ACTION G6
Highway Works

Utilising national and regional best practice guidance, the Council will seek to ensure that any future highways works will bring a positive improvement to the character and appearance of the conservation areas.

2.7.5 Yellow no waiting markings can be visually intrusive. Within conservation areas, a more sensitive approach is preferable to reduce the visual impact of these markings.

ACTION G7
No Waiting Markings

Where yellow lines are necessary within conservation areas they should preferably be 50mm wide, with a line colour of BS 381C No. 310 (primrose). Any additional signage relating to parking/loading restrictions should be kept to a minimum.

2.7.6 A detailed audit of the public realm should be undertaken by the Council to identify the best way to minimise street clutter and better integrate street furniture in the conservation areas. The street audits should be developed with officers from Hertfordshire County Council and other interested parties to ensure they are accurate and the findings feasible. Proposals to remove street clutter and better integrate street furniture should follow, with funding found from a variety of sources – such as local councillors locality budgets, to ensure delivery.

ACTION G8
Street clutter audit

The Council will carry out a detailed audit of the public realm to identify the best way to minimise street clutter and better integrate street furniture in the conservation areas. An Action Plan for reducing street clutter will be prepared and taken forward in collaboration with public sector partners and elected members.

2.8 Trees and Open Spaces

2.8.1 Trees are valued features within the conservation areas and make an important contribution to the character of the local environment. The value that trees make to the overall composition of conservation areas is acknowledged by the additional controls on tree works following conservation area designation (see Appendix 1).

2.8.2 To provide for effective management of trees in conservation areas an assessment of the amenity value of existing trees should be carried out before

there is potential pressure to remove them through the tree notification process. Through the development of the conservation area character appraisal documents, trees with notable amenity value to the townscape have been identified and detailed. Trees within parks located in or on the boundary of conservation areas will be managed with due consideration of the wider amenity of the relevant conservation area(s).

2.8.3 Those trees in conservation areas which are subject to tree preservation orders have been identified in the conservation area character appraisals and are recorded elsewhere on the register of tree preservation orders. They are periodically inspected by the Council's Arboricultural Officer.

2.8.4 A significant number of street trees have been planted by the Council in various conservation areas. The Council will continue to maintain existing street trees and will explore the potential for additional tree planting as resources allow.

2.8.5 A number of the conservation areas include areas of green space that are managed by Watford Borough Council. A collaborative approach to management should be undertaken between the relevant departments to ensure that opportunities to enhance the conservation aspects of these spaces are maximised. Specific proposals for the management of these spaces are included in the area specific sections of this document.

**ACTION G9
Trees and Green Spaces**

The Council will monitor trees in conservation areas that have notable amenity value. Where appropriate, opportunities for additional tree planting will be explored. The Council will ensure that a collaborative approach is taken to the management of green spaces within conservation areas.

2.9 Enhancement Schemes

2.9.1 Conservation-led change has a vital role to play in the social and economic regeneration of the Borough. Through careful planning, historic areas can provide a focus around which local communities can regenerate.

Even in less obviously economically challenged areas, sensitive enhancement schemes can help to improve the quality of the local environment and act as a catalyst for a virtuous cycle of further investment.

2.9.2 Section 3 of this document provides detail of specific enhancement schemes in individual conservation areas. The lists of potential projects are not exhaustive and the Council and wider members of the community should be alert to funding opportunities from diverse sources, such as the charitable sector and the Government. Although the Council does not currently have a dedicated budget for conservation projects, there are various existing funding schemes that enhancement schemes can potentially utilise. These include Section 106 funds, which relate to development gain, the Mayor's Community Fund, Councillor's Locality Funds and various wider budgets for managing streets and open spaces.

2.9.3 In addition to the funding options detailed above, there are external funding sources which could be utilised if Watford Borough Council or other stakeholders provide the funds required to release additional 'match funding'. These include potential grants from English Heritage, the Hertfordshire Building Preservation Trust and the War Memorials Trust, as well as potential highways funding from Hertfordshire County Council.

2.9.4 Where particular sites have been identified in Section 3 as having potential for conservation-led regeneration, planning briefs should be prepared which detail the opportunities and constraints for potential development.

ACTION G10
Enhancement Schemes

The Council will explore the potential for delivering the enhancement schemes detailed in Section 3 of this document, as well as other schemes as they become available in conservation areas. The Council should produce Planning Briefs for those sites detailed in Section 3 of this document as being suitable for conservation led regeneration.

2.10 Local Community

2.10.1 There are a range of existing community groups operating in the conservation areas. These include a range of residents' associations, area partnerships and history groups. The wealth of local knowledge that these groups possess should be prioritised in the ongoing management of these areas and provides opportunities for more proactive processes for enhancement and enforcement. The latter issue could potentially involve heritage wardens, who help to monitor change in their local conservation areas.

2.10.2 As well as being important representatives of their local ward, Councillors can also be nominated by the Council as 'Heritage Champions' – whose role is to promote the historic environment within the Council. Through their position within the authority, Heritage Champions are well placed to influence the development of policy and initiatives relating to conservation areas and to help ensure that the promotion and protection of local heritage is properly considered. The Council should seek to engage with the existing Heritage Champion and promote the scheme more widely.

ACTION G11

Community Group and Heritage Champions

The Council should work actively with local community groups and elected councillors to improve the management and monitoring of conservation areas.

2.11 Conservation Area Boundaries

In line with best practice from English Heritage, the Council should reassess the boundaries of conservation areas every five years. This should form part of the process of updating the relevant conservation area character appraisal.

ACTION G12

Conservation Area Character Appraisals

The Council will aim to update conservation area character appraisals every five years to ensure that they are fit for purpose. This process should involve a reassessment of the conservation area boundaries.

2.12 Enforcement Strategy

2.12.1 Changes in the appearance and condition of conservation areas should be monitored regularly by the Council to ensure that enforcement action can be taken promptly to deal with problems as they arise. A dated photographic record of the area should be regularly updated to ensure that there is the requisite level of evidence available to the Council. Street elevations would need to be photographed at least once every three years to ensure that enforcement action can be taken forward.

2.12.2 Where appropriate, the Council has the ability to use additional enforcement powers to tackle particular issues within conservation areas. Such powers include Section 215 Notices, Urgent Works Notices and Building Preservation Notices.

ACTION G13 Enforcement

Wherever practicable the Council will take steps to deal with the effects of unauthorised development in order to protect the special character and appearance of the conservation areas. A photographic record of the conservation areas should be regularly maintained to ensure that enforcement action can be successfully taken forward.

INTRODUCTION

3.1.1 The Grove Mill Lane Conservation Area was designated in 1973. The western part of the Conservation Area is located within the part of Hertfordshire that is administered by Three Rivers District Council, while the larger eastern part is located within the boundary of Watford Borough Council.

TRAFFIC MANAGEMENT

3.1.2 Traffic management has been raised as an issue which is of concern to local residents in the Conservation Area. A Feasibility Report was produced by Hertfordshire County Council in November 2010 into a potential Speed Reduction Scheme. This research concluded that additional measures to control traffic speeds along Grove Mill Lane were not necessary at this time. However, if additional traffic calming infrastructure on Grove Mill Lane is proposed in the future, such works should be carried out with due consideration for the setting of the Conservation Area.

BOUNDARY TREATMENT

3.1.3 Close-boarded timber fences appear from historic photographs to be the established form of enclosure to residential properties in this area. This is still the case currently and is appropriate for garden boundaries down towards the old mill. Moreover, high quality and historically appropriate fencing should be maintained around the parkland. Elsewhere, hedges mark field boundaries and should be maintained.

BUILDINGS AT RISK

3.1.4 A stone plaque on the locally listed bridge on Grove Mill Lane has been weathered over time and the inscription is increasingly becoming illegible. Further east, the railings on the canal bridge on Grove Mill Lane are damaged and in need of repair. Watford Borough Council will engage with British Waterways to seek restoration work for these two issues.



Left: Weathered plaque on bridge



Right: Damaged railings on bridge

3.1.5 The former power wheel/engine located in the north-western part of the Conservation Area is currently uncovered and at risk of deterioration. Three Rivers District Council will engage with the land owner to seek an appropriate means of protection for this feature.



ARTICLE 4 DIRECTION

3.1.6 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for: **Brook Cottage and Grove Mill Cottages, Grove Mill Lane.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:

Class A – enlargement, improvement or other alteration;

Class C – any other alteration to the section of the roof that faces the street;

Class D – the erection or construction of a porch outside any external door;

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

INTRODUCTION

3.2.1 St Mary's Conservation Area was designated in 1975.

TOMBS

3.2.2 St Mary's Churchyard contains a number of nationally and locally listed chest tombs. A number of these structures are in a poor state of repair and have been identified as 'at risk' structures in the Watford Buildings at Risk Survey (2011). A bid to the Heritage Lottery Fund for a restoration partnership project was approved in June 2013 and improvement works will take place later in 2013.

SHOPFRONTS

3.2.3 There are a number of examples of poor quality shopfronts on properties located on the High Street. Inappropriate materials have been used on a number of properties and some fascia boards are oversized. In some cases there are inappropriate replacement windows in the floors above. The *Watford Shopfront Design Guide* (2013) should be utilised to help ensure that incremental improvements to the appearance of shopfronts are achieved over time. If resources allow, it may be appropriate in the future to pursue a bid to the *Townscape Heritage Initiative* for a wider project to enhance shopfronts.

LIGHT COLUMNS

3.2.4 The Conservation Area includes a number of street light columns, which are the responsibility of Hertfordshire County Council. There are a range of different types of lighting columns and the lack of design consistency harms the character of the area. Along the High Street, new or replacement lighting columns should be of the type specified in the *Watford Streetscape Design Guide*. Elsewhere within the Conservation Area, new or replacement lighting columns should be of the type specified in Appendix 3.

BOLLARDS

3.2.5 The Conservation Area includes a number of bollards, which are the responsibility of Watford Borough Council. There are a range of different types of bollards and the lack of design consistency harms the character of the

area. Along the High Street, new or replacement bollards should be of the type specified in the *Watford Streetscape Design Guide*. Elsewhere within the Conservation Area, new or replacement bollards should be of the type specified in Appendix 4.

ENHANCEMENT OPPORTUNITIES

3.2.6 The former Vicarage garden wall is on an important pedestrian route and is now the wall to The Cloisters. This tall red brick wall is in need of conservative repair as many bricks have become damaged. Responsibility for this wall needs to be identified, with funding options relating to either Watford Borough Council or those private properties at The Cloisters.



3.2.7 The grassed area in front of the multi-storey car park needs to be better integrated with the Conservation Area. This might be achieved by a dedicated landscape plan for the space, which could include new planting and boundary treatment. Watford Borough Council is currently exploring options for enhancements to this parkland.

3.2.8 The multi-storey car park itself is dominating due to its scale. If redevelopment is to occur in the future, due consideration of building scale

and massing will be required so as to avoid challenging the Church as the local landmark. New Street should be retained through any redevelopment scheme, given that it is a component of the historic layout, and the opportunity to re-establish a frontage of buildings along Church Street could be taken.

SCULPTURE

3.2.9 The “Man And Woman” sculpture, which is located on the green adjacent to the multi-storey car park, has been harmed by graffiti and the deterioration of its brick base. Opportunities for renovating the sculpture are currently being explored as part of the programme detailed in 3.2.7.



ARTICLE 4(1) DIRECTION

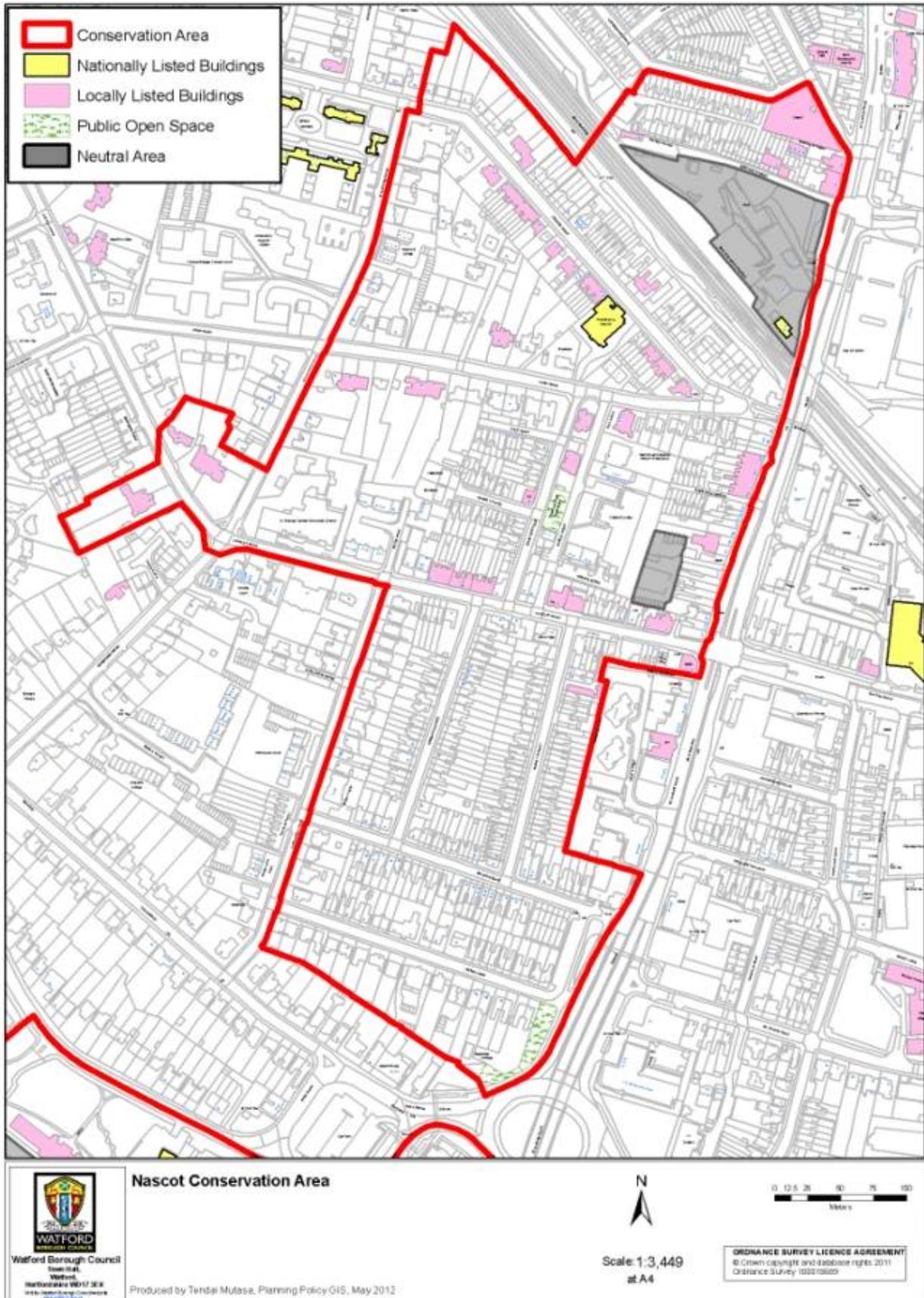
3.2.10 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **78, 80, 82, 82a, 84, 86, 90, 102, 104, 106, 108, 110, 112, 114, 114B, 114C, 114D, 116A High Street.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

3.3 Nascot Conservation Area



INTRODUCTION

3.3.1 Nascot Conservation Area was originally designated in January 2001 and was extended in November 2001.

BOUNDARY TREATMENT

3.3.2 Boundary walls are the established form of enclosure in this area. Many of the existing boundary walls are constructed of high quality materials and should be retained/maintained. Where historic walls have been lost over time, opportunities for constructing new walls of appropriate materials should be promoted by the Council.

SHOPFRONTS

3.3.3 There are a number of examples of poor quality shopfronts on properties located on St Albans Road and Langley Road. Inappropriate materials have been used on a number of properties and some fascia boards are oversized. In some cases there are inappropriate replacement windows in the floors above. The *Watford Shopfront Design Guide* (2013) should be utilised to help ensure that incremental improvements to the appearance of shopfronts are achieved over time. If resources allow, it may be appropriate in the future to pursue a bid to the *Townscape Heritage Initiative* for a wider project to enhance shopfronts.

BOLLARDS

3.3.4 The Conservation Area includes a number of bollards, which are the responsibility of Watford Borough Council. There are a range of different types of bollards and the lack of design consistency harms the character of the area. New or replacement bollards should be of the type specified in Appendix 4.

ENHANCEMENT OPPORTUNITIES

3.3.5 The triangular site between Bedford Street and the railway cutting currently lacks a well defined urban structure and contains a number of buildings and spaces that do not contribute positively to the amenity of the Conservation Area. Although the land may come forward in the future for

redevelopment, there are a number of constraints, such as the Grade II Listed former railway station building. Therefore, a Planning Brief should be produced for this site that sets out the Council's preferred approach for achieving an integrated development approach.

3.3.6 Land to the rear of 103 – 117 St Albans Road adds little to the general amenity of the Conservation Area. The area is dominated by car parking and areas of hard standing. The Council will investigate land ownership in this area and look into whether there are options for better managing the space.

ARTICLE 4 DIRECTION

3.3.7 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **3, 7, 17, 21, 23, 25, 27, 29, 31, 33, 35 Alexandra Road; 1A, 2, 2A, 3A, 4, 4A, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46 Bedford Street; 1, 3, 5, 7, 9, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 57, 59, 61, 70, 74, 78, 84, 86, 88, 92, 94, 96, 98 Church Road; 1A, 1B, 1C, 1, 3, 5, 7, 9 Cole Road; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 42, 44, 46 Denmark Street; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 41, 43, 45, 47, 49 Essex Road; 10, 11, 13, 15, 16, 17, 18, 19, 22, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56 Langley Road; 3, 5, 9, 11, 14, 15, 17, 18, 22, 23, 26, 27, 28, 29, 30, 33, 34, 35, 36, 37, 39, 41, 43, 45, 47, 49, 51, 53, 54, 56, 57, 58, 61, 62, 64, 65, 68, 69, 72, 76, 78, 80, 82 Malden Road; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 Nascot Place; 1, 3, 5 Nascot Road; 2A, 2B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 55, 57, 59, 61, 63, 65 Nascot Street; 1, 3, 5, 7, 9, 11, 20, 22, 23, 30, 32, 39, 39A, 43, 45 Park Road; 1, 3, 5, 7, 9, 13, 15, 17, 19, 21, 23, 25 Stamford Road; 1, 3, 15, 19, 27, 32 Stratford Road; 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16 Terrace Gardens.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:

Class A – enlargement, improvement or other alteration;

Class C – any other alteration to the section of the roof that faces the street;

Class D – the erection or construction of a porch outside any external door;

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class A – the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class C – the painting of the exterior of any building or work.

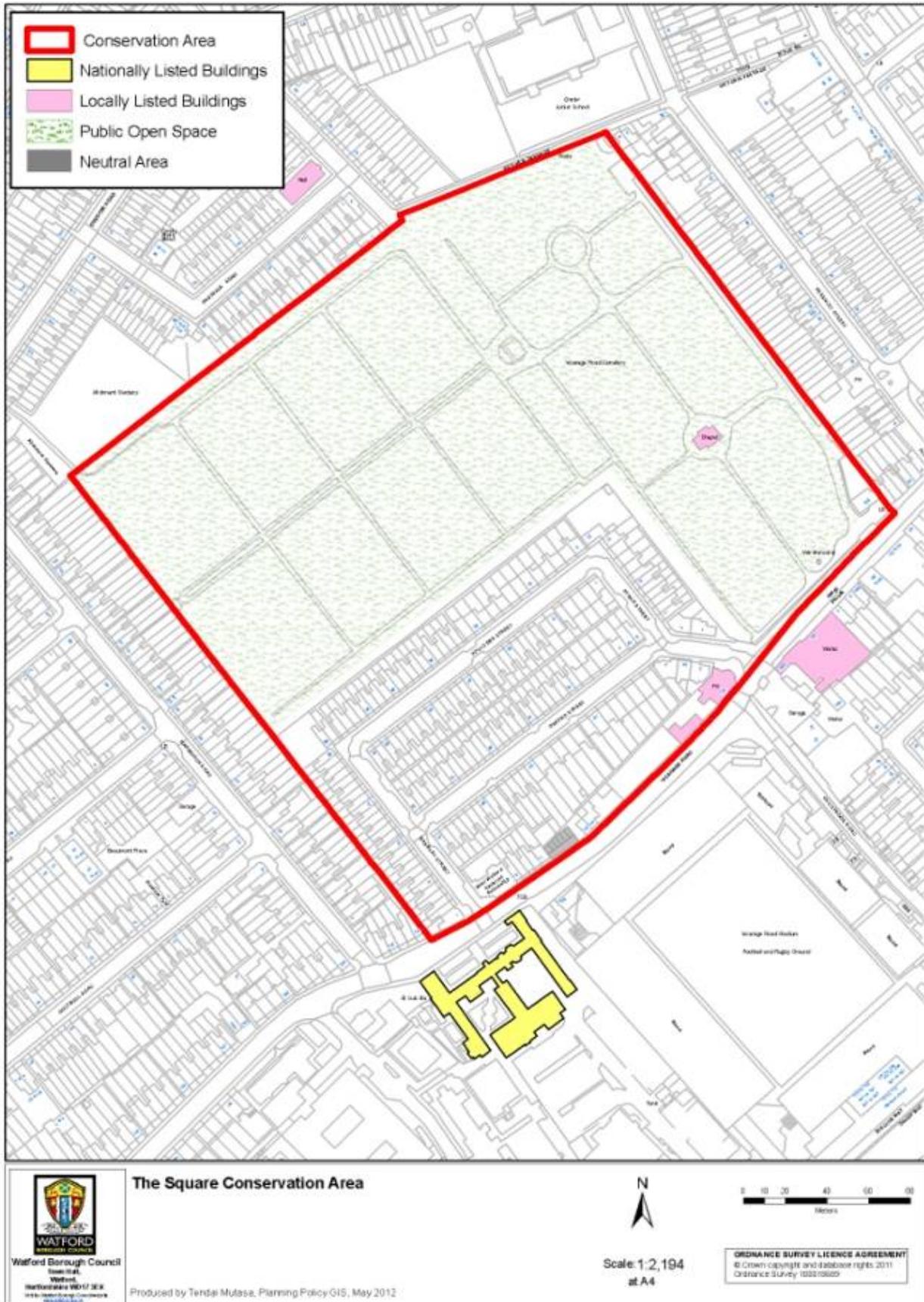
3.3.8 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **56 Bedford Street; 2, 3, 4, 5, 6B, 7, 9, 21, 23, 24, Ash Lodge, 26, 32 Langley Road; Lindens, 14-16 Nascot Road; 2, 12 Nascot Street; 25, 27 Park Road; 99, 101, 101A, 103, 105, 107, 107A, 109, 109A, 111, 113, 115, 115A, 115B, 117, 117A, 117B, 117C, 119, 119A, 121, 121A, 121B, 121C, 123, 123A, 125, 125A, 127, 127A, 129, 131, 133, 135, 137, 137A, 141, 145, 145A, 147, 149, 149A, 149B, 151, 153 St Albans Road; Nascot Arms (11) Stamford Road.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

3.4 The Square Conservation Area



INTRODUCTION

3.4.1 The Square Conservation Area was designated in 2001.

BOUNDARY TREATMENT

3.4.2 Timber palisade fences are the established form of enclosure in the built up part of the Conservation Area. Existing fences should be retained/maintained. Where fences have been lost over time, opportunities for constructing new ones of appropriate materials should be promoted by the Council. However, brick or stone walls are the established boundary treatment along Vicarage Road and around the Cemetery. Existing walls in these locations should be retained/maintained, while opportunities for constructing new ones of appropriate materials, where historic walls have been lost, should be promoted by the Council.

LIGHT COLUMNS

3.4.3 The Conservation Area includes a number of street light columns, which are the responsibility of Hertfordshire County Council. A consistent approach to lighting will enhance the character of the area. New or replacement lighting columns on Aynho Street, Banbury Street, Oxford Street and Souldern Street should be of the type specified in Appendix 3.

BOLLARDS

3.4.4 The Conservation Area includes a number of bollards, which are the responsibility of Watford Borough Council. There are a range of different types of bollards and the lack of design consistency harms the character of the area. New or replacement bollards should be of the type specified in Appendix 4.

BUILDINGS AT RISK

3.4.5 The Vicarage Road Cemetery Chapel is a Locally Listed Building dating to 1858. The Council undertook a conservation project to renovate the external fabric of the Chapel in 2012. Following the completion of these structural works, further investigation is required regarding the internal aspects of the building – both in terms of maintenance and future use.

ENHANCEMENT OPPORTUNITIES

3.4.6 The pavements at the junction of Oxford Street and Vicarage Road were improved as part of a public realm enhancement scheme during the late 1970s. Incremental change since then has resulted in the quality of the public realm in this location deteriorating. Watford Borough Council will engage with Hertfordshire County Council regarding a potential public realm enhancement scheme for this location.

3.4.7 The former retail unit on the corner of Banbury Street and Vicarage Road also provides a poor gateway to the Conservation Area. Opportunities to enhance this building through the planning process should be taken as and when they become available.



Left: Church boundary treatment



Right: Former retail unit on Banbury Street

3.4.8 Vicarage Road Cemetery is currently the focus for a landscape enhancement plan, which is being promoted by Watford Borough Council. Opportunities for enhancing the Conservation Area should be taken forward, such as repainting the cemetery gate that is adjacent to the allotments.

3.4.9 The garage block on Vicarage Road adds little to the general amenity of the Conservation Area. If the site comes forward for redevelopment the Council will expect any new buildings to enhance the character of the area.

ARTICLE 4 DIRECTION

3.4.10 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties:

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Aynho Street; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 Banbury Street; 1, 2, 2A, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 65, 67 Oxford Street; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68 Souldern Street; 107, 109, 111, 113, 115, 117, 119 Vicarage Road.

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:

Class A – enlargement, improvement or other alteration;

Class C – any other alteration to the section of the roof that faces the street;

Class D – the erection or construction of a porch outside any external door;

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class A – the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class C – the painting of the exterior of any building or work.

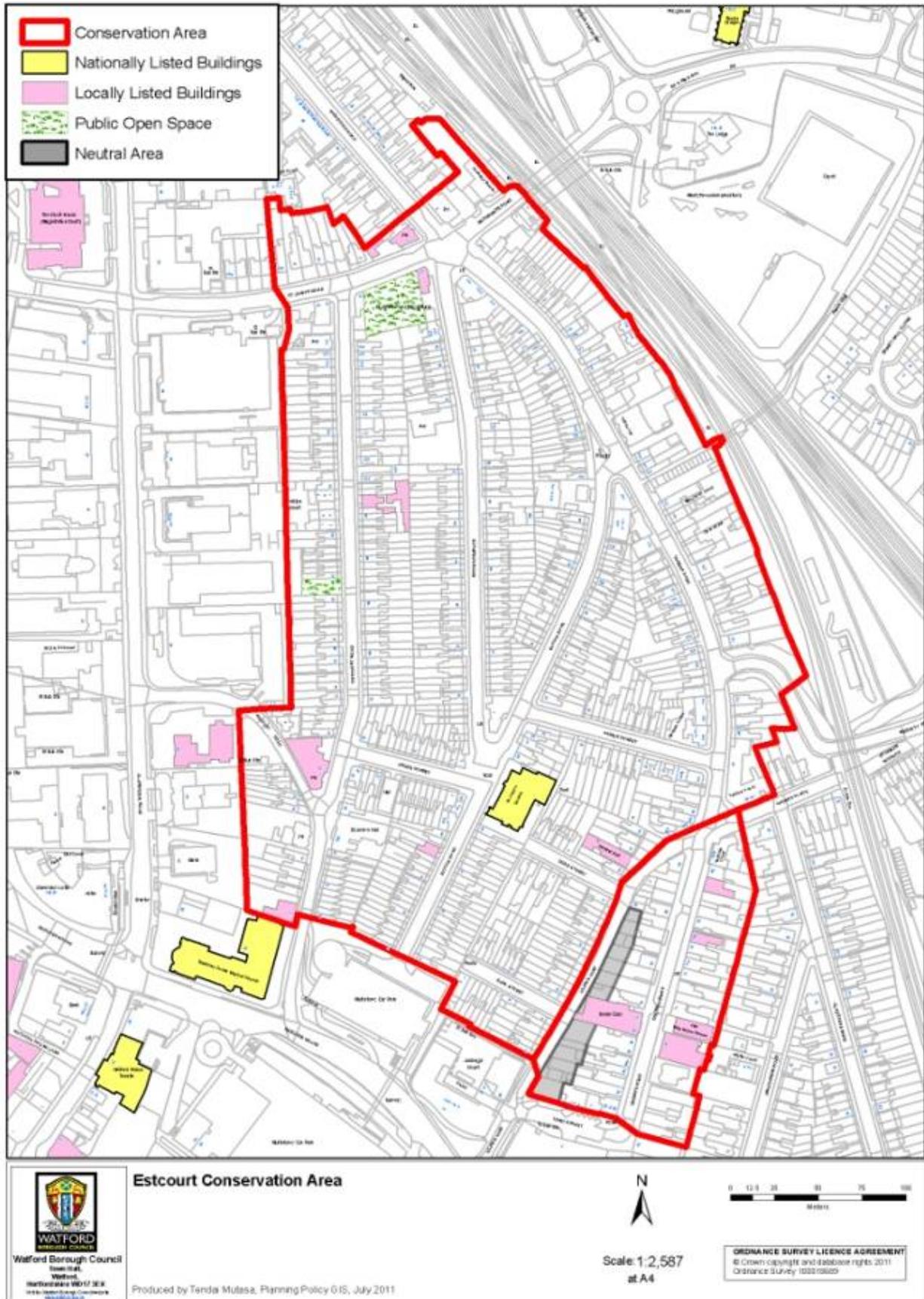
3.4.11 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **105 Vicarage Road.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

3.5 Estcourt Conservation Area



INTRODUCTION

3.5.1 Estcourt Conservation Area was originally designated in 2001. It was extended in 2010. It is currently identified by English Heritage as a 'conservation area at risk'.

BOUNDARY TREATMENT

3.5.2 Boundary walls are the established form of enclosure in this area. Many of the existing boundary walls are constructed of high quality materials and should be retained/maintained. Where historic walls have been lost over time, opportunities for constructing new walls of appropriate materials should be promoted by the Council.

SHOPFRONTS

3.5.3 There are a number of examples of poor quality shopfronts on properties located in Queens Road. Inappropriate materials have been used on a number of properties and some fascia boards are oversized. In some cases there are inappropriate replacement windows in the floors above. The *Watford Shopfront Design Guide (2013)* should be utilised to help ensure that incremental improvements to the appearance of shopfronts are achieved over time. If resources allow, it may be appropriate in the future to pursue a bid to the *Townscape Heritage Initiative* for a wider project to enhance shopfronts.

BOLLARDS

3.5.4 The Conservation Area includes a number of bollards, which are the responsibility of Watford Borough Council. There are a range of different types of bollards and the lack of design consistency harms the character of the area. New or replacement bollards should be of the type specified in Appendix 4.

ENHANCEMENT OPPORTUNITIES

3.5.5 The concrete paving in front of the entrance to St John's Church harms the setting of the Grade II Listed Building and the wider amenity of the Conservation Area. Funding opportunities should be explored for replaced it

with higher quality natural stone paving and replacing the bollards in line with the specification detailed in appendix 4.



3.5.6 Although the Sutton Road multi-storey car park is located outside of the Conservation Area, it is dominating due to its scale. If redevelopment is to occur in the future, due consideration of building scale and massing will be required to provide a response that impacts positively on the Conservation Area. Opportunities in the future to enhance the external aspect of the car park should be utilised with due consideration of the Conservation Area.

3.5.7 The garage block on Queens Road adds little to the general amenity of the Conservation Area. If the site comes forward for redevelopment the Council will expect any new buildings to enhance the character of the area.

ARTICLE 4 DIRECTION

3.5.8 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20, 22, 23, 24, 25, 26, 27, 28, 29 Cross Street; 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13 Duke Street; 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 Earl Street;**

7, 9, 11, 13, 15, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82, 84, 86, 88, 90, 92, 94, 95, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 126, 128, 130, 132 Estcourt Road; 1, 2, 3, 4, 5, 7 Gartlet Road; 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79 Loates Lane; 1, 2, 3 Orphanage Road; 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 24, 26 Prince Street; 95, 99, 101, 102, 103, 105, 107, 109, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 127, 128, 129, 130, 131, 132, 133, 134, 135, 140, 142, 144, 149, 151, 153, 154, 156, 158, 160, 162, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 183, 184, 185, 186, 187, 189, 190, 191, 193, 195, 197, 199, 201, 203 Queens Road; 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 68, 70, 72, 74, 76, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 100, 102 Sotheron Road; 4, 6, 8, 10, 12, 14, 16, 16A St Johns Road; 18, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 102, 104, 106, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119 Sutton Road.

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:

Class A – enlargement, improvement or other alteration;

Class C – any other alteration to the section of the roof that faces the street;

Class D – the erection or construction of a porch outside any external door;

- Development within the area defined by the attached map comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class A – the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development within the curtilage of a dwellinghouse comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

3.5.9 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **5, Druids (17) Estcourt Tavern (25), St John’s Hall, 96, Church (125) Estcourt Road; Central Hall Loates Lane; 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 96A, 96B, 96C, 98, 100, 104, 104A, 106, 108, 110, 126, 136, 138, 146, 182, 188, 192, 205, 207, 209 Queens Road; 1, 78 Sotheron Road; 1A, Estcourt Arms (2), 15, 17, 19 St Johns Road; 61, 61A, 61B Sutton Road; 1, Wellington Arms (2) Woodford Road.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

INTRODUCTION

3.6.1 Watford Heath Conservation Area was originally designated in 2001. It was extended in 2008.

BOUNDARY TREATMENT

3.6.2 Hedges and timber palisade fences are the historic forms of enclosure in this area. Many of the existing boundaries are still marked by hedges or timber palisade fences, which should be retained/maintained. Where these features have been lost over time, opportunities for establishing new ones, of appropriate native species or materials, should be promoted by the Council.

ENHANCEMENT OPPORTUNITIES

3.6.3 The Conservation Area contains a number of areas of public space that are managed by Watford Borough Council. These include the primary green space of Watford Heath, as well as three smaller spaces at the southern, western and northern edges of the central space. A Green Space Management Plan should be developed for these areas, with a bid developed for enhancements. Potential improvements could include the installation of high quality post and rail fencing around the various spaces, better integration of street furniture and the removal of the intrusive utilities cabinet that is located between 5 and 6 Watford Heath.

3.6.4 In addition to a survey of street clutter, additional investigation should be made into the highways arrangements around Watford Heath. No waiting markings, which meet conservation area specifications, should be utilised more extensively on the route network which passes next to the Heath. This matter is the responsibility of Watford Borough Council and will be put forward for development.

3.6.5 Investigation should be made into the feasibility of improving the highways arrangements between the frontage of 3-4 Watford Heath and the traffic island. This could potentially involve a raised table and additional no waiting markings. Engagement with Hertfordshire County Council will take place to try and ensure that this project is put forward for potential funding.



Left: Lack of parking restrictions



Right: Poor junction arrangement

ARTICLE 4 DIRECTION

3.6.6 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **186, 201, 203, 205 Pinner Road; 31, 33 Sherwoods Road; 1, 2, 3, 4, 5, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 Watford Heath.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:

Class A – enlargement, improvement or other alteration;

Class C – any other alteration to the section of the roof that faces the street;

Class D – the erection or construction of a porch outside any external door;

- Development within the area defined by the attached map comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class A – the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development within the curtilage of a dwellinghouse comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

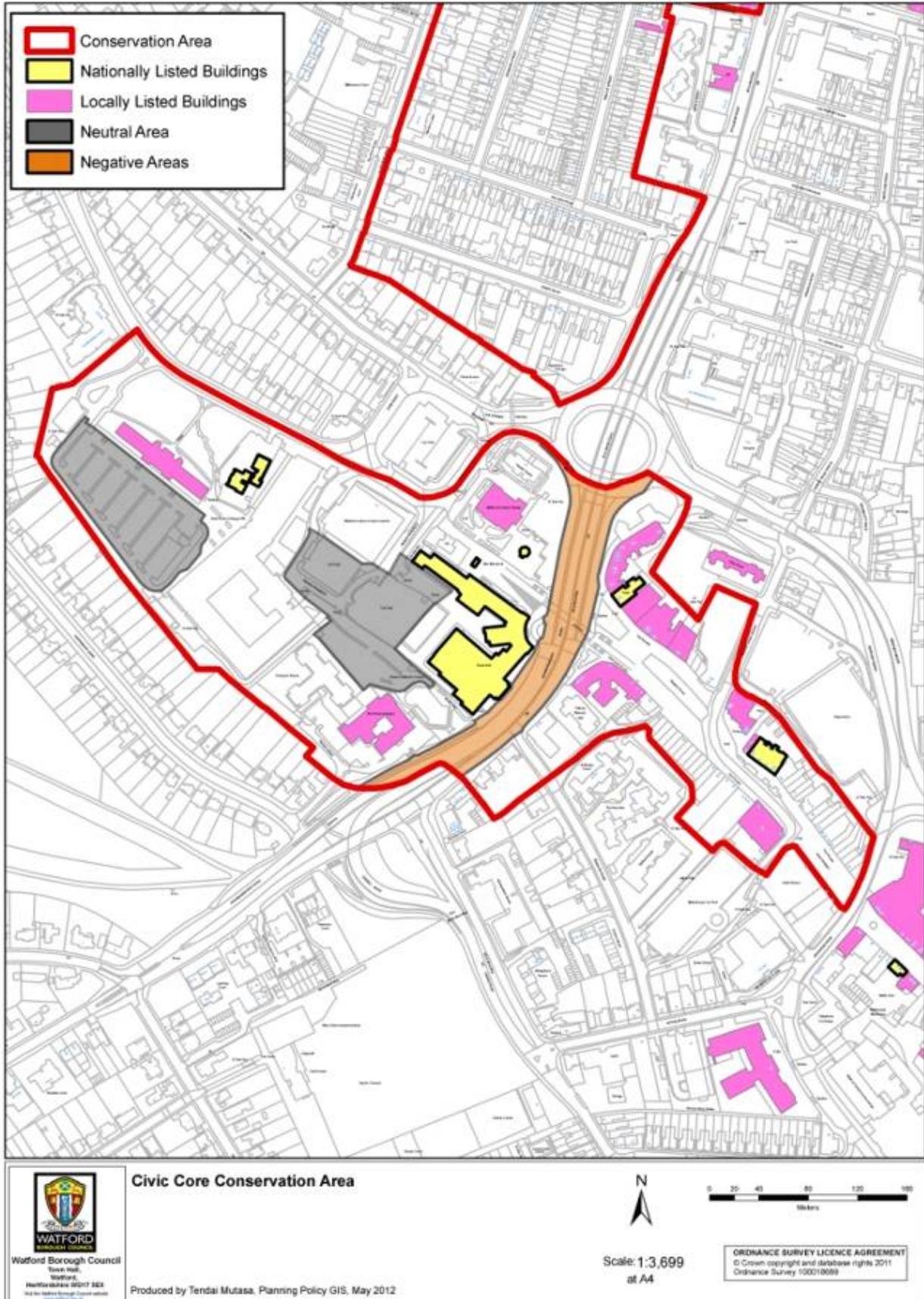
3.6.7 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **Load of Hay (207) Pinner Road; 6, Royal Oak (25) Watford Heath.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

3.7 Civic Core Conservation Area



INTRODUCTION

3.7.1 Civic Core Conservation Area was designated in 2001.

SHOPFRONTS

3.7.2 There are a number of examples of poor quality shopfronts on properties located on The Parade. Inappropriate materials have been used on a number of properties and some fascia boards are oversized. In some cases there are inappropriate replacement windows in the floors above. The *Watford Shopfront Design Guide* (2013) should be utilised to help ensure that incremental improvements to the appearance of shopfronts are achieved over time. If resources allow, it may be appropriate in the future to pursue a bid to the *Townscape Heritage Initiative* for a wider project to enhance shopfronts.

BUILDINGS AT RISK

3.7.3 Little Cassiobury is a Grade II* Listed structure which has been identified as 'at risk' in the Watford Buildings at Risk Survey (2011) and is on the English Heritage register of Building's at Risk. Watford Borough Council will continue to engage with Hertfordshire County Council, who currently own the property, and the Friends of Little Cassiobury to seek a solution to the ongoing management of the building. Key issues to be addressed will be the ongoing repair of the historic fabric, a viable use for the building that ensures a revenue stream is produced for maintenance and works to enhance the setting of the building.

3.7.4 The Lanchester Building is a Locally Listed Building in the north-western part of the Conservation Area. It was previously occupied by West Herts College, but has become vacant following the development of new facilities for the College on an adjacent site. The historic fabric of the building is likely to deteriorate if a viable use is not found for the property. Watford Borough Council will continue to engage with West Herts College, who currently own the property, to seek a solution to the ongoing management of the building. Any new development proposals will need to adequately consider the setting of the building and ensure it is protected.

ENHANCEMENT OPPORTUNITIES

3.7.5 The area of public realm that is located between the Town Hall and Watford Central Library was identified as a space that should be targeted for environmental improvement in the Watford Town Centre Cultural Study (2009). A series of small scale improvements have been carried out in 2011-2012, which have included: installation of a new war memorial, two new benches and a tree; new cycle parking; removal of street clutter; removal of the Dancing Woman sculpture, and the installation of improved signage. Additional small scale improvements to this area are proposed for 2013-2014, with the timescale of a more comprehensive program of improvements currently unknown.

3.7.6 The Grade II Listed Bandstand, which is currently located to the southeast of the Watford Central Library, was previously located in Cassiobury Park. A Stage 1 Bid was submitted to the Heritage Lottery Fund in February 2012 for a comprehensive scheme to enhance the historic landscape of Cassiobury Park. One of the elements of the Bid relates to relocating the Bandstand back into the Park. If English Heritage approve funding for this project, the Bandstand is likely to be renovated and relocated away from this Conservation Area after 2013.

3.7.7 The Grade II Listed Peace Memorial, which is located to the southeast of The Horns Public House, is the subject of an ongoing Funding Bid to the War Memorials Trust. A restoration project for the Memorial is proposed, which will include comprehensive cleaning of the Memorial and repairs to damaged elements. In addition, it is proposed that adjacent paving will also be replaced. Works are due to take place during summer 2013.

3.7.8 The “Dancing Woman” sculpture, which was located to the southeast of the Watford Central Library was removed on the 20th May 2012. It was renovated by a specialist firm of conservationists and relocated at Cheslyn Gardens in October 2012.

3.7.9 The Parade is currently subject to a Council funded improvement programme for the public realm. The project includes all of The Parade that is located in this Conservation Area – with particular focus on the pond feature. Works to enhance this area, including efforts to declutter the streetscene and install improved paving, will be carried out during 2013/14.

3.7.10 The grassed area to the north of 155-185 The Parade needs to be better integrated with the Conservation Area. This might be achieved by a dedicated landscape plan for the space, which could include a rationalisation of hard landscaping, improved paving, new planting and boundary treatment. Watford Borough Council will engage with Hertfordshire County Council over a potential scheme to enhance this area.

3.7.11 The area of land to the north and east of Watford Central Library may come forward for redevelopment in the future. Watford Borough Council should produce a Planning Brief for this site that provides coverage of the conservation constraints relating to potential development.

3.7.12 The northern part of the Conservation Area includes large areas of surface level car parks. While a number of these areas are relatively well landscaped, others harm the amenity of the wider Conservation Area. Over time, Watford Borough Council should explore opportunities to better landscape these car parks and/or redevelop them.

3.7.13 The flyover that forms the southern boundary of the Conservation Area is a negative feature that harms local amenity. Over time, Watford Borough Council should explore options for removing this feature.

ARTICLE 4(1) DIRECTION

3.7.14 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **The Horns (1), Watford Central Library, West Herts College Hempstead Road; Halsey Hall (1), 7, 9, 11 Rickmansworth Road; 58, 60, 62, 63, 64, 65, 66, 67, 68, 75, 77, 79, 81, 83, 97, 99, 101, 103, 105, 107, 109, 111, 112, 113, 114, 115, 116, 135,**

**137, 139, 141, 143, 145, 147, 149, 155, 157, 159, 161, 163, 165, 167 169,
171, 173, 175, 177, 179, 181, 183, 185 The Parade.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

INTRODUCTION

3.8.1 High Street/King Street Conservation Area was designated in 2006.

SHOPFRONTS

3.8.2 There are a number of examples of poor quality shopfronts on properties located on the High Street and King Street. Inappropriate materials have been used on a number of properties and some fascia boards are oversized. In some cases there are inappropriate replacement windows in the floors above. The *Watford Shopfront Design Guide* (2013) should be utilised to help ensure that incremental improvements to the appearance of shopfronts are achieved over time. If resources allow, it may be appropriate in the future to pursue a bid to the *Townscape Heritage Initiative* for a wider project to enhance shopfronts.

BOUNDARY TREATMENT

3.8.3 Boundary walls are the established form of enclosure in this area. Many of the existing boundary walls are constructed of high quality materials and should be retained/maintained. Where historic walls have been lost over time, opportunities for constructing new walls of appropriate materials should be promoted by the Council.

BOLLARDS

3.8.4 The Conservation Area includes a number of bollards, which are the responsibility of Watford Borough Council. There are a range of different types of bollards and the lack of design consistency harms the character of the area. Along the High Street, new or replacement bollards should be of the type specified in the *Watford Streetscape Design Guide*. Elsewhere within the Conservation Area, new or replacement bollards should be of the type specified in Appendix 4.

ENHANCEMENT OPPORTUNITIES

3.8.5 The area of land between the rear boundaries of 144-174 High Street and 42 The Crescent currently lacks a well defined urban structure and contains a number of buildings and spaces that do not contribute positively to

the amenity of the Conservation Area. Although the land may come forward in the future for redevelopment, the setting of the Conservation Area provides key constraints on the type of development that would be appropriate. Therefore, a Planning Brief should be produced for this site that sets out the Council's preferred approach for achieving an integrated development approach.

3.8.6 The arrangement of the public realm along the High Street currently allocates an excessive quantum of space to vehicular movements. Enhancement works in 2012, relating to new development at the junction of the High Street and King Street, involved widening the pavements and improving the materials of the floorscape. A similar approach should be developed for the remainder of the High Street between the junctions with King Street and Water Lane. Opportunities for financing improvement works should be explored by Watford Borough Council and Hertfordshire County Council.

3.8.7 The underpass and area of associated landscaping provides a poor gateway to the south-western corner of the Conservation Area. Opportunities for enhancing the landscaping of this area should be explored by Watford Borough Council and Hertfordshire County Council.

ARTICLE 4 DIRECTION

3.8.8 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **3, 5, 7, 9, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 Granville Road; 1, 2, 3, 4, 6, 7, 8, 9, 11, 12 Smith Street; 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 35, 36, 37, 38, 39, 40, 41, 42 The Crescent.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:

Class A – enlargement, improvement or other alteration;

Class C – any other alteration to the section of the roof that faces the street;

Class D – the erection or construction of a porch outside any external door;

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

3.8.9 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 162, 164 170 High Street; 9, 11, 13, 15, 17, 19, 21, 23, 25 King Street.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

3.9 Macdonnell Gardens Conservation Area



Macdonnell Gardens Conservation Area

Produced by Tandai Mulass, Planning Policy 015, May 2012

N
Scale: 1:728
at A4



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Ordnance Survey 10001 0000

INTRODUCTION

3.9.1 Macdonnell Gardens Conservation Area was designated in 2012.

ENHANCEMENT OPPORTUNITIES

3.9.2 There are historic plaques on numbers 1-8 Macdonnell Gardens. Over time a number of these features have been covered up or had inscriptions worn away. Watford Borough Council will explore potential funding options for renovating these features.

3.9.3 The two rear access roads and associated garages are in varied states of repair. Enhancing these facilities will help to take pressure off vehicular parking in the central space of the development. Funding for improvement works here are the responsibility of Haig Homes.



Left: Weathered plaque at number 5



Right: Poor surface to access roads

ARTICLE 4(1) DIRECTION

3.9.4 An Article 4(1) Direction is in place for 1-12 Macdonnell Gardens. This was confirmed on the 17th January 2012. This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:

Class A – enlargement, improvement or other alteration;

Class B – an addition or alteration to its roof;

Class C – any other alteration to the roof;

Class D – the erection or construction of a porch outside any external door;

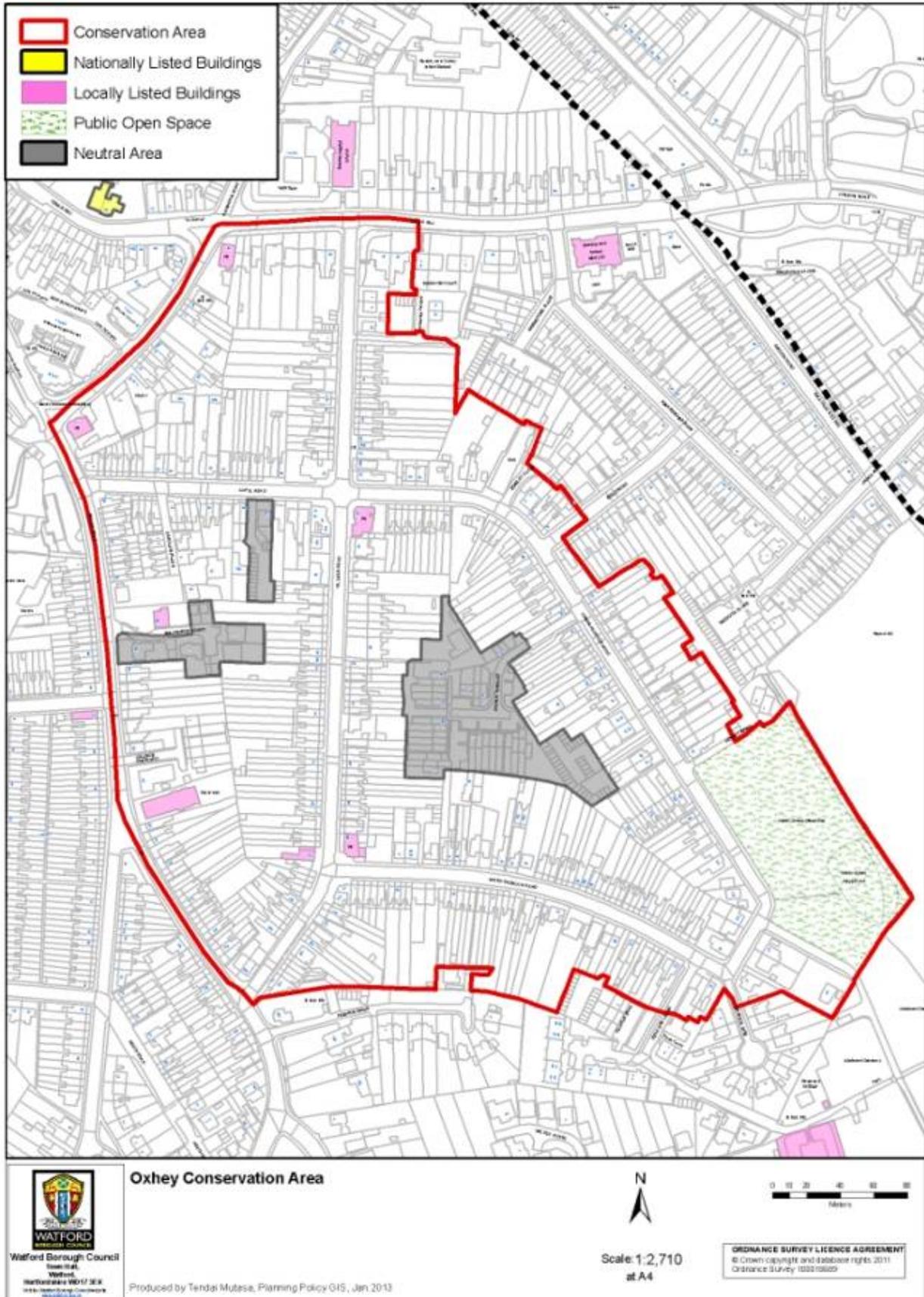
Class E – the provision of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas;

Class F – formation of a hardstanding.

- Development within the area defined by the attached map comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class A – the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

3.10 Oxhey Conservation Area



INTRODUCTION

3.10.1 Oxhey Conservation Area was designated in 2013.

BOUNDARY TREATMENT

3.10.2 Boundary walls are the established form of enclosure in this area. Many of the existing boundary walls are constructed of high quality materials and should be retained/maintained. Where historic walls have been lost over time, opportunities for constructing new walls of appropriate materials should be promoted by the Council.

SHOPFRONTS

3.10.3 There are a number of examples of poor quality shopfronts on properties located on Villiers Road. Inappropriate materials have been used on a number of properties and some fascia boards are oversized. In some cases there are inappropriate replacement windows in the floors above. The *Watford Shopfront Design Guide (2013)* should be utilised to help ensure that incremental improvements to the appearance of shopfronts are achieved over time.

BOLLARDS

3.10.4 The Conservation Area includes a number of bollards, which are the responsibility of Watford Borough Council. There are a range of different types of bollards and the lack of design consistency harms the character of the area. New or replacement bollards should be of the type specified in Appendix 4. However, all bollards should be painted red (RAL 3005).

LIGHT COLUMNS

3.10.5 The Conservation Area includes a number of street light columns, which are the responsibility of Hertfordshire County Council. A consistent approach should be taken to replacing light columns. All columns should be painted red (RAL 3005).

ARTICLE 4 DIRECTION

3.10.6 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35 Aldenham Road; 1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46 Capel Road; 1, 2, 3, 4, 5, 6, 7, 8 Caroline Place; 41, 43, 45, 47, 49, 51, 53, 55, 57, 59 Chalk Hill; 1, 2, 2a, 2b, 3, 4, 5, 6, 7, 9, 11, 13, 15, 17, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 53, 55, 57, 59, 61, 63, 65, 67, 69a, 71, 73, 75, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 127, 129, 131, 133, 135, 137 Lower Paddock Road; 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 64, 66, 68, 70, 72, 74, 76, 78, 90, 92, 94, 96, 98, 99, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134 Pinner Road; 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17, 18, 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 38a, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 56, 58, 60, 62, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 76, 77, 79, 81, 83 Upper Paddock Road; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11a, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 28, 29, 31, 33, 34, 35, 37, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 89, 90, 91, 92, 93, 94, 95, 98, 100, 101, 102, 103, 104, 105, 106, 109, 111, 113, 115, 116, 117, 118, 119, 120, 122, 124, 126, 132, 134, 136, 138, 140, 142 Villiers Road.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:

Class A – enlargement, improvement or other alteration;

Class C – any other alteration to the section of the roof that faces the street;

Class D – the erection or construction of a porch outside any external door;

- Development within the area defined by the attached map comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class A – the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development within the curtilage of a dwellinghouse comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

3.10.7 An Article 4(1) Direction was made by Watford Borough Council on the 4th April 2013 for the following properties: **The Railway Arms, 1 Aldenham Road; 47, 48, 50 Capel Road; Table Hall Pinner Road; 25, 27, 30, 30a, 32, The Rifle Volunteer (36), 88, 97, 99, 107, The Villiers Arms (108), 110, 112 Villiers Road.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

3.10.8 An Article 4(1) Direction was made by Watford Borough Council for: **The Victoria Public House, 39 Chalk Hill** on the 11th December 2012.

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

Monitoring

To assess the effectiveness of measures included in the Conservation Areas Management Plan it is important that effective monitoring measures are put in place by Watford Borough Council. The following processes will help to ensure that relevant data is collected:

> Document updates

In line with best practice guidance from English Heritage, Watford Borough Council will review and update the conservation area character appraisal documents every five years. This process will help to monitor change and ensure that the documents remain accurate representations of the areas in question. The Council will also review and update the Conservation Areas Management Plan every five years.

> Photographic record

The Council will produce a dated photographic record of all the street elevations of buildings in the conservation areas. This will need to be updated at least every three years to ensure that the record can be used for enforcement cases and to provide a mechanism for monitoring incremental change.

> Local Communities

The input of other stakeholders, such as local history groups, residents associations and ward councillors, in helping to monitor the management of the conservation areas will be welcomed.

To provide a consistent approach to monitoring the management of the conservation areas, the Council has established a set of monitoring indicators. The monitoring indicators are based on those contained in the annual English Heritage report: 'Heritage Counts'.

Conservation areas indicators to be monitored within Conservation Areas Management Plan reviews

Indicator	Measurement	Baseline (2013) level
Heritage Asset	Number of Nationally Listed Buildings	38
	Number of Locally Listed Buildings	112
	Number of trees with Tree Preservation Orders (TPO) in conservation areas	173
	New TPOs in conservation areas	-
Heritage at Risk	Conservation Areas at Risk	1 (Estcourt)
	Buildings on Buildings at Risk Register (nationally listed)	1 (Little Cassiobury)
	Number of buildings identified as needing urgent works notices	0
	Demolition of Nationally Listed Buildings	0
	Demolition of Locally Listed Buildings	0
	Consent to fell trees with Tree Preservation Orders in conservation areas	0
Quality Control	Up-to-date conservation area character appraisals (within 5 years)	8 (of 10) (see below)
	Appeal decisions in conservation areas lost by Watford Borough Council	0
Enhancing the Environment	Locations where enhancement schemes have been completed	1 *

* Dancing Woman Restoration (Civic Core Conservation Area).

Up-to-date conservation area character appraisals (within 5 years)

Conservation Area	Date character appraisal was adopted	Target date for revised appraisal
St Mary's	23rd March 2009	23rd March 2014
Civic Core	23rd March 2009	23rd March 2014
Nascot	24th June 2010	24th June 2015
Estcourt	24th June 2010	24th June 2015
The Square	1st December 2011	1st December 2016
Macdonnell Gardens	16th January 2012	16th January 2017
Grove Mill Lane	30th January 2012	30th January 2017
High Street/King Street	4th July 2013	4th July 2018
Watford Heath	4th July 2013	4th July 2018
Oxhey	<i>Awaiting completion (target: late 2013)</i>	<i>(late 2018)</i>

Contacts and further information

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Email: developmentcontrol@watford.gov.uk

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Town Hall,
Watford,
WD17 3EX.

01923 278970

strategy@watford.gov.uk

Three Rivers District Council,
Three Rivers House,
Northway,
Rickmansworth,
WD3 1RL.

Telephone: 01923 776611

Email: enquiries@threerivers.gov.uk

Hertfordshire County Council,
County Hall,
Pegs Lane,
Hertford,
SG13 8DQ.

0300 123 4040

hertsdirect@hertsc.gov.uk

Bibliography

English Historic Towns Forum. 1998. *Conservation Area Management: A Practical Guide*.

English Heritage. 2005. *Streets For All: East of England*.

English Heritage. 2006. *Guidance on the Management of Conservation Areas*.

English Heritage. 2011. *Understanding Place: Conservation Area Designation, Appraisal and Management*.

Department for Communities and Local Government & Department for Transport. 2007. *Manual for Streets*.

Chartered Institution of Highways & Transportation. 2010. *Manual for Streets 2: Wider Applications of the Principles*.

Useful Websites

- Guide to saving energy in historic properties:

<http://www.climatechangeandyourhome.org.uk>

- English Heritage

<http://www.english-heritage.org.uk>

- Ancient Monuments Society

<http://www.ancientmonumentsociety.org.uk>

- Georgian Group
<http://www.georgiangroup.org.uk>
- Heritage Alliance
<http://www.theheritagealliance.org.uk>
- Society for the Protection of Ancient Buildings (SPAB)
<http://www.spab.org.uk>
- Twentieth Century Society
<http://www.c20society.org.uk>
- Victorian Society
<http://www.victoriansociety.org.uk>
- Council for British Archaeology
<http://www.britarch.ac.uk>
- SAVE Britain's Heritage
<http://www.savebritainsheritage.org>

Glossary of Terms

Floorscape – Arrangement of materials on the ground (e.g. paving on footways).

Permitted development – Works to a property/site that can take place without requiring planning permission from the local authority.

Public realm – All areas which lie between buildings, which public bodies have responsibility for (e.g. highways, footpaths, squares, parks).

Appendix 1

Advice on Existing Planning Controls in Conservation Areas

Demolition

Many buildings or structures within a conservation area may not be demolished, either completely or in part, without the Council's prior consent in writing. Generally the demolition of any building larger than 115 cubic metres requires consent; but there are exceptions to this, and it is always best to contact the Council to check before undertaking any works.

Demolition of a boundary wall, fence or gate will require consent if it is more than 1 metre high, where abutting a highway, or more than 2 metres high elsewhere.

Where a development proposal involves the total or substantial demolition of any building within a conservation area, a separate application must be made to the Council for Conservation Area Consent. This is in addition to any application for planning permission. Generally, there is a presumption in favour of retaining buildings and parts of buildings which make a positive contribution to the character or appearance of the conservation area; and the Council will not grant consent for demolition until planning permission for the building's replacement has been granted.

Minor development

If you live in a conservation area, you are required to obtain planning permission before making some changes which might normally be permitted outside a conservation area, in order to ensure that any alterations do not detract from the area's appearance. The following development therefore requires planning permission within conservation areas:

- cladding to the exterior of a house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- side extensions;
- rear extensions of more than one storey;
- roof extensions and dormer windows;
- any building or enclosure within the grounds of a house required for a purpose incidental to the enjoyment of the dwelling (including swimming pools, garden sheds, garages and summerhouses), which is between a side elevation of a dwellinghouse and the property boundary;
- a container used for domestic heating purposes (for the storage of oil or liquid petroleum gas), which is between a side elevation of a dwellinghouse and the property boundary;

- installation/alteration/replacement of a chimney, flue or soil and vent pipe on a dwellinghouse (where they front a highway and are on the principal or side elevation);
- paving over front gardens with non-permeable surfacing of an area greater than five square meters.

In dealing with any applications for planning permission within conservation areas, the Council will consider the effect of the proposed development upon the character and appearance of the area.

In addition, various other works may require planning permission relating to the designation of Article 4 Directions. These are detailed in Section 3 of this document.

Satellite dishes & solar panels

In a conservation area, planning permission is required to install any satellite dishes on any wall, roof slope or chimney which both faces onto and is visible from a highway or on a building more than 15 metres in height. If a dish is to be installed within a conservation area, then the very highest standards of care in locating and installing the equipment will be required in order to protect the special character of such an area.

If your property is in a conservation area, planning permission will be required if solar panels are to be fitted on the front or side walls and they are visible from the highway. If solar panels are installed on a roof slope they should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope. Planning permission would also be required for solar panels on the wall of a building within the curtilage of a house that would be visible from a highway. In addition, solar panels on roof slopes that face onto the highway may require planning permission relating to the designation of Article 4 Directions. These are detailed in Section 3 of this document.

Tree within conservation areas

Trees are recognised as making an important contribution to the character of the local environment. Anyone proposing to cut down, prune, top or lop a tree in a conservation area which is not covered by a Tree Preservation Order (TPO) has to give six weeks notice in writing to the Local Planning Authority prior to carrying out any works to the tree. The notification should include a description of the tree and any works to be carried out. This applies to surgery works or felling of any tree with a trunk over 75mm in diameter measured 1.5 metres above ground level. The authority can then consider the contribution the tree makes to the character of the area, and if necessary make a TPO to protect it.

Are there any exemptions, when written notice is not required?

- Yes, when working on trees with stem diameters of less than 75mm (measured at 1.5 metres from ground level)
- If the works being carried out are to help promote the growth of other trees, then trees with stem diameters of less than 100mm (at 1.5 metres) may be removed or pruned
- In addition, works which are exempt under the TPO regulations also apply here i.e. removal of dead wood, dying or dangerous trees

However, tree owners would be prudent to provide the Council with at least five working days notice prior to cutting down any tree which the owners deem to be dead, dying or dangerous, unless such works are required in an emergency. Carrying out works without giving notice is an offence. It is the tree owner's responsibility to provide proof that the tree was indeed dead, dying or dangerous in the case of challenge. It is always advisable to request an inspection by the Borough's Arboricultural Officer prior to carrying out any tree felling operations within a conservation area.

Flats and commercial properties

Flats and commercial properties do not have the permitted development rights available to other residential properties. Conservation area designation does not bring any additional restrictions on these types of properties. However, where planning permission is required for works to such properties, due consideration of the conservation area status would be expected.

Appendix 2

Conservation Areas Policy

Watford Core Strategy (2013)

POLICY UD2 – Built Heritage Conservation

With reference to the defined historic environment character zones, the Council will ensure that the Borough's historic environment is identified, conserved, and, where appropriate, enhanced. This will include Conservation Areas, Listed Buildings, Locally Listed Buildings, Scheduled Ancient Monuments, archaeological remains and registered parks and gardens, and their settings.

Saved Policies from Watford District Plan (2003)

U16 – Conservation Areas

The Council will designate or modify Conservation Areas as appropriate and will operate detailed policies, including those set out in this Plan, in order to preserve or enhance the special character and appearance of the area.

U17 – Setting of Conservation Areas

Development which adversely affects the setting of a Conservation Area will be resisted.

U18 – Design in Conservation Areas

Development within a Conservation Area will be resisted if considered inappropriate in terms of scale, setting, massing, siting, and detailed appearance in relation to surrounding buildings and the Conservation Area as a whole.

U19 – Small Scale Development in Conservation Areas

Planning permission will be resisted for small scale development which could lead to a number of similar applications, the cumulative effect of which would be detrimental to the character and appearance of the area.

U20 – Demolition in Conservation Areas

Demolition of buildings or structures that are not statutory listed, but are within a Conservation Area, will only be permitted where;

- a) its removal or replacement would preserve or enhance the character and appearance of the area, OR
- b) it is beyond economic repair.

Appendix 3a

Proposed Style of Lighting Columns

For the existing lighting columns in the conservation areas at St Mary's and The Square (as identified in appendix 3b and 3c), replacement lighting units and columns should be as specified below.

Lantern

DW Windsor Westminster post top mounted lantern with a Diamond Optic fitted with a Cosmopolis 60w lamp.

Column

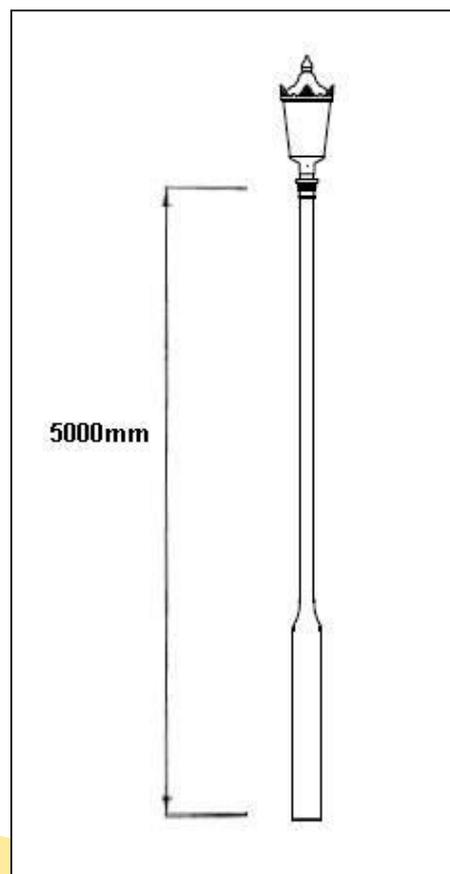
Standard 5 metre height lighting column. Tubular steel and hot dipped galvanised. With an embellishment kit as per the D W Windsor range. E.g. Cardiff embellishment kit.

Column Material/Finish/Colour:

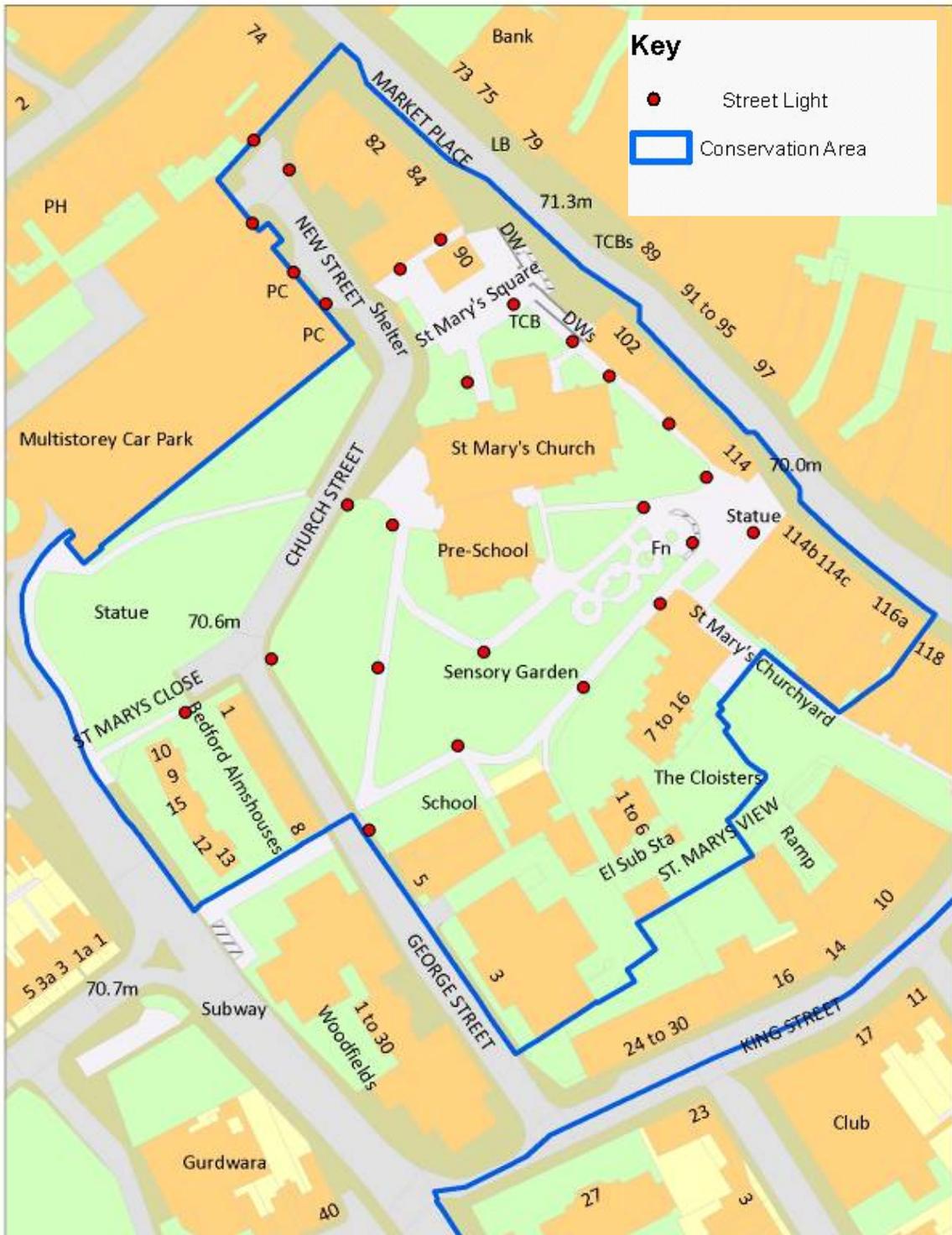
- Galvanised mild steel;
- Painted finish;
- RAL colour 9017.



'Warwick' range from DW Windsor



Appendix 3b





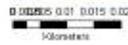
Watford Borough Council
Town Hall
Watford
Herts/Watford/W11 1EX
01924 463400

Street lights in St Mary's Conservation Area relating to Appendix 3

Produced by Justin Wabber, Planning Policy, 9th October 2012



Scale: 1:1,104
at A4

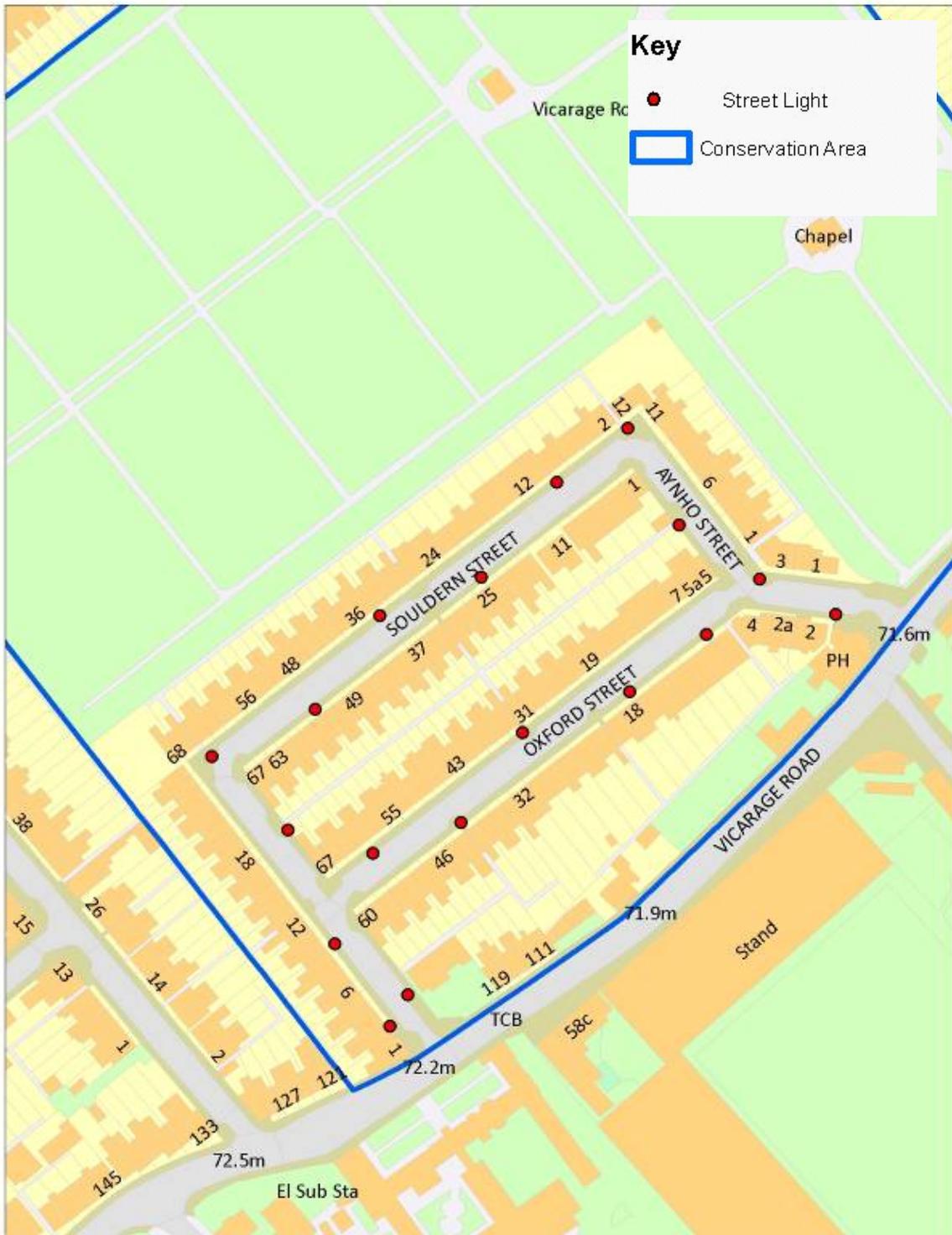


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Metres

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AERIAL PHOTOGRAPHY
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Appendix 3c



Key

- Street Light
- Conservation Area



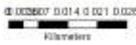
Watford Borough Council
Town Hall
Watford
Herts WD17 9EX
www.watford.gov.uk

Street lights in The Square Conservation Area relating to Appendix 3

Produced by Justin Webber, Planning Policy, 9th October 2012



Scale: 1:1,411
at A4



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Appendix 4

Proposed Style of Bollards

As funding becomes available or development opportunities occur, the bollard type detailed in this appendix should be used as standard in the following conservation areas:

- Estcourt;
- Nascot;
- The Square;
- St Mary's*;
- High Street/King Street*.

* Excluding the High Street section where new Bollards should be of the type specified in the Watford Streetscape Design Guide (2013).

Bollard Type

'Manchester'¹, 'Canon Style: CIB 109'²

Supplier

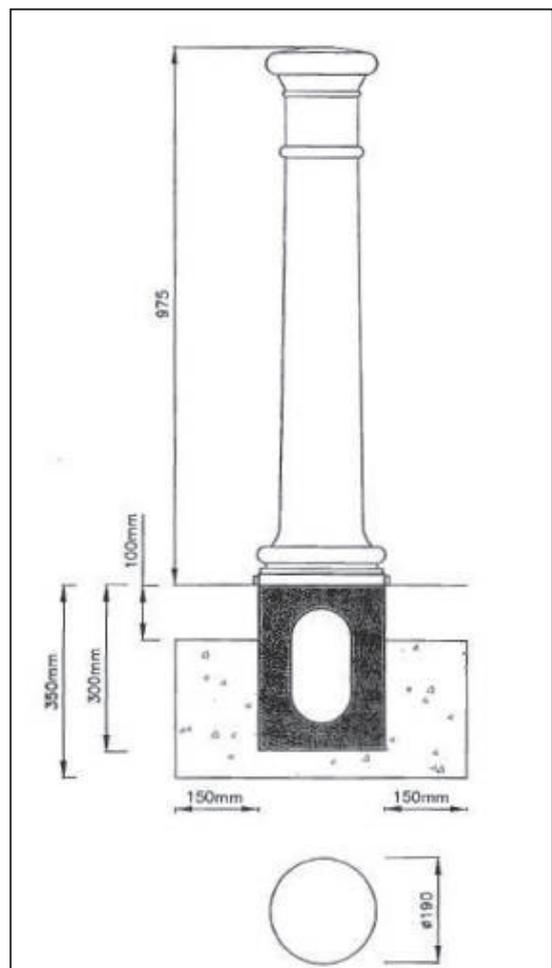
¹Broxap, ¹Marshalls, ²Cast Iron Company

Material

Cast iron

Colour

RAL 9017



Appendix 5

Enhancement Schemes

Scheme	Location	Stakeholders	Cost*	Priority**
Bridge Repairs	Grove Mill Lane	British Waterways, WBC	££	Medium
Tombs Renovation	St Mary's	WBC, Heritage Lottery Fund	££££	High
Wall Repairs	St Mary's	Landowners, WBC	£££	Medium
Landscape Plan for green space adjacent to car park	St Mary's	WBC	££££	Medium
Man & Woman Sculpture Renovation	St Mary's	WBC	££	Medium
Footway Improvements	The Square	WBC, HCC	£££	Medium
Cemetery Enhancements	The Square	WBC	£££	High
Church Paving - St John's	Estcourt	St John's Church, WBC, HCC	£££	Low
Watford Heath Enhancements	Watford Heath	WBC	£££	Medium
Highway Works	Watford Heath	HCC	££££	Low
Bandstand Enhancement	Civic Core	WBC, Heritage Lottery Fund	£££	High
Peace Memorial Renovation	Civic Core	WBC, War Memorials Trust	£££	High
The Parade Public Realm Enhancement	Civic Core	WBC	£££££	High
Enhancement of Public Space adjacent to St Albans House	Civic Core	WBC, HCC	££££	Medium
Enhancement of Public Space adjacent to Town Hall	Civic Core	WBC, HCC	£££££	Low
Demolish Flyover	Civic Core	WBC, HCC	£££££	Low
Underpass Entrance Enhancements	High Street/King Street	WBC, HCC	£££	Medium

Pavement widening: High Street	High Street/King Street	WBC, HCC	£££	Medium
Plaque Restoration	Macdonnell Gardens	Haig Homes, WBC	££	Medium
Access Road Improvements	Macdonnell Gardens	Haig Homes	£££	Medium

Key

WBC = Watford Borough Council;
HCC = Hertfordshire County Council.

*** (cost)**

£ = <£1000;
££ = £1000 - £5000;
£££ = £5001 - £10,000;
££££ = £10,001 - £100,000;
£££££ = £100,000<

**** (priority)**

High = Between 2012 – 2014;
Medium = Between 2014 – 2017;
Low = Potentially between 2014 – 2020.

This document can be made available in alternative formats including large print. The council also has staff who can verbally translate the document into a range of other languages. Please contact us on tel: **01923 226400** for more information.

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