



## **BRAUGHING CONSERVATION AREA**

### **CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**



**Adopted 14 December 2016**

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

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# **BRAUGHING CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**

**Adopted 14 December 2016**

This Character Appraisal has been produced by officers of East Hertfordshire District Council to identify the special architectural or historic interest, character and appearance of the Braughing Conservation Area, assess its current condition, identify threats and opportunities related to that identified special interest and any appropriate boundary changes.

The Management Proposals section puts forward initiatives for the Conservation Area designed to address the above identified threats and opportunities that will preserve and enhance its character and appearance.

A public meeting was held in Braughing on the 6 September 2016 to consider the draft Character Appraisal and the Management Proposals – for the latter, as required under s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The draft document was then put to public consultation between 6 September and 21 October 2016. The comments received by the Council have been included in this document where appropriate. The document was formally adopted by full Council on 14 December 2016 upon the recommendation of the Executive Committee.

The content of Character Appraisals written from 2015 which include this paragraph differ slightly from predecessor documents. Selected revisions have been incorporated to reflect changes to legislation, the emerging District Plan, nomenclature, consolidation and other improvements resulting from experience gained to date.

## **1. Introduction.**

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

1.2. East Hertfordshire District has a particularly rich and vibrant built heritage, featuring 42 conservation areas and approximately 4,000 fine listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

1.3. The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road, rail and air, make it a popular destination to live and work. In addition to London a short commuting distance away, the District is influenced by other factors beyond its administrative area, such as Stansted Airport and the towns of Harlow and Stevenage. With such dynamics it is inevitable that the historic environment will be

subject to pressures which emphasize the need to protect it. Braughing, however, has limited public transport and residents are consequently, relatively car-dependent.

1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognises these facts and commits the Council to review its conservation areas and their boundaries. The production of this document is part of this process.

1.5. Conservation areas are places which are considered worthy of protection as a result of a combination of factors such as the quality of the environment, spatial characteristics, the design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the special interest, character and appearance of a conservation area.

1.6. This document has been produced in accordance with Historic England guidance, the most recent of which is Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016). The Character Appraisal recognises the importance of the factors listed above and considers them carefully. Once approved this document will be regarded as a 'material consideration' when determining (deciding) planning applications. The Management Proposals section puts forward simple practical initiatives that would preserve the Conservation Area from identified harm and also any appropriate projects and proposals that would, as and when resources permit, enhance its character and appearance.

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field-workers observations made from the public realm and seldom involve internal inspection or discussions with owners. Thus such recommendations contained in this Character Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional information. Similar considerations apply to estimating dates of buildings.

1.8. This Conservation Appraisal:

- Identifies the special architectural or historic interest, character and appearance of the Conservation Area.
- Identifies elements that make a positive contribution to the above special interest, character and appearance of the Conservation Area that should be retained, preserved or enhanced;
- Identifies neutral elements that might be beneficially enhanced or, alternatively, replaced by something that makes the above positive contribution;
- Identifies detracting elements it would be positively desirable to remove or replace;
- Reviews the existing boundaries to ensure that they clearly define the Conservation Area and align with distinct changes of character with outside areas such that the Conservation Area is both cohesive and defensible;

- Identifies threats to the Conservation Area's special interest, character and appearance and any opportunities to enhance it;

#### 1.9. The Management Proposals section:

- Puts forward any required boundary changes to omit or add areas to the Conservation Area that would make it both cohesive and defensible;
- Proposes measures and initiatives that address the threats to the Conservation Area's special interest, character and appearance identified in the Character Appraisal;
- Proposes initiatives and projects that exploit the opportunities identified in the Character Appraisal that both preserve and enhance the Conservation Area's special interest, character and appearance
- Puts forward appropriate enhancement proposals mindful of any funding constraints;

1.10 The document has been prepared with the assistance of members of the local community and includes additional input from the Parish Council and the public through the public meeting and the consultation exercise.

1.11 A previous Character Appraisal for Braughing Conservation Area was published in 1995. This included an 'Areas of Opportunity' section (known today as Management Proposals) that focussed on traditional building repair techniques, the replacement of erroneous modern materials such as cement render, block-cut ridges to thatched roofs and PVCu windows and rainwater goods together with tree and hedge reinstatements and 'soft edged' public realm improvements.

1.12 In 2004 various local community members and the Braughing Parish Council produced a 'Braughing Parish Design Statement'. This provided design guidance across the whole Parish (i.e. not just the Conservation Area) and was 'endorsed as Supplementary Planning Guidance by East Hertfordshire District Council'. This document can be viewed at: [www.braughing.org.uk](http://www.braughing.org.uk)

1.13. Acknowledgement and thanks are recorded to Hertfordshire County Council whose Historic Environment Unit has been particularly helpful.

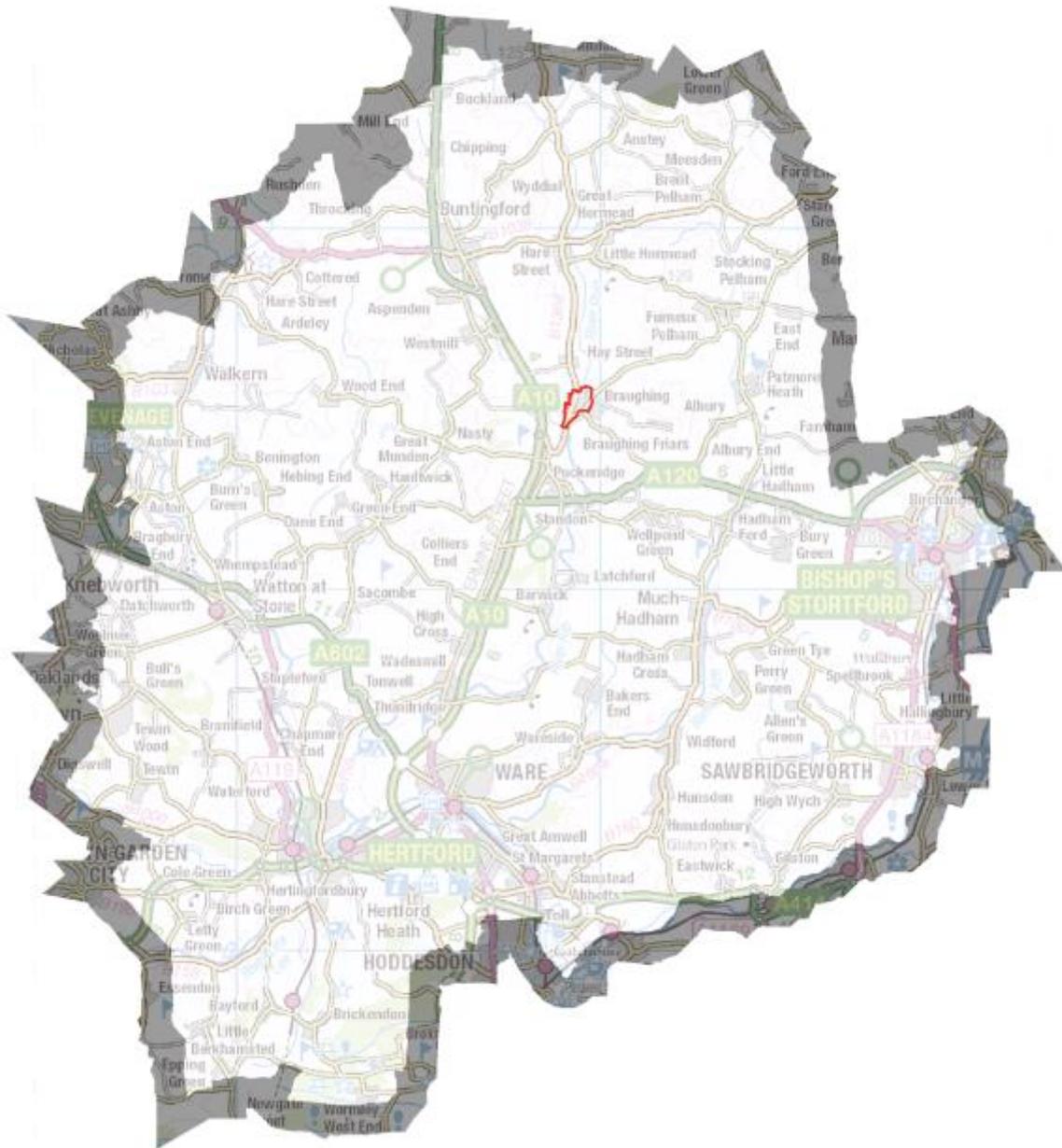
1.14. This document is written in three parts:

Part A - Legal and Policy Framework.

Part B – Character Appraisal;

Part C - Management Proposals.

## 1.15 Location of the Conservation Area within the East Herts District



Map 1. Location Plan



*Aerial photograph 2010*

## PART A - CONTEXT

### 2. Legal and Policy framework.

2.1. The legal background for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time (now defined as 5 years) review its area and designate as conservation areas any parts that are of '*special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. The same section of the Act also requires that councils undertake periodic reviews.

2.2. Section 71 of the Act requires Councils to, from time to time (now defined as 5 years), '*formulate and publish proposals for the preservation and enhancement*' of conservation areas, hold a public meeting to consider them and have regard to any views expressed at the meeting concerning the proposals.

2.3 The production of a Conservation Area Character Appraisal, which identifies the special interest and the threats and opportunities within a conservation area, is an essential prerequisite to the production of s.71 Management Proposals (although, interestingly, it is the production of the latter that is the statutory duty).

2.4. Planning Controls. Within conservation areas there are additional planning controls and if these are to be justified and supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.

2.5. Planning permission is required for the demolition of a building in a conservation area but is subject to certain exceptions. For example, it does not apply to listed buildings (which are protected by their own legal provisions within the 1990 Act) but is relevant to other non-listed buildings in a conservation area above a threshold size set out in legislation\*. Looking for and assessing such buildings is therefore a priority of this Character Appraisal.

2.6. Certain ecclesiastical buildings (which are for the time being used for ecclesiastical purposes) are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the 'ecclesiastical exemption'. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.

2.7. Permitted Development. The Town and Country Planning (General Permitted Development) (England), Order 2015 defines the range of minor developments for which planning permission is not required. This range is more restricted in conservation areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a

\* The demolition of a building not exceeding 50 cubic metres is not development and can be demolished without planning permission. Demolition of other buildings below 115 cubic metres are regarded as 'Permitted Development' granted by the General Permitted Development Order, subject to conditions that may require the Council's 'prior approval' regarding methods of proposed demolition and restoration.

highway and a reduced size of extensions, all require planning permission in a conservation area.

2.8. However, even within conservation areas there are other minor developments associated with many non-listed buildings that do not require planning permission. Where further protection is considered necessary to preserve a conservation area from harmful alterations carried out under such 'Permitted Development Rights', the law allows Councils to introduce additional controls if appropriate. Examples of such controls can commonly include some developments fronting a highway or open space, such as an external porch or the demolition of some gates, fences or walls or their alteration. The removal of existing architectural features that are identified as being important to the character or appearance of a conservation area (such as chimneys, traditional detailing or materials, porches, windows and doors or walls or railings) can be made subject to protection by a legal process known as an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions needs to be made in justified circumstances where a clear assessment of each conservation area has been made. In conducting this Character Appraisal, consideration has been given as to whether or not such additional controls are appropriate.

2.9. Works to Trees. Another additional planning control relates to trees located within conservation areas. Setting aside various exceptions principally relating to size, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide whether to make the tree/s subject to a Tree Preservation Order. This Character Appraisal diagrammatically identifies only the most significant trees or groups of trees that make an important contribution to the character or appearance of the Conservation Area, particularly when viewed from the public realm. Other trees not specifically identified may still be suitable for statutory protection through a TPO. There are currently 2 TPOs within the Conservation Area, both on the frontage to The Old Barn at Green End.

2.10. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location and extent of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species. Whilst the Regulations do not apply to domestic garden hedges, such garden hedges which are considered to be visually important have been identified. It is hoped their qualities are recognised by owners and the community and will be retained.

2.11. National Planning Policy Framework. The principle emphasis of the framework is to promote 'sustainable development'. Economic, social and environmental factors should not be considered in isolation because they are mutually inter-dependent and collectively define what is sustainable development. Positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed (unless, of course the conservation area is of homogenous architectural style – which is not the case with Braughing) it is considered proper to reinforce local distinctiveness.

2.12. Of particular relevance to this document, the National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation areas. Such areas must justify such a status by virtue of being of *'special architectural or historic interest'*.
- Heritage assets. A heritage asset is defined as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. 'Heritage asset' includes designated heritage assets and assets identified by the local planning authority (including local listings)' and non-designated assets – for example archaeological assets.*
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non-designated heritage asset should be taken into account and a balanced judgment reached. Substantial harm to or loss of a grade II listed building should be exceptional whilst harm to heritage assets of higher status, e.g. a grade I or II\* listed building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations *'where this is necessary to protect local amenity or the well being of the area...'*
- Green areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

2.13. East Herts' Environmental Initiatives and Local Plan Policies. East Herts Council is committed to protecting conservation areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering a Historic Buildings Grant Service. With regard to the latter, grants are awarded on a first-come-first-served basis in relation to works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. Details are available on the Council's website.

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

2.15. The Council also has a 'Heritage at Risk Register', originally produced in 2006 and updated in 2016. This document is available on the Council's website. There are no such buildings within the Braughing Conservation Area although Ford Bridge over the River Rib to the south is included on the Register.

2.16. The East Herts Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to conservation area and historic building considerations. The Local Plan and its policies can be viewed on the Council's website or a copy can be obtained from the Council (contact details are set out at the end of this document).

2.17. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council is in the process of preparing a planning policy document which will replace the 2007 Local Plan. This will be known as the East Herts District Plan (DP). Once adopted the DP will contain the relevant Council planning policies. As currently drafted this emerging District Plan advises that new development within a conservation area should, *inter alia*, conform with the content of the relevant Character Appraisal.

2.18. Braughing Conservation Area was first designated on 10 June 1968. It was reviewed in 1995 when the previous 'Character Statement' (known today as a Character Appraisal) and 'Areas of Opportunity' (the Management Proposals) were published. No changes were made to its boundary at that time.



*The Gables,  
Green End  
– 1937  
Serving the  
passing  
motorist.*

## Part B – CONSERVATION AREA CHARACTER APPRAISAL

### 3. Origins and Historical Development

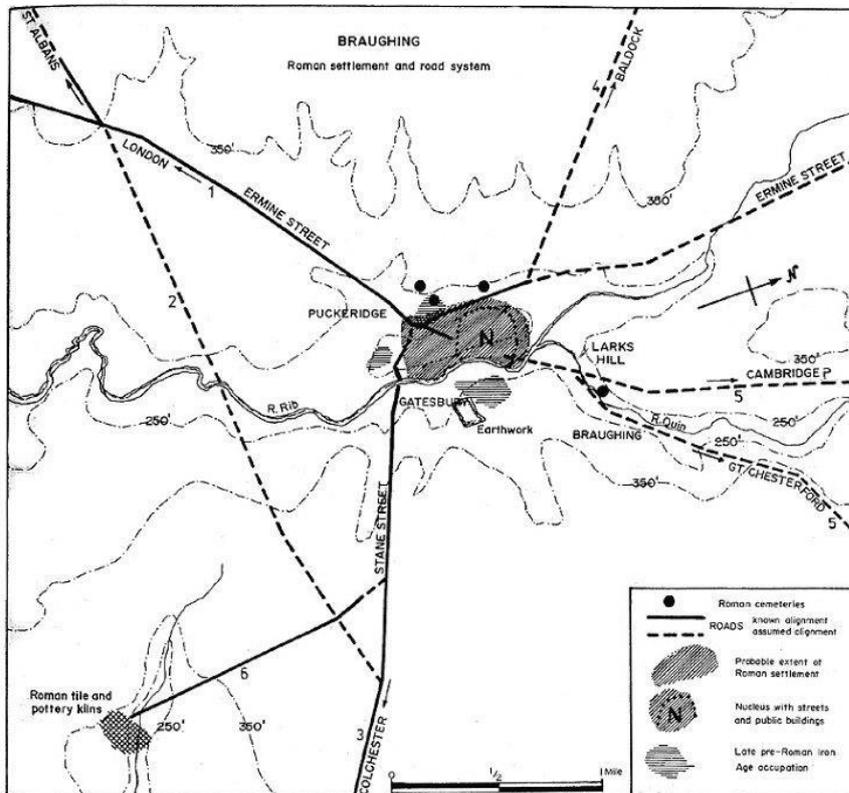
3.1. There are 50 records within the Braughing area held by the County Archaeologist. In addition, an 'Extensive Urban Survey Project Assessment Report' was produced in 2002 that contains much valuable information on the development of the area.

#### 3.2 Prehistoric (before 600BC) and Iron Age (600BC - 43AD)

Archaeological finds show that human activity in the area goes back to the late Mesolithic period while the area has been settled since the Iron Age. The river was an important resource and vehicle for trade with goods coming from as far-away as Italy. A significant number of Iron Age coin moulds have been recorded in the area, and it is claimed that Iron Age Braughing is the largest known centre for the production of Iron Age coin flans in Europe.

#### 3.3. Roman (AD43 - c450)

The Romans developed the Iron Age site from the 1<sup>st</sup> century onwards. The River Rib was navigable from London until comparatively recently and seven Roman roads converged at Braughing. The Roman settlement itself is at Gatesbury and Wickham Hill to the SSW of the Conservation Area near Ermine Street (the old A10) and Stane Street (now Stortford Lane) which ran from Braughing to Colchester – now the A120). The settlement was clearly of some significance as an *oppidum* (a centre of regional administration) within Roman Britain.



Plan of the settlement of Braughing, Hertfordshire in relation to the Roman road network.  
(after Partridge 1975, fig.2)

Roman building material has also been found at Pentlows Farm and Ford Street while substantial quantities of Roman domestic wares have been discovered at the ford in Malting Lane. The Great Chesterford Roman road has been located in the grounds of the Old Vicarage and probably ran through the eastern part of the modern churchyard.

### 3.4. Saxon (c450 - 1066)

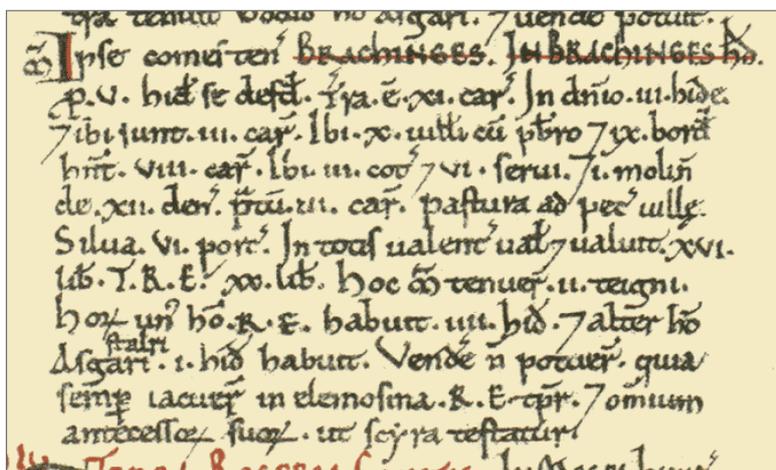
Braughing is first recorded in documentary evidence from an Anglo Saxon charter of around 827AD where it is called 'Breahingas', meaning the people of Breahha, probably a local leader. This area has continued as a settlement to the present day. The church at this time enjoyed the honorific title of 'minster', being a settlement of clergy living a communal life and endowed by charter with the obligation of maintaining the daily office of prayer. There would have been ancillary workers, wives, children and all that was needed to sustain the community. The area around St Mary's Church still reflects that tight-knit community and ancient street patterns. Braughing became an important ecclesiastical and administrative centre, eventually became the head of a rural deanery. The hundred, one of the eight divisions of the county from Saxon times to the end of the 19th century, took its name from Braughing.

Fragments of the Saxon church have been identified in the fabric of the current building. Excavations at Pentlows Farm, adjacent to the churchyard, have revealed high-status mid and late Saxon ware and food remains.

### 3.5 Norman and Medieval (1066-1500)

The publication, *Place Names of Hertfordshire, English Place-Name Society Vol. XV 1938, Cambridge University Press, 1970* advises several names for Braughing. In addition to the Saxon name it notes that the settlement was recorded as 'Brachinges' in the Domesday Book of 1086. By 1200 it was known as 'Braghingge' but by 1545 it had taken its modern name of Braughing.

The Domesday Book was a census commissioned by William I in 1086. It records that 'Brachinges' consisted of 29 houses (140-224 people); 1 priest, 10 villagers, 9 smallholders, 3 cottagers and 6 slaves plus families. The village had enough land for 11 ploughs, woodland for 6 pigs and a mill. *Source: Domesday Book, a complete translation, Alecto Historical Associations Penguin Books 2002.*



Extract from the Domesday Book for Braughing.

After the conquest of 1066 most of the land in Braughing was held by the Boulognes, a Norman family. Then in 1147-48 Queen Matilda/Maud, the sole heiress, gave this to the Augustinian Priory of Holy Trinity, Aldgate, London. It included the right to hold a weekly market at Green End, a profitable source of extra income for the Priory.

The manors of Uphall with Gatesbury and Pentlows were established by the 13<sup>th</sup> century. Evidence for the early habitation of Braughing remains in the names of several present day farms, for example Cockhamstead (Cochamstaede 1004), Gatesbury (Gatesberi 1198), Quinbury (Queenebury 1325), Ford Street Farm (Katerine atte Forde 1248), Pentlows (John de Pentelowe 1287), Upp Hall (Uphall 1464), and it is likely that the houses we know today are on the site of the earlier ones. Other houses have completely disappeared, but their owners have left their names attached to particular areas: Turks as Turks Cottage (Robert Turk 1449), Powells Green (Richard Powell 1648) Griggs Bridge (Robert Grigg 1294), Hay Street (John de la Hegh 1287).

The population had declined by 1300 and declined further with the arrival of the Black Death in 1348-9. A smaller population and shortage of farm labour led to greatly expanded sheep farming, particularly on the dry uplands around the village. English wool was to bring great wealth to the country, including villages such as Braughing. Place names such as Fleece Lane and Ships (Sheep) Bridge are reminders of the sheep-washing which would have taken place in the shallow parts of the river in these locations.

The chancel of the present church was consecrated in c.1220, the church being dedicated at that time to St Peter and St Paul. The nave, tower, aisles and south porch date to the early 15th century. It is likely the dedication was changed at that time to St Mary the Virgin, a then fashionable dedication. The very popular pilgrimage route to the Shrine of Our Lady at Walsingham in Norfolk passed the front door of the church.

Substantial quantities of medieval pottery found in gardens throughout the modern village indicate that the medieval settlement at Braughing was extensive and populous. A number of houses can date parts of their structure back to this period, including late medieval hall houses: 'The Gatehouse' in the Street, much altered and restored; 6 Church End (now 'The Old Boys School'); and 'The Gables', formerly 'Lion Farm', at Green End, part of which dates to 1453-61.

### **3.6. 16th Century**

The population rose rapidly around the middle of the sixteenth century, and reached nearly 600 by 1550.

It was the prosperity from wool which sustained and helped Braughing grow at this time. This increasing wealth supported the almost complete rebuilding of the parish church nave, various yeomen's houses were extended and more were built, centring on The Street and Green End. Farming also produced wheat and barley with three mills existing by the sixteenth century, at Braughingbury, Hamels mill in Broadymeades and Gatesbury - all of which disappeared or closed before the end of the 19<sup>th</sup> century.

### **3.7 17th Century**

After the Reformation the Manor of Braughingbury land came into the hands of the 4<sup>th</sup> Duke of Norfolk but by the 17<sup>th</sup> century it had been sold to minor country gentry originally from Norfolk. Other manors were later sold to affluent City of London merchants, lawyers and bankers. Hamels was established by the end of the 17<sup>th</sup> century. Most land, however, was tenanted to farmers.

During the Civil War Braughing landowners had Cromwellian sympathies, particularly those also associated with the City of London. Despite the political unrest it was a prosperous time in Braughing. By 1650 the population had risen to more than 700 and a large number of the houses then standing still survive. A school of some kind must also have existed as two schoolmasters' names appear in the Church of England Clergy Database between 1612 and 1633.

### **3.8 18th Century**

Farmers were moving away from their dependence on sheep towards mixed farming with more cows, and arable crops of wheat, barley, mangolds (beet), mustard, peas and clover. Barley could be malted in the village particularly at the malting in Green Hill which was close to the river, but later it was sent to the malting centres at Bishops Stortford or Ware.

The road through Green End, now the B1368, became in 1733, one of the first turnpike roads in the country providing a main route to the North, via Cambridge. This brought an influx of trade to those living in Green End to service the travellers. A number of buildings in the road reflect this period of prosperity including The Golden Fleece, at that time one of two coaching inns.

The Old Vicarage was the first brick-built house in Braughing (as against traditional timber-frame). Its facade was soon copied by those wanting a fashionable frontage to their much older buildings, eg Dassells Bury and Fleece House. The bricks did not travel far; there were local brickmakers, certainly at Dassels, up to the 20<sup>th</sup> century.

### **3.9 19th Century**

By the 19<sup>th</sup> century St Mary's Church was showing signs of its age despite piecemeal restoration. Like many such Parish churches it had over the preceding two hundred years gradually become more ornate with monuments to local families; box pews and galleries having been added in a higgledy-piggledy way. All these were swept out in the late 1880s and the church was 'restored' with typical Victorian enthusiasm to what was perceived as its earlier medieval grandeur. Since then little has changed although, typical of our era, a small extension to house a kitchen and toilets is planned.

The population of Braughing reached its peak in the mid-19th century with 1,350 inhabitants recorded in 1841. The 1864 Valuation shows how self-sufficient the village was with its trades, six shops, two beer houses and eight pubs.

Kelly's Directory of 1874 lists the following commercial entries:- 8 public houses at The Golden Fleece and butcher, the Bell, Axe and Compasses and blacksmith, The Bird-In-Hand, the Old Bull, The Bear and carpenter and wheelwright, The Adam and Eve and The Rose and Crown, a maltster and farmer, 8 farmers, 2 bakers and

shopkeepers, 2 shopkeepers, a boot and shoemaker, a baker and grocer, a road and fencing contractor, two coal merchant and millers, a blacksmith, a draper and grocer, a shoemaker, farm bailiff, fly proprietor (someone who drove a 'fly' - a one horse two wheeled light carriage), a beer retailer, a tailor and draper, a veterinary surgeon, 2 basket makers and a butcher and grocers. It should be noted that many individuals (notably pub landlords) had multiple occupations. Kelly's identifies the population in 1871 as 1,076.

From the varied numbers of local trades it can be seen that Braughing was largely self-sufficient, a characteristic that is entirely consistent with other rural communities of similar size at the time. The various farmers worked a 'mixed soil over a chalk and gravel sub-soil' producing crops on the 'four-course shift' (ie the crop rotation method – usually wheat, turnips, barley and clover - introduced by 'Turnip' Townsend in the early 18<sup>th</sup> c). The Directory also lists the five Manors that make up the Parish; Cockhamstead, Mutfords, Quinbury, Upp Hall, Hamels. It details other civic elements; the Post Office, the Church of England Boys and Girls Schools (see below), the church of St. Mary the Virgin and its Rector Rev. Francis Henry Stoddart Say and the two chapels for Independents and Wesleyans and that for the Primitives at Darsells.

In 1818 a school for girls was established to add to the boy's school that dated back to the early 18<sup>th</sup> c. The two new Board Schools, one for the boys, the other for the girls and infants, opened in 1877 at the south end of The Street near Green Hill. The two buildings were still in use with extensions until 2004 when a replacement was built in Uplands whereupon the old school was converted into private homes.

Braughing was less drastically affected than other areas by the great agricultural depression of the 1870s caused by cheap grain and meat imports from the United States. In response, new husbandry ideas took hold leading to the extensive loss of hedges and alteration of the surrounding landscape to accommodate the new machinery. The new efficiencies inevitably required less labour and many, particularly the young and relatively well-educated, left the land seeking new opportunities (or simple survival) in other occupations and the nearby towns. In response landowners tried to induce the young and more able workers to stay by building cottages. These, however, were rarely more than basic hovels.

A new form of transport came to the village in 1863 with the advent of the Buntingford branch railway - 'The Bunt' - (the initially planned Ware to Cambridge line failed to get Parliamentary support). It became a vital means of developing local trade and extending farmers' markets enabling them to send produce to London. The line declined once the through-route to London was cut in 1959 (the station was always, for commuters, an inconvenient good walk away south of the village) and was closed by Beeching in 1964.

### **3.10 20<sup>th</sup> century and beyond**

The two World Wars scarred Braughing no differently to everywhere else. In the First World War, 129 local men joined the armed forces of whom 23 were killed. Once hostilities ceased many ex-servicemen found new lives elsewhere. In 1931 Braughing's population of 902 stood at its lowest since the census was first taken in 1801. This labour shortage drove farmers into further mechanisation, ripping up

more and more hedging and trees to create larger and larger fields for arable crops. Although areas vary, it is thought that north-east Hertfordshire has lost over two thirds of the hedges that it had in the late nineteenth century. None of this prevented another agricultural depression in the 1930s.

For the Second World War, 64 men and women were called up; four men and one woman were killed.

After the war successive governments, mindful of Britain's dependence on cheap food imports before the war, the grave danger of starvation that was only narrowly averted during the war and the post-war grinding unpopularity of food rationing, enthusiastically embraced the newly developed agricultural technologies and chemicals, leading to the intensive industrialisation of food production. Some local farmers did well, notably the new owner of Braughingbury, Ivor Spencer Thomas, who diversified into new crops, notably peas, which was a source of much seasonal work. He is also acknowledged as having invented the plastic greenhouse. This industrialisation, however, led to the further loss of hedges and trees around Braughing.

In the late fifties, the Spencer Thomas family began restoring Braughingbury to its former glory. Their example led others in Braughing, rather than demolish and replace their homes to, instead, repair and restore them; examples of which can be seen in Church End and in The Street. Gradually, the conservation-based approach to the historic environment took hold, notably from the mid-60s. We are the beneficiaries of this movement as witnessed by the substantial number of listed buildings and other historic structures that still grace the village.

During the 20<sup>th</sup>c many of the old estates such as Hamels, Upp Hall and Pentlows were split up and the houses divorced from their lands. The last resident farmer of the latter retired in 2000. Today, land is now farmed by contract to large consortiums of farmers with no allegiance to any particular area.

In 1912 the first four council houses were built in Green Hill Close. In 1921 a further eight council houses were built in Green Lane. After the Puckeridge A10 bypass was built and the road upgraded it encouraged private 1970s developments such as Uplands. This proved the beginning of a trend of growing importance today.

An undoubtedly attractive area, Braughing has increasingly caught the attention of developers over recent years. Between 2007 and 2016, 52 new homes have been built. Much of this development has proven to be, in conservation terms, of 'neutral' quality – it is too new to be of historic interest and the opportunity to reinforce local architectural distinctiveness has not, perhaps, always been fully realised. Greater attention to the prevailing grain, scale, design and materials of the local vernacular tradition and better contextual input would help ensure that any future development makes a more positive contribution to the architectural special interest of the Conservation Area. This document will be an important planning and conservation tool in securing that good design.

High house prices fuel this process, with developers able to offer temptingly high land prices to existing landholders. Regrettably, and in common with the rest of south east England, the process is inflationary, making houses unaffordable to locals, priced out by those looking to retire to the country or those with well-paid urban jobs. Braughing is an increasingly popular location; the population in 1961 stood at 920 and had grown by 2011 to 1,203. Nevertheless, what was, until quite recently, a largely self-sufficient rural village and community is now changing significantly as suburban modern life-styles take over. During daytime in the week the streets are remarkably empty, indicative of an absent commuting population. Commuters tend to shop at the supermarkets in the towns where they work (and/or go there recreationally at weekends). Faced with such competition many local village shops and services have been lost. Whites the butchers opposite the Golden Fleece, the originator of the famous Braughing Sausage has now gone. Braughing, like so many Hertfordshire villages, is in danger of losing its rural character and becoming a commuter suburb.

This Character Appraisal seeks to identify the special architectural interest, character and appearance of the Conservation Area so that it can be better preserved and enhanced. It will be an important tool in future planning decision-making. The derived and approved Management Proposals together with local action, the influencing of individual owners, directing the various authorities with rights over the public realm and better, more contextual design can help prevent or mitigate some of the harm now being experienced. It cannot stem the above social changes, which are for others to contemplate and address.

### **3.11 Historic and contemporary maps.**

These show the development of the village since the late 19th century. There has been a gradual acceleration of development taking the form of a palimpsest of development and infills, typical of many such popular and convenient villages. The map on p.18 of Braughing Parish 1863 was commissioned by the Parish Vestry in anticipation of a parish valuation the following year. Other maps are Ordnance Survey maps to the present day.

A notable large extension to the village is the estate of modest housing along Green Lane and Uplands to its east. Originally built as council (social) housing, they are now under mixed ownership, some privately owned, others having passed from the local authority to housing associations. First visible on Fig. 5 - the 1938 OS map on p.22, it was completed by Fig 6 - the 1974-5 OS map on p.23, the different building phases being clearly visible through the contemporary style of the buildings.

More recent development has taken the form of opportunistic infill; further along The Street at what was Pentlows and off Green End at Pound Close and the large detached houses within the gated community to the north of Gravelly Lane. These tend to be self-contained and in a cul-de-sac form that can lack appropriate secondary linkages to adjacent sites. Good urban design planning can help ensure well-integrated new development.



Fig 1. Braughing Parish map 1863

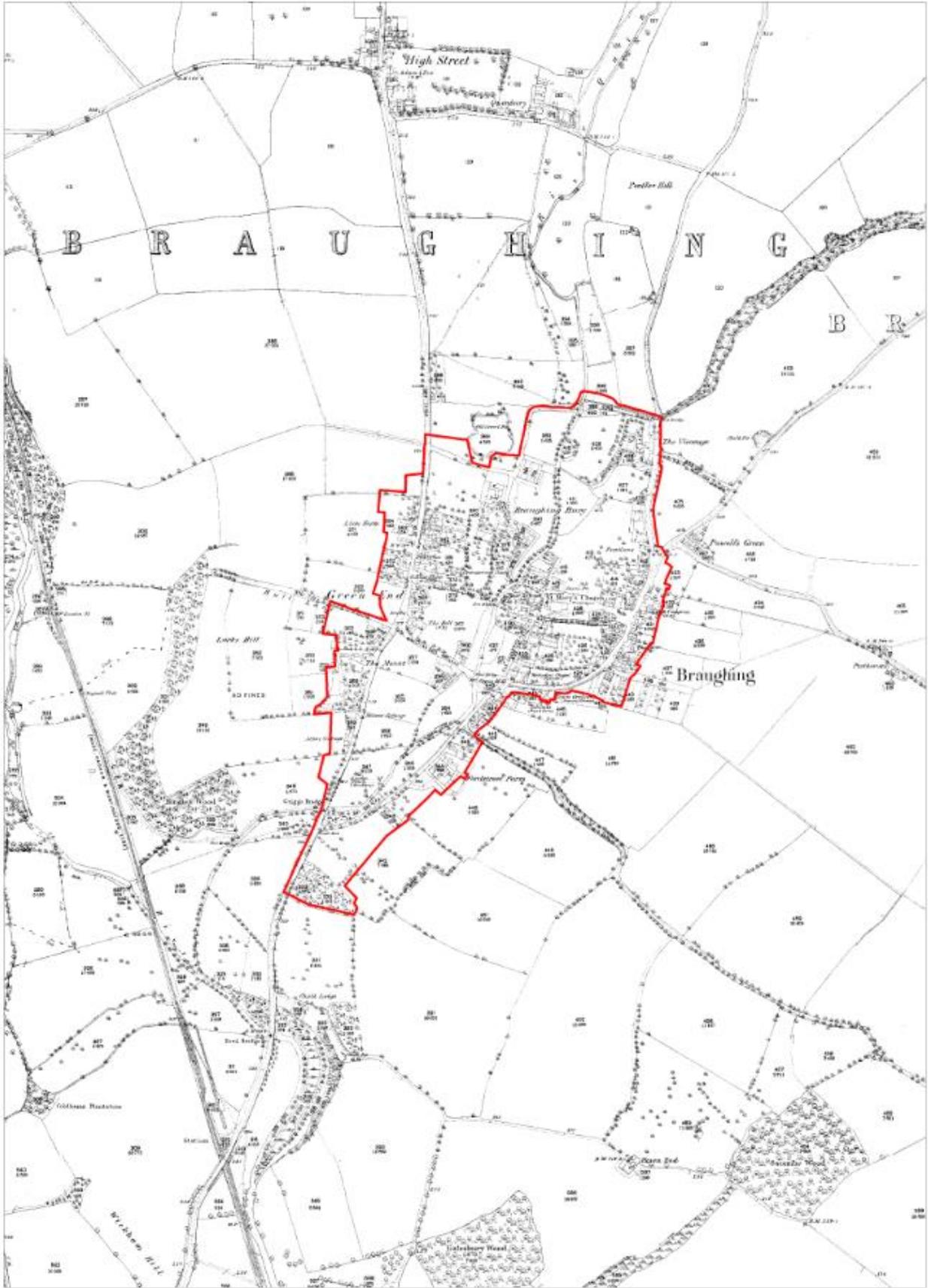


Fig. 2. OS map of 1878



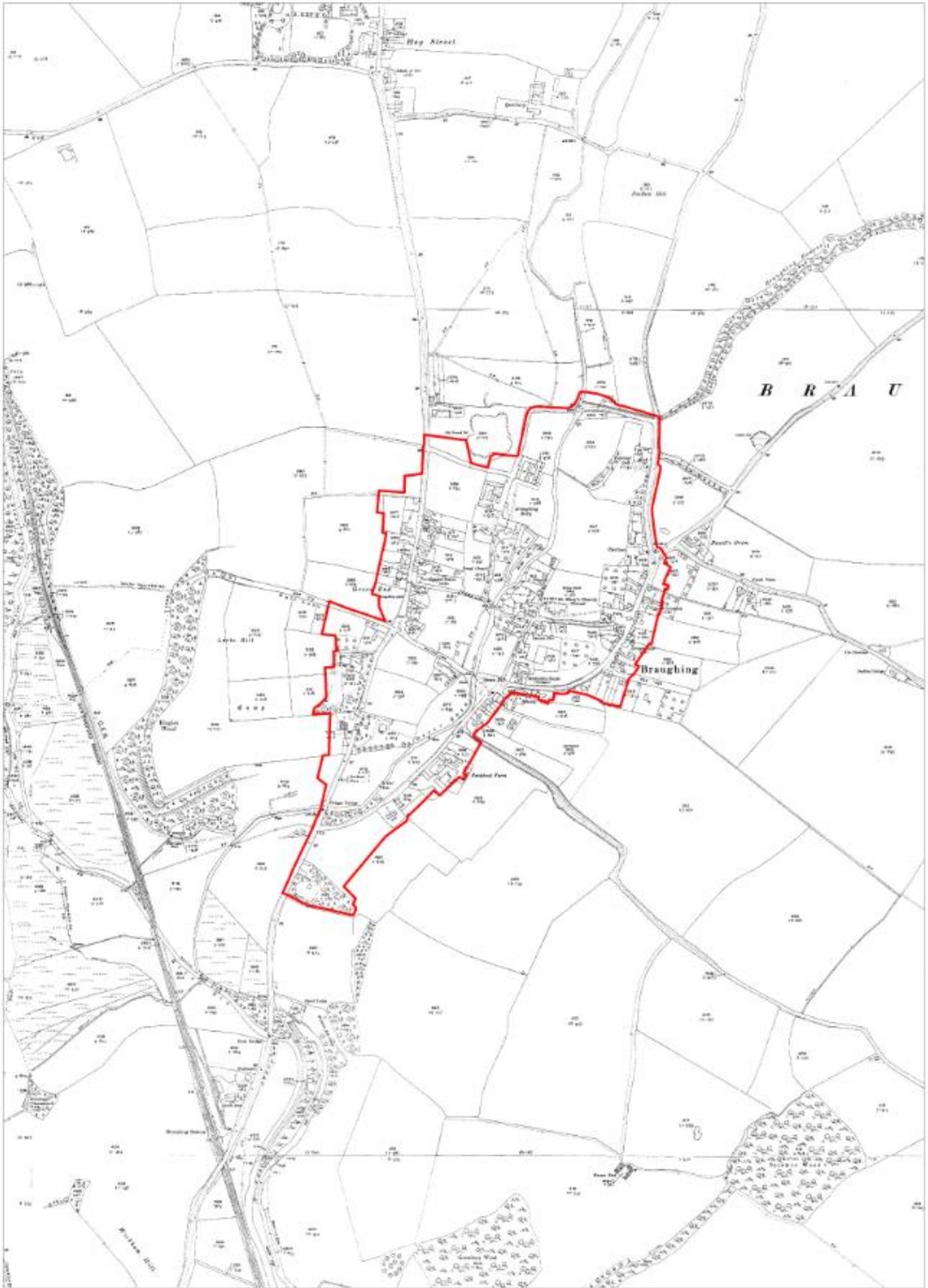


Fig. 4. OS map of 1921-1923

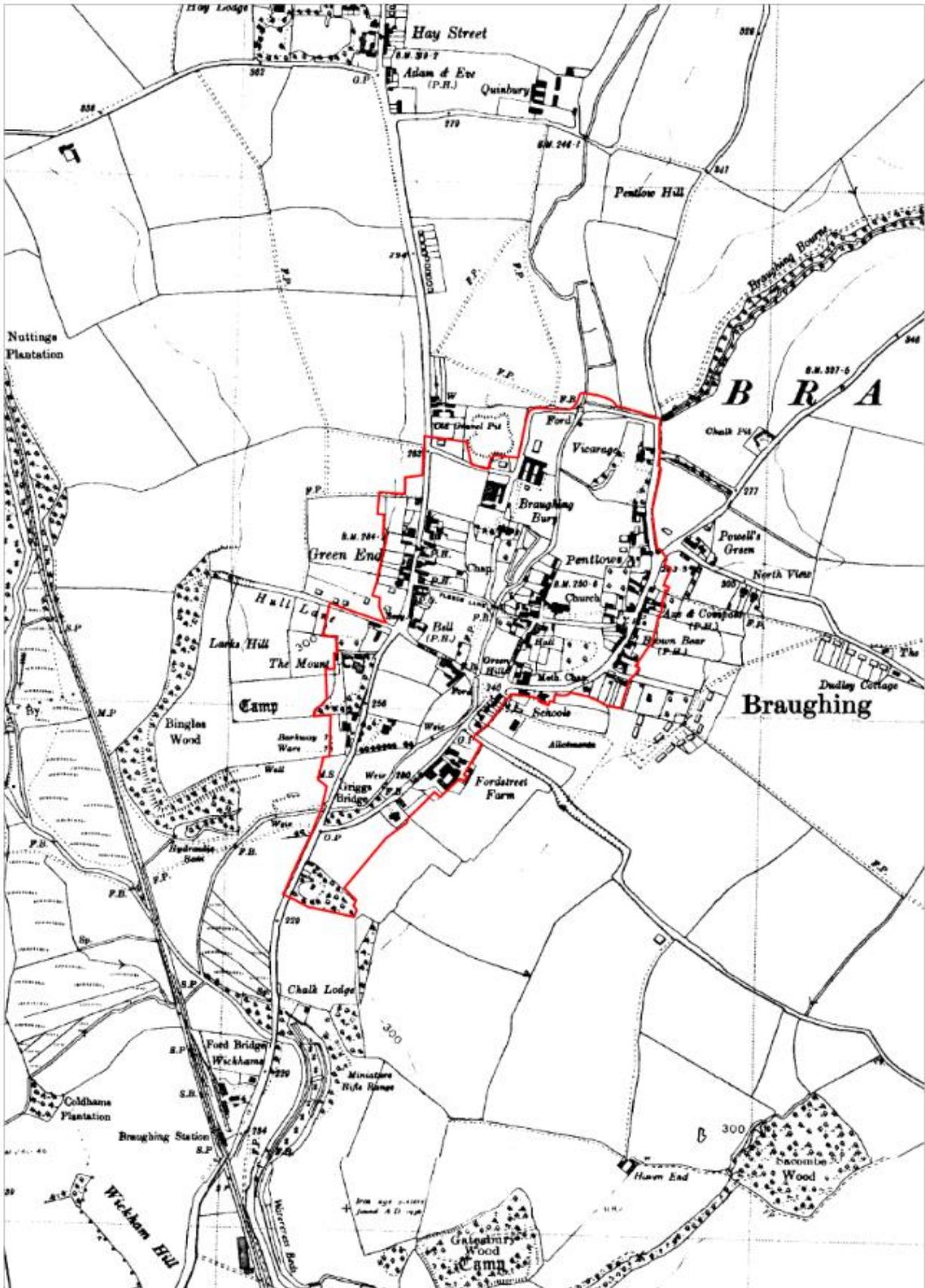
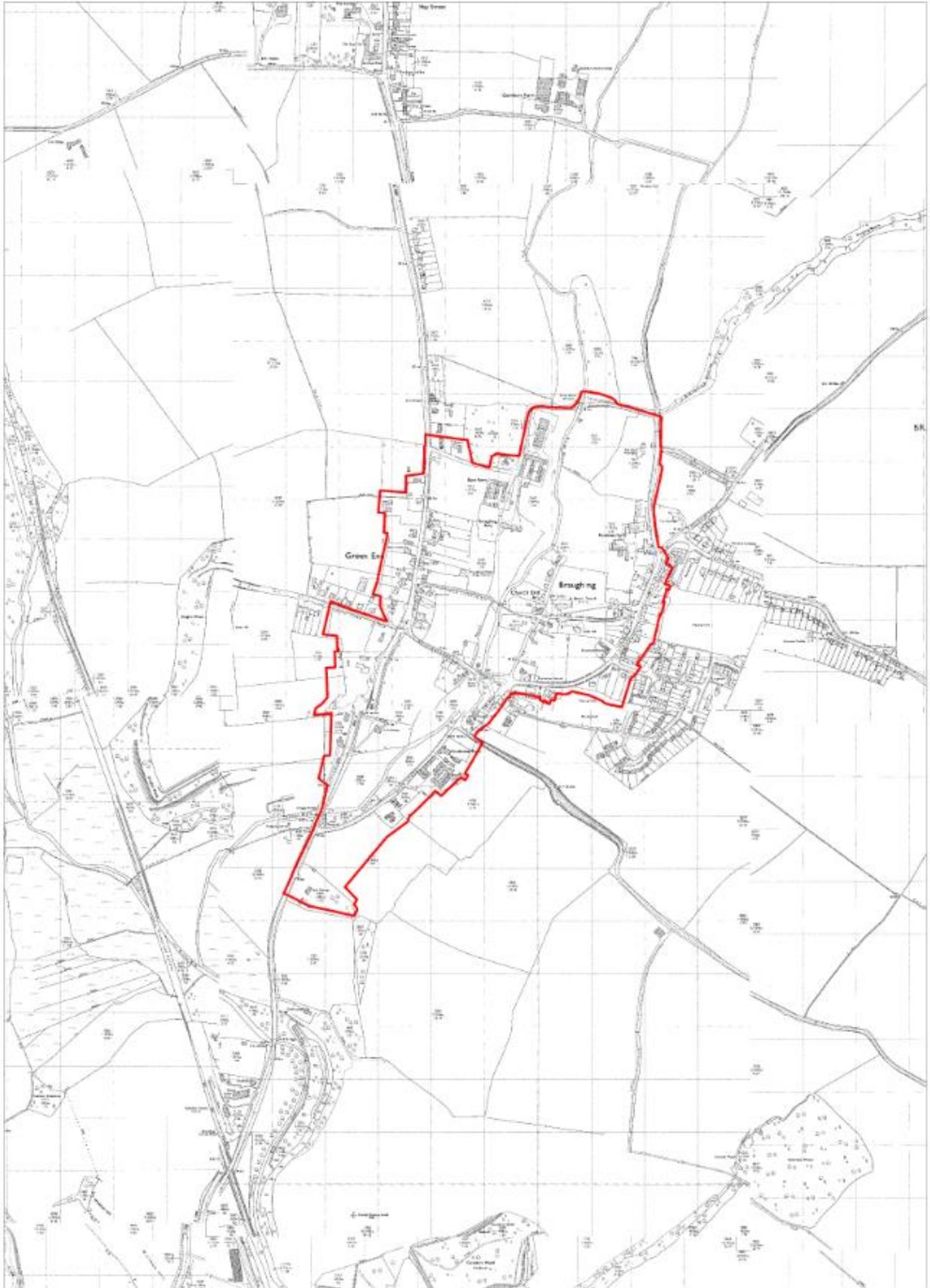
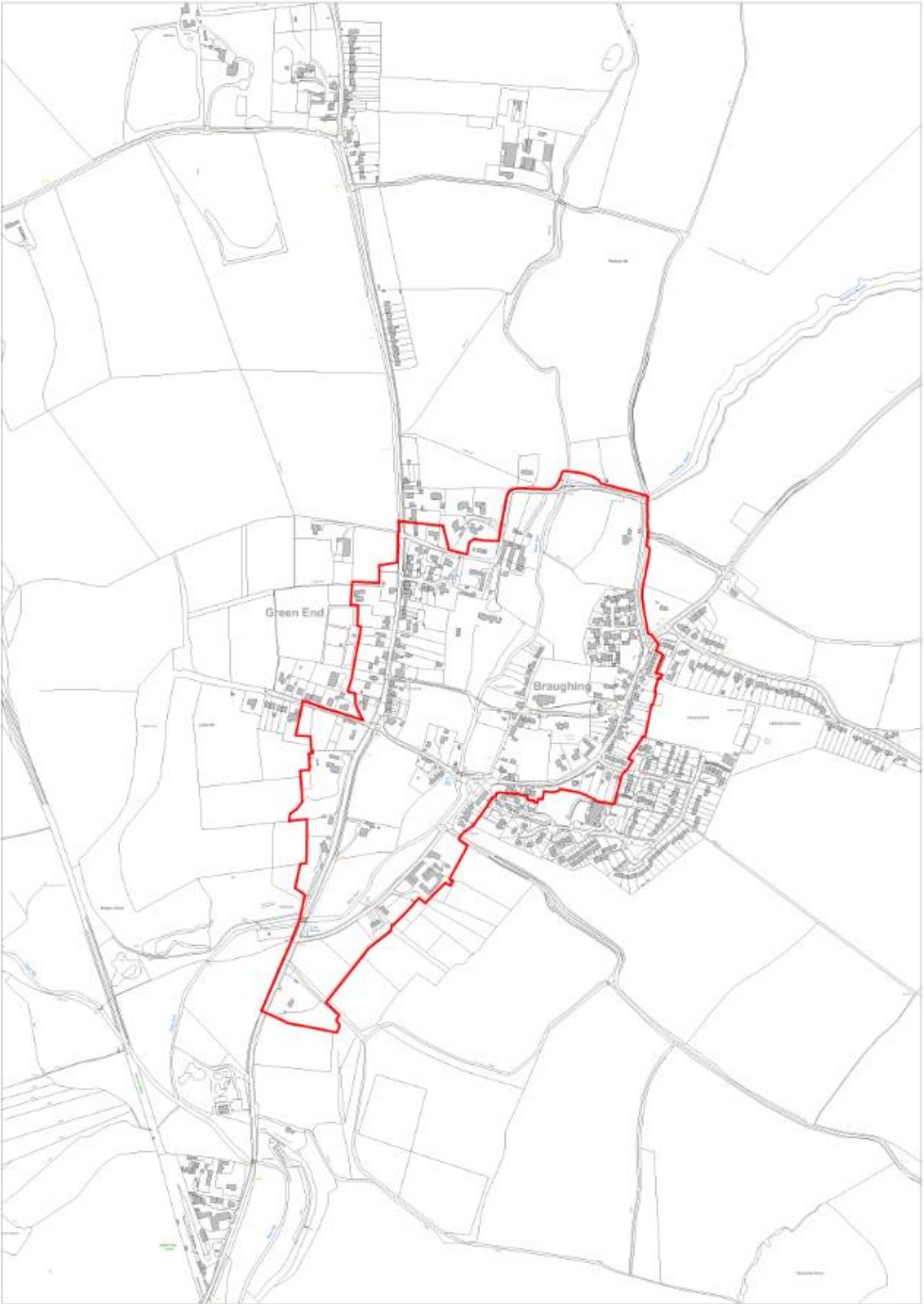


Fig. 5. OS map of 1938



*Fig. 6. OS map of 1974-1975*



*Fig. 7. OS map of 2016*

## **4. HERITAGE AND ENVIRONMENTAL DESIGNATIONS AND THE CRITERIA USED TO IDENTIFY OTHER IMPORTANT FEATURES**

### **4.1. Scheduled Ancient Monuments (a National designation).**

There are no SAMs within the Conservation Area. The SAM near the old railway station is to the south.

### **4.2. Areas of Archaeological Significance**

These are designated locally by East Herts District Council on advice from Hertfordshire County Council. The areas identified by this Character Appraisal include areas as shown either in the adopted Local Plan and/or the emerging District Plan because the identification and refinement of such areas is an ongoing process. The whole of the Conservation Area with the exception of occasional small pockets dotted along its perimeter is so designated.

### **4.3. Listed buildings (a National designation).**

There are three grades of listed buildings; in descending order of special interest, Grade I (approximately 2.5% of the national total), Grade II\* (approx. 5.5%) and Grade II making up the rest. Listed buildings are protected from unauthorised demolition, alteration or extension. They are protected both internally and externally. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are also subject to the same controls as listed buildings. Individually listed buildings within the Conservation Area have been identified, plotted and a selected few are briefly described, such abbreviated descriptions being based on the national list, occasionally with additional comments in italics by the fieldworker. Full descriptions can be obtained on line at Historic England's website [List.HistoricEngland.org.uk](http://List.HistoricEngland.org.uk)

### **4.4. Non-listed buildings of quality and worthy of protection.**

A number of other non-listed buildings and structures make an important positive contribution to the architectural or historic special interest of the Conservation Area and are identified by this Character Appraisal. The basic questions asked in assessing such buildings/structures are:

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

Historic England, in its Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016) provides a useful checklist to identify elements in a conservation area which may contribute to the special interest. The checklist is reproduced in Appendix 1.

#### 4.5. Important trees and Hedgerows.

These are identified by this Appraisal and shown on the Character Analysis Map on p. 29. The basic criteria for identifying important trees and hedgerows are:-

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

#### 4.6. Open spaces or important gaps.

Those that contribute to the character and appearance of the Conservation Area and where development would be inappropriate are identified by this Character Appraisal and on the Character Analysis Map on p. 29. The basic question asked in identifying such areas is does the open space or gap form an important landscape feature contributing to the general spatial quality and visual importance of the Conservation Area? Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

#### 4.7. Other distinctive features.

Those that make an important architectural or historic contribution are identified in this Character Appraisal and on the Character Analysis Map on p. 29. In relation to walls and railings, those at and above prescribed heights in a conservation area, being 1m abutting a highway (including a public footpath or bridleway, waterway or open space) or 2m elsewhere, are protected and require permission for their demolition.

#### 4.8. Enhanced controls.

Reference has previously been made to the potential of introducing Article 4 Directions to control minor development in conservation areas in justified circumstances. The character appraisals undertaken to date for other conservation areas have identified that while many important historic architectural features remain unaltered on some non-listed buildings, the exercise of Permitted Development Rights on other buildings has eroded their quality and harmed the special interest of the conservation areas. Should Members decide to proceed with such an initiative, such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled. In time some of the lost architectural detailing could then be restored.

- Chimneys, in good condition, contemporary with the age of the property and prominent in the street scene.
- Windows and doors visible from the street/s, where they make a positive contribution to the special interest and character and appearance of the Conservation Area. An Article 4 Direction made through a s.71 Conservation Area Management Proposal can be a useful tool in controlling the loss of such features and, where already lost and replaced with inauthentic modern replacements, their restoration.

- Other features might include good quality architectural materials and detailing constructed of wood, metal or other materials.
- Walls or railings which make a positive architectural or historic contribution to the character or appearance of the Conservation Area.
- Hardstandings and measures to prevent the loss of front gardens for off-street parking.
- Measures to prevent the installation of PV and solar panels on prominent roofslopes.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.

#### 4.9. Negative features.

Buildings and features that are out of character with the Conservation Area and detract from or harm its special interest or are in poor repair are identified in the Character Appraisal and on the Character Analysis Map on p. 29.

#### 4.10. Important views.

These are identified on the Character Analysis Map on p. 29.

#### 4.11. Conservation Area boundaries.

In common with many of our village conservation areas, the Braughing Conservation Area included a number of outlying fields. This was government policy in 1967 when the Civic Amenity Act, that created conservation areas, was passed – the advice to councils being at that time to designate any conservation areas as quickly as possible so the protection was in place but to cast a wide net so that nothing was potentially missed; the boundaries could be tightened-up later when there was more time. That advice has clearly informed the making of the original boundaries of Braughing Conservation Area, which includes a number of fields and pieces of land outside the village. However, that subsequent ‘tightening-up’ review has not happened before now.

Government policy and guidance since 1967, including the current Historic England Advice Note 1 ‘Conservation Area Designation, Appraisal and Management’ (2016) has been consistent with that ‘tightening-up’ approach – the National Planning Policy Framework (2012) and associated Planning Practice Guidance (2014) are clear that areas of no architectural or historic interest should not be included within conservation areas. Paragraph 127 of the NPPF is explicit:-

*127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

The East Herts Local Plan underlines this position. The above policies require that the boundary should describe a clear change in character or appearance such that it is both logical and defensible in law.

Consequently, the Management Proposals include a number of boundary changes necessary to make the Conservation Area consistent with the above national and local policies (see Part C – Conservation Area Management Proposals from p. 51).

In making these revisions the principal consideration has been given as to whether or not the land or buildings in question form part of the area of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Boundaries normally, but not always, follow existing features on the ground and property boundaries. Where appropriate, it also follows the crown of the road. In addition, where conservation area legislation protects features such as wall/railings or trees that would otherwise form part of a conservation area boundary the latter is extended a small but obvious distance beyond the protected feature in question to avoid any ambiguity in interpretation as to whether or not it lies within the conservation area.

## 5. CHARACTER ANALYSIS.



**Braughing Parish conservation area appraisal  
Map 2. Character Analysis Map**

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Ordnance Survey 100018528

All 'saved' Local Plan Policies and Government planning policies set out in the 'National Planning Policy Framework' (NPP) apply as appropriate

- |  |  |  |   |
|--|--|--|---|
| Revised conservation area boundary: local policies BH5-BH6 particularly apply                                  | Category 1 non-listed buildings                | Tree Preservation Order                  | Good quality boundary                   |
| Scheduled Ancient Monument and Areas of Archaeological significance: local policies BH1-BH3 particularly apply | Category 2 non-listed buildings                | Trees making a positive contribution     | Areas to be dedesignated                |
| Individually listed buildings/structures: NPP policies apply   | Neutral buildings                              | Hedgerows making a positive contribution | Areas to be included in the designation |
| Important open spaces to be protected  | Building or structure having a negative impact | Selected important views to be protected |   |
| Important water features to be protected   | Focal point                                    | Churchyard monuments and gravestones     |   |

### 5.1. General Landscape setting.

In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes the wider area ('Area 91, the Upper Rib Valley') as *'Variable valley landform, within which watercourses are not a significant feature, opening out to a broader undulating arable valley. ...around Braughing it is an undulating arable valley... The ancient settlements on the valley slopes are a notable feature. The Rib supports an exceptionally diverse group of invertebrates. It is very meandering in this area...but is a significant feature in the villages of Braughing and Green End'*. Nevertheless, it goes on to note that *'The River here (in Braughing) is no more than a stream...'*

The SPD informs us that *'Braughing and Standon are significant ancient settlements within the valley, but beyond their boundaries arable cultivation prevails and little of the former field pattern remains'* (due to the extensive loss of hedges in modern times). *'Braughing was an important Belgic and Roman settlement and there is a cluster of six Scheduled Ancient Monuments, representing the remains of the Roman town, near the railway station south west of the present village'*.

### 5.2 General overview.

Braughing is a typical rural village approximately a third of a mile to the east of the A10 and 1 mile north of Puckeridge. It straddles the River Quin at the junction of a number of Roman roads, with the settlement on the east of the valley being Church End, Braughing while that on the west side along the old Cambridge Road (the B1368) being known as Green End. A number of east-west roadways helps link the village together and, by their names, indicate past uses; Gravelly Lane, Fleece Lane and Malting Lane and, scattered within and across the village, can be found the names of various farms, increasingly the names of modern housing estates. The Quin is much smaller than it was 2,000 years ago but even then provided for a ford and useful crossing point. The war memorial sits at the southern end of the Conservation Area at the junction with Ford Street and the B1368 now, however, with the loss of the railway station (and therefore the driver for no-doubt anticipated southwards expansion of the village) rather isolated.

The topography of the area makes for some beautiful views each way across the verdant valley, peppered with historic houses and the church. However, the topography also means that new development can be highly visible from within the historic village (e.g. Pentlows). Views from the surrounding fields to the north and east down into the village can be very picturesque.

The loss of the railway and the present limited bus service (the last is at 7pm with no service at all on Sundays) means that today's residents are almost entirely dependent on the car to get around or visit other main towns.

Braughing, like so many similar rural villages, is evidence of the typical decline of rural villages and way of life across Hertfordshire since the War. The village once served a largely self-sufficient rural area with shops, butchers, pubs, local tradesmen, churches, schools, mills and breweries to support the village, its outlying farms and the rural community. Today, it is increasingly attractive to the retired and commuters into the nearby towns, this characteristic only dampened by the loss of the railway line and station. Most of the once diverse range of shops, pubs,

businesses and civic institutions has gone, out-priced by house values. Whites, the famous butchers, home of the Braughing sausage, has now gone, but the village store survives. Denied many of the retail and work-settings for village life, civic life, as in so many villages, is now increasingly centred on the church and school and the few surviving pubs. Nevertheless, there is a strong community spirit with many social clubs and events.



*Whites  
in its  
heyday.*

An interesting characteristic of Braughing is the close proximity of the historic farms woven into the fabric of the village. In recent years these, not unnaturally, have drawn the attention of developers, keen to exploit high local house values. Insofar as these developments have made the village more compact, with a larger population able to support the church, school and surviving commercial enterprises, that is a good thing. However, too often the urban design layouts are piecemeal, lending themselves to individual culs-de-sac lacking proper through linkages leaving them in disjointed isolation. Gated developments are particularly problematic in this regard. Future development must reinforce local architectural rural character if an unfortunate suburban quality is not the take hold. This is particularly important on prominent sites.

5.3 Scheduled Ancient Monuments. None.

5.4 Areas of Archaeological Significance.

The Conservation Area is almost entirely coterminous with the Area of Archaeological Significance designated in the East Hertfordshire Local Plan 2007. The emerging District Plan does not propose amendment to the boundary of the Area of Archaeological Significance for Braughing and Green End.

5.5 Individually Listed Buildings.

There are 108 entries on the national list for Braughing Parish covering 137 Listed Buildings, the overwhelming majority of which sit within the Conservation Area. Of the total, 4 date from the 15<sup>th</sup> century or earlier (4%); 21 from the 16<sup>th</sup> century (20%); 44 from the 17<sup>th</sup> century (40%); 29 from the 18<sup>th</sup> century (28%); 8 from the 19<sup>th</sup> century (7%); and 1 from the 20<sup>th</sup> century (1%). All buildings are Grade II except one (St Mary-the-Virgin Parish Church) which is Grade I and five (Upp Hall, Barn at Upp Hall, The Old Rose and Crown PH, The Brown Bear PH and Braughing Bury) which are Grade II\*.

A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

## GRADE I

### Parish Church of St Mary The Virgin (Church Of England), Church End.



Early C13 chancel (consecrated 1220); early C15 nave, aisles, S porch and W tower; NE mortuary chapel 1638 for Simeon Brograve; restorations: 1838 (nave roof), 1852-3 by Mr Savill (tower and spire), 1855-61 (porch, clerestorey and windows), 1866 by Mr Perry (S aisle), 1872-3 (chancel refaced, nave roof repaired, and tower arch opened); thorough restoration completed 1888 by Edmund Buckle. Flint rubble faced in coursed field flints with stone dressings.

## GRADE II\*

### Upp Hall, The Warren.

Late C16 or C17, restored and extended c1896. Red brick with steep old red tile roofs. The older front range is of 2 storeys and attics and appears to represent the hall and service end of a house which originally extended to the N beyond the hall.

### Barn At Upp Hall (40 metres to north west of mansion), The Warren.

Late C16 or early C17. Red brick in English-bond with black brick diaper patterns. Steep old red tile roof with gable parapets on corbelled kneelers. Exceptionally large unaisled barn facing S, on the N side of the forecourt of the house. 10 bays long (about 43m).

### The Old Rose and Crown, 13, Church End.

Mid C16, rear wing c1600. Timber frame, roughcast with panelled pargetting on the front and rings and lozenges in high relief between the upper windows. Steep pitched roofs, now slated. L-plan formed from a 3-unit, cross-passage house with continuous front jetty on E, to which a lower rear kitchen wing was added at the parlour end.

The Brown Bear Public House, 14, The Street.

Early C16, altered in C17, extended as PH in C19. Timber frame roughcast with old red tile roofs. Originally a T-plan house with an open hall and wide, 2-storeys, jettied crosswing at S (service rooms). Large central chimney and floor in hall, and partition on upper floor of crosswing inserted in C17, and upper floor at N end rebuilt as a narrow crosswing.

Braughing Bury, Green End, Green End.

House, 2 houses from early C17 up to 1970. Late medieval, altered in late C16, early C17, late C17, early C18 and c1970. Timber frame on red brick sill, plastered with panelled basketwork pargetting, and stucco plinth to W wing. Steep old red tile roofs with tall octagonal red brick chimneys with spurred caps. Oldest part, in centre, was an open hall with crown-post roof, with a cross-passage and service bay at the E and a 2-bay, 2 storeys crosswing at W. Late C16 beams inserted in the hall point to a timber-framed predecessor to the late C17 central chimney.

GRADE II

Longer list descriptions of the above buildings and full details of the hundred or so Grade II listed buildings in the Parish can be found on the Historic England website at:- <http://list.historicengland.org.uk/results.aspx?index=1>

*Green End: West side (S – N).*

Milestone (50 metres to north of Griggs Bridge)

Hill House, 1 Green End

3 Green End

4 Green End

5 Green End

11 and 13 Green End

15 and raised pavement in front, Green End

17 Green End

The Old Barn

The Gables, 19 Green End



*The Gables.  
Late medieval  
open hall  
house.  
Compare with  
the historic  
photograph on  
p. 10.*

*Green End: East side (S – N).*

Park Cottage

Post Office, 6 Green End

Wallscroft, 14 Green End (since the 1970s known as The Old Manse')

16, 18 and 18a and outbuildings along Fleece Lane

The Golden Fleece PH, 20 Green End

Fleece House, 22 Green End

Bird in Hand, 24 and 26 Green End

Moonrakers, 28 Green End

Ships Timbers, 30 Green End

36, 38, 40, 42 and 44 Green End

*Malting Lane: South side.*

5-8 Malting Lane

*Malting Lane: North side.*

Ivy Cottage, 9 Malting Lane

*Fleece Lane: North side.*

Braughing Chapel, Independent Free Church

Bridge over the River Quin, Fleece Lane

*Ford Street: East side (S – N).*

Farmhouse at Ford Street Farm, 7 Ford Street

Granary at Ford Street Farm (12 metres south of farmhouse)

Greenhill Cottage and Quin Cottage, 9 and 10 Ford Street

12 and 14 Ford Street

*Church End: West side (S – N).*

Barn at number 5 (10 metres to south west of house)

Causeway Cottage, 5 Church End

11 Church End

King Drake Cottage, 14 and 15 Church End

Hoppitts, 17 Church End

18, 19, 20 and 21 Church End

*Church End: East side (S – N).*

Outbuilding at number 3 (2 metres to south east of house)

Causeway House, 3 Church End

The Old Boys School, 6 and forecourt wall Church End

7 and 8 Church End

Paltock Monument in St Mary's Churchyard (11 metres to north north east of brick chapel)

Wren Monument in St Mary's Churchyard (25 metres to west south west of east gate to churchyard)

Tombchest in St Mary's Churchyard (2 metres to south east of Wren Monument)



*The tight-knit grain of early Braughing. Nos 5, 11, 6 and 3 Church End (Grade II) nestled near the Church.*



*The Wren Monument with buildings on The Square in the background.*

*The Street: West side (S – N).*  
 Robbers Cottage, 3 The Street  
 Thyme Cottage, 7 and 9 The Street  
 11 The Street

*The Square: (S – N).*  
 The Old Bakehouse, 1 The Square  
 Pump House, 2 The Square  
 K6 Telephone Kiosk, Telephone Number 0920 821441 (now 01920 821441, located outside No. 2 The Square)  
 Village pump (on central green)  
 Red Stack, 3 The Square  
 Benedict, 4 and 5 The Square

*The Street: West side (S – N) cont.*  
 Old Forge, 15 The Street

Farmhouse at Pentlows Farm, 23 The Street  
Outbuilding at Pentlows Farm (along lane 30 metres to north of house)  
The Old Vicarage, The Street  
Outbuilding at The Old Vicarage

*Green Lane: (W – E)*

2 and 4 Green Lane

Coltsfoot Cottage and Crowsfoot Cottage on right hand, 8 and 10 Green Lane

*The Street: East side (S – N).*



*Nos. 3, 7 and 9  
(on left) and Nos.  
8 - 28 even (on  
right) The Street  
(all Grade II).  
Traditional  
materials  
underlining local  
character.*

8, 10 and 12 The Street

Outbuildings at Number 14 (10 metres to south west of public house)

16 The Street

The Gatehouse, 22 The Street

The Habit, 24 and 26 The Street

The Axe and Compasses PH, 28 The Street

#### 5.6 Important buildings within the curtilages of Listed Buildings.

It should be noted that s.2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 extends the protection of the listing given to the main building to include curtilage structures, buildings and boundaries. These have, therefore, enhanced protection above that provided by being within a conservation area. However, the rules relating to the identification of curtilage structures are complex and, to avoid doubt as to their protection within the context of the Conservation Area, they may also be included under 5.7 below.

#### 5.7 Non-listed buildings that make an important architectural or historic contribution.

This Character Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the 19<sup>th</sup> century and are an important element in the built form and historic evolution of the Conservation Area and make a positive contribution to its special interest, character and appearance.

Category 1 buildings are shown in red on the Character Analysis Map and are well-preserved and retain most important architectural features, for example good quality windows, chimneys and other architectural features that are considered worthy of additional protection through an Article 4 direction.

Category 2 buildings are shown in orange on the Character Appraisal Map and are good buildings, clearly worthy of retention but which have lost some key architectural features or have suffered modern replacements out-of-keeping with the building. These buildings are considered worthy of restoration which additional planning controls through an Article 4 direction would help deliver (and then, subsequently, retain).

*Green End: West side (S – N).*

Category 1.

Outbuildings to north and rear of 4 Green End  
Grove Barn

*Green End: East side (S – N).*

Category 1.

Outbuildings to Park Cottage  
War Memorial  
Green End House and outbuilding to north

*Malting Lane: South side.*

Category 1.

Garage to 2 Malting Lane  
Wall between 2 and 3 Malting Lane  
3 Malting Lane



*3 Malting Lane  
and wall with  
No. 2.  
Category 1.*

Category 2.

1 and 2 Malting Lane



*1-2 Malting Lane.  
Category 2.*

*Green End: East side (S – N cont/.).*

Category 1.

12 Green End (known as 'Braughing Hall' – Congregational Chapel. 1890s).  
Outbuilding to north of 26 Green End (The Bird in Hand PH – now closed).

Category 2.

8c and 8d Green End



*8c and 8d Green End.  
An example of a good historic building now extended. Of good form, but note the use of poor quality doors and windows*

*Gravelly Lane*

Category 1.

The Granary

Pheasant Barn, Gravelly Barn and River Quin Barn and their outhouses.



*LHS - Pheasant and River Quin Barns Category 1.  
RHS - Outhouse opposite Gravelly Barn but belonging to Braughingbury Category 2.  
Behind - Pentlows Farm -modern development across the valley.*



*An attractive feature marred by the TV aerial.*

Category 2.

Outhouse opposite Gravelly Barn but belonging to Braughingbury

*Ford Street: East side (S – N).*

Category 1.

1-4 Ford Street

5 and 6 Ford Street

Barn to south and to west at Fordstreet Farm

8 Ford Street

Ford View, 11 Ford Street

*Church End: West side (S – N).*

Category 1.

16 Church End

*Church End: East side (S – N).*

Category 1.

1 Church End

Outbuilding at south boundary of 3 Church End  
Church Hall

Category 2.

2 Church End



*1 and 2  
Church End.  
Comparing  
the windows  
demonstrates  
the harm that  
PVCu  
windows can  
have on an  
historic  
building.*

*The Street: North-West side (S – N).*

Category 1.

1 The Street

Methodist Church

*The Street: South- East side (S – N)*

Category 1.

1-4 Old School Place

6 The Street

30 The Street

Category 2.

4 The Street

18 and 20 The Street



*18 and 20 The Street - demonstrating the harm that PVCu windows can have on an historic building.*

5.8 Other distinctive features that make an important architectural or historic contribution.



*Good quality boundaries to Nos. 36-44 (even) Green End. Note the contrast to the south.*

Front boundary walls and railings so identified are protected to varying degrees by virtue of exceeding specified height relevant to the Conservation Area or by being listed or within the curtilage of a listed building. Notable and attractive features include the ford on Malting Lane, Green Hill, the bridge and railings on Fleece Lane and the pump and arrangement of buildings and structures around The Square.

An interesting characteristic is the notable absence of street column lighting in many parts of the Conservation Area – there being only a scattering of post top lights, some being attached to buildings. This helps to underline the rural quality of the area.



*Former Whites the butchers at Green End – origin of the Braughing sausage.*

### 5.9 Important Open Spaces.

As can be seen on the maps, the Conservation Area is centred on the valley of the River Quin with the two settlements, Braughing and Green End on its east and west banks respectively. Much of the valley is undeveloped (in order to avoid the risk from potential flooding). Consequently the heart of the Conservation Area contains many attractive open fields and meadows lining the valley dotted with groups of trees and runs of hedging. These are readily appreciated from the many fine views across the valley.



*Malting Bridge and the ford rising to Green Hill*

The ford on Malting Lane and the green rising to the east at Green Hill and surrounding verges are important focal points and highly picturesque areas, as is the small green, pump and surrounding buildings and structures at The Square. These two areas are designated as 'Existing Playing Fields/Open Space/Recreation Areas' in the Local Plan.



*The Square.  
- Important  
historic focal  
point. Cars  
admire the  
view.*

Three other areas within the village are designated in the Local Plan as 'Existing Playing Fields/Open Space/Recreation Areas' but these lack the necessary special interest necessary for designation and are outside the Conservation Area.

#### 5.10 Any others e.g. Wildlife sites/ Historic Parks and Gardens

The area to the north of the Conservation Area centred on The Old Vicarage is designated in the Local Plan as a Wildlife Site. Another Wildlife Site abuts the south west boundary south of Griggs Bridge.

#### 5.11 Particularly important trees and hedgerows.

The two yew trees at the east (front) boundary of The Old Barn, 19a Green End are protected by Tree Preservation Orders.



*The treed  
grounds at  
Braughing  
Bury.*

A large number of other trees are important to the Conservation Area and are shown diagrammatically on the accompanying Character Analysis Map on p. 29. These include the arrays that line the B1368 south of Malting Lane, the treed setting to the

War Memorial and along Ford Street, Malting and Fleece Lanes, the many trees within the Braughing Bury grounds, the north and east boundaries of the churchyard, the wooded landscapes around Green End House and The Old Vicarage and the many individual specimens dotted across the Conservation Area.

Of particular importance are the hedges and trees that line the banks of the River Quin together with those that edge the roads that converge on or pass through the village.

Together with the many open fields, these serve to underline the rural origins and character of Braughing and are central to its special interest.

#### 5.12 Important views.



*Important view of Church End from Fleece Lane.*

A selection is shown on the Character Analysis Map on p. 29. Long if meandering views are evident along Green End and Ford Street but the most characterful views are evident across the valley - both east and westwards, down Green Hill to the ford and up along Fleece Lane towards the church. Good views of the village nestled in the valley are possible from a number of vantage points in the surrounding hills and countryside of which that from the ridge up Stortford Lane is particularly attractive.

#### 5.13 Elements harmful to the Conservation Area.

Concern has to be expressed at the neutral quality of much post-war and modern development, which although they may not cause overt harm, are perceptibly diluting the special interest of the Conservation Area. These, together with other neutral buildings, are shown in yellow on the attached Character Analysis Map on p. 29. In being new they intrinsically lack historic interest making it all the more important that any new development is of high quality architectural interest if it is not to cause harm to a notably intact, picturesque and architecturally rich conservation area. Future development must be of a scale, density and in materials and craftsmanship that reflect the local vernacular tradition.



*Neutral  
modern  
development  
on a  
prominent  
site.*

Too many recent houses are overly large, in styles that do not adequately underscore local architectural distinctiveness or are overly-complex high density faux-detached dwellings. Often they are in culs-de-sac or back-lands layouts that can lack proper interconnectivity with adjacent sites and the village.

Fortunately, there are few real eyesores in the village which enjoys a very high standard of special interest, character and appearance.



*Neutral  
modern  
development  
with floor  
levels that  
do not  
successfully  
address the  
street.*

A notable failure is the height and level of the new cottages on the east side of Green End at the north of the Conservation Area, which are built too low off the sloping site and thereby present themselves too low in the street scene. This suggests that the focus of the development was on the inner relationships of buildings within the sloping cul-de-sac and the height and quantum of development rather than the more important considerations, the quality of the Green End streetscene and the character and appearance of the Conservation Area. Such

contrived and tortuous outcomes must be avoided, whatever the development pressure. New buildings must have a 'natural' traditional relationship with their street.



*Harmful front  
boundary  
at Green  
End*

A significant and negative element in the Conservation Area is the high timber boundary fencing (normally seen as rear garden fencing) erected at the front and sides of a property on the east side of Green End. This is highly visible and harmful to the streetscene and serves to underline how vulnerable conservation areas currently are if not protected by a community who feel passionate and proud of their heritage and an Article 4 direction making such development subject to appropriate control. We hope this document will empower the local community to play an ever more active role in monitoring development in the Conservation Area while such an Article 4 direction is included in the Conservation Area Management Proposals section in Part C of this document.

As discussed under 5.7 above, The Character Analysis Map shows buildings and places that make no particular contribution to the special interest of the Conservation Area ('neutral'). The Map shows that there are no buildings within the Conservation Area that can be described as actually harmful (a very rare instance). The demolition of neutral buildings would not normally be a concern, subject to the details of the replacement being known and the opportunity to secure development that makes a positive contribution to the Conservation Area being taken.

#### 5.14 Threats and opportunities.

A village as attractive and desirable as Braughing will inevitably encourage high property prices which will make housing increasingly unaffordable for local people. It is difficult to maintain strong community ties in such a situation, as the young are priced out of their village and newcomers, often from more urban backgrounds, follow a suburban rather than a rural lifestyle. Villages such as Braughing can quickly become commuter villages or retirement settlements and the vitality can be sucked out of them. The demise of local shops and pubs and relatively empty day-time streets are typical indicators of this change, both evident today.

The same high property prices have and will, no doubt, continue to attract developers keen to build new houses and carry out more intensive redevelopment of existing built sites. It is vital to the protection of the character and appearance of the Conservation Area that new developments are of excellent urban design standards with good connectivity to the existing street patterns and that individual buildings and settings are of similarly high architectural quality with a grain, density, siting, form, size, height and bulk that fits within its historic context and are executed in local vernacular crafts and materials such that they make a positive contribution to the character and appearance of the Conservation Area.

A growing trend within East Herts is an increasing demand for excessive extensions to historic and listed buildings. These are often in order to facilitate single-function rooms and, following the hotel model, an en-suite bathroom for each bedroom. While understandable, this demand needs to be monitored and, where harmful to heritage assets, contained if historic buildings are not to lose their intrinsic character and special interest and the Conservation Area is not to become increasingly built-up and urbanised.

The quality of existing boundaries is variable and, in one instance, harmful to the 'character and appearance' of the Conservation Area. Effort must be made in this regard to protect hedging and low-level built boundaries to ensure that the rural quality of the area is maintained. The latter will require the making of an Article 4 direction.

#### 5.15 Suggested boundary changes.

Paragraph 4.11 above details the policy requirements in this regard under the National Planning Policy Framework (2012) and associated Planning Practice Guidance (2014) and the current Historic England Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016). Paragraph 127 of the NPPF is particularly pertinent.

Councils have a responsibility to ensure that conservation areas justify their continued designation and that their status is not devalued through the designation of areas that lack special architectural or historic interest. There can be no question as to the appropriateness of the designation of a Braughing Conservation Area which is remarkably intact and of a particularly high quality. However, it is evident that the boundaries of the Conservation Area have not been reviewed since designation in 1968 and that they reflect guidance at that time to 'cast a wide net initially which can then be tightened up later'. The 1995 Character Statement did not address that important question and that necessary tightening up has never occurred. Consequently, those previous boundaries did not define where there is a clear change of character and a defensible boundary, thus making the Conservation Area vulnerable in planning law. This review has taken the opportunity to put this right.

The survey for this Character Appraisal revealed that while the majority of the boundary was appropriately located and sensibly defined where character changed from settlement to the surrounding countryside, a ribbon of land to the west and north together with various fields and land to the east of the village were erroneously included. These surrounding fields have been assessed and found to lack that

necessary architectural or historic interest and are, therefore, proposed to be removed from the Conservation Area. This will give a boundary that correctly defines the relevant change of character from settlement to countryside. Removing them and thereby designating the Conservation Area within logical and policy-compliant boundaries will strengthen it and make it more robust in planning law. Other very minor changes are also proposed. These boundary changes, therefore, are included in the Conservation Management Proposals.

While some may be concerned at this proposal, the public should be reassured that the excluded fields will not consequently be 'opened -up' for development – other national and local planning policies are still in place to defend them from inappropriate development. The wider issue of the required housing provision within Braughing is addressed through the District and Neighbourhood Plans.



*Historic  
Church End*

## **6. SUMMARY OF SPECIAL INTEREST OF THE BRAUGHING CONSERVATION AREA**

The overall characteristics of the Braughing Conservation Area can be summarised as follows:-

1/ A historic village of two settlements, Braughing and Green End on the high ground above the east and west banks of the River Quin respectively with fields, meadows hedging and groups of trees at its heart forming a high quality picturesque environment. The surrounding landscape is largely farmland underlining the village's rural past,

2/ A ford crossing at the centre of the village was the historic focus of the area which contains a number of important Roman roads. These routes survive and give the area good interconnectivity to other towns and villages in the wider region and also within itself, linking well the two settlements,

3/ Once an important administrative and commercial centre, the area has inherited a large number of important listed and historic buildings which, together with its attractive rural qualities continue to make it a desirable and prosperous location,

4/ The public realm is relatively simple in design and materials, with tarmacked roads and footpaths with granite kerbs and sets, some lined with grass verges, trees and hedges. The shingle paths around The Square emphasise its character and significance. Thus far the Conservation Area has maintained its rural quality despite the huge increase in traffic in recent years, particularly through Green End, with Highways signage and markings, thus far, remarkably restrained. A notable quality, underlining its rural character, is the relative absence of street lighting and lamp columns in many parts,

5/ Buildings along the main roads follow a traditional and disciplined building line, are mainly two storeys high and are of traditional construction. While some in the earlier parts of the village are hard-to to the pavement, other dwellings tend to be set back from the street behind gardens with traditional front boundaries such as low brick walls, greenery and fences allowing visually permeable public and private space or, for outlying detached houses, peeked transverse views through bushes and trees to buildings behind,

6/ Most retail and commercial uses have been lost in the post-war era, the buildings converted to housing. Some pubs and a village store survive. The Church is located north of the ford in Braughing's historic core between Church End and The Square, while the old school and the historic brewhouse (Malting Lane), both now housing, are to the east and west of the ford respectively,

7/ The necklace of fine historic buildings lining Green End, Church End, The Square and The Street, many of which are listed, are of particular importance,

8/ A notable feature of the Conservation Area is the high survival rate of historic buildings and the absence of ugly post-war development, testimony, no doubt, to its early date for designation (1968 – just one year after the Civic Amenities Act) and the early listing of many of its buildings,

9/ This is a popular and highly attractive picturesque area, very convenient for commuting to nearby towns and other sources of employment, with consequent high property prices. This, not unnaturally, has made the area the increasing focus of development pressure for housing. The above-mentioned redundant farms and back-land fields are a clear temptation. Opportunistic sites have been built on for housing, generally in a self-contained cul-de-sac form. As such, they lack the secondary links to adjacent sites and want for good urban design. As modern buildings they lack historic interest and, too often, they lack architectural merit and have not reinforced local character. The net effect is of a growing number of neutral buildings that are diluting the character and appearance of the Conservation Area,

10/ While Green End has the typical linear quality of ribbon development along a busy road, Braughing, being earlier, denser and less busy, has at its core a more intimate, tight-knit feel, quite visually enclosed. Good views can be enjoyed along each of the main roads but the most significant views are those east and west across the open valley. Any future development should not harm these long views which visually link the two settlements together and underline the rural character and appearance of the Conservation Area.



*Malting Bridge  
and the ford  
- highly  
picturesque*

## 7. SUMMARY OF ISSUES

Issues facing the Conservation Area at present can be summarised as follows:-

1/ The impact of high traffic volumes through the Conservation Area, particularly Green End. Any proposals to introduce traffic management/calming measures within the Conservation Area need to carefully weigh the claimed potential benefits with the associated harm that may come from further road signage and markings, which have considerable potential to 'urbanise' and harm the area's rural character and appearance,

2/ The boundary fencing at the front and sides of a listed building on the east side of Green End is particularly harmful to both the Conservation Area and the setting of the listed building. It must not form a precedent. Some other boundaries around the Conservation Area need repair and improvements,

3/ Some good quality historic houses have been harmed by poor quality alterations and the use of modern materials. Increasing public interest in PV and solar panels has much potential to cause harm. Such matters readily contribute to the declining quality and run-down appearance of conservation areas. While Braughing is relatively unscathed at present (certainly when compared to some other conservation areas) consideration should be given to introducing an Article 4 direction to control minor development, prevent any decline of the area and, in time, restore those buildings presently harmed by poor quality alterations,

4/ The loss of timber windows and doors and other architectural joinery and their replacement with PVCu, aluminium or other inappropriate modern materials is a particular blight affecting conservation areas. The use of double-glazed units in non-listed buildings is generally acceptable with, in many instances, the casements and sashes capable of adjustment to accommodate slimline units. If not, new double-glazed timber frames may be acceptable provided that the original window design and materials are replicated,

5/ The demand for excessive extensions to historic and listed buildings needs to be contained if the buildings are not to lose their intrinsic character and special interest and the Conservation Area is not to become increasingly built-up and urbanised,

6/ It should be assumed that, as a popular and convenient village, that development pressure will continue that seeks to meet housing demand. Cul-de-sac development should avoid being overly self-contained and be designed to ensure good secondary links with adjacent sites. Much recent housing has been of only neutral quality that has diluted the character and appearance of the area. High quality design and materials that reinforces local character should be demanded of all future development within the Conservation Area,

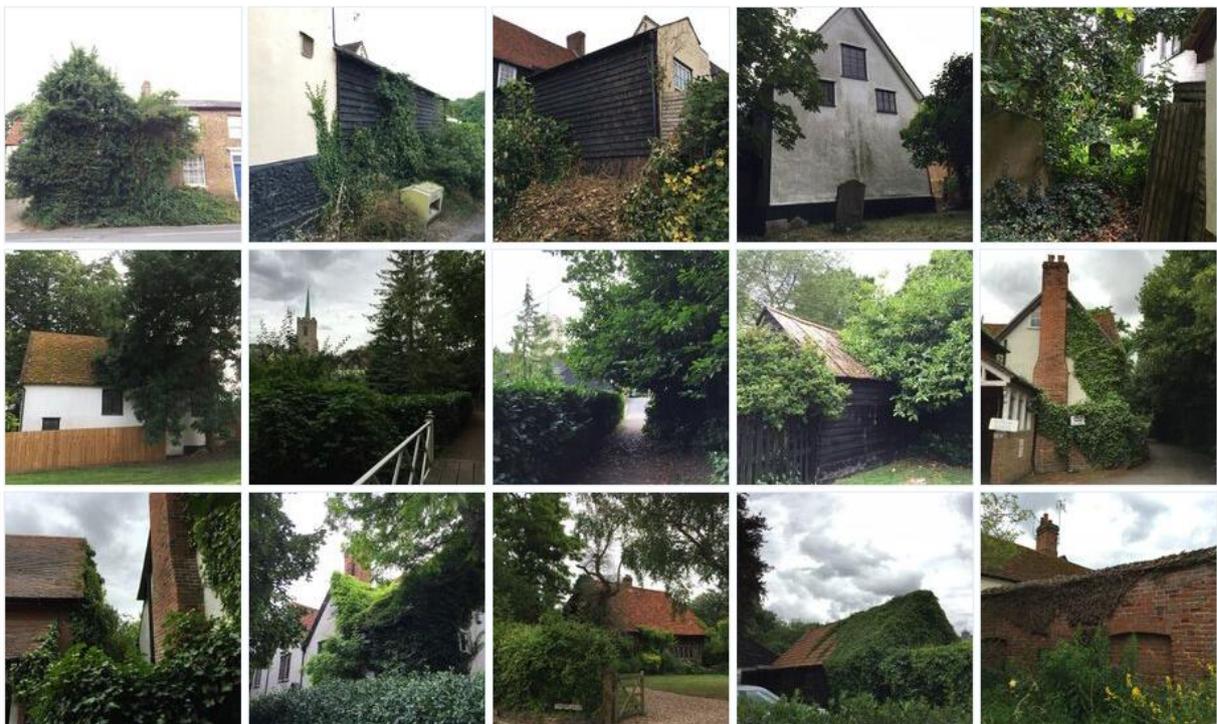
7/ Where buildings are identified on the Character Analysis map as being 'neutral' it must be possible to redevelop to a high design standard such that the replacement property enhances the character and appearance of the Conservation Area. Development effort should focus on these sites,

8/ There are extensive private gardens behind many of the houses. These contribute greatly to views from and between the houses and are important for

wildlife. Their loss to piecemeal development would have an adverse effect on the character of the area',

9/ Reasonable steps should be taken to protect local facilities as a means of supporting village life and avoid Braughing becoming a dormitory village,

10/ A regular concern locally is the overgrowth of vegetation, particularly where this obscures views of historic buildings or views into, across and out of the Conservation Area. Some vegetation, when in direct contact with historic buildings (such as climbers) or when causing overshadowing or preventing appropriate levels of ventilation, can cause significant damage to the relevant building. A comparison of historic photographs with the current streetscene often reveals a lack of appropriate management of such vegetation.



*Overgrowth of vegetation*

Issues 2/-8/ are under planning control, or can be brought under planning control with an up-to-date and rigorously applied Article 4 direction. Steps to seek the restoration of lost vernacular features may also be sought through local policy, grants, persuasion and the adopted Conservation Area Management Proposals which are designed to both preserve and enhance.

## PART C – CONSERVATION AREA MANAGEMENT PROPOSALS.

ADOPTED 14 DECEMBER 2016

### 8. MANAGEMENT PROPOSALS.



*Capturing  
the beauty of  
Green Hill*

#### 8.1. *Revised Conservation Area Boundaries.*

The revised boundaries adopted on 14 December 2016 are shown on the accompanying Character Analysis Map on p. 29 and includes the following amendments to the previous boundaries: -

- (a) Designate. Small triangle of land to the east of Bounty on Gravelly Lane. Sliver of land at north part of 1 and 2 Bury Cottages, Gravelly Lane

*To rationalise the boundary.*

- (b) Dedesignate. Southern part of grounds of Bear House, Gravelly Lane. Southern and eastern part of Hawthorn House, Gravelly Lane. Entrance to Gravelly Dell and eastern part of Hazeldene, Gravelly Lane.

*To rationalise the boundary.*

- (c) Dedesignate. Strip of land to north of Gravelly Lane. Strip of land to east of Gravelly Lane and field to the east.

*To rationalise the boundary and remove land with no special interest.*

- (d) Dedesignate. Pelham Road including The Elms on the west side and 2, 4 and 6 to the east. Entrance to Friars Road and Nos 1 and 3.

*To remove land with no special interest.*

- (e) Designate. Nos 36 – 46 (even) The Street (excluding garages at the rear).

*To rationalise the boundary.*

- (f) Dedesignate. Land to the rear of 32 and 30 The Street and The Axe and Compasses PH.

*To rationalise the boundary.*

- (g) Dedesignate. Eastern stretch of Stortford Lane including strip of land to its north and field to its south. Fields to the east of Fordstreet Farm, barns and yard, 1-6 (consec) Ford Street, and to east of Park Cottage.

*To rationalise the boundary and remove areas with no special interest.*

- (h) Dedesignate. Part of fields to the west of the B1368 at southern end of the Conservation Area. Part of fields to the rear of 1 and 3 Green End.

*To rationalise the boundary.*

- (j) Dedesignate. North side of Hull Lane that includes front gardens of Nos 2–8 (even)

*To rationalise the boundary.*

- (k) Designate. Nos 7, 7a and 9 Green End

*To rationalise the boundary.*

- (l) Dedesignate. Part of land to rear of The Gables, 19 Green End

*To rationalise the boundary.*

- (m) Designate. Grounds to the north of 21 Green End.

*To rationalise the boundary.*

- (n) Dedesignate. Strip of land to the west of Green End at north west corner of the Conservation Area.

*To rationalise the boundary.*

## 8.2. General Planning Control and Good Practice within the Conservation Area.

All 'saved' planning policies are contained in the East Herts. Local Plan Second Review adopted in April 2007. It is currently against this document and the National Planning Policy Framework (NPPF) that the District Council will determine applications. The NPPF is supplemented by Planning Practice Guidance. One such guidance note of particular relevance is 'Conserving and Enhancing the Historic Environment'. In due course the 2007 Local Plan will be replaced by the District Plan whose policies will then have full weight.

### 8.3. *Contact and advice*

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

Telephone 01279 655261 (For development proposals ask for Development Management).

E-mail [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk)

Website: [www.eastherts.gov.uk](http://www.eastherts.gov.uk)

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

### 8.4. *Guidance Notes*

Applicants should refer to the relevant Guidance Notes previously referred to and available on the Council's website:- <http://www.eastherts.gov.uk>

### 8.5. *Development Management - Potential need to undertake an Archaeological Evaluation.*

Within the sites designated as being a Scheduled Ancient Monument or within an Area of Archaeological Significance (as shown on either the adopted Local Plan or emerging District Plan), the contents of policies BH1, BH2 and BH3 are particularly relevant.

### 8.6. *Listed Building Control and Good Practice.*

Those buildings that are individually listed are identified on the Character Analysis Map on p. 29 and within the text of this document. Other pre-1948 buildings, structures or walls within the curtilage of a Listed Building may be similarly protected in law. Please seek pre-application advice on this point. Listed Buildings are a significant asset in contributing to the quality of the Conservation Area. It is essential that their special interest and architectural detailing is not eroded nor their other qualities and settings compromised.

8.7. *Development Management – Unlisted Buildings that make an Important Architectural or Historic Contribution.* The Character Appraisal above has identified at 5.7 a number of unlisted buildings that make an important architectural or historic contribution to the character and appearance of the Conservation Area.

Any proposal involving the demolition of these buildings is unlikely to be approved.

### 8.8. *Planning Control – Other unlisted distinctive features that make an Important Architectural or Historic Contribution.*

This Character Appraisal has identified a number of railings and walls that make a particular contribution to the character of the Conservation Area. Some are protected from demolition by virtue of exceeding the specified heights relevant to Conservation Area legislation or by Listed Building legislation. Any proposal involving the demolition of these walls is unlikely to be approved. Removal of other Permitted Development rights involving the alteration of non-listed walls will be considered.

8.9. There are other distinctive features that are integral to some of the important unlisted buildings identified above that make an important architectural or historic contribution, including chimneys, windows and other architectural detailing. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. The Council would then consider any comments made before deciding whether to confirm or amend the Direction.

*8.10. Planning control - Wildlife Sites.*

Any development that adversely affects wildlife species occupying such sites will not normally be permitted and would need clear justification. Proposals will be considered against Policies ENV 14 and ENV 16 of the Local Plan.

*8.11. Planning Control – Important open land, open spaces and gaps.*

This Appraisal has identified the following particularly important open spaces: the valley of the River Quin which contains many attractive open fields and meadows dotted with groups of trees and runs of hedging, the ford on Malting Lane, the green rising to the east at Green Hill and surrounding green verges and the small green, pump and surrounding buildings and structures at The Square.

*8.12. Planning Control – Particularly important trees and hedgerows.*

Only the two TPOs and the most significant trees and clumps or trees are shown diagrammatically on the Character Analysis map. It has not been possible to plot trees on inaccessible land. Subject to certain exceptions all trees in a conservation area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and health and safety. Lines of hedges along Green End, Ford Street and the Lanes and those lining the valley fields and meadows are particularly important. Natural hedging and trees along the banks of the Quin are important to the rural character of the conservation area. All stakeholders have a role to play in protecting these hedges.

*8.13. Planning Control - Important views.* A selection of notable views are diagrammatically shown on the Character Analysis Map on p. 29, particularly those across the valley. Policy BH6 is particularly relevant.

*8.14. Enhancement Proposals.*

Section 7 of the Character Appraisal, 'Summary of Issues', identifies a number of elements that detract which are summarised in the Table below together with a proposed course of action; other actions are also identified.

Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will generally be achieved only by the owner's co-operation.

## 8.15. Schedule of Enhancement Proposals

<b>Detracting element</b>	<b>Location</b>	<b>Proposed Action.</b>
Traffic volumes	Along Green End and The Street/Ford Street	Any traffic management proposals need careful consideration to avoid signage and marking that might 'urbanise' and harm the rural character.
Tall front and side boundary fencing to a listed building	Green End	Seek its removal and replacement with something more in keeping.
Poor quality alterations and materials implemented under permitted development rights.	Scattering.	Seek to implement an Article 4 direction. Protect and preserve surviving features and seek to restore previously lost features through future planning applications.
PVCu replacement window and doors and thick double glazing.	Scattered.	Seek to implement an Article 4 direction. Retain historic originals and Improve quality through future planning applications.
Excessive extensions to historic and listed buildings.	Scattered.	Seek to implement an Article 4 direction limiting sizes. Contain extensions of listed buildings through the consent regime.
Modern cul-de-sac development has poor linkages with the village. Urban design and architecture quality often only neutral.	Pound Close and Pentlows.	Seek better linkages, urban design and architecture quality so as not to harm the character and appearance of the CA through future planning applications.
Neutral buildings diluting or harming the character and appearance of the CA.	Pound Close and Pentlows and scattered elsewhere.	Seek better architectural quality that reinforces local styles and materials for future developments through the planning system.
Pressure for back-land development on gardens.	Scattered.	Avoid harm through the planning system.
Loss of pubs, shops and other local facilities that is eroding village life changing the character of the area.	General.	Through Neighbourhood plan, planning system and associated protection measures.
Overgrowth of vegetation harming buildings, views of buildings and views within the CA.	Scattered	Planning controls rarely extend into this area. Often a case of persuasion by the PC and enlightened self-interest on the part of owners.

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## **Appendix 1**

Historic England, in its Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016) provides a useful checklist to identify elements in a conservation area which may contribute to the special interest (Cf 4.4 above). The checklist is reproduced below:-

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

A positive response to one or more of the above may indicate that a particular element within a conservation area makes a positive contribution provided that its historic form and values have not been eroded.

## Appendix 2 Historic postcards

Our thanks to Cllr P. Boylan for the kind use of various historic images from his collection.



*The Street -  
- circa 1904  
Note the dirt  
road and  
footpaths*



*The Maltings  
across the  
ford  
- circa 1904*



*Malting Bridge  
- circa 1912*



*Cottages at  
Green End  
- circa 1916*



*Fleece Bridge  
from Halls  
Close*



*Maltings Bridge  
and the ford.  
- before 1937*