



**NIGHTINGALE ROAD, UPPER NIGHTINGALE ROAD  
AND CEDARS AVENUE CONSERVATION AREAS**

**MANAGEMENT PLAN  
2006**

## **Introduction**

The overall important character of the conservation areas are described in the Conservation area Appraisal which can be viewed on the Council's website. For the purposes of this document, there are very good examples of Victorian and "Arts and Crafts" style buildings, the important characteristics of which include the following:

- use of plum/cherry facing bricks often with decorative features in stone;
- use of terracotta tiles or pressed clay moulded bricks depicting the tudor rose and cross;
- decorative finials and terracotta chimney pots;
- bold chimneys;
- crested ridge tiles;
- widespread use of traditional materials including brick, clay, natural slate, wrought-iron and timber;
- detached houses set back behind attractive trees and substantial hedges;
- outstanding topography;
- attractive open spaces around detached houses.

The Council is required to draw up and publish proposals for action based on each Conservation Area Appraisal. This includes: -

## **Policy guidance to enable planning applications to be processed**

The Appraisal document sets out policy guidance on the important visual and historical characteristics of the Nightingale Road, Upper Nightingale Road, and Cedars Avenue Conservation Areas. It can be viewed on the Council's website [www.trdc.gov.uk](http://www.trdc.gov.uk) or inspected at Three Rivers House. If you have any queries about the Appraisal and its policies please telephone or email the Local Plans team on 01923 727105 or [enquiries@threerivers.gov.uk](mailto:enquiries@threerivers.gov.uk). Planning application forms and forms for Conservation Area consent, including works to trees in Conservation Areas can be downloaded from the Council website or are available by telephoning 01923 776611 or by emailing [enquiries@threerivers.gov.uk](mailto:enquiries@threerivers.gov.uk)

## **Consideration of resources needed to sustain the historic environment**

The Council has an annual small grants budget for works to Listed Buildings throughout the District or for other relevant small projects in Conservation Areas (including buildings on the Local List) that will enhance the area. Projects should relate to the retention and enhancement of particular features which are characteristic of the two Nightingale Road and Cedars Avenue Conservation Areas. Some of these are identified in Section 1.2 of the Appraisal. This funding is for pump priming purposes only. Application forms for grants can be downloaded from the Council website or are available from the Local Plans team on Te. 01923 727105 or from [enquiries@threerivers.gov.uk](mailto:enquiries@threerivers.gov.uk)

## **Proposals for tree planting and for tree and open space management in Conservation Areas**

The Council seeks to encourage appropriate tree planting, tree management and the enhancement of open, green spaces in Conservation Area particularly where trees and open space enhance the character of the area. In appropriate cases the Council is able to offer small grants for tree planting. More details are available on the Council website or by contacting the Tree Section on 01923 727154 and asking for a Town Trees application form or [enquiries@threerivers.gov.uk](mailto:enquiries@threerivers.gov.uk)

### **Mechanisms for monitoring change**

The Council monitors change in Conservation Areas. This includes looking at the impact of decisions made on planning applications and through planning appeals. More details are available in the Council's **Annual Monitoring Report** which can be viewed on the Three Rivers website or at Three Rivers House. For more information about trends in Conservation Areas please contact the Local Plans team on 01923 727105 or by the enquiries email address given above.

### **Use of Council enforcement powers**

The Council has enforcement powers to address unauthorised development including works in Conservation Areas. If you have queries about works underway in a Conservation Area, please contact us on 01923 776611 or by email at [enquiries@threerivers.gov.uk](mailto:enquiries@threerivers.gov.uk)

### **Use of extra powers to safeguard the character of the Conservation Area**

Nightingale Road Conservation Area is covered by an Article 4 Direction, although Upper Nightingale Road and Cedars Avenue are not. This may need to be reviewed in the future depending on the effectiveness of existing powers to safeguard and enhance the Conservation Area. Article 4 powers apply in Nightingale Road Conservation Area to retain features and characteristics which would not normally require planning permission, for example:

- Alteration, installation or replacement of doors and windows
- Alterations to a roof/chimney or removal of a chimney
- Any enlargement, improvement, alteration such as an extension or changes to architectural features (including building a porch)
- Provision of a hard surface
- The erection, construction, improvement, alteration of a fence, gate, wall etc
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes
- The installation, alteration or replacement of a satellite dish or antenna

More details are included in the Conservation Area Appraisal.

### **Action to ensure repairs to buildings at risk**

The Council is in the process of preparing a list of buildings and areas of historic interest which are considered to be “at risk”. The local community can play an important role in identifying such buildings. A number of buildings in the Nightingale Road and Cedars Avenue Conservation Areas have also been identified as suitable for Local Listing because of their character and importance in the street scene. This is a material factor when considering whether planning applications for new development will be acceptable in the Conservation Area. If you have further information about buildings or areas or require more information about buildings at risk or on the Local List please either phone 01923 776611 or email to [enquiries@threerivers.gov.uk](mailto:enquiries@threerivers.gov.uk). The Council will seek to ensure that action is taken to safeguard historic buildings that are considered to be “at risk”.

### **Enhancement/regeneration schemes if appropriate**

The Council has carried out a programme of town centre enhancement schemes including schemes in Conservation Areas. The Council will consider other enhancement schemes in Conservation Areas. Where opportunities for new development or redevelopment arise, the Council will seek to ensure that proposals enhance the character of the Conservation Area. In the Nightingale Road and Cedars Avenue Conservation Areas consideration will be given to reducing the impact of street furniture including parking plates, poles and yellow lines.

### **The resource implications for the Council**

While the bulk of investment in Conservation Areas will be the responsibility of property owners, the Council can offer small grants for Listed Buildings or other enhancement schemes and for tree planting. Where street works are required the Council will seek to prevent any detrimental impact on the Conservation Area and will encourage Hertfordshire County Council as highway authority to do likewise. Other sources of funding may be available in appropriate cases, for example from the Heritage Lottery Fund ([www.hlf.org.uk](http://www.hlf.org.uk)) or from English Heritage ([www.english-heritage.org.uk](http://www.english-heritage.org.uk) see under Grants).

### **Community consultation on the draft Appraisal and the Management Strategy:**

Public consultation took place on the draft Appraisal for the Nightingale Road and Cedars Avenue Conservation Areas before it was approved by the Council as a statement of policy and a mechanism for enhancing the area. The local community is invited to comment on this Management Strategy for the Conservation Area. The Strategy will be regularly amended to take account of public comment and changing circumstances.