Introduction

Overall the important character in the conservation area is described in the Chorleywood Station Estate Conservation Area Appraisal (2005). For the purposes of this summary the important characteristics may be noted as the following:

- long, steeply pitched roofs;
- “Crows Feet” on the eaves;
- rendered walls with windows set high under eaves;
- occasional mirror decoration on the walls;
- bold chimneys;
- cottage doors with wrought-iron latches;
- decorations with famous Voysey heart motif;
- Porthole windows;
- widespread use of traditional materials including brick, clay, natural slate, cast-iron and timber;
- many detached houses set back behind attractive trees and substantial hedges;
- outstanding topography with houses arranged up and down steep hills;
- many attractive open spaces around detached houses with spectacular views to other parts of the conservation area.

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 Chorleywood Station Estate Conservation Area. It can be viewed on the Council’s website 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. 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

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 Chorleywood Estate Conservation Area. Some of these are identified in Section 4 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
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

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

Use of extra powers to safeguard the character of the Conservation Area
– Chorleywood Station Estate Conservation Area is not currently covered by
an Article 4 Direction, although 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 some Conservation Areas to
retain features and characteristics which would not normally require planning
permission eg

- 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 Appraisal for each Conservation Area.
Please note that the requirements will differ between areas.

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 Chorleywood Station
Estate Conservation Area 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. 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 Chorleywood Station Estate Conservation Area 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) or from English Heritage (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 Chorleywood Station Estate Conservation Area Appraisal 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.