



Main Avenue

**MOOR PARK CONSERVATION AREA
MANAGEMENT PLAN
2007**

The Moor Park Conservation Area was designated on the 18th May 1995. (See Map 1: Conservation Area Existing Boundary). In 2004, in recognition of threats to the character of the area, an Article 4 Direction withdrawing permitted development rights in respect of means of enclosure, hardstanding and rooflights, was made by the Council and approved by the Secretary of State in January 2005.

The overall the important character in the conservation area is described in the Moor Park Conservation Area Appraisal (2006). For the purposes of this summary the important characteristics may be noted as the following:

- Houses built in the 1920s/1930s – 1950s and set back in spacious surroundings
- Many beautiful trees set around wide avenues
- Spectacular views along tree lined roads
- Open frontages separating gardens from the estate road verges
- Grass verges and shingle paths
- Attractive roads in differing scales
- Many characteristic original features including chimneys

Management Strategy for Moor Park Estate 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 Moor Park 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. More details can be found in Section 5 of the Appraisal document "Opportunities for Enhancement". Projects should relate to the retention and enhancement of particular features which are characteristic of Moor Park Estate Conservation Area. The important features defining the area are identified in Section 3 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
The Moor Park Conservation Area is covered by an Article 4 Direction 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. In Moor Park they relate to

- Provision of a hard surface
- The erection, construction, improvement, alteration of a fence, gate, wall etc

More details are included in the Appraisal for the Conservation Area.

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 Moor Park 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 Moor Park Estate Conservation Area consideration will be given to preventing unnecessary street furniture in order to retain the special character of street frontages.

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 Moor Park 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.