



THE HODDESDON SOCIETY

Charity No 234800

RESPONSE FROM THE HODDESDON SOCIETY RE 113 HIGH ROAD, BROXBOURNE (REF 07/20/1002/F)

This is a response to the resubmitted proposal for the above property, which is now for change of use to a restaurant.

Policy HE2 in the Local Plan provides that development proposals affecting heritage assets or their settings should conserve or enhance the historic environment, and will be determined in accordance with relevant national planning policy relating to the historic environment, along with other relevant policies in the Plan. We cannot yet refer to the Broxbourne Historic Environment Strategy Supplementary Planning Document envisaged in the Local Plan, which should set out details of Broxbourne's historic environment policies, as this does not appear to have been produced.

This planning application is for a building which is in the immediate vicinity of a number of listed and character properties / properties of local historical interest (some of which we understand may be considered for the Local List when it is updated, e.g. 109 High Road, a timber framed building dating from the 17th century, which is immediately adjacent). For example, nos. 105, 110, 112, 115 and 117 High Road are listed buildings.

It is not clear that any consideration has been given to the effect that the proposals would have on the sensitive character/historical setting and/or whether any mitigations have been considered.

We believe that this application should be considered in the context of Policy HE2 and that due consideration should be given by Planning to the effect of granting the application on the character setting of the immediate surrounding area.

It is of concern that, given the sensitivity of the local area, works to the property, including the installation of a large extraction unit in close proximity to other residential properties, has taken place prior to the planning decision.

We would also note that this is predominantly a residential area and the move from a hairdressers (with normal "office hours" opening) to a restaurant and takeaway (open to 11pm Monday to Saturday, and 6pm on Sunday), is a very significant one. We understand that there is great pressure on car parking in the area and only four parking spaces are available at the rear of the buildings. This proposal will mean a significant increase in parking requirements for restaurant staff and customers (both for the restaurant and takeaway).

**The Hoddesdon Society
19 November 2020**