



# THE HODDESDON SOCIETY

Charity No 234800

## **RESPONSE FROM THE HODDESDON SOCIETY RE 113 HIGH ROAD, BROXBOURNE (REF 07/20/0839/PNA1/A2-A3)**

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 17<sup>th</sup> 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, 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 to a coffee shop (open till 11pm) is a significant one. We understand that there is pressure on car parking in the area and it is not clear that the proposal deals with this sufficiently.

**The Hoddesdon Society**  
**21 October 2020**