

CONSERVATION AREA CHARACTER STATEMENT FOR LONDON COLNEY



July 2010

1.0 Introduction

1.1 The Civic Amenities Act 1967 empowered local planning authorities to make provision for the preservation and enhancement of areas of architectural and historic interest by designating them as conservation areas. London Colney Conservation Area was designated in 1974 and amended and extended in 2010.

1.2 Conservation should not be thought of solely as a process of preservation and an impediment to change. The designation of a conservation area represents an opportunity to formulate positive policies to improve and enhance its environmental quality and to ensure the successful integration of any development or redevelopment necessary for its continued success as a living and working community. The St. Albans District Local Plan Review (adopted November 1994) sets out the general principles which will be observed when dealing with applications for new development and redevelopment (Policy 85 "Development in Conservation Areas"). However, the Local Plan is soon to be replaced by the Local Development Framework. This includes the Core Strategy which is currently being prepared by the Council.

1.3 The aims of this Character Statement are to show the way in which the form of the conservation area has evolved and to assess its present character; to indicate the principles to be adopted in considering planning applications in the area; and to form a framework within which more detailed proposals may be formulated.

2.0 Location and Setting

2.1 The present day village of London Colney is located immediately to the north of the M25 and south of the A414 dual carriageway. It is a good example of linear urban growth and as a result it is now a village without any obvious centre, spreading for over a mile along the old A6 road. Its lack of a centre is typified by the spread of shops and houses along its whole length. On both sides of the main road are several large, mainly post war, housing estates and a few individual houses. Interspersed with these and the shops are several small industrial and semi-industrial concerns, located behind the main High Street.

2.2 The population of the parish of London Colney grew slowly between 1800 and 1900. In the census of 1851 it had just over 300 inhabitants most of them agricultural workers or straw plaiters. Most of the small terraced cottages in the High Street date from this period, reflecting the style of this time and the status of the occupants.

2.3 London Colney remained a small settlement until the 1930's when two large housing developments were commenced. After the war further rapid expansion took place to the north and east or north-east. Recently development has been confined to smaller infill schemes, such as the old chemical works site. A new hypermarket and shopping area have been built to the south of the village.

2.4 The conservation area includes most of the assumed original historic medieval village settlement of London Colney, and covers the area adjacent to the ford and bridge over the river.

3.0 Origins and Development of the Settlement

3.1 London Colney dates back to at least Medieval times and there is a reference to Colneye in a charter of 1335. It is likely however that the settlement here is much older and it is mentioned in charters from the eighth century.

3.2 Despite being located in an area of considerable archaeological interest there are no significant visible sites within the conservation area.

3.3 The original settlement grew up around the ford crossing on the main road from London to Holyhead. At a distance of some eighteen miles from London and three miles from St Albans it provided a convenient first stop for coaches after the steep climb up from the settlement at Ridge. At one time twenty six inns are recorded in the village grouped in Barnet Road or along the High Street. The conservation area still contains remnants of this time in the form of a few timber-framed buildings, mainly of sixteenth and seventeenth century date. In 1922 ten public houses were still located in the village. Of these there are two early public houses surviving in the conservation area.



The Ford.

3.4 Until the late eighteenth century the river crossing was simply via the ford, but in 1774 a bridge was built. The bridge is a key area feature of the conservation area and to the south of the bridge several of the listed and locally listed buildings are grouped around the triangular green adjacent to the river, which creates a distinctive village character to this part of the conservation area. This is reinforced by the wildlife reserve and open country views beyond, which create an impression from the river bank that it could be in a rural setting much like a village. The bridge arches create a frame for views through to the north side of the bridge.

3.5 To the north side the other public open area is more sylvan with a number of mature trees. On this side the bridge serves to mask the impact of the busy road over it. The trees here play an important role in creating a peaceful setting for the church and also in screening the industrial development adjacent to the conservation area.

3.6 The other key element of the conservation area is along the former A6 now comprising short sections of Barnet Road and the High Street and is therefore busier in character with more frequent traffic. However, the historic layout of these buildings has been preserved as the relatively few recent buildings have been set back from the historic buildings. Other modern developments have also been set back from the main road. There is however, a difference in character from the south side of the bridge, which has a more commercial character with the public houses and the north side which is more residential in character where the original settlement tapers away into more recent development.

3.7 Apart from the coaching inn trade, most local industries were associated with agriculture and have left little visible impact. There were also other industries; for example gravel extraction adjacent to the River Colne, which commenced in the 1920's and the Ordnance Survey maps also show a brickworks in this area. The few shops which were located in the conservation area have now largely been converted to residential use. The western side of the village has escaped recent development and this side of the conservation area adjoins the former gravel workings.

3.8 Originally London Colney formed part of the large parish of St Peter's in St Albans and did not have its own church until 1825. The church and churchyard are situated in Riverside a short cul de sac off the High Street. It is relatively small and is not dominant in the conservation area.

4.0 Architectural Character and Historic Quality of Buildings

4.1 There is currently no known record of the survival of any buildings from the early medieval period. There are however a number of seventeenth, eighteenth and early nineteenth century buildings surviving in the conservation area. Most of these are statutorily listed and make a significant visual contribution to the character of the area.

4.2 The listed buildings are located in two main groups. Firstly, buildings are situated adjacent to the River Colne and the attractive triangular green south of the bridge. The majority of the listed buildings are clustered around this area and probably formed the core of the original settlement. Most of these were originally timber-framed but little or no framing is now visible. The second group are located on the main road from London which comprises Barnet Road and the High Street. Most of these are later development from the eighteenth or early nineteenth century and take the form of short runs of cottages faced in brick.

4.3 In addition to the listed buildings, there are several more modest cottages of nineteenth and early twentieth century date throughout the conservation area, which are of local interest and contribute to the area's character and appearance.

4.4 There are also some houses dating from the twentieth century in the conservation area, though apart from the modern developments, these take the form of the odd single or paired houses, including bungalows, which often date from the 1980's. Unfortunately these are not all sympathetic in design terms, and this should be borne in mind for future development.

5.0 Listed Buildings

Listed buildings are buildings included on a list of 'Buildings of Special Architectural or Historic Interest' compiled by central government. The Council is required by the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering any application for listed building consent or planning permission which affects a listed building or its setting, 'to have special regard to the desirability of preserving the building or its setting'. Applications will be assessed against District Plan historic buildings policies and government advice. There are fourteen entries in the List of Buildings of Special Architectural or Historic Interest which are located in the London Colney Conservation Area, all are Grade II. These are shown on the attached plan and described below. Outbuildings within the curtilage of listed buildings are normally protected under the main listing and are not separately indicated on the plan.

Barnet Road

The Bull P.H (formerly the Bull Inn) (Grade II Listed Building)

Situated on a corner and close to the bridge, this building is prominently sited and of visual importance. It is probably a sixteenth century timber building with later seventeenth and eighteenth century side and rear extensions. The rear extension is a tall two-storey range, probably c.1800, one part gable-ended, the other part hipped. The whole building is two storey with a tiled roof with several different roof lines. Timbers are visible on the eastern elevation but it mainly consists of plasterwork. The upper floor has 3 over 2 glazing bar casements, but the left hand side of the ground floor has one large and a small canted sash window bay with fluted pilasters and moulded cornices, dating from the 1900's, whilst the right hand side has sash windows of the same date. There is a seventeenth or eighteenth century external chimney stack to the east wall. Internally the exposed framing is close studded in two floors, but a projecting collar purlin suggests an earlier roof within.



The Bull P.H

Briar Cottage (Grade II Listed Building)

Late sixteenth century timber framed two storey house, the external elevations have all been rendered, and the house has been altered in the eighteenth century and twentieth century, including an eighteenth century chimney stack being inserted to the rear. It has a plain tile steep pitched roof with a catslide roof at the rear, which has been interrupted with twentieth century dormers. It has recent glazing bar casement windows and a front extension.

Berkeley House (formerly listed as Berkeleys) (Grade II Listed Building)

Originally a house, now used as offices, this building dates from c1760 and was stuccoed in the nineteenth century. It has a two storey double pile form with the gable ends visible from the side, as are two internal end chimney stacks. The front range has a parapet with the two gabled roofs behind. On the front there are five widely spaced small windows. Placed centrally is a good Doric door surround with single three quarter columns surmounted by entablature blocks and an open pediment hood, the cornice soffit has heavy enriched mutules, with a triglyph frieze and the recessed door has four fielded and two flush panels.

High Street/Barnet Road

Telford Bridge (Grade II Listed Building)

The bridge is a prominent landmark in the conservation area; it dates from 1774 but is apparently not by Thomas Telford. The parapet and railings, which were added in the mid twentieth century together with the pedestrian walkways, have been recently changed to a brick parapet and new railings have been added on the approaches, which hark back to the industrial origins of the bridge. The bridge is built in orange-red brick with some stone dressings. It has seven tunnel arches which get progressively larger towards the centre. The arch piers rest on battered brick plinths that curve round beneath the arches in segmental-shaped channels. The outermost piers on each side of the bridge retain their wedge-shaped cutwaters. All piers on the south side have stone-dressed bases. Twentieth century square buttresses have been added to some of the arch piers.

High Street

London Coal Duty Marker, near Telford Bridge (Grade II Listed Building)

London coal duty marker, erected in 1861-2 to mark the limit of coal duty in the London area. It is constructed of cast iron, but painted white, and was cast by Henry Grissell iron works, Regents Canal, London. Though normally a one and a half metres high post, it has been partly sunk into the ground. It has a square plan with chamfered corners and roll mouldings forming the capital. The front face has the City of London arms and '24 VICT', it seems a lower plate has also possibly removed.



London Coal Duty Marker.

Numbers 1 – 5 (Grade II Listed Building)

Mid-late eighteenth century red brick house, it is two storeys with an attic level and all but the rear has been rendered. The plain tiled mansard roof, with three original box dormers with sash windows, has a parapet at the front and sides and is a striking feature in the street scene. There are five recessed sliding six over six sash windows on the first floor and four on the ground floor. The side elevation has three sash windows of the same style, with the upper roof window being three over three, like the dormers. The ground floor has a central eighteenth century door with two fielded and two flush panels, moulded frame and plain rectangular fan

light, there is a moulded pediment hood above and flanking wood pilasters with shaped consoles.

Number 27 (Grade II Listed Building)

A seventeenth century timber framed two storey house, it was probably originally two cottages. It is L shaped, with a eighteenth century rear wing on left with a small dormer window; beyond are twentieth century extensions. The eighteenth century wing has an external stack to gable end, though the chimneys on the main part of the cottage have been removed. The timber framing has been cased in brick and a plain clay tile roof added in the eighteenth century but, the floor bands are still visible. It formerly had a ground floor shop frontage, which was replaced with 1980's glazing bar casement windows. The interior has exposed chamfer-stopped floor beams and wall studs. Number 27, along with numbers 29, 31 and 33 are part of a group, which as they directly front the High Street are of great importance to the entrance to the conservation area.

Number 29 (Grade II Listed Building)

Probably an early eighteenth century timber framed house, with nineteenth century stuccoed walls. It is two storeys with an attic and has a plain clay tiled roof with a single gabled dormer high up on its roof. There is some weatherboarding noticeable on a small area of exposed gable. All windows (apart from the dormer) are recessed sash windows in eighteenth century pegged oak frames, whilst the ground floor window has a segmental headed casement. To the right is a plank door with a nineteenth century cut bracket hood.

Number 31 and 33 (Grade II Listed Building)

Pair of two storey cottages dating from the seventeenth or eighteenth century, they are of timber frame origin, with later nineteenth century brick casing, which is now painted. Plain tile roof with a chimney stack each end, which are probably of very late eighteenth century date; both stacks are yellow gault brick with red brick dressings. Each cottage has two flush sash windows with segmental heads and a flush panel door which is central on the elevation.

Riverside

St Peter's Church (Statutory listed under High Street) (Grade II Listed Building)

Parish Church dating from 1825, designed by the Hertfordshire architect George Smith (1782-1869). It is an early example of a Norman revival style, built in red brick with a slate roof. Although it is single aisled, the front is tripartite with shallow stepped dividing buttresses, the central buttresses at both the front and rear formerly had pinnacles. The main door, approached by a flight of steps, is round arched and flanked by narrow blank arches, above is tripartite round arched window. All doors and windows have hood mouldings and most openings have slender shafts with scalloped capitals, the side elevation has five round-headed cast iron casement windows. The interior has four roof trusses and six column rear gallery. The stained glass east windows, depicting the Ascension, were designed by the Dowager Marchioness of Waterford and made by Hughes in 1865. There is an attached modern church hall to the north east dating from 1983/84. The churchyard is also in the conservation area.



St Peters Church.

Waterside

The Green Dragon P.H. (Statutory listed under High Street) (Grade II Listed Building)

Situated prominently on the village green, it is of architectural and visual importance. It probably dates from the early seventeenth century and was originally built as an inn. It is one storey with an attic, the roof is plain clay tile, though the rear extension is slate, the roof has two ridge stacks and three regularly spaced nineteenth century hipped dormers with three light glazing bar casements. It is constructed from brick, which has been painted. It has rear extensions, some dating from the twentieth century and one from the eighteenth century where the timbers are visible. The front façade has a door to the right, enclosed by nineteenth or twentieth century timber frame porch and there is a twentieth century canted bay to the left of the door. There are segmental headed casements at the end of each elevation. The interior shows four bays and on the first floor there is some reused seventeenth century panelling, which is said to have been brought from Salisbury Hall.



The Green Dragon P.H

Colne House (Grade II Listed Building)

A double pile, two storey house, which dates from circa 1800. It is painted brick with a twin hipped plain tile roof with a dentilled eaves and two red brick stacks chimneys in the valley of the roof. The upper floor has three windows and the ground floor four, which are all slightly

recessed sashes with broad wood frames and flat gauged brick lintels. There is a stucco porch with Ionic columns and an open pediment. At the rear is a contemporary extension.

Riverside Cottage (Grade II Listed Building)

Built as an ancillary, but attached, building to Colne Cottage, it now forms a separate two storey cottage. It is an early to mid nineteenth century building of painted brick, a machine tiled roof and a central square red brick chimney stack. It has segmental-headed glazing bar casements. A brick porch to the right of the front façade was added in the 1970's. It is included for group value along with Colne Cottage.

Waterside House (Grade II Listed Building)

This is a key building on the green and also forms an important part of the view when crossing the bridge from the west. It is an early eighteenth century house of two storeys with attic (although there is a dated plaque on the side wall indicating 1645). It has a plastered ground floor, with exposed timber framing and painted brick infill to upper floor. Upper framing has regularly spaced studs with long diagonal braces. The steep pitched plain tile roof has three box dormers with casement windows. There is a central door with four fielded and three glazed panels.



Waterside.

6.0 Locally Listed buildings

6.1 The following unlisted buildings are considered together with the listed buildings to make a positive contribution to the character and appearance of the conservation area and are termed 'locally listed'. This is a local, non-statutory designation.

Barnet Road

Colney Fox Public House (formerly Watersplash Hotel)

A late eighteenth century brick built house fronting onto the main road with a late nineteenth century large extension (dating from when it was used as a boarding school) and some twentieth century additions. It is now used as a public house which is set in its own grounds with a backdrop of trees. It holds an important position beside the road when entering and leaving the conservation area.

Nightingale Cottage

Probably originally two eighteenth century cottages but now extensively renovated, it has plasterwork walls and a clay tiled roof. Currently in use as a nursery.

Colne Cottage

This is situated at the opposite end of the row of buildings from Brier Cottage. The central portion of the row was demolished and replaced by an office/works buildings, which only partially blend in with the surroundings. There is car parking on the frontage which detracts from the outlook. It is a small two storey cottage, which is plastered, has a clay tile roof, a new chimney stack and a bay window extension; probably mid nineteenth century.

Burr Close

Numbers 1-4

A group of cottages, probably originally built in the late 18th century but with a mid nineteenth century extension. They are well hidden from the green, as they are accessed from a track which runs to the side of the Green Dragon Public House. They have been altered, with the east end being pebble dashed and most of the windows being replaced. They do however make a contribution in terms of their scale and group value, and some of the original detailing is still visible, particularly in the distinctive pattern of later timber boarding which runs centrally along the front of the façade.

High Street

Numbers 7-15

A group of cottages of great variety, but mainly brick built with clay tile and slate roofs. They are of great visual importance due to their grouping and as an introduction to the green.

Number 17

Is a two storey cottage, part of a group, probably built in the late eighteenth century. It is brick built.

Numbers 43-53 (odd) (Mullingar Cottages)

A group of six cottages, built in 1878, constructed of brick with slate roofs. They are of a typical Victorian design and are important due to their group value and as an introduction to the conservation area.

Number 28 (The Bakery)

Previously two cottages (probably numbers 26 and 28). The older cottage seems to be eighteenth century and is furthest from the green. It is constructed of brick and has some decorative brickwork below the eaves, clay tiles are on the roof, and the chimney is a recent addition. The younger cottage is much smaller and seems to have been added to the end of the original building. It is also constructed of brick but has a slate roof, it is probably of mid nineteenth century construction, but may well have been earlier. Both cottages front directly onto the High Street and with the cottages opposite (numbers 27 to 33) create a sense of enclosure that is lacking elsewhere in the village. The original cottage has a rear extension with plasterwork walls and a slate roof. There is also an outbuilding behind the cottages, which is now used as a garage and workshop, but is of timber and brick construction with a peg tile roof.

Riverside

The Vicarage

A neo-Georgian vicarage of circa 1936. It replaced a former vicarage which comprised part of an old range adjacent to the former Swan Public House. Both buildings were demolished but an old flint and brick garden wall survives which may have belonged to the former buildings. The vicarage is a good example of its type and is sited on an access road to a small car park and St Peter's Church, but it overlooks a green open space which runs down to the river,

making its setting quite pleasant. There are important trees including a horse chestnut on and around the green.



The Vicarage.

Waterside

Summerville

A two storey nineteenth century cottage, with white painted brickwork and pebble dash sides. A bay window has been incorporated into the front of the building and it has a slate roof. It is of significance when viewed from the High Street or from the Green and is an important addition to the southern group of buildings.

Colneford Cottage

On the very edge of the conservation area, it is most noticeable when travelling south. It comprises a two storey cottage which was previously two cottages. The walls are plastered and the roof has new tiles, with a central chimney stack. The cottage is probably of late eighteenth century origin but it has been altered.

Watermede

Originally two eighteenth century cottages but it has been altered. Of visual importance within the green. Brick and timber built with plasterwork at the first floor level.

River View

A two storey, probably mid nineteenth century cottage, gable ended with a chimney stack. It is brick built with a clay tiled roof, and is of visual interest in the group.

Osier Cottage

An individual cottage of two storeys, originally quite small but now with a fairly large modern extension. Probably of early nineteenth century origin with a central chimney and a half hipped roof. It is brick built with a clay tiled roof.



Osier Cottage, River View and Watermede.

6.2 The remaining buildings, dating from the mid to late twentieth century, are not of special interest architecturally nor historically. With the exception of some chalet bungalows, all are two storey cottages and houses, some having replaced historic ones which were condemned and demolished in the twentieth century. For example, there were older cottages in Waterside which were replaced by 1-5 Summers Way in the 1930's.

7.0 Design and Materials

7.1 To preserve or enhance the village's historic character and appearance, it is important that any development is of a high standard of design, sympathetic to its surroundings and the conservation area as a whole. It should not detract from the setting of nearby existing buildings, its form should have regard to the surroundings and the existing balance of buildings and landscape, and should be built of good quality, normally traditional and natural, materials.

7.2 Predominant traditional roofing materials in the area are plain clay roof tiles for the high pitched timber framed buildings and natural slate for the lower pitches of the nineteenth century buildings. It is possible that the older timber framed properties were originally thatched, although none survives. There are some modern roofing materials, including some profiled sheeting and plain or profiled concrete tiles, on generally low pitched roofs: a proliferation of non-unifying materials such as these should be avoided.

7.3 A significant number of buildings within the conservation area are brick built, but in many cases the brickwork has been subsequently painted, such as several cottages in the High Street. The most prominent use of brickwork is the Telford Bridge, which is built in an orange/ red brick with some darker reds. Some buildings display red brick chimneys, and red brick ground floors, whilst some of the older cottages in the High Street are faced with a darker brown brick, perhaps from the local, now closed, brickworks. There are also some facades, including those constructed of brick, which have been rendered/plastered, and in some cases the render has been subsequently painted white and in a few cases pebble dashed. These finishes often disguise the original timber framed building beneath or fine brickwork and rendering should be avoided where this is the case. More recent buildings have natural or

painted rendered walls which creates some unity with the historic rendered buildings in the vicinity, others are brick faced, which once again links with the historic character of the area.

7.4 Traditional windows are timber, with a painted finish, normally white. Most are casement windows and many are multipane, there are also some sash and bay windows. Dormer windows are found on a few of the buildings but are not a special characteristic of the area. There are a few remaining historic doors, which are all timber. Replacement windows or doors in an unlisted existing dwelling may constitute permitted development, but retention of original doors and windows is encouraged. This is because modern windows and doors, especially uPVC, lack the finish and details of traditional joinery and should be avoided in order to preserve the traditional appearance of the conservation area; they will not normally be acceptable for listed buildings and new development.

7.5 Most of the buildings in the conservation area are situated at pavement edge or close to the roads. Only a few buildings have front gardens such as those to Mullingar Cottages. The area is therefore characterised by the buildings being dominant, especially around the green. It is for this reason that boundary treatments should be kept low key, mainly consisting of low hedges and the occasional timber fence. Some buildings adjacent to the River Colne have low walls to act as a flood barrier. Along the High Street, there is little use of boundary treatments as they are all close to the pavement edge, the only exception is Number 1-5 High Street, which has a set of iron railings. To the north end of the High Street, once again the properties are open, with the exception of some high timber fencing. In front of The Bull is an unfortunate, but due to the location perhaps necessary, pedestrian guard rail. Mullingar Cottages on the High Street, have a low brick retaining wall as the front gardens are raised above pavement level.



High Street.

7.6 There is an unfortunate amount of street clutter and signage, especially in front of 1-5 High Street, which somewhat spoils the setting of this property from longer views. Any new signage should be kept to a minimum and be more sensitively placed. Recently new iron railings have been erected on the embankment either side of the bridge to an historic design.

8.0 Trees and Landscape Characteristics

8.1 The London Colney conservation area has a substantial groups of trees within and surrounding it, screening and adding to its character and appearance. Most of these are associated with the attractive open green spaces adjacent to the river.



View of Colne House across the river.

8.2 To the south west of the conservation area is an old gravel pit lake, into which the River Colne has been diverted. The lake which is deep wide and fairly long is used as a fishing reserve and is surrounded by a band of a variety of mature trees. The trees create a valuable boundary to the conservation area and create a rural atmosphere to the western side. Waterside continues as a path on the southern side of the lake which is now a nature reserve. The lakeside tree band spreads outside the conservation area but is a valuable element contributing to external views from the conservation area.

8.3 There is a group of mature and semi mature trees of enclosure and screening value on the southern boundary of the conservation area, south of Alma Cottage, and these are of local importance when viewed from the green.

8.4 There are trees in the St Peter's Church graveyard, including evergreens and hollies, which add to the character of the graveyard and are important also because they to some extent screen the warehousing estate nearby.

8.5 There are groups of willow trees, beside the River Colne, next to the access road to the Industrial Estate. They shield the road and reduce the visual impact of the industrial buildings further along Lowbell Lane and the traffic using the new road. They also act as a boundary marker to the conservation area.

8.6 A very large group of trees occur in a semi circle around the Colney Fox Public House. They are of exceptional importance to the area and very noticeable from the main road. Within the wooded area is a pond, which also adds to the amenities of the area. The trees are a mixture of mature evergreens and deciduous trees and hence play an important role both during the summer and winter.

8.7 The green space adjacent to the river has a number of young trees which will develop in the future and contribute to the character of the area.



The Green.

9.0 Summary

It is the Council's policy to encourage the retention of those features that make the Conservation Area special; including historic buildings, trees, hedges, walls and fences. In addition the Council demands a high standard of design and materials for any new development in the Conservation Area.

STATUTORY LISTED BUILDINGS

BARNET ROAD

The Bull P.H.
Briar Cottage
Berkeley House

HIGH STREET/BARNET ROAD

Telford Bridge

HIGH STREET

London Coal Duty Marker
Numbers 1-5 (odd) - Riverside House
Number 27
Number 29
Numbers 31 and 33

RIVERSIDE

St Peter's Church

WATERSIDE

Colne House
The Green Dragon P.H.
Riverside Cottage
Waterside House

LOCALLY LISTED BUILDINGS

BARNET ROAD

Colney Fox P.H
Nightingale Cottage
Colne Cottage

BURR CLOSE

Numbers 1-4

HIGH STREET

Numbers 7-17 (odd)
43-53 (odd)
28 – The Bakery

RIVERSIDE

The Vicarage

WATERSIDE

Summerville
Colneford Cottage
Watermede
River View
Osier Cottage

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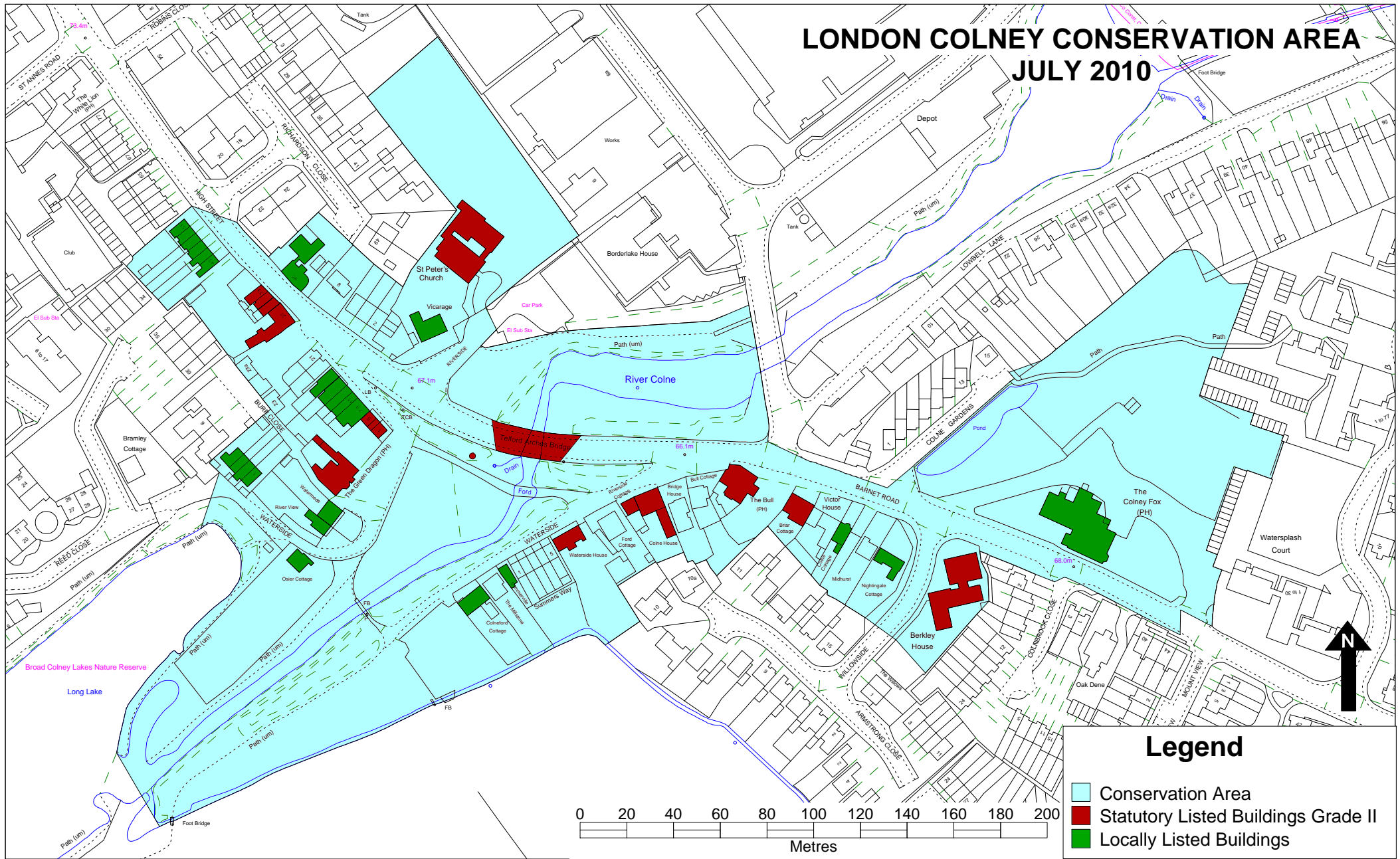
This document should be read together with saved Policy 85 of the St Albans City and District Local Plan Review 1994. It has been produced as part of DPR Project 9: Policy Statements – Conservation Areas and includes locally listed buildings.

The Planning and Conservation Portfolio Holder considered a report on the draft London Colney Conservation Area Character Statement dated 28 August 2009 and resolved that the document should go to local consultation. Consultation took place from 28 September to 4 December 2009 with the following: local residents, London Colney Parish Council, Ward Councillors, Planning (Development Control) Committee South, and The London Colney History Society.

As a result of this consultation comments were received and addressed and some alterations were made to the text as agreed by the Planning and Conservation Portfolio Holder on 23 July 2010. This amended version forms the London Colney Conservation Area Character Statement July 2010.

If further advice or guidance is required please contact the Planning and Building Control Department, St Albans City and District Council, Council Offices, Civic Centre, St Albans, Herts, AL1 3JE. Tel. St Albans (01727) 866100.

LONDON COLNEY CONSERVATION AREA JULY 2010



Legend

- Conservation Area
- Statutory Listed Buildings Grade II
- Locally Listed Buildings

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