

South Mimms & Ridge Parish Council Response to the Conservation Area Consultation July 2023

The Parish Council is of the opinion that:

- 1) With the addition of New Grange (A), to the Conservation Area we believe that the adjacent lake (B) which belongs to the same family should be included (as well as the adjacent woodland). The lake sits directly between New Grange and Ingham Lodge (C) and Cedar Lodge (D) which are also being added to the Conservation Area. The lake adds to the setting of all of these. The Parish Council, therefore, requests that all of the area to the right of the yellow line also be included.



- 2) That The Black Horse Public House which is Grade 2 listed (1295796) was built in the 1640s, the neighbouring cottage known as Town Farmhouse (locally listed) and the Old Police Station (built in 1847 and also locally listed) are of sufficient importance that the Conservation Area should be expanded to include these. Whilst, there are buildings in-between that are not of great age or character, the pub (which is 380 years old!) and cottage are too important to be left out of the Conservation Area. The houses at the top of Blackhorse Lane have been completely ignored by the Conservation Area report and include South Lodge which is also Locally Listed (along with the Gate Piers to North Mymms Park) as

SM307. SM&RPC requests the Conservation Area either be extended from Arlington House to South Lodge (which could include the Old Police Station), or at least an annexe be created from the Black Horse Public House to South Lodge.

- 3) A further extension is also requested to the top of Blanch Lane as there is a small number of houses that are still part of South Mimms but are across the M25 bridge. Although some of these houses have been permitted rear extensions, the street scene formed by these Arts & Crafts style houses (built in the early 1900s), remains of a style similar to others in the Conservation Area. Despite their proximity to the motorway, their elevated position does give a degree of separation and is a street scene worth conserving.



- 4) Although Romani House on St Alban's Road has been changed out of keeping with the installation of anthracite-coloured windows, although Wisteria House, to which it is connected, remains largely unaltered. Although these houses are separated from Hazelmere and Hazeldene (which the report now recommends for inclusion) they follow the same design of a red-brick ground floor with a tiled bay roof and a pebble dash 1st floor. Notably, Romani and Wisteria sit just *after* the newly installed Gateway Style village name sign that demarks the start of the Village and therefore should still be considered within the Village boundary.

Site SMI: South Mimms Village Growth Strategy

- 5) A large part of the large area on the northwest of St Albans Road that the report says should come out of the Conservation Area is earmarked for a park under the Local Plan (circled in red opposite). On page 38 the report itself also notes the views towards this and so the Parish Council



All of the changes suggested above would result in a Conservation Area Boundary expansion represented by the red lines added on the following page, plus.

All of the above-suggested changes would mean that, apart from the houses in Brookside (and the connected roads) that are post-WWII additions the Village, the rest of South Mimms is requested to all be included in the Conservation Area as shown in the red lines added to the map on the next page.

