



# Matching Tye Conservation Area

## *Character Appraisal and Management Plan*

March 2007



**Epping Forest  
District Council**

**Planning Services**

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# 1. Introduction

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## 1.1 Definition and purpose of conservation areas

A conservation area is an “area of special architectural or historic, interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning [Listed Buildings and Conservation Areas] Act 1990). A conservation area may be, for example, the historic centre of a town or village, an older unspoilt residential area, or an important country house in large landscaped grounds.

The designation of a conservation area introduces special controls, including the requirement of consent from the council to demolish any building or part of a building or to carry out works on unprotected trees. These restrictions aim to ensure that the special architectural or historic interest of an area is retained for the benefit of residents, local businesses and visitors.

## 1.2 Purpose, scope and nature of character appraisals

Following conservation area designation, councils also have a statutory duty to formulate and publish proposals for the preservation and enhancement of their conservation areas, and to consult the local community about these proposals. A conservation area appraisal is partly intended to fulfil this obligation. Its main aims are to:

- Define the special architectural and historic interest of a conservation area;
- Review current conservation area boundaries, so that that they reflect what is considered to be of special interest;
- Increase public awareness of the aims of conservation area designation and

encourage community involvement in the protection of the character of the area; and

- Identify measures that need to be taken to preserve the character and appearance of the conservation area and put forward proposals for its enhancement.

It is hoped that this document will provide a management framework to control and guide change in Matching Tye Conservation Area and form a basis for other planning decisions that affect the area.

It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space does not imply that these are of no interest.

## 1.3 Extent of the conservation area

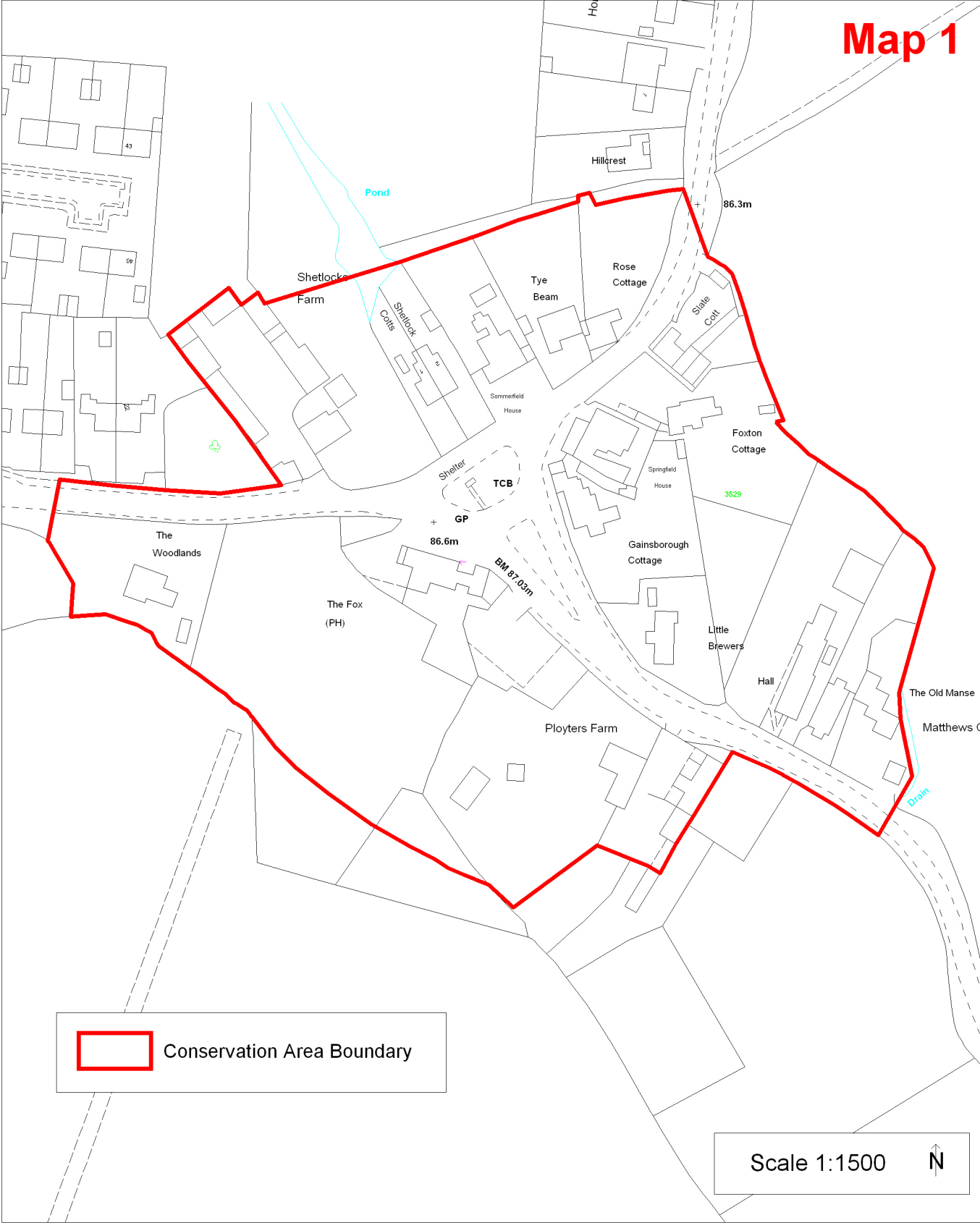
Matching Tye Conservation Area, which was originally designated in 1977, extends along Harlow Road from Rose Cottage to The Woodlands and along Matching Road to The Old Manse. The precise conservation area boundaries are illustrated in Map 1.

## 1.4 Methodology

This appraisal was compiled between August 2006 and February 2007. As part of the character appraisal, the conservation area was surveyed and photographed in detail, a range of historic maps was consulted and documentary research was carried out. A draft version of the appraisal was put out to public consultation between November 2006 and January 2007 to allow the comments and suggestions of local residents to be incorporated into the final finished version.

# Matching Tye Conservation Area

## Extent of the Conservation Area



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## 2. Planning Policy Context

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### 2.1 Local plan policies

Conservation areas were first introduced by the Civic Amenities Act of 1967. National guidelines concerning government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment are set out in Planning Policy Guidance Note Number 15 – “Planning and the Historic Environment”.

The council's current policies relating to conservation areas are set out in the Epping Forest District Local Plan. This plan was originally adopted in 1998 and has recently been reviewed. Alterations were adopted in

July 2006, although policies concerning conservation areas have not been changed.

The council has already begun work on the new system of local policy plans that will replace the existing local plan – this will be known as the local development framework. At this stage, the council cannot say for certain how conservation area character appraisals will fit into the new system, but it is expected that they will become advisory policy documents that will support the main development plan. (Further information can be found on the Planning Services section of the council's website).

### 3. Summary of Special Interest

#### 3.1 Definition of special architectural and historic interest

The special architectural and historic interest of Matching Tye Conservation Area derives from the historic layout of the settlement and the high proportion of buildings of architectural and historic interest which range in date from the 16<sup>th</sup> to the 19<sup>th</sup> century. Seven of these buildings are statutorily listed and six are locally listed.

#### **Buildings of architectural and historic interest**

- **Two 16<sup>th</sup> century buildings (one farmhouse and one cottage, both Grade II listed)**
- **Three 17<sup>th</sup> century buildings (a farmhouse, a large barn and a pair of cottages, all Grade II listed)**
- **Two 18<sup>th</sup> century dwellings (both Grade II listed)**
- **Six locally listed buildings (one church and five dwellings), all dating to the 19<sup>th</sup> century or earlier and a locally listed traditional red telephone box**

#### **Factors contributing to the character of the conservation area**

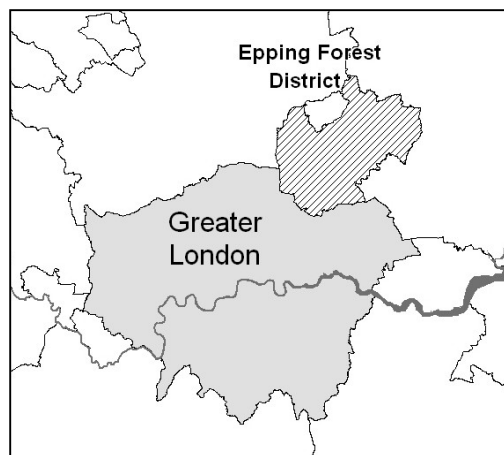
- **The historic street layout of the village which consists of several buildings grouped around a small triangular village green**
- **The irregular distribution of the buildings and the variety of building styles including local traditional and Victorian**
- **The domestic scale of the buildings, most of which are detached and two storey in height**
- **The colour, texture and variety of traditional building materials**
- **The trees, hedges and central village green**
- **The rural setting of the village**
- **The predominantly residential nature of the settlement and the presence of one main local amenity, The Fox public house**

#### 3.2 Definition of the character of Matching Tye Conservation Area

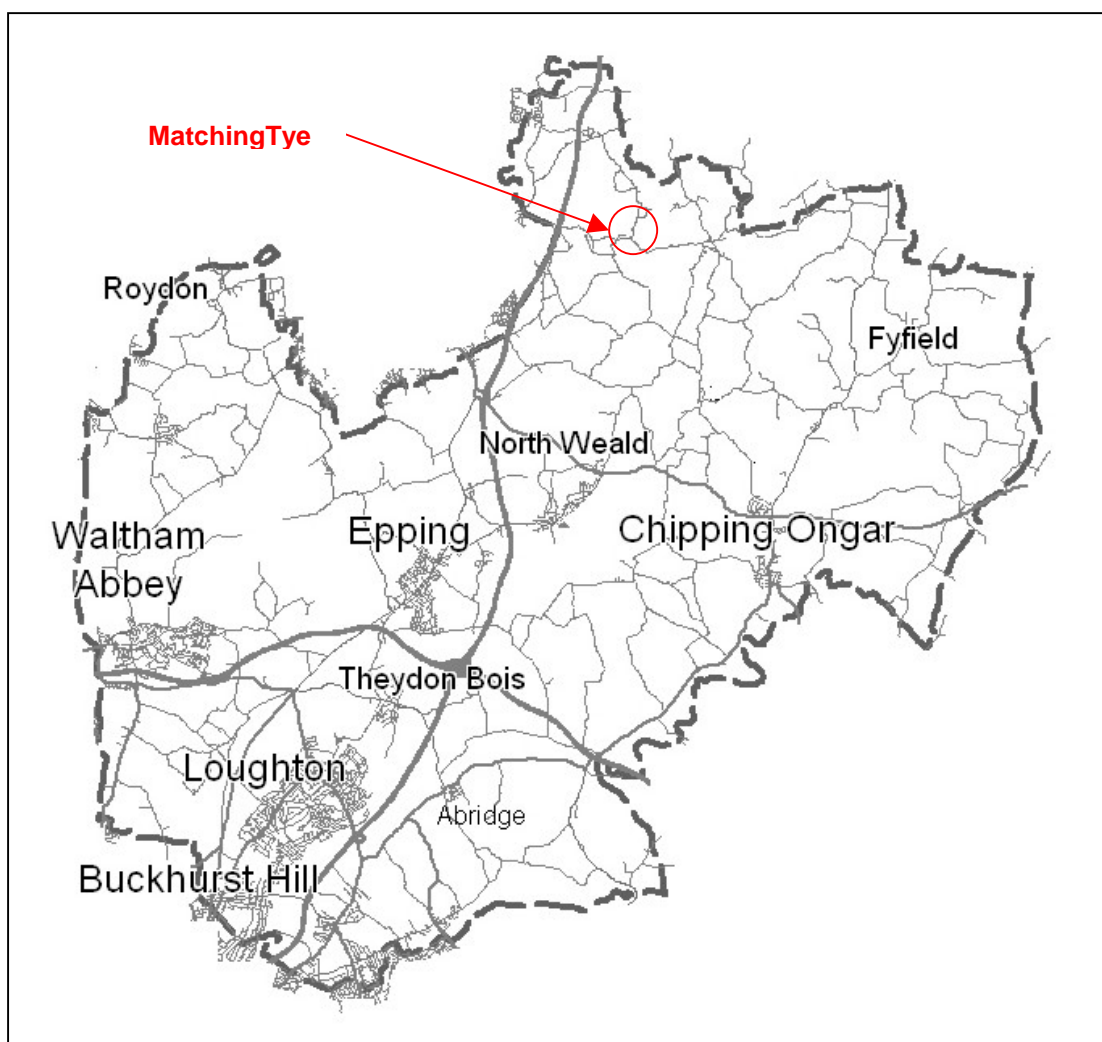
The unique character and appearance of Matching Tye Conservation Area derives from the interaction of a number of different factors which are outlined below. It is important to ensure that these characteristics are preserved in order to maintain the character and special interest of Matching Tye Conservation Area

## 4. Location and Population

Matching Tye Conservation Area is situated in the north of Epping Forest District in the county of Essex. It is approximately 4 miles east of the town of Harlow, 7 miles northeast of the town of Epping and 20 miles northeast of the centre of London. At the time of the 2001 census, Matching Parish had a population of 635.



*Location of Epping Forest District*



*Location of Matching Tye within Epping Forest District*



## 5. Topography and Setting

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Matching Tye Conservation Area is situated within a relatively flat landscape of arable farmland with small patches of woodland. There are views of this landscape from the edges of the conservation area. Immediately to the southwest of Matching Tye is Matching Park, an area of ancient woodland. There are good views of Matching Park from the open green space to the rear of The Fox public house.

The area has good quality soils and mainly consists of boulder clay with areas of glacial loams. Matching Tye and its surrounding landscape lie within the Metropolitan Green Belt.



*Landscape view from the southeast corner of the conservation area*



*Aerial view of Matching Tye Conservation Area showing the large amount of green space both within and around the settlement*

## 6. Historical Development and Archaeology

### 6.1 Origins and development

The settlement at Matching Tye dates back to the early medieval period when the area was settled by the people of 'Moecca' (Match). The suffix 'Ing' denotes an area of open pasture. The original settlement in the parish was at Matching and this was probably about 700AD when the Saxons conquered and colonised most of England. From here, the community of Matching subsequently spread outwards to form new settlements, one of which was Matching Tye. The word 'Tye' is possibly derived from Alexander de la Tye who owned property in the area in the mid 13th century.



*Chapman and Andre, 1777*

The wooded area to the south of Matching Tye, known as Matching Park, originally formed part of the estate of Matching Hall at Matching. In 1229, the park was enclosed by Thomas de Arderne, Lord of Matching Hall, under a licence granted in that year. This caused local resentment in the 13<sup>th</sup> and 14<sup>th</sup> centuries since it greatly reduced the amount of publicly available woodland and there are several accounts of trespassers in the park, theft of timber and attacks on the park keeper from this period. The moated island in the centre of the park may have been the site of a park keeper's house which is mentioned in 1278.

The Chapman and Andre map of 1777 shows the layout of Matching Tye much as it appears today. One of the most notable differences is that in 1777, there were many more buildings along the southern side of the green. The main buildings missing from this map are Slate Cottages in the north of the village and Matching village hall, St Matthew's Chapel and The Manse at the southeastern end, none of which had been built by this time.



*The Fox Public House*

The Fox was already a licensed public house by 1809 and according to some records, it was used as a poorhouse later on in the 19<sup>th</sup> century. The First Edition Ordnance Survey map of c1873 shows a large house between The Fox and The Woodlands and another house opposite The Woodlands, both of which had been demolished by the early 20<sup>th</sup> century. This map also shows a smaller building between The Fox and Ployters Farmhouse and a large pond opposite Ployters Farmhouse, both of which have since disappeared. The large plot of land behind this pond to the east of Little Brewers was formerly known as 'Ployters Hoppit', as it once formed part of Ployters Farm.



*St Matthew's Chapel, built 1876*

St Matthew's Chapel and the adjacent Old Manse were both built in 1876 with the assistance of Hatfield Heath Congregational Church. Membership of the Matching Tye Congregational Church slowly declined through the 20<sup>th</sup> century and by 1981 it had only 20 members left. The church was eventually converted into a dwelling in 1986.

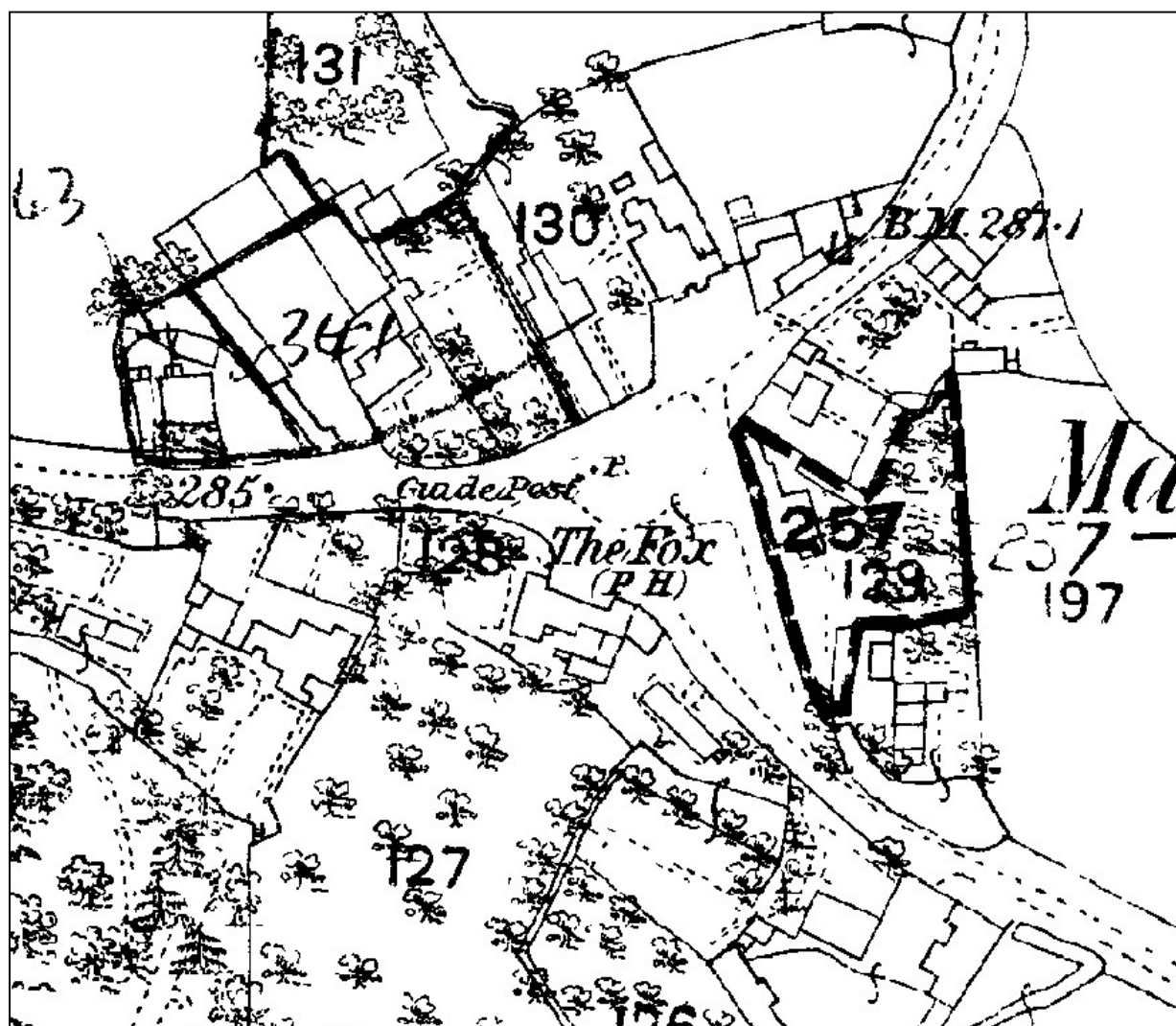
A post office opened in the village at Gainsborough Cottage in the late 19<sup>th</sup> century but by the 1950s, it had moved next door to occupy a large extension to Springfield House. The post office and shop at Springfield House finally closed in 1988. The village hall was built in the 1930s and Sommerfield House was a licensed pub known as 'The Hare and Hounds' between 1937 and 1992, after which time it was converted back to a dwelling. In the second half

of the 20<sup>th</sup> century, the Rainbow Road housing estate was built to the west of the village and several detached houses were built to the north of the village along Harlow Road.

## 6.2 Archaeology

To date, there have been no archaeological excavations at Matching Tye. However, evidence of prehistoric activity has been found in the local area between Matching Tye and Hatfield Heath in the form of a large assemblage of burnt flint. On the basis of comparison with similar settlements, archaeological deposits and features can be expected to be found within Matching Tye Conservation Area.

First Edition Ordnance Survey, c1873



## 7. Character Analysis

### 7.1 General character and plan form

Matching Tye has retained its historic layout which consists of several buildings grouped around a small triangular village green. This triangular space at the centre of the village is an integral part of Matching Tye and forms the core of the settlement.

The two most visually prominent buildings in the conservation area are Gainsborough Cottage and The Fox public house, both of which are set close to the road beside the village green. The remainder of the central space that encompasses the village green is defined by a series of substantial hedges. The large tree in the centre of the green acts as a focal point in the village. To the north of the village green, Shetlocks Cottages Sommerfield House, Tye Beam, Rose Cottage, Slate Cottages, Foxtan Cottage & Springfield House are grouped closely together along Harlow Road. To the west of the green Shetlocks Farm and The Woodlands are more widely spread out and there is a large area of open space to the rear of The Fox. To the southeast of the green, Little Brewers and Ployters Farmhouse are set opposite each other relatively close to the road. Further along Matching Road the Old Manse, St Matthew's Chapel and Matching Village Hall form a small cluster of buildings in the easternmost part of the conservation area.

The buildings in the conservation area vary considerably in plan form. However, the majority are detached two storey buildings that date to the 19<sup>th</sup> century or earlier. The only exception to this is the village hall which is single-storey and dates to the early 20<sup>th</sup> century. Most of the buildings in the conservation area are built in a local traditional style but some of the buildings also feature 18<sup>th</sup> and 19<sup>th</sup> century classical features. Both St Matthew's Chapel and Sommerfield House are distinctly Victorian in style.

### 7.2 Key views

The views across the village green are an integral part of Matching Tye Conservation Area and help to highlight the focal points in the village. The most important views are those looking across the village green from the northeast, the southeast and the west (see Map 2).



*View of the village green from the west*



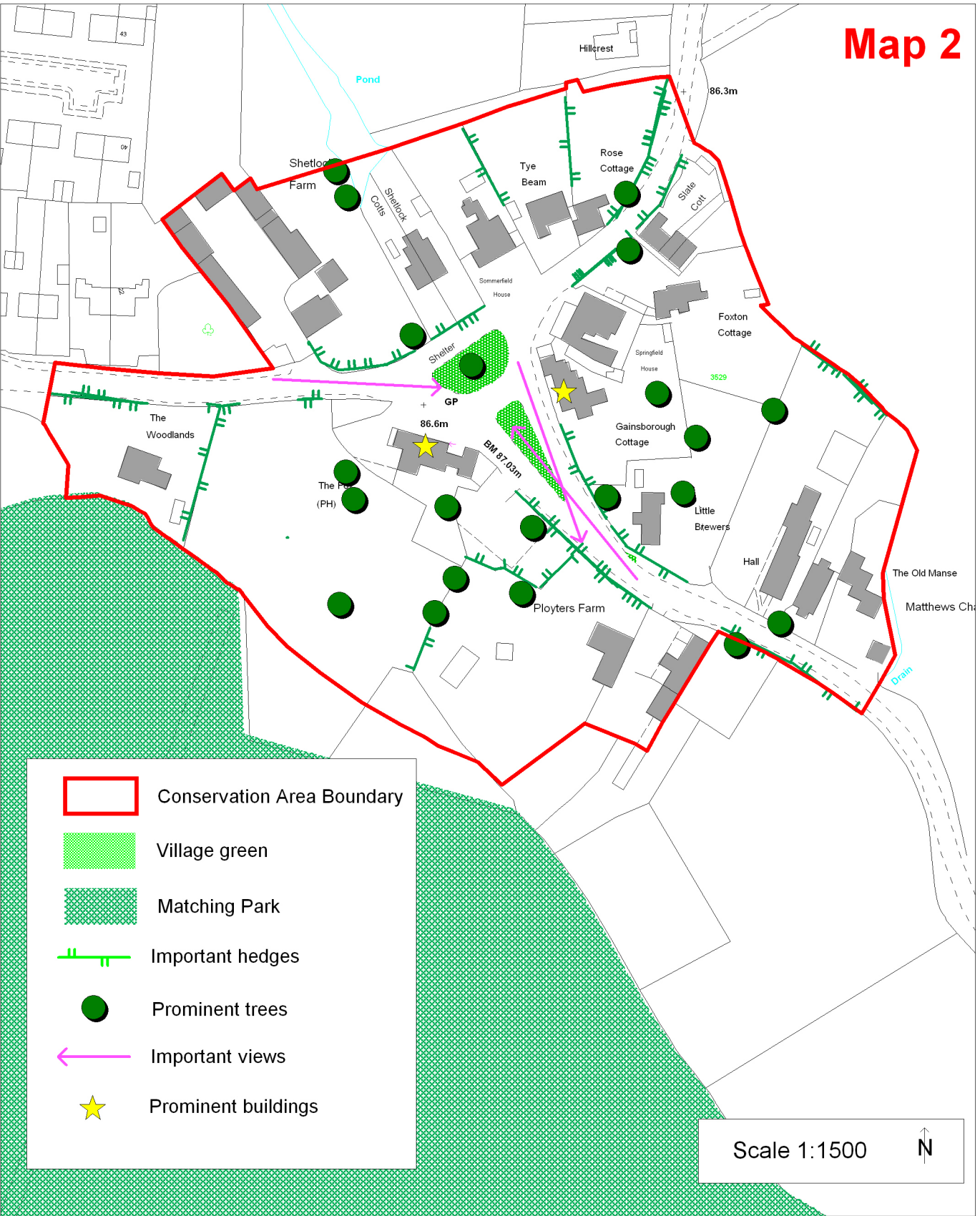
*View of the village green from the south*



*View of Ployters Farmhouse from the north*

# Matching Tye Conservation Area

## Townscape Analysis



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### 7.3 Buildings of architectural and historic interest

Matching Tye Conservation Area contains a large number of buildings of architectural and historic interest which range in date from the 16<sup>th</sup> to the 19<sup>th</sup> centuries (see Map 4). Seven of these are statutorily listed buildings and six are locally listed (see Map 3). The majority are built in a local traditional style.

#### Statutorily listed buildings

**Statutorily listed buildings**  
**(all Grade II listed)**

- **Shetlocks Farmhouse**
- **Barn at Shetlocks Farm**
- **Shetlocks Cottages**
- **Rose Cottage**
- **Gainsborough Cottage**
- **Little Brewers**
- **Ployters Farmhouse**

There are seven statutorily listed buildings in Matching Tye, all of which make an important contribution to the character of the conservation area through their traditional appearance. They range in date from the 16<sup>th</sup> to the 18<sup>th</sup> centuries.



*Ployters Farmhouse, Grade II listed*

The oldest building in the conservation area is Ployters Farmhouse, a 16<sup>th</sup> century timber-framed and plastered building. It retains the hall and crosswing of a late medieval building, although it was remodelled in the 17<sup>th</sup> and 19<sup>th</sup> centuries. The house was divided into cottages in the early 19<sup>th</sup> century but was recombined to form one house in the 20<sup>th</sup> century. A large extension was also made at the south of the building in 1977. The name of the house is

apparently derived from the family of Maurice le Playtere (fl.1288)



*Little Brewers, Grade II Listed*

Little Brewers is a late 16<sup>th</sup> century timber-framed and plastered building with some 18<sup>th</sup> and 20<sup>th</sup> century alterations. It was converted into three tenements in the early 19<sup>th</sup> century but was changed back to a single dwelling in the 20<sup>th</sup> century. Shetlocks Farmhouse is a 17<sup>th</sup> century timber-framed 'lobby-entrance' house. Lobby entrance houses were characteristic building types of lowland England, and were so-called because the front door of these houses usually led into a small lobby against the side of the chimney. To the northwest of the farmhouse is a 17<sup>th</sup> century timber-framed and weather-boarded barn, which is also statutorily listed.

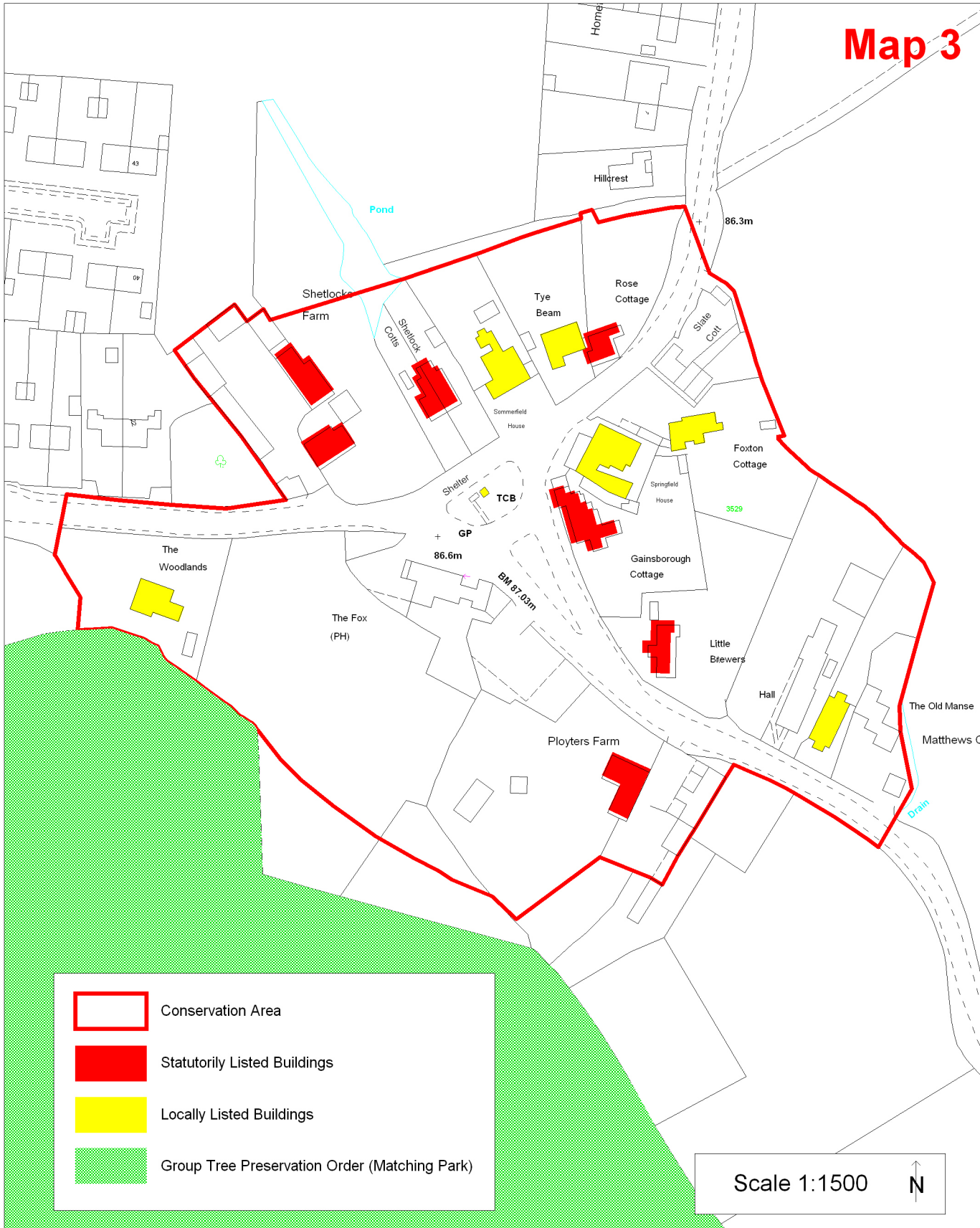


*Shetlocks Cottages, Grade II listed*

To the east of Shetlocks Farmhouse are Shetlocks Cottages, a pair of 17<sup>th</sup> century timber-framed cottages cased in yellow brick. The cottages were remodelled in the 19<sup>th</sup> century.

# Matching Tye Conservation Area

## Listed Buildings and Protected Trees



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In the northeast of the conservation area is Rose Cottage, an 18<sup>th</sup> century timber-framed building partly cased in brick and partly weatherboarded. The building was originally built as a pair of cottages but these were combined to form one house in the 19<sup>th</sup> century.



*Gainsborough Cottage, Grade II listed*

Gainsborough Cottage is a late 18<sup>th</sup> or 19<sup>th</sup> century timber-framed building that was originally built as a pair of cottages. In 1843, the building comprised 3 tenements but it was combined to form one house in the 20<sup>th</sup> century.

**Locally listed buildings**

In the conservation area, there are six buildings and one piece of street furniture on the council's Local List, a list of buildings of local architectural or historic interest. These include St Matthew's Chapel, a small yellow-brick church built in 1876; Sommerfield House, a mid 19<sup>th</sup> century yellow brick dwelling (formerly the Hare and Hounds public house) and Springfield House, a late 18<sup>th</sup> or 19<sup>th</sup> century timber-framed house that was extended in the 20<sup>th</sup> century.



*Foxton Cottage, locally listed*



*Sommerfield House, locally listed*

Also on the Local List are Foxton Cottage, a 19<sup>th</sup> century thatched cottage; Tye Beam, a 19<sup>th</sup> century timber-framed house, the core of which may be earlier; The Woodlands, a 19<sup>th</sup> century timber-framed farmhouse; and the red 'K6' telephone box on the village green.

- Locally listed buildings**
- **St Matthew's Chapel**
  - **Sommerfield House**
  - **Springfield House**
  - **Foxton Cottage**
  - **The Woodlands**
  - **Tye Beam**
  - **Red telephone box**

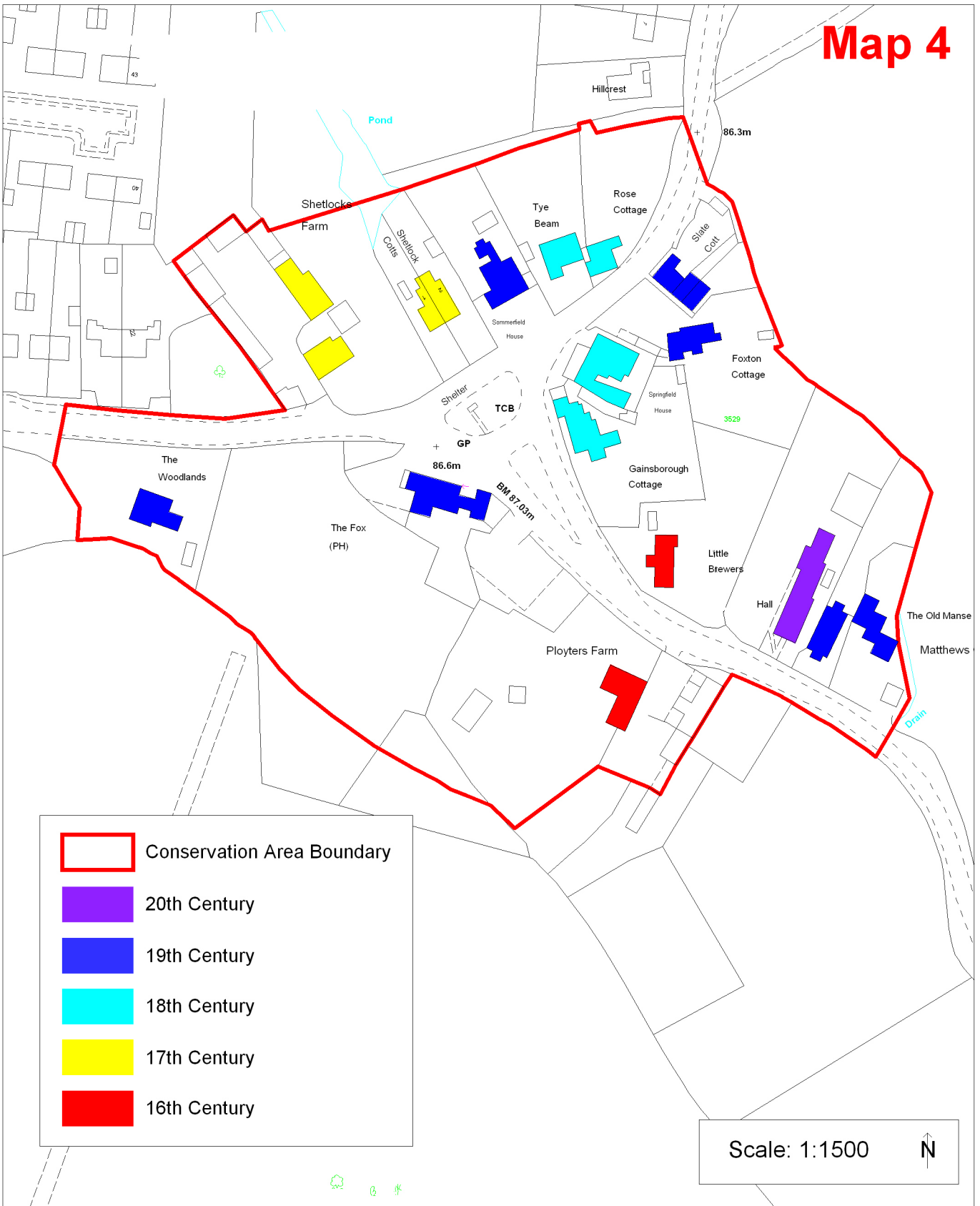


*The Woodlands, locally listed*



# Matching Tye Conservation Area

## Approximate Age of Buildings



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## 7.4 Traditional building materials

There is a wide variety of traditional building materials in Matching Tye Conservation Area that contribute a great deal of colour and texture to the townscape. The main traditional materials used are timber, brick, hand-made plain red clay tiles, slate, thatch and cast-iron.

### Traditional building materials

- **Walls: timber weather-boarding, brick, render (with some pargetting)**
- **Roofs: plain clay tiles, slate & thatch**
- **Doors & windows: timber**
- **Boundaries: timber fences, brick walls and cast-iron railings**



*Slate roof on Springfield House*



*Decorative brickwork on Shetlocks Cottages*



*Decorative pargetting on Springfield House*

### **Walls**

The majority of the buildings within the conservation area are timber-framed with rendered exterior walls and the main colours used are white, cream, yellow and pink. Little Brewers and Springfield House display decorative pargetting, a local technique of creating surface patterns in the external plaster. Some timber-framed buildings are cased in yellow stock brick, such as Shetlocks Cottages and part of Rose Cottage, while others, such as St Matthew's Chapel and Sommerfield House, are built entirely in brick. Both Shetlocks Cottages and St Matthew's Chapel feature decorative red brick banding and dressings. By the mid 19<sup>th</sup> century, brick had become much more widely available due to the introduction of more efficient forms of transportation such as the canal and the railway. A small number of buildings, including The Fox, Rose Cottage and the barns at Shetlocks Farm, feature timber weatherboarding, a traditional finish that is usually feather-edged. The village hall is clad in a flatter, more modern vertical timber boarding, known as shiplap.

### **Roofs**

The most common roofing material in the conservation area is the hand-made plain red clay tile. Some of the 19<sup>th</sup> century properties feature natural slate roofs including The Fox, Sommerfield House, St Matthew's Chapel and The Old Manse. Slate was another building material that became more easily available in the 19<sup>th</sup> century with the advent of the railway. Foxtan Cottage is the only property in the conservation area with a thatched roof. Long straw (wheat) thatch is the traditional material for thatching in this part of Essex. The different roofing materials create an interesting and colourful roofscape that is an important part of the character of the conservation area.



*Traditional plain clay tile roof on Gainsborough Cottage*

**Doors and Windows**

Timber is the traditional material for doors and windows on historic buildings within the conservation area. The glazing style of the windows is very much dependent on the age and style of the building and varies from side-hung casement windows to multi-paned double-hung vertical sliding sash windows.



*Weatherboarding and traditional casement window on Rose Cottage*



*Decorative doorcase and sliding sash windows on Shetlocks Farmhouse*

**Boundary treatment**

The property boundaries in the conservation area include timber fences, traditional cast-iron railings, low brick walls and hedges. Both traditional picket fences and modern close-boarded fences are commonly used. The historic cast-iron railings outside St Matthew's Chapel and Sommerfield House and the decorative wrought-iron gates at the front of Gainsborough Cottage and Rose Cottage all add interest to the streetscene.



*Traditional red telephone box and letterbox*

**Street furniture**

There are two pieces of historic street furniture in Matching Tye: a traditional red telephone box and a red cast-iron letterbox in the centre of the village. 'K6' red telephone boxes were first introduced in 1936 while the cipher 'GR' on the letterbox indicates that it was put up during the reign of King George VI (1936-1952). In 2000, a new carved village sign was erected on the village green by the Millennium Committee, having been funded by local and public donations. The letterbox, telephone box and Millennium village sign all make a positive contribution to the character and appearance of the conservation area.



*Carved 'millennium' village sign*

### 7.5 Contribution made by trees, hedges and green spaces



*Village green with prominent central horse chestnut tree*

The mature trees, hedges and green spaces in the conservation area make an important contribution to its character and appearance (see Map 2). The horsechestnut tree on the village green is a particularly important tree in that it acts as a focal point in the village. All trees in conservation areas are afforded a certain amount of protection since six weeks' notice must be given to the council in writing before any tree in a conservation area is felled or cut back (see section 11.4). Matching Park, the large wood to the south of the conservation area, is protected by a group tree preservation order.

The small triangular village green at the centre of the settlement is the most important public

space in the village. The large green space that extends behind The Fox is also an important space in that it allows a good view of Matching Park from the centre of the village. The hedges that border the village green and define many of property boundaries in the village also contribute a great deal to the rural character of the conservation area.



*View of Matching Park from the field to the rear of The Fox public house*

### 7.6 Activity and movement

Matching Tye is primarily a residential settlement. Although there were two pubs and a shop and post office in the village for most of the 20<sup>th</sup> century, The Fox is now the only remaining local amenity in the village. Traffic movement through the village is mainly concentrated on Harlow Road.

## 8 Opportunities for Enhancement

### Areas with potential for enhancement

- **Public litter bin on the village green**
- **Parking around the village green**

### 8.1 Condition

Overall, the condition of the conservation area is good and the majority of the buildings are well maintained. The only element worth noting regarding condition is the bus shelter which currently suffers from a large amount of graffiti.



*Bus shelter, bench and litter bin on the green*

### 8.2 Street Furniture

There is also potential for the improvement of the street furniture in the conservation area. In particular, the modern plastic litter bin could be replaced with a wooden version to better match other street furniture in the village.

### 8.3 Parking

Too many cars parked around the village green can sometimes detract from the character and appearance of the conservation area. There is already a curb around both sections of the green to prevent cars parking on or driving onto the green. Other measures could be taken to reduce parking around the green, such as the installation of 'no-parking' signs or anti-parking barriers. However, the visual impact of these kinds of measures would have to be considered

carefully as they too could detract from the rural character of the green.



*Cars parked around the village green*

### 8.4 Threats to the character of the conservation area

The main threats to the character and appearance of the conservation area are the use of modern replacement doors and windows on unlisted historic buildings (including locally listed buildings). So far only a very small number of buildings in the conservation area have UPVC or aluminium windows. However, this should be carefully monitored because if installed on a large proportion of the buildings, aluminium and UPVC doors and windows can greatly detract from the character and appearance of conservation areas. Other potential threats to the character of the conservation area include the replacement of traditional plain clay tile or slate roofs with interlocking concrete roof tiles. It should be noted that re-roofing is now controlled by Building Regulations, and consent needs to be sought from the Council before this can be carried out. Lastly, the addition of further road signs or street furniture could also detract from the simple rural character of the village.

### 8.5 Capacity for Change

The construction of new buildings in Matching Tye is strictly controlled by green belt policy in the local plan (adopted 1998) which means that any new buildings must usually relate to agriculture, forestry or outdoor sport and recreational uses (see Appendix 2). Consequently, the capacity for change in the conservation area is relatively small and change will mainly consist of small-scale alterations and extensions to existing buildings in the conservation area.

## 9. Conservation Area Boundary

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The current conservation area boundary, which was first drawn up in 1977, incorporates the original settlement as it was up until the early 20<sup>th</sup> century and excludes the mid 20<sup>th</sup> century buildings that were added to the village to the north and west on Matching Road. As this would seem to be a logical boundary, there appears to be no need to alter the conservation area boundary at this stage.

## 10. Community Involvement

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### 10.1 Involving local people

Community involvement is an integral part of the appraisal process. The council aims as far as possible to take into account the views of local residents in defining the special interest of the conservation area and formulating strategies for its future management. In putting together the final version of the appraisal, Matching Parish Council was consulted and a public meeting was held in December 2006 to discuss the content of the appraisal. A consultation draft of the appraisal was posted on the council's website between November 2006 and January 2007 and hard copies of the draft were available on request. To inform residents of the public consultation period, an article was placed in the parish magazine and

leaflets were distributed in the conservation area.

### 10.2 Timetable

<b>August – November 2006</b>	<b>Draft appraisal</b>
<b>November 2006- January 2007</b>	<b>Public consultation</b>
<b>February - 2007</b>	<b>Finalising report</b>
<b>March 2007</b>	<b>Publication</b>

## 11. General Guidance

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It is the intention of Epping Forest District Council to make use of its powers to preserve and enhance the character and appearance of its conservation areas. The following general guidance is aimed at controlling and guiding change within conservation areas in order to ensure that their value is maintained both as a heritage asset and a high quality place in which to live and work. The Council's Local Plan policies (adopted 1998) regarding conservation areas are set out in Appendix 1.

### 11.1 Topography and setting

Important views both within and out of the conservation area should be preserved and, where possible, enhanced. Any new development in the village should respect the nature of these views and positively contribute to them.

### 11.2 Architecture and building details

As set out in the council's local plan policy regarding the demolition of buildings in conservation areas (policy HC9), there will be a strong presumption towards the retention of all historic buildings that make a positive contribution to the character and appearance of the conservation area. There will also be a presumption in favour of the retention of original historic features such as traditional doors, windows, roof tiles and railings as these add a great deal of interest and value to the townscape. When historic features need replacing, a like-for-like approach should be taken wherever possible. The reinstatement of traditional features should always be based on a sound understanding of the original structure and where possible, historical evidence.

### 11.3 Traditional building materials

The use of traditional materials will be encouraged in new buildings and when repairs and extensions are made to existing buildings in the conservation area. Modern materials such as concrete, UPVC and aluminium should be avoided as these are out of character with the conservation area and can erode the quality of the streetscene.

### 11.4 Trees and open spaces

Trees, hedges and open grassed spaces are an integral part of the character of the conservation area and should be retained where possible. The Council has stated in the local plan that it will not give consent to any work to trees that could be detrimental to the

character, appearance or setting of the conservation area (policy HC6).

### 11.5 Environmental quality

It is important that the overall quality of the environment is maintained to a high standard. Road signs should not have an adverse impact on the streetscape and unnecessary signs and signposts should be removed. It is the council's policy to ensure that public utility companies and the Highway Authority consider the character of conservation areas when carrying out works within them (policy HC8). Street furniture should enhance the environment and be in character with the conservation area in terms of design and materials.

### 11.6 New development

It is recognised that conservation areas must be allowed to evolve to meet changing demands and commercial pressures. New additions can enhance the character of a conservation area if sympathetic to their surroundings and of a high quality. In general, any new development should be in keeping with the overall character and appearance of the conservation area and respect adjoining buildings in terms of scale, density, massing, style and materials. However, due to its location within the Metropolitan Green Belt, there will be little scope for large-scale new development in Matching Tye Conservation Area.

### 11.7 Activity and uses

Matching Tye is a quiet residential settlement with one main local amenity, The Fox pub. In line with policy CF12 of the Local Plan Alterations 2006, which seeks to ensure the retention of community facilities providing leisure, health, social and cultural services, the council will try to ensure that The Fox is retained to preserve the character of the conservation area and the vitality of the village.

### 11.8 Renewable energy systems

There has recently been increasing interest in the use of renewable energy systems such as wind turbines and solar panels. In order to preserve the character of the conservation area, permission will only be granted for such fixtures where they can be installed in discreet and visually unobtrusive positions. It should also be noted that these fixtures will only rarely be acceptable on statutorily listed buildings (policy CP10, local plan alterations, 2006).



## 12. Management Plan

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The following section outlines the council's specific objectives for the preservation and enhancement of Matching Tye Conservation Area over the next five years.

### 12.1 Retention and enhancement of historic fabric

It is important that the historic fabric of the conservation area is preserved in order to maintain the quality and interest of the area. Historic features such as original doors, doorcases, windows, railings and roof tiles are particularly in need of protection on unlisted historic buildings (including locally listed building). Traditional windows have already been substituted with modern replacements in aluminium or UPVC in a small number of cases.

In order to raise public awareness of the importance of preserving and enhancing the historic fabric of the conservation area, the council intends to produce a leaflet on the repair and maintenance of historic buildings. The repair and reinstatement (where applicable) of traditional doors, windows and roof tiles will be encouraged and information will be made available on local craftsmen and suppliers of traditional building materials. A limited number of historic building grants will also be available for the repair of historic fabric on non-residential statutorily and locally listed buildings, with priority given to those on the statutory list.

### 12.2 Preservation and enhancement of trees, hedges and green spaces

Trees, hedges and green spaces should be retained to preserve the rural character of the area. Epping Forest District Council currently runs a tree warden scheme as part of a nationwide initiative. As there are no tree wardens in Matching Parish at present, encouragement will be given to the appointment of a tree warden or wardens for the parish.

### 12.3 Improvement of public areas

Firstly, the character and appearance of the conservation area would be improved if the current plastic litter bin were replaced with a wooden one more in keeping with the existing street furniture. Also, the rural character of the

village green could be enhanced if parking was reduced. Consequently, the council will consider ways of reducing parking around the village green, using measures that do not detract from the rural character of the conservation area.

### 12.4 Review

The character appraisal and management plan will be reviewed on a five-yearly basis in order to compare achievements with the objectives outlined in the management plan.

The photographic survey made as part of the character appraisal will be used to monitor incremental change in the conservation area over the next five years. The types of change that will be monitored will include physical condition and any loss of historic fabric. The condition of important trees or hedges will also be checked.

### 12.5 How residents and other property owners can help

Whilst the council can suggest improvements, and control certain types of development in the conservation area, the collaboration of local residents and businesses is vital for the successful preservation and enhancement of the character and appearance of the conservation area.

**Local residents and business owners can help to preserve the character and appearance of the conservation area by:**

- **Keeping their properties in good condition.**
- **Retaining original features on historic buildings where possible and if replacements are needed, replacing features with like-for-like in terms of style and materials.**
- **Making sure that any additions to properties in the conservation area that do not require planning permission are in keeping with the host building and the conservation area as a whole.**

## 12.6 Management plan

# Matching Tye Conservation Area Management Plan 2007-2012

### 1. Proposals for the retention and enhancement of historic fabric

- In order to raise public awareness of the importance of preserving and enhancing the historic fabric of the conservation area, the council intends to produce an information leaflet on the repair and maintenance of historic buildings and provide information on local craftsmen and suppliers of traditional building materials.
- A limited number of historic building grants will be available for the repair of the historic fabric of non-residential statutorily and locally listed buildings, with priority given to those on the statutory list.
- The council will make sure that any new development is sympathetic to the character of the conservation area in terms of scale, massing, style and materials. The use of modern building materials such as UPVC, aluminium and concrete will also be discouraged.

### 2. Proposals for the preservation and enhancement of trees and hedges

- The council will encourage and facilitate the establishment of a tree warden for Matching Parish.

### 3. Proposals for the improvement of public areas

- The public litter bin on the village green will be replaced with a wooden one to match the existing street furniture.
- The council will consider ways in which parking around the village green could be reduced, using measures that do not detract from the character of the conservation area.
- The council will collaborate with the Highways Authority to make sure that the conservation area remains free from unnecessary or visually intrusive road signs.

## 13. Bibliography

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- The Victoria History of the County of Essex Volume VIII, Essex County Council, 1983
- A History of Matching, Marion Scantlebury, July 2000

## Appendix 1. Listed Buildings in Matching Tye Conservation Area

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### **Shetlocks Farmhouse**

#### **Grade II**

Lobby-entrance house, C17 extended in C19. Timber framed, roughcast rendered and weatherboarded, roofed with handmade red clay tiles. 4 bays aligned approx. NE-SW, with axial chimney stack in second bay from NE, forming a lobby entrance. Extended to SW by approx. 2 metres in C18. Parallel range to rear, brick, C19, with gabled NW wing opposite lobby entrance, with chimney stacks in N angle and at SW end. Lean-to extension with catslide roof in N angle. 2 storeys. SE elevation, 6 panel door with upper 2 panels glazed, under shallow hood, early C19. 3 window range of late C19 double-hung sash windows. Roughcast render on front elevation, weatherboarding on SW end, with handmade red clay tiles on gable. 2 C19 cast iron casement windows in rear wall, ground floor. Lamb's tongue stops on beams, some boxed in. Joggled butt-purlin roof, re-using some smoke-blackened medieval rafters.

### **Barn approx. 6 metres NW of Shetlocks Farmhouse**

#### **Grade II**

Barn, C17. Timber framed, weatherboarded, roofed with handmade clay tiles. 4 bays aligned approx. NW-SE, double doors in SW side in second bay from SE in N angle, with continuous catslide roof over both. Small lean-to shed in E angle, roofed with handmade red clay pantiles. High pitching door in SW side of NW bay, plain door in next bay. Jowled posts, arched braces to tiebeams, arched braces to arcade plate over original short aisle. Primary straight braces, heavy studs.

### **Harlow Road**

#### **1 & 2 Shetlocks Cottages**

#### **Grade II**

Pair of cottages. C17, remodelled C19. Timber framed, cased in yellow stock brickwork with horizontal bands of red bricks to front. Pegtile roof, brick stack. 2 storeys, one room per floor to each cottage; doubled in size by C19 extension to rear, contemporary with casing of original structure. Cottages entered by doors at extreme end of front elevation, with modern windows adjacent; above, 3 timber casements. Hipped roof with large ridge stack. C19 extension has two gables to rear separated by chimney stack. Inside, each

cottage has large open fireplace with timber lintel (chamfered, with cyma stops), and timber newel stair between stack and front wall. The main elements of the frame are exposed internally.

### **Rose Cottage**

#### **Grade II**

Pair of cottages, C18, now combined, altered in C19. Partly timber framed and weatherboarded, partly brick, roofed with handmade red clay tiles. Aligned approx. NE-SW, with one chimney stack to rear of ridge and one in NE gable end. Lean-to extension at rear, C19, walls timber framed and weatherboarded, roofed with C19 red clay Roman tiles. 2 storeys. Plain boarded door and 3 C20 casement windows on ground floor, 2 more on first floor. SW gable end and slightly more than half of front weatherboarded, NE gable end and remainder of front of yellow-grey stock bricks. Listed for Group Value.

### **Gainsborough Cottage**

#### **Grade II**

2 cottages and ancillary building, C18/19, linked to form C20 house. Timber framed, plastered, roofed with handmade red clay tiles. (1) 2 storey-cottage aligned approx. N-S, aspect W, with hipped roof and external chimney stack on E wall near SE corner. C20 rear extension from N end. (2) 2 storey cottage to SE, corner to corner with (1) roof hipped to S, gabled to N with external chimney stack at S end. (3) C20 link unit connecting with single storey ancillary building to NW, extended to N to form car port. W elevation (3), wrought iron gates in car port, 2 C20 casement windows with imitation leading and external hinged shutters, C20 octagonal dove-cote with weathervane on ridge. Link unit glazed. (1) on ground floor, one fixed light, one bay window with casements and tiled roof, one double hung sash window of 4 lights, all C20 and all with imitation leading. Central 6-panel door, C18/19. Interior part only of shell hood, c.1700, over door. Carved wooden putti brackets on scrolled bases attached to jambs, not supporting hood. First floor, 2 late C19 double-hung sash windows of 16 lights, with C20 external hinged shutters. Wooden plaque with inscribed date 1692 attached to wall above door. (2) One early C19 double-hung sash window of 16 lights on each floor. These

formerly simple buildings, which comprised 3 tenements in 1843 (Essex Record Office D/CT 236), have been extensively altered by the introduction of antique features from a house or houses of higher status and earlier date, and by C20 reproductions of features which did not exist here originally. Listed for group value.

### **Little Brewers**

#### **Grade II**

House, late c16, altered in C18, extended in C20. Timber framed, plastered, roofed with red clay tiles. 3 bays aligned N-S, aspect W, with chimney stack in NE of middle bay, forming a lobby entrance. 2 storey porch extension to W of middle bay, C20, 2 storey extension to E. of N bay, forming an L plan, C20, 2 storey extension to S, 1977. 2 storeys. Ground floor, plain boarded door, 3 C20 casement windows. First floor, 4 C20 casements windows. Roof of shallow pitch, hipped at both ends. Framing partly exposed internally. Unglazed windows with 3 diamond mullions at upper floor at each end of original building, now enclosed by C20 extensions. Another on ground floor in E wall of middle bay. Heavy studding to a height of approx. 2.75 metres with some original wattle and daub infill, ends originally half-hipped. Walls raised by approx. 1.5 metres in C18 with lighter studding, and weatherboarded. Aperture cut in studding to W of chimney stack for external bread oven, C18, later demolished. Original internal tiebeams removed. Converted to 3 tenements in early C19, and recorded in that form in the title award of 1843 (Essex Record Office D/CT 236 Plot 256), later recombined to form one house.

### **Ployters Farmhouse**

#### **Grade II**

Farmhouse, C16, altered in C17 and C19, extended 1977. Timber framed, plastered, roofed with handmade red clay tiles. Aligned NW-SE, aspect NE, with storeyed service end at the SE, twin rooms on the ground floor and a single room over. 2-bay parlour/solar crosswing at the NW. Storeyed hall block between with axial chimney stack at the SE end facing NW, forming a 'low end' lobby-entrance. Internal chimney stack in crosswing, C19. Extension to S, 1977. 2 storeys. Door and 3 casement windows, all C20, and 3 similar windows above. Gablet roof at each end. Framing partly exposed internally. Jowled wallposts, curved tension bracing trenched to the inside of the studs. The service end and hall block were originally of one storey with attics, the upper rooms lit by unglazed windows at floor level. The walls were raised

by approx. 1 metre in the late C17 and the roof rebuilt in its present form, butt-purlin construction, on the same alignment as the original roof over the SE and middle sections, but at right-angles to the original roof of the crosswing. The SE service end and the hall block are structurally distinct, indicating a building programme of phased renewal. There is some evidence that the hall block originally had a timber framed chimney at the SE end, replaced in the late C16 by the present brick chimney stack. The NW crosswing was built in the mid-C16 with a cranked central tiebeam and arched braces to it, still in situ, crownpost roof now replaced. Rafter seatings for the original NE-SW roof are visible on the wallplates. There is an unglazed window in the upper SW wall, with 2 of the 3 original diamond mullions still present, and mortices for another in the NW wall. There has been much reconstruction in brick in the lower SW wall. The house was divided into cottages in the early C19, with insertion of stairs, partitions and NW chimney, and was re-combined to form one house in the C20, with removal of some of these features. An unusual feature of exceptional interest is that the rebates for the twin doors to the service rooms, pantry and dairy, are cut to a height of only 1.27 metres, indicating that they were for half-doors, high enough to exclude children and dogs, but open above, perhaps to facilitate supervision.

## Appendix 2. Relevant National Legislation and Local Plan Policies

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### **National Legislation**

There are several special restrictions that apply to conservation areas. These are in addition to normal planning controls:

The size limit for extending your home without obtaining planning permission is 50m<sup>3</sup> or 10% of the house's original volume, up to a maximum of 115m<sup>3</sup>.

Consent must be obtained from the district council for the demolition of any building within the conservation area – this may also include gates, walls and fences.

You must give the District Council six weeks notice in writing before felling or cutting back any tree unless the tree is:

- dead, dying or dangerous;
- causing a nuisance in law;
- a cultivated fruit tree;
- less than 236mm(9<sup>1/2</sup>”) in girth around the trunk when measured 1.5m (4' 10”) above the ground.

Some additional restrictions apply to the siting of advertising hoardings or other advertisements and satellite dishes.

### **Epping Forest District Local Plan Policies (Adopted January 1998)**

#### **POLICY HC6**

Within or adjacent to a conservation area, the council will not grant planning permission for any development, or give listed building consent or consent for works to trees, which could be detrimental to the character, appearance or setting of the conservation area.

#### **POLICY HC7**

Within conservation areas, all development and materials will be required to be of a particularly high standard to reflect the quality of the environment. Development should:

(i) be sympathetic to the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape and access;

(ii) have traditional pitched roofs and create a roofscape with sufficient features to provide an appropriate degree of visual interest in keeping with the character of the conservation area;

(iii) be composed of facing materials chosen from the traditional range used in the district;

(iv) have facades which:

(a) provide an appropriate balance between horizontal and vertical elements, and proportions of wall to window area;

(b) incorporate a substantial degree of visual intricacy, compatible with that of the facades of historic buildings; and

(v) where applicable, be of a scale compatible with any adjacent historic buildings.

#### **POLICY HC8**

The council will seek to ensure that all public utility companies and the highway authority have regard to the need to preserve the character of conservation areas when considering works within them.

#### **POLICY HC9**

The council will only grant consent for the demolition of a building in a conservation area where the building does not make a significant contribution to the character and appearance of that area, or where the redevelopment proposal preserves or enhances that character or appearance. Any consent may be subject to:

(i) planning permission having already been granted for the redevelopment of the site; and

(ii) a legal agreement that the building is not demolished before a contract for the redevelopment of the site has been made.

**POLICY HC10**

The council will not give consent for works to the interior or exterior of a listed building which could detract from its historic interest or architectural character and appearance.

**POLICY HC11**

The council will not give consent for the demolition of a listed building unless it can be shown, to the satisfaction of the council, that there are very exceptional circumstances as to why the building cannot be retained and returned to an appropriate use.

**POLICY HC12**

The council will not grant planning permission for development which could adversely affect the setting of a listed building.

**POLICY HC13**

The adaptation or conversion of a listed building to a new use may be permitted where:

- i) This can be shown to be the only way to retain the special architectural or historic interest of the building;
- ii) Any proposed alterations respect and conserve the internal and external characteristics of the building and do not diminish its special architectural or historic interest; and
- iii) The immediate and wider landscape settings of the building are respected.

Substantial reconstructions or extensions, and sub-divisions into more than one unit will not be permitted. Conditions may be imposed to

control land use or development rights associated with the converted building.

**POLICY HC13A (adopted in 2006)**

The council will prepare a list of buildings of local architectural or historic importance (the 'local list'). Maintenance of these buildings will be encouraged and they will receive special consideration in the exercise of the development control process.

**POLICY GB2A (adopted in 2006)**

Planning permission will not be granted for the use of land or the construction of new buildings or the change of use or extension of existing buildings in the green belt unless it is appropriate in that it is:

- (i) for the purposes of agriculture, horticulture or forestry or
- (ii) for the purposes of outdoor participatory sport and recreation or associated essential small-scale buildings; or
- (iii) for the purposes of a cemetery or
- (iv) for other uses which preserve the openness of the green belt and which do not conflict with the purposes of including land in the green belt or
- (v) a dwelling for an agricultural, horticultural or forestry worker in accordance with policy GB17A; or
- (vi) a replacement for an existing dwelling and in accordance with policy GB15A; or in accordance with another green belt policy
- (vii) a limited extension to an existing building that is in accordance with policy GB14A; or
- (viii) in accordance with another green belt policy.

## Appendix 3. Townscape Analysis

<b>No.</b>	<b>Name/Number of Building</b>	<b>Road Name</b>	<b>Age of building (century)</b>	<b>Statutorily listed</b>	<b>Locally listed</b>	<b>Impact on CA*</b>	<b>UPVC windows</b>	<b>Aluminium windows</b>
1	The Old Manse	The Green	19th			P		
2	Matthew's Chapel	The Green	19th		Y	P		•
3	Village Hall	The Green	20th			P		
4	Little Brewers	The Green	16th	Y		P		
5	Gainsborough Cottage	The Green	18th/19th	Y		P		
6	Springfield House	The Green	18th/19th		Y	P		
7	Foxtan Cottage	The Green	19th		Y	P		
8	Slate Cottages 1	The Green	19th			P	•	
9	Slate Cottages 2	The Green	19th			P		
10	Slate Cottages 3	The Green	19th			P		
11	Rose Cottage	The Green	18th	Y		P		
12	Tye Beam	The Green	18th/19th		Y	P		
13	Sommerfield House	The Green	19th		Y	P		
14	Shetlocks Cottages 1	The Green	17th	Y		P		
15	Shetlocks Cottages 2	The Green	17th	Y		P		
16	Shetlocks Farmhouse	The Green	17th	Y		P		
17	Barn northwest of Shetlocks Farmhouse	The Green	17th	Y		P		
18	The Woodlands	The Green	19th		Y	P		
19	The Fox P.H.	The Green	18th/19th			P	•	
20	Ployters Farm	The Green	16th	Y		P		

\*P= Positive, O=Neutral, N=Negative



## Appendix 4. Glossary of Terms

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<b>Ancient woodland</b>	Ancient woodland is land continuously wooded since AD1600 in England and Wales or AD1750 in Scotland
<b>Arcade Plate</b>	A timber running above vertical posts, in the place of a wall-plate, within a timber-framed building
<b>Butt Purlin</b>	A purlin that is joined to a principal rafter by a tenon joint
<b>Casement</b>	Side hinged window.
<b>Catslide</b>	A roof with one side longer than the other, continuing at the same pitch over an extension to a building.
<b>Chamfered</b>	Corner where the edge has been cut off or bevelled.
<b>Cyma</b>	A decorative S-shaped moulding, usually placed at the top of a cornice
<b>Flemish Bond</b>	Brickwork with alternating headers (short ends) and stretchers (long sides) showing.
<b>Gable</b>	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'.
<b>Gablet</b>	A small gable above a hipped roof. Also used ornamentally, such as on a buttress or over a niche.
<b>Jamb</b>	The vertical lining of a doorway, window or other opening.
<b>Jowl</b>	The end of a timber post made wider than the rest of its length on one face to accommodate tiebeams, wall-plates etc.
<b>Lamb's tongue stops</b>	Curved bevelled decorative motif, usually at the end of a chamfered edge in wood.
<b>Mullion</b>	Vertical member dividing window panes.
<b>Newel staircase</b>	staircase where the vertical members are placed at the ends of flights to support the strings, handrails, trimmers and bearers.
<b>Pantile</b>	Curved, interlocking roof tile of S-shaped section usually made of clay or concrete.
<b>Pargetting</b>	The use of external lime plaster in a decorative manner with incised or moulded surfaces, especially timber-framed houses of the sixteenth and seventeenth centuries.
<b>Purlin</b>	A horizontal timber set in the plane of a roof's slope and supporting common rafters.
<b>Putti</b>	Figures of cherubs in art.

- Rendering**                    The covering of outside walls with a uniform surface or skin for protection from the weather. Cement rendering: a cheaper substitute for stucco (fine lime plaster), usually with a grainy texture.
- Sash window**                A window that slides vertically on a system of cords and balanced weights.
- Stock brick**                    A traditional clay brick commonly used in house construction; often called London stocks because of the frequency of use in London. May be yellow or red in colour.

## Contact Details

Further information can be obtained by contacting us at:

Conservation Section  
Planning Services  
Epping Forest District Council  
Civic Offices  
High Street  
Epping  
CM16 4BZ  
Tel: (01992) 564068  
Fax: (01992) 564229

Email: [conservation@eppingforestdc.gov.uk](mailto:conservation@eppingforestdc.gov.uk)

or by accessing our website:  
[www.eppingforestdc.gov.uk/Council\\_Services/planning/conservation](http://www.eppingforestdc.gov.uk/Council_Services/planning/conservation)



**Planning Services**