



Hills Amenity Society

Working for the York Hill, Staples Road and Baldwins Hill conservation areas

Free starter or sweet
at
Gardeners Arms
See Page 2

Newsletter

Web: www.hillsamenitysociety.co.uk

Email: hills.amenity@googlemail.com

Summer 2011

Open Forum and AGM

Tuesday 7 June
Gardeners Arms
top of York Hill 7.30pm
Free glass of wine

*All Hills residents are
invited*

Hills Garden Competition

We will be judging
gardens in the annual
competition in June.
See Page 6



And more inside...

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Cuts put appraisals on hold...

Detailed appraisals of the three Hills conservation areas, see them online at www.hillsamenitysociety.co.uk, are on hold due to Council cuts. See Page 6

Join us for the

Hills Hog Roast

Saturday 18 June

from 12 noon—Lunch 1-2.30pm



In the garden of the Foresters Arms and on the forest edge Baldwins Hill by kind permission of the

Forest Conservators

The Hills Amenity Society invites residents to join us for the Hills Hog Roast on
Saturday 18 June from midday.

Tickets: £6 Adults £3 Children Family £15

Available from Wendy Fisher Telephone 0208508 2096 (limited to 100 lunch places only)

- **Hog Roast**
- **Morris-style Dancing**
- **Maypole**
- **Fun for all the family**



In the Hills—for the Hills

Apple Estates 25A York Hill Loughton Essex IG10 1RL
020 8508 2030 sales@appleestates.net www.appleestates.net





Neighbourhood Watch



The Loughton Hills Conservation Areas are a designated Neighbourhood Watch area. Please be observant and report anything suspicious. Together we can keep our area safe for all of us.

Look out—there's a thief about

- a resident writes:

Just thought I would mention - there has been another burglary - this time about 3 nights ago next door to my friend who lives on Baldwins Hill.

Took place about 7.45pm !!! They were disturbed so don't think they got anything but did a lot of damage to the back door.

The message is simple: as we enjoy lovely warm weather, please stay vigilant. Even in the Hills Conservation Areas there is an ongoing concern about crime.

Time to cut those hedges

Hedges are an important and defining characteristic of The Hills. They are—or can be— a very lovely one, too. Unfortunately hedges fronting roads can also be dangerous when they become overgrown.

And this year they seem to have grown even more than usual. Please cut those hedges now.



Neighbourhood Watch Signs for the Hills Area

Hills Watch has submitted an application to the Safer Communities Partnership to have Neighbourhood Watch street signs erected in each street in the Conservation area. This will not only make our scheme more visible and official, but may help to reduce home insurance bills. However no action will be taken until a decision is taken on new Conservation Area signage.



For up to date information on Neighbourhood Watch go to <http://www.neighbourhoodwatch.net/>

Get Involved - Become a Coordinator

If you would like to help keep your road safe please contact The Editor, i.locks@btinternet.com or Tel: 020 8502 3998

Neighbourhood Police Contacts

- PC Jon Hounslow 07968 354 021
 - PC Tom Hardingham (Wildlife Crime Officer) 0300 333 4444 (ext.28835)
 - Essex Police (non-emergency) 0300 333 4444
 - Loughton Police direct line 01279 641212
 Non emergency issues in the Loughton area - 0300 333 4444
 Wildlife Crime Officer : PC Tom Hardingham - 0300 333 4444 (ext. 28835)
 Emergency issues should still be reported via 999

Gardeners Arms

York Hill, Loughton Tel: 020 8508 1655

The Gardeners Arms offers the exceptional character of a traditional Old English pub. Situated in the heart of the conservation area in Loughton it occupies one of the most elevated positions in the area with far reaching views of Canary Wharf and on to London and beyond. You will not be disappointed when you visit us for one of our excellent home cooked dishes along with one of our Real Ales or fine wines.



Theme night every Tuesday

—join us for dinner 6-9pm

Quiz night

Last Wednesday in June—29th

Maximum six per team. Booking essential. £5 per person with nibble half-time

Weds 18 May **Psychic Night** —everyone welcome
one-to-one meetings with some of the best psychics in the business

Sun 19 June **Fathers' Day** - Don't forget to book

Function Room available to hire

for all occasions

Excellent food and drink with great company

Free

Starter or sweet

Gardeners Arms
 for two people with this Ad Mon-Fri Lunch
 12.30 - 2.30pm
 Tel: 020 8508 1655
 Expiration Date: 30/06/2011

Hills property update

Properties for sale



Steeds Way (above): four bedroom detached with kitchen /breakfast room, 22ft lounge, study, conservatory, four piece en-suite to master bedroom, swimming pool. £825,000

Wroths Path

(right): Three bedroom Victorian Cottage. Lounge, garden room, kitchen/diner. Ground floor cloakroom, large modern bathroom and integral garage. £320,000.



York Hill (right): semi-detached three bedroom, reception, dining room kitchen/diner, utility area, ground floor cloakroom, cellar. £750,000.



York Hill (left): two bedrooms, first-floor bathroom, reception and fitted kitchen with open plan conservatory. Views across Loughton to the City skyline. £395,000.

York Hill

(right): Three bedroom semi, two reception rooms, ground floor cloakroom, conservatory, workshop, garage. £450,000.



Sponsored by



House selling prices

Queens Road (right): sold c. £450,000.



Baldwins Hill: No 61 det. sold 25/1/11 £645k; No. 40 det sold 8/9/10 £447k; No. 52 semi sold 28/6/10 £560k.

Forest Way: No 21 semi sold 11/2/11 £300k; No. 10 terr sold 10/12/10 £340k; No 4 terr sold 3/9/10 £335k;

No. 19 semi sold 27/7/10 £875k; **Pump Hill:** No. 19 det sold 7/9/10 £715,000;

Queens Road: No. 44 sold 18/2/11 £582k; No. 71a terr sold 24/1/10 £400k; No. 37 flat sold 1/10/10 £247k; No. 66 semi sold 29/7/10 £335k.

Whitakers Way: No. 1 The Lanterns det sold 10/1/11 £475k; No 1 The Lanterns sold 29/7/10 £562,500

Wroths Path: No. 45 terr sold 22/6/10 £250k.

York Hill: No 47 det sold 23/3/11 £697k; No. 36 terr sold 27/7/10 £250k; No. 109 det sold 21/7/10 £500k; No. 5 det sold 15/7/10 £291k; No. 115 terr sold 1/6/10 £310k.

Staples Road (right): sold c. £460,000



—from the Hills Committee planning notes over the last few months:

Outcry over mobile phone mast for Baldwins Hill

Residents of **Baldwins Hill and Goldings Hill**, along with the Hills Amenity Society and Loughton Town Council, are among the many objectors



to plans to put a mobile phone mast on the triangle of green (pictured top right courtesy of Google Maps). The 15m high monopole with antennae shroud, together with associated ground level cabinets, would be used by both O2 and Vodafone. **Homewood, Steeds Way:** Erection of single storey rear extension, change of external finish of house from brickwork to render and replacement of front entrance door. **67 York Hill: Revised applica-**

tion for two storey rear extension with extended raised patio, internal alterations and loft conversion with roof lights and part pitched roof to existing garage. **27 Pump Hill:** Conservatory and replacement bay window.

52 Baldwins Hill: Single storey rear extension. Granted.

79 Queens Road: Alterations to rear elevation works to include, changes to the fenestration and remove existing external staircase. Lower rear patio. Granted.

34 Queens Road: Erection of a front porch. Granted.

92 York Hill: 1.5m gates approved.

111 York Hill: Grade II listed building application for the erection of a rear conservatory. Granted.

67 York Hill: Permission refused

for two storey rear extension with raised patio, internal alterations and loft conversion with front dormer and rear roof window and part pitched roof to existing garage.

9 Baldwins Hill: Addition of second floor extension with flat roof and partial roof terrace.

26 Queen's Road: Revised application for first floor rear extension refused at appeal.

Tree work approved: 47 York Hill, 25 Woodbury Hill, 27 Woodbury Hill, 23 Forest Way, 65 Baldwins Hill, 21 Forest Way, Wallers Hoppit, The Oaks, Whittakers Way, 2 Potters Close, 49 York Hill.

Dryads Hall, Woodbury Hill to fell a Ginkgo biloba to ground level and treat stump with herbicide: Refused.



Conservation Areas: A Beginner's Guide

Conservation areas are a valuable means of protecting places of historic and architectural importance, but living in one means playing by council rules. This article, written by Jocelyn Beattie, is reprinted from www.findaproperly.com where the full article can be viewed.

So what exactly is a conservation area? The official definition is "any areas of special architectural or historic interest the character or appearance of which it is desirable to protect or enhance".

This definition comes from Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, sequel to the initial 1967 Civic Amenities Act above.

The first conservation areas were created in 1967, and there are now over 9,000 in England.

But what does it mean in practical terms? Generally, it's the overall character of an area which warrants its conservation status rather than individual buildings. Everything in the area - even open land - is deemed to be part of this special character or appearance, and its various elements - and that can mean your windows and gutters - cannot be altered without the permission of the governing body.

Designation and control comes under the remit of the local authority who will usually have a Conservation Officer or Department overseeing demolition, alterations, minor developments and all trees in the area. Although that might all sound very tedious, areas so controlled are obviously attractive to buyers: by its very nature, a conservation area is special in some way otherwise it would not enjoy this enhanced status.

Price Premium

Properties in a conservation area are almost always of higher value than nearby houses that don't come with that special status. And there's the added satisfaction of knowing you're living in a protected piece of history. Russell Jervis, managing director of Haart estate agents, comments: "Homebuyers are always prepared to pay extra to live in an area or building that is something out of the ordinary.

"This is particularly true of conservation areas, which are places of special architectural or historic interest with unique character.

"The desirability of living in a conservation area, whether it be a grand country house or a small town house in an old Tudor street, can have the effect of inflating property prices by as much as 20 per cent more than homes in the surrounding areas."

Typical Regulations

However, by choosing to live in a conservation area you are also choosing to abide by a stringent set of rules.

So before you buy, ask yourself if you can bear having to consult the local council about getting rid of the rickety old shed at the bottom of your garden or lopping branches off the tree in front of your driveway.

When to seek planning permission

Here are some typical instances where you must seek planning permission prior to carrying out any work:

- **Complete or substantial demolition** of an unlisted



building or structure (it is unlikely that consent would be granted for demolition of buildings deemed to positively contribute to the character or appearance of a conservation area.)

- Complete demolition of walls, fences and railings, depending on dimensions.

- **Roof alterations or additions** (excluding straightforward restoration work in the existing style)

- **Side or rear extensions** exceeding 50 cubic metres or ten per cent of the original volume of the property (whichever is greater)

- **Cladding of any part of the outside walls** with stone, artificial stone, timber, plastic or tiles

- **The erection of any building** such as a shed or summer house or an enclosure such as a swimming pool which exceeds 10 cubic metres in volume

- **No satellite antennae** on chimneys or street-facing walls or roofs, or on a building which exceeds 15 metres in height

And, depending on the individual authority and conservation area, other restrictions will apply to alterations which would normally be permitted such as adding porches, installing plastic-framed windows or paving over front driveways to make a car-parking area. (These are known as Article 4 Directions.)

(To be continued in our next newsletter)

Courses in building skills

Since 1997 the Historic Buildings and Conservation Team at Essex County Council have run a series of one, two or three day hands-on courses in traditional building skills. The courses aim to raise awareness of the importance of protecting our historic buildings by using the appropriate methods and materials to repair and conserve them. There is also a Lecture Programme which would be of particular interest for those of you who own listed properties in the Hills e.g. "Making improvements for energy efficiency in old buildings" 12 May 2011 or "Painting historic buildings" 2 June 2011 both held at Cressing Temple and cost £50. For details on all the courses and lectures please visit the website: www.the-edi.co.uk/traditionalbuildingskillscourses.php or telephone on 01245 437 672.

Have your say

Email hills.amenity@googlemail.com, write to Ian Locks, Chairman, Hills Appraisal Working Group, 2 Potters Close, Loughton, IG10 Phone: 07710099343

Talking points

Nice wicket, Team Wheatsheaf!



The smart new wicket fence and entrance to the garden of The Wheat-sheaf, York Hill. Congratulations to Team Wheatsheaf.

Wham, bang...

After expressing initial concerns, the Hills Committee decided it rather liked the extension added by Sally Kirkby and Philip Waugh to 1 Forest Way, pictured top right last October and below at the beginning of May this year. Which is just as well: no sooner had the grass been laid and the builders moved out, up went the Hetheringtons “Sold” board and the removal van arrived to clear the house.

We cannot tell you for sure whether this was just a speculative development, but it does raise the question of whether the Hills are being targeted. Our comments in our last newsletter prompted a robust response from Sally and Philip which can be viewed on the Hills website at <http://hillsamenityociety.co.uk/comment/?p=1#comments>



blocked and residents struggle for access to their own cars. We were highlighting this in the Appraisal discussions now on hold (see Page 3) and will find another way to raise the issue with the local authorities.

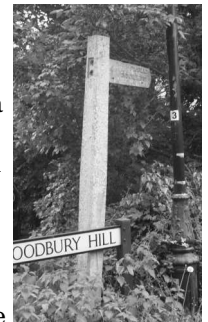
What a disgrace...

Despite complaints over many years, Kings Green—forming the entrance to the York Hill Conservation Area— remains a disgrace. Jammed with High Road shop workers and Job Centre visitor cars most of the week, the pavement is shabby, frequently pedestrians with prams and mobility vehicles find their way

Mystery of the missing bridleway

Bridleways are an important feature of the Hills, as elsewhere. Without them, important access to land and property would be lost. But keeping them marked can apparently be quite a struggle.

The old concrete sign showing the Bridleway section of Woodbury Hill is looking decidedly shabby (right) but that is one



stage better than that point the way to Woodbury Hollow.

The original concrete sign suffered terminal damage from a contractor’s vehicle but was replaced by a wooden sign. There it was—and then wasn’t— on the corner of the Hill and the Hollow.



The Hills Committee will be seeking a review of bridleway signs...but don’t expect anything to happen very soon in these days of council spending cuts!



Wait for it...



Higgins’ smart new development The Pavilions has created a new landmark on the edge of the York Hill conservation area—and Loughton Cricket Ground. Your committee wonders how long it will be before the first cricket ball prompts an outcry from the new residents—but just remember who was here first....

Hills Amenity Society



Working to enhance and protect the Conservation Areas of York Hill, Staples Road and Baldwins Hill

Go on Epping Council — just finish the job!

COMMENT

There is no escaping it, some two years of volunteer effort to prepare appraisals of our area—plus a year of “tidying up” by council staff— is now struck in the proverbial council filing tray. And that is disappointing.

We console ourselves that all is not lost: as at least we have properly compiled and constructed appraisals for the three areas and they are there for all to see and use in future planning proposals.

But it would be nice to finish the job, EFDC.

Wham—Bang!

The Hills Committee tends to view speculative development with suspicion built on years of experience. Move in, do it up....and move on. That is not to say all “spec jobs” are bad...and we like the extension at 1 Forest Way (see Page 5). Do you agree?

Let's have some fun

We are having our first party for several years on Saturday 18 June at The Foresters Arms. Do come if you can.

Contact any committee member or email the Editor: hills.amenity@googlemail.com Tel: 0208 502 3998

Appraisals on hold after conservation officer leaves



Readers of this newsletter will recall the various stages of development of the three Hills conservation area appraisals, which can be viewed on our website at www.hillsamenityociety.co.uk/detail/character-appraisal.htm. After almost two years we submitted our work to the council. After some 12 months they held an open meeting last November and a consultation period on their proposals based on our work....and that is where, sadly, things appear to have come to a halt.

Following the departure of Lizzy Haines, the Epping Forest council's conservation officer, at the turn of the year we received a letter from Kassandra Polyzoides, assistant director, planning policy and conservation. The letter recognised concern about the loss of the conservation area officer from many aspects of which the appraisals work is just one.

“We are aware of the issues at hand and are ensuring that cover for delivery of key func-

tions for the role is in place. “I will ensure that we keep you up to speed on any additional input that groups can have on the delivery of our work.”

The letter added: “The assistance of local groups on the preparation of character appraisals and management plans has been much valued by the Conservation team.”

But since then there has been silence. We are pressing Ms Polyzoides for a response.

Roll up: Hog Roast

It is some years since the Hills Amenity Society organised a party—for some years an annual event in Potters Close—so we are hoping for good support for the Hog Roast at The Foresters and on the forest edge on Saturday 18 June.

Details are still being resolved but the Conservators have been very helpful. Given a bit (more) sunshine this should be a great day. Buy now while the 100 tickets on sale last from Wendy Fisher Tel: 020 8508 2096 wendlesfisher@hotmail.com



Hills Amenity Society Committee

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**Hills Amenity Society
AGM and Open Forum**

Tuesday 7 June

Gardeners Arms, York Hill

at 7.30

Subscriptions for 2011 now due

Membership of The Hills Amenity Society costs just £4 per household a year payable to The Treasurer, 5 Woodbury Hill, Loughton. New members always welcome. We are all volunteers!



Join up now

Hills Amenity Society