



**40th anniversary year**

# Hills Amenity Society

Founded 1972

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

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#### SPECIAL OFFER

At The Gardeners Arms

plus a bowl of frites or a coffee just £3.90

For exclusive coupon

Expiration Date: 30/04/2012

### Special points of interest:

- Join the campaign for 20mph on the Hills—see Page 2
- The Hills skyline is being changed by huge Church Hill flats scheme
- Good news on Baldwins Hill communications mast? Page 6

## It's Jubilee picnic time: 4 June

Let's get out the bunting, turn on the music – and have a Jubilee neighbourhood picnic on Monday 4 June.

A group of York Hill residents has been planning the idea for a neighbourhood picnic and approached Hills Amenity Society for support.

At a meeting between the residents and the Hills Committee it was agreed to press on with the idea and to obtain the necessary clearances from local residents, the local authority, police and Forest Conservators. Leading the project will be



The iconic view of York Hill where residents are proposing to hold a Jubilee picnic on Monday 4 June.

HAS community officer Stephen Cohen with York Hill resident Dawn ????? on behalf of the York Hill residents proposing the idea. Permission will be sought to close Woodbury Hill from its junction with York Hill to just short of the junction with Wallers Hoppit for a period of five hours from midday on

Monday 4 June. This would provide a length of flat space for tables with green space on either side for rugs. We are also exploring the possibility of closing part of York Hill, from Potters Close to Pump Hill to give a safer, traffic-free area. However we fully appreciate

potential practical difficulties and would like to hear residents' views on this. If you have views on this proposal, for or against, or would like to help in its organisation please contact [stephenmcohen@hotmail.com](mailto:stephenmcohen@hotmail.com) or telephone 07968 720804

## Open meeting and AGM—Monday 21 May at 7.30pm at The Gardeners Arms, York Hill

Join us for a complimentary glass of wine at our Open Meeting and AGM to be held at The Gardeners Arms on Monday 21 May at 7.30pm. This is your chance to raise thoughts, views or sugges-

tions for the Hills, to hear what has been done over the last 12 months and about plans for the year ahead. The guest speaker this year will be Vic Knope from Copped Hall who will outline

their progress with this remarkable project and explain what will be happening there over the next few years. Come along and join us for our open meeting.



In the Hills—for the Hills

### Apple Estates

25a York Hill Loughton Essex IG10 1RL

020 8508 2030

[sales@appleestates.net](mailto:sales@appleestates.net) [www.appleestates.net](http://www.appleestates.net)





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.

**Neighbourhood Police Contacts**

- PC Jon Houndow 07968 354 021  
 - PC Tom Hardingham (Wildlife Crime Officer) 0300 333 4444 (ext.28835)  
 - Essex Police (non-emergency) 101  
 - Loughton Police direct line 01279 641212  
 Non emergency issues in the Loughton area - 101

**Emergency Information Scheme**

—report by Hills Watch Coordinator

I went to the Neighbourhood Watch Day on Saturday and discovered there's a new initiative for emergency information

**Emergency Information Scheme**

This scheme provides the Emergency Services with vital details of any illness or allergy you may suffer from, medication you may be taking and the name of a person to be contacted in the event of you suffering a sudden illness or personal

attack. Your details are stored in a plastic container which is kept in your fridge. Two special stickers known to the Emergency Services and other caring agencies, are put up inside your house - one on the outside of your fridge door and the other on a wall or panel inside your front door. If you would like one of these please contact us.

Neighbourhood Police Contacts  
 - Essex Police (non-emergency) 101

- Loughton Police direct line 01279 641212  
 - Wildlife Crime Office: PC Tom Hardingham - 0300 333 4444 (ext 28835)  
 - Emergency issues should still be reported via 999

Epping Forest District Safer Communities Partnership Useful Contacts  
 - EFDC (reporting fly-tipping) 01992 564608 (reporting abandoned vehicles) 01992 564608 (reporting graffiti) 01992 564272 (anti-social behaviour hotline) 01992 564608

**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.



**ROAST LUNCH EVERY SUNDAY**

PLUS regular menu 12noon-4.30pm

**Wednesday Night is Theme Night**

—join us for dinner 6-9pm

Wed 18 April **Curry Night**—one of our delicious curries served with rice, poppadoms and mango chutney £10.90  
 Wed 25 April **Fish and Chip Night**—fresh deep fried fish and chips, served with a pickled cucumber and tartare sauce from £10.90

Alternative meals always available

**Home Cooked lunches served**

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All our fish is fresh and of the finest quality, sourced locally from KC Fisheries

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Choose from our selection of freshly-made cold sandwiches plus a bowl of frites or a coffee just £3.90

12.30 to 2.30pm Mon to Thurs only  
 With this coupon

Expiration Date: 30/04/2012

Function room available for all occasions

**Join the Campaign for 20mph speed limit in the Hills**

Support for the campaign for 20mph speed limits throughout the conservation areas is growing. See <http://hillsamenitysociety.co.uk/291>. To add your comments email [locks@btinternet.com](mailto:locks@btinternet.com)

I'm pleased other residents (support) speed bumps down our road. R Nelson, Baldwins Hill  
 I too support a lower speed limit in Baldwins Hill M  
 Purves, Baldwins Hill  
 I think it should be 20 and I support traffic calming measures in York Hill A. Golan, York Hill



You can add this household to the list of those in favour of 20 mph speed limit signs. V. McDonald, Wallers Hoppet  
 Yes I would like to see the 20 mile signs G. Lawrie, Baldwins Hill  
 We worry for our children who use many of the roads, particularly York Hill. . AT – A York Hill

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](mailto:i.locks@btinternet.com) or Tel: 020 8502 3998

*York Hill resident's amazing battle to have damage to Green and posts repaired has taken him on a circular journey around three councils, the City of London and the Forest Keepers*

### If at first you don't succeed...just keep on trying

Back in January a York Hill resident was sufficiently riled by the damage done by a delivery lorry to posts and the green itself on York Hill Green that he decided to tackle the powers that be. As instructed by the Essex County Council he started with them.

A reasonably prompt response from Laura Lawson said they were "reasonably sure" the land was forest-owned. So over to the forest keepers.

Yes, responded Phil Murphin, this was forest land—but maintained, he thought, under an agreement by Loughton Town Council. So...over to them.

Town Clerk Enid Walsh was swift with her response to Jonathan Preston at the City of London: "We have no

responsibility for the maintenance of this green according to our records, so could you progress the necessary repairs. Many thanks, Enid."

By now it was March—and progress of a kind in a response from Tristan Vetta at the City Corporation: "Mr. Preston has left us to pasture new, and Phillip Murfin is absent to April. However, before leaving for his trip to NZ he did contact Essex County Council who are responsible for the repair to the posts under a care of maintenance/highways agreement. I will chase up my contact at the county hall to progress this issue." So that's it? Not quite. Return Keeper Murfin: "The edge of



**The wrecked bollards and deeply rutted green examined by a Hills Committee member**

the green where the posts are was dedicated as Highway under the (Loughton Town Planning Scheme -25-02-1925) which was then the Urban District Council of Loughton." So it's the district council, then? Watch our website for the next instalment—and may be action! And well done York Hill hero!

### Accounts for AGM

Hills Amenity Society			
Income and Expenditure account for year ended 31st March 2012			
Brought forward April 1 2011			2,097.43
<b>Income received</b>			
Subs/Donations		433.00	
Gardeners Arms Advert		30.00	
Apple Estates Advert		30.00	
Hog Roast receipts		444.00	
Autumn Lunch receipts		100.00	
Net interest on bank a/c		1.51	
Net interest on bank a/c		0.23	
Misc Subs/Donations		53.17	
		<u>1,091.91</u>	3,189.34
<b>Expenditure</b>			
AGM & Accounts expenses	20.79		
Engrave Garden Trophy	12.99		
Garden Prize	40.00		
Christmas Lights	35.96		
Hog Roast (Church's)	500.00		
Hog Roast Mispale (for soup)	100.00		
Intersys (website)	180.00		
Intersys (website)	120.00		
Newsletter (1 issue)	90.00		
Insurance	200.00		
Reimbursement to Treasurer	<u>10.00</u>		
	1,409.74		1,779.60
Funds at year end			<b>1,779.60</b>

**All residents of the Hills are invited to attend the AGM on Monday 21 May at The Gardeners Arms commencing at 7.30pm. The Accounts shown above will be presented by the Treasurer.**

### Still no application...

At its April meeting the Hills Committee heard that the owner of 22 Stony Path had been required by the District Council to seek planning permission for a two-storey extension erected without permission. The committee was told that no retrospective permission – or any permission – was yet showing on the Council's website.



### Back soon?

Following their visit to Woodbury Hollow last autumn the Epping Forest cattle appear to have taken on a new level of permanence with the stakes for fencing and the large drinking trough left in place. Does this mean they will be back soon? Resident photographer Sue Wynn, who took these pictures on their last visit, is one of those who hopes so.

## Reporting problems

### Street lighting, broken paving slabs and potholes:

[www.fixmystreet.com](http://www.fixmystreet.com) or call Essex Highways Department on 0845 6037 631.

### Damage to Forest Land:

Contact Corporation of London in the event of damage to Forest land or greens (School Green, Kings Green, York Hill Green) The Warren, Loughton - 020 8532 1010

[epping\\_forest@cityoflondon.gov.uk](mailto:epping_forest@cityoflondon.gov.uk)

**Fly-Tipping:** Note the date, time and place, type and size of waste and registration number and description of vehicle involved. Call EFDC on 01992 256460 during office hours or 01992 564000 at other times.

**Parking Problems:** Contact PCOs to register concerns about dangerous parking, obstructions to pavements particularly near schools. (Contact details below)

### Neighbourhood Watch (Anti-social behaviour, excessive noise late at night, disturbance or crime):

Contact Loughton Police Community Officers through 101 or mobile 07968 354 021.

### General Loughton Police contacts:

Non emergency issues in Loughton - 101, Loughton Policy Direct Line 01279 641212

Emergency issues should always be reported via 999

### Other useful links

[www.hillsamenity.com](http://www.hillsamenity.com)  
[hills.amenity@gmail.com](mailto:hills.amenity@gmail.com)  
EFDC -

[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk) -  
01992 564000

Essex County Council -

[www.essex.gov.uk](http://www.essex.gov.uk)

0845 7430430

The Society for the Protection of Ancient Buildings (SPAB) [www.spab.org.uk](http://www.spab.org.uk) -

0207 377 1644

# Advice for living in a Conservation Area

One of the aims of the Hills Amenity Society is to inform local residents of their responsibility when owning a property in one of our conservation areas. For full information advice go to [Epping Forest District Council website](http://Epping Forest District Council website)—or ask at the council offices.

### Planning Permission and Special restrictions which apply to conservation areas

You need consent to make most changes to your home, especially to that part of the building visible from the public highway. Residents are reminded that special protection in the Hills Conservation Areas applies (among other things) to

- hedges and trees
- the use of front gardens for parking

- windows on front facing elevations
- extensions.
- Several special restrictions also apply, in addition to normal planning controls and the rights and obligations of the property owner are not affected.

### The Hills Amenity Society advises that you always seek advice from Epping Forest District Council before you undertake any changes to clarify whether you need Conservation Area Consent.

More detailed information can be obtained by contacting: The Conservation Section, Planning Services: Tel: 01992 564 119. [http://www.eppingforestdc.gov.uk/Council\\_Services/](http://www.eppingforestdc.gov.uk/Council_Services/)

### [planning/conservation/conservation\\_areas.asp](http://planning/conservation/conservation_areas.asp)

### Trees and Hedgerows

All trees and hedges in the Hills Conservation Areas are protected and you must always seek permission before making changes.

Planning consent is required before cutting back or felling a tree. Some trees may additionally be protected with a Tree Preservation Order (TPO). Cutting down a tree without permission can result in a fine of up to £20,000 plus an order to replace the tree with something equivalent. Advice should always be sought from the Tree Specialist Team at Epping Forest District Council

[ContactTrees@eppingforestdc.gov.uk](http://ContactTrees@eppingforestdc.gov.uk)

## Garden Shield winner 2011

*Mrs Rita Machin of 69 Baldwins Hill was the 2011 winner of the Hills Garden Shield for the best front garden. The shield was presented to Mrs Machin at the autumn lunch on 12 November along with garden vouchers worth £40. The shield was presented by Hills chairman, Wendy Fisher (left). The award encourages attention to maintaining front gardens.*



## Hills property selling prices over the last six months

**Primrose Cottage 20 Forest Way**, (pictured right) detached, freehold Nov 2011 £830,000.

**4 Pump Hill**, semi-detached, freehold Dec 2011 £400,000

**67 Queens Road**, detached, freehold, Nov 2011 £499,000

**2 Queens Road**, detached, freehold, Sept 2011 £425,000

**5 Staples Road**, semi-



Detached, Freehold, Oct 2011 £442,000

**43 Wroths Path**, terraced, freehold, Oct 2011 £365,000

**9 Wroths Path**, semi-detached, freehold, Oct 2011 £292,500

**4 Wroths Path**, semi-detached, freehold Sept 2011 £315,000

**50 York Hill**, semi-detached, freehold, Oct 2011 £430,000

**56 York Hill**, detached, freehold, Oct 2011 £382,500

**7 York Hill**, terraced, freehold Feb 2012 £316,000



**Property for sale in the Hills** *in association with*

*A selection of houses for sale in the Hills*

**Walters Hoppitt**—Built 30 years ago within the York Hill Conservation Area,



four bedroom detached house with cloak-

room, hallway, reception room, dining room, kitchen, utility room, breakfast room, master bedroom with en-suite, three further bedrooms and family bathroom. £895,000.

**Steeds Way**—Four bedroom detached includes kitchen / family room, two reception rooms, master bedroom with en-suite bathroom, conservatory and ground floor cloak-room. Swimming pool and fish



pond, and off street parking £795,000.



**Pump Hill**—Building plot with planning permission for three-bedroom house. Overall footprint of 398sq.met. £350,000.

**York Hill**—Two bedroom cottage for sale. Immaculately converted and updated. Adjacent Kings Green. £340,000



Period two/three Bedroom Cottage situated on School Green in the conservation area of York Hill. £275,000.

*A fuller list of planning permissions can be found at*  
[www.hillsamenityociety.co.uk](http://www.hillsamenityociety.co.uk)

**New skyline evolving for the Hills with three flat blocks**

**12-30 Church Hill** is rapidly taking place, as our picture below shows. The development consists of three linked blocks of three storeys with accommodation at roof level with 24 apartments, three retail units and 27 car parking spaces, cycle parking and amenity area. The Council received an application on 4 April to amend the plans.

**1 & 2 Woodbury Hollow Cottages (and Land to Rear)** Change of use of part of land within site for use as residential garden and retention of shed and greenhouse.

**Monkwood Cottage Whitakers Way** - Permission to

cut back lime tree to previous pollarding points.

**56 York Hill** - Objections have been registered to plans to demolish a conservatory at 56 York Hill and replace with a single storey rear extension. An application for a two-storey extension made year was refused in December.

The house was rebuilt following permission in April 1996 to demolish the house, originally built in the 1700s – a decision which caused a major outcry at the time. The site is raised above York Hill and has only pedestrian access  
**50 York Hill** - Conservation area and planning consent for demolition and replacement of garage into habitable room and erection of two storey side extension.

**5 Baldwins Hill** - Two storey side and rear extension, conservatory and internal alterations

**Woodpeckers 37 Woodbury Hill**— permission granted for work on Tilia tree.

**73 Baldwins Hill** - Proposed alteration to front elevation consisting of roof modifica-

tions and double storey front extension. Permission granted with conditions.

**37 Queens Road**— Retrospective application for retention of extended area of raised rear decking. Permission granted with conditions

**36 York Hill** - Grade II listed building and planning consent for the addition of a gabled first floor extension to the rear of the property, removal of glazed roof to the rear conservatory and construction of a new zinc roof with roof lights and brick parapet. Removal of flat glazed roof over kitchen and incorporation of new zinc roof with roof lights and valley gutters. Removal of 19th century casement window and re-using on the proposed extension. Permission granted with conditions

**73 Queens Road**— Single storey rear extension, and raised decking. Permission granted with conditions.

**12-18 Pump Hill** - **Permission refused** for erection of new two storey 3 bedroom dwelling. (Amendment to planning approval EPF/2302/08)



## Let's be proud of what we have

The Hills Amenity Society, established 40 years ago this year, has a remarkable record of achievement in acting as the heart and conscience of the three conservation areas of York Hill, Baldwins Hill and Staples Road. We monitor planning applications—and sometimes oppose those which are demonstrably out of keeping. We organise at least two events a year, produce and distribute a newsletter twice a year and maintain a website with information about the Hills and activities and developments therein. To coin a phrase “we are all in this together”...which for us means such things as being a considerate neighbour, picking up litter around our homes and remembering responsibilities as well as “rights”. Thank you.....!



The Appraisals of the three Hills conservation areas (above) prepared by the Society for the district council can be seen on our website at <http://hillsamenitysociety.co.uk/area/hills-character-appraisals>. The council's response, still under consideration, can be found on EFDC's website under Heritage Conservation.

**Hills Amenity Society  
Open Meeting and AGM  
Monday 21 May  
7.30pm  
Speaker Vic Knope, Copped Hall  
The Gardeners Arms  
Complimentary glass of wine  
All residents welcome**

**We're on the web!**

[hillsamenitysociety.co.uk](http://hillsamenitysociety.co.uk)



## Hills Amenity Society

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

### Committee

- Wendy Fisher (Chairman)**  
[wendiesfisher@hotmail.com](mailto:wendiesfisher@hotmail.com)  
020 8508 2096 (Home)
- Lisa Godsalve**  
[Lisa.godsvalve@rnib.org.uk](mailto:Lisa.godsvalve@rnib.org.uk)  
07958 369124 (Mobile)
- Brenda Harris**
- Ian Locks (Newsletter/Character Appraisals)**  
[i.locks@btinternet.com](mailto:i.locks@btinternet.com)  
02085023998
- Peter Wynn (Hon. Treasurer)**  
[pgw@pwywn.demon.co.uk](mailto:pgw@pwywn.demon.co.uk)  
[peter\\_wynn@malvernpress.com](mailto:peter_wynn@malvernpress.com)  
07767 858402
- Lawrence Gray**  
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- Parag Shah**
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- Lee Lubbas** [lee@lubbas.co.uk](mailto:lee@lubbas.co.uk)
- Martin Margrie (Hon. Secretary)**  
[Martin.margrie@stroke.org.uk](mailto:Martin.margrie@stroke.org.uk)  
0777 398 7735

## Parish Pump—a round up of the Hills

### Progress on noise in Baldwins Hill

After 18 months of effort by a resident, a noisy extract to the cellar at the Foresters Arms has been replaced to the relief of residents. But complaints about noisy late night drinkers continues. Comments a resident: “My dialogue with Epping noise abatement continues but they really do not have any teeth and whilst there are a number of orders presently levelled against the pub they do not appear to have any impact.”

### Now Fifteen

The disappearance of the century-old Wheatsheaf name to "Fifteen". We thought worth bringing it to the attention of EFDC. A spokesperson said: “They can rename the pub to whatever they like— but

‘Enforcement’ will keep a watch on the style of the new signage. The council Highways Department has also promised to look into the old style lamp on a modern base opposite the pub which is not totally in



**With it? The new name for The Wheatsheaf**

keeping and has not been working either.

### Happy Birthday HAS

The Hills Amenity Society was formed in 1972 with aims to

preserve, protect, develop and improve features of both historic and public interest, and to promote higher standards of planning and design, in keeping with existing amenities and the rural character of the area.

The importance of the Hills, was further recognised in 1977 when Epping Forest District Council created the York Hill conservation area. Baldwins Hill and Staples Road followed. Since 2007 HAS has been engaged with the district Council in carrying out appraisals to reinforce the Conservation area status.

### Good news on mast?

Baldwins Hill residents have been advised that a new environmentally friendly design is being prepared for the communications mast planned for the far end of the road.



## Subscriptions for 2012 now due

Membership of The Hills Amenity Society costs just £4 per household a year payable to The Treasurer, Woodpeckers, 37 Woodbury Hill, Loughton. A SAE is enclosed with this newsletter. New members always welcome.

We are all volunteers! Your support is greatly appreciated.



**Hills Amenity Society**