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**Planning and Economic
Development**

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Dear Sir or Madam

Proposed boundary changes to the York Hill and Baldwins Hill Conservation Areas

A recent Heritage Asset Review of the District undertaken by DPP Heritage Consultants identified the need for possible boundary changes to both the York Hill and Baldwins Hill Conservation Areas in Loughton. The final report submitted to the Council by the consultants can be found on the Council's website here:

<http://www.eppingforestdc.gov.uk/index.php/home/file-store/category/300-heritage-asset-review>

The consultants gathered evidence from a number of sources including documentary evidence, site visits, the draft conservation area character appraisals, and input from a number of key stakeholders. Using this information and their breadth of understanding and experience of the historic built environment and conservation issues, they provided the Council with recommendations for changes to conservation area boundaries.

These have been carefully reviewed by the Council and are considered to be appropriate changes to the conservation areas as it is believed they will preserve, or enhance, the special architectural and historic interest of the areas.

1. York Hill Conservation Area

It is proposed that the boundary of the conservation area is extended to include no.10 Pump Hill. Although in need of improvements, it is an attractive early 20th century detached house set on a prominent corner plot. As it forms an important element at the entrance to the conservation area it is considered to warrant inclusion. (See enclosed map)

2. Baldwins Hill Conservation Area

It is proposed that a section of the conservation area is removed. The central part of the conservation area (around Wroths Path) contains buildings which do not contribute to the character or appearance of the conservation area due to a lack of intrinsic merit and the degree of incremental change. These buildings should be removed from the conservation

area as they do not uphold the necessary architectural or historic interest that the remainder of the conservation area does. (See enclosed map)

No boundary changes were recommended for the Staples Road Conservation Area.

The purpose of this letter is to notify you of the Council's intentions, if you have any comments then please email them to mkitts@eppingforestdc.gov.uk or return by post. Please note, the deadline for submitting your comments is 28th December 2012.

The York Hill, Baldwins Hill and Staples Road Conservation Area Character Appraisal documents will be formally adopted by EFDC and published on the Council's website along with a notification which will be published in a local newspaper; all interested parties will be informed when this happens.

Please refer to the below 'Stakeholders list' for a schedule of the individuals and groups who have participated throughout this process.

Yours faithfully



Maria Kitts
Conservation Officer

Stakeholder list

- All residents within the existing boundaries of the York Hill and Baldwins Hill Conservation Areas
- Residents in areas proposed for inclusion within a conservation area
- Loughton Town Council
- The Hills Amenity Society
- Loughton and District Historical Society
- Loughton Residents Association