

2.66 At present only a part of the grounds of St. Margaret's Church are included within the Conservation Area. It is proposed to include the whole churchyard as an important open space in the Conservation Area. In addition it is proposed to include the fields west of Sharpenhoe Road belonging to Middle Farm, which rise steeply from the Road. These are an important feature in the character and setting of the Conservation Area.

2.67 TEBWORTH - (Designated 1973). Nearly all the hamlet of Tebworth is within the Conservation Area, centred on the double curve of the main through road around the small green. It also extends down to Lane Farm and out to include the 19th Century Vicarage and its gardens.

Proposed Amendment (Plan 6, Appendix 3)

2.68 It is proposed to draw the boundary less tightly around the properties on the eastern side of The Lane. From the Queens Head to Lane Farm the boundary will be moved back to the edge of the property boundaries in order to emphasise the importance of the gardens to the character of the Conservation Area.

2.69 TOTTERNHOE - (Designated 1976). The Conservation Area forms the core of the medieval settlement sitting at the foot of the Knolls. Church Road runs south to St. Giles Church and there are extensive views south towards the Chilterns.

Proposed Amendments (Plan 7, Appendix 3)

2.70 There are a number of open spaces which make an important contribution to the character and setting of this part of the Conservation Area and as such should be included. These are:-

(a) The gardens to the 'Old Farm' Public House and north as far as the yard of Green Farm.

(b) The School Playing Fields.

2.71 WHIPSDADE - (Designated 1973). The Conservation Area covers the eastern part of the large Green, and the loose grouping of buildings around it.

Proposed Amendments (Plan 8, Appendix 3)

2.72 It is proposed to widely extend the Conservation Area to include the important open space of the western green and Chequers Cottages which contribute to the important and attractive view over the Green.

2.73 Additionally, it is proposed to include the properties around Windy Sayles and the buildings of Dell Farm and Frog Corner at the entrance to the village which form attractive groups relating well to one another as well as to the built form of the rest of the village.

- 2.74 To the north-east it is proposed to extend the Conservation Area at The Old Hunters Lodge to include the setting of this Listed Building.
- 2.75 Finally, the present Conservation Area boundary around the Church and Old Rectory excludes part of the churchyard and Parsonage Piece. These areas of open space are visually linked to the Conservation Area and are important to the setting of these listed buildings and the Conservation Area itself. They are now proposed for inclusion.

Conservation Areas where there are no proposed changes

- 2.76 BILLINGTON - (Designated 1976). Billington is an ancient hill-top settlement with good views over the surrounding countryside. The Conservation Area includes old historic and attractive buildings on the northern and southern slopes, around Gaddesden Turn and Manor Farm. (Plan 9, Appendix 3)
- 2.77 KENSWORTH CHURCH END - (Designated 1973). The Conservation Area at Church End includes the Parish Church, and the attractive houses and farm buildings which stand among fine trees in a secluded woodland setting. (Plan 10, Appendix 3)
- 2.78 **STUDHAM - (Designated 1973). Studham's small Conservation Area focuses on the attractive groups of buildings set at different levels along the Dunstable Road as it rises from the southern edge of Studham Common. (Plan 11, Appendix 3)**

Proposed New Conservation Area - Luton Hoo

- 2.79 Local Planning Authorities are statutorily required to keep their District's Conservation Areas under review, not only in terms of their existing boundaries, but also in order that any previously unacknowledged areas of importance may be designated and protected.
- 2.80 The group of attractive buildings which comprise Home Farm on the Luton Hoo Estate are of historical interest in terms of their individual functions, i.e. the stabling block, the blacksmiths, the carpenters, as well as their overall function to serve the Estate.
- 2.81 Of similar interest are the estate laundry, various workers cottages, the listed glasshouses in the kitchen garden and the stable yard/coach house.
- 2.82 It is therefore proposed to designate Home Farm and associated listed buildings and areas within the Luton Hoo Estate as a new Conservation Area in recognition of its special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance.
- 2.83 Circular 8/87 on Historic Buildings and Conservation Areas recognises that it is the character of an area rather than the individual buildings that designation seeks to protect and enhance.