



The Ol' Trout

Loudwater Residents' Association newsletter



WORDS FROM THE EDITOR AND CHAIRMAN

DECEMBER 2018

Welcome to the winter issue

I trust you are beginning to feel a little festive! In this edition of the Ol' Trout: we hear from local resident Louise Wheeler about her fund raising for the National Animal Welfare Trust – supported by many neighbours; there are reports on several recent fun events; we hear about the special contribution that the McNamara family have historically made to the local area; Mike Sindic brings us his latest article on tree management; and there's lots to share on the planning front. Hopefully there is something for everyone. Enjoy!

Andrea Marheineke

Words from the Chairman

As autumn changes to winter, we are reminded that Loudwater looks stunning in any season. This sort of view (above) really makes the school run a lot more enjoyable!

The main news this quarter is that we are in the middle of the Local Plan

process whereby Three Rivers District Council (TRDC) needs to provide 600 new houses per year for a 15-year period, starting at the end of 2020. Many sites have been put forward, twice as many as needed in fact, but three of these are in, or near, Loudwater. No decisions will be made by TRDC until the second half of next year, but we will keep you updated with information and will be raising objections if and when appropriate.

On a more positive note, we have had two very well-attended recent events, organised by our new Events Secretary, Zoe Wright-Browne. We had a coffee morning in aid of Macmillan Cancer Support where you helped us raise £500 for the charity. We also had our first Loudwater Trick or Treat walk around the estate for Halloween. It was so popular that we now expect to have it as an annual event.

You may have noticed that we have had some flooding around the neighbourhood recently. Environment Secretary John Thompson has been in

contact with Hertfordshire County Council who advised they would bring their machine out to clear the drains on 25th October. This did not happen, and a subsequent machine brought to our roads on 12th November failed to work. John is continuing to push to ensure this work is done.

As I've touched on before, we are looking to grow the LRA Committee and are keen to welcome new Committee members. It's a great opportunity to get involved in the community and meet some more of your neighbours. No specific skills are required but if you have a few hours a month to spare, please get in touch with me to find out a bit more.

I hope you enjoy this issue of the Ol' Trout and I wish you and your families a Merry Christmas and a happy, healthy and prosperous New Year!

Best wishes,
Alex Buxton

World's largest coffee morning!

Friday 28 September saw cancer research charity MacMillan once again champion '[The world's largest coffee morning](#)'. And this year Loudwater residents joined in the fun and lent their support. Generously hosted at her home by the LRA's new Events Secretary, Zoe Wright-Browne, the turnout was impressive and neighbours and friends spilled out into the garden to enjoy the sunshine and a catch up. The tea and coffee was flowing and cake was in plentiful supply as it seemed that everyone who came along brought their own signature contribution, which along with cakes kindly donated by a number of other folk who weren't actually able to make it on the day, left us all spoilt for choice. The array of cakes on offer, and the quality of the baking, could have given the Great British Bake Off a run for its money!

Zoe had thoughtfully catered for the children with lots of toys and activities to entertain them throughout the garden. It was a really relaxed, sociable - albeit slightly sugar fueled - gathering. Everyone's efforts resulted in a brilliant grand total of £500 being raised for the work of MacMillan who provide invaluable support to those diagnosed with cancer.

Huge thanks to Zoe for all her hard work in organising and promoting the event. She did a fantastic job and everyone looked to be having a lovely time!



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Loudwater Garden Club

Since the last newsletter, members of the Garden Club have been on two more garden visits. In September we spent a morning exploring the [University Botanic Gardens at Cambridge](#) and then moved on to lunch at nearby Anglesey Abbey in whose beautiful landscaped gardens the roses were still flourishing and we could admire an outstanding display of dahlias.

At the end of last month we made our final trip of the year to the [RHS Gardens at Wisley](#), its trees full of autumn colour, especially the scarlet maples and the copper hues of the redwoods. We also worked our way through varied climates in the glasshouses, from the Alpine Houses to the huge main glasshouse where

you move from a temperate zone, through desert and Mediterranean to steamy tropical rain forest. The weather was glorious and we chalked up an entirely trouble free M25 journey both there and back!

We then moved on to preparing for the welcome return of our ever-popular Gardeners' Question Time evening on November 28th when our team of experts were back to solve all our gardening problems, followed by a buffet and lots of gluhwein.

Margaret Jarrett



'Trick or Treat' walk

It was a dark but clear night when the ghosts and ghouls, superheroes, dragons, gruffalos and pandas of Loudwater gathered on Trout Rise for an evening of Trick or Treating.

We had a list of people who kindly invited the group to call on them, but many nice people left decorations outside their houses letting the kids know they could knock on their doors. We were especially impressed by the witch tied to a tree and ghosts in the bushes!

It didn't take the older kids long to hone their pumpkin-spotting radars as they ran from house to house with their sweet buckets. It was great to see more and more children join our group as we went. In the event, we didn't manage to make it to every house as

little legs started to get tired, but the kids really appreciated the atmosphere residents created with their decorations.

I'd like to thank Zoe Wright-Browne for arranging the walk, and also John and James who managed the map to make sure we called on all the right people.

The evening was enjoyed by all and we look forward to making it an annual event.

Alex Buxton



MEMBERSHIP SECRETARY

Would you be interested in meeting folk who have just moved to Loudwater and welcoming them to the neighborhood?

Sue Tippen recently stepped down after 30 years of great service, so we are keen to find someone equally as friendly to join our Committee as Membership Secretary.

If you have a few hours you could spare each month and would enjoy delivering welcome packs to new residents, telling them about the LRA and coordinating distribution of our quarterly issues of the Ol' Trout through our fabulous team of distributors, do get in [touch!](#)

LRA CONTACTS

Chairman - Alex Buxton -
chairman@lraonline.org.uk
Mobile: 07931 697796

Treasurer - Pat Eckersall
treasurer@lraonline.org.uk
Mobile: 07891 459717

Secretary - Anni Sweet
secretary@lraonline.org.uk
Phone: 01923 562387

Planning - Mike Sindic
planning@lraonline.org.uk
Mobile: 07860 838636

Environment – John Thompson
environment@lraonline.org.uk
Phone: 01923 772125

Events – Zoe Wright-Browne
events@lraonline.org.uk
Mobile: 07974 400335

Ol' Trout - Andrea Marheineke
editor@lraonline.org.uk
Mobile: 07710 145925

For LRA enquiries contact
enquiries@lraonline.org.uk

Website www.lraonline.org.uk

Facebook
www.facebook.com/groups/LoudwaterResidents

Twitter <https://twitter.com/LoudwaterRA>

Three Rivers' Local Plan for house building: how it may affect Loudwater

Last year Three Rivers District Council (TRDC) invited proposals for potential sites for development to be put forward. This was in relation to a new Local Plan which includes a need for 9,600 new homes to be built across all 13 regions within TRDC by 2036. There are a number of considerations to bear in mind when assessing the proposed plan:

- reference to 'larger sites' indicates those intended to have in excess of 100 dwellings built on them (and 'smaller sites' indicates fewer than 100)
- adoption of the Local Plan will potentially be phased (ie 1-5 years, 6-10 years, 11-15 years and 16+ years)
- the requirement for there to be affordable housing available on developments of 10 or more dwellings which will be set at between 45% and 60%.

There are three sites which may be of particular interest to Loudwater residents:

1. Land at the rear of Branksome Lodge, Loudwater Lane (CFS30) – 1.1 hectares, potential for 15–30 dwellings within a time scale of 1-5 years from time of adoption of the Local Plan. This site is located in the Outer Loudwater Conservation Area.
2. Cockayne, Loudwater Lane, Croxley Green (PCS51) – 19 hectares, potential for 380 – 570 dwellings within a time scale of 1-5 years from adoption of the Local Plan. This site is **not** in the Loudwater Conservation Area, and only part of its western boundary is adjacent to the Outer Loudwater Conservation Area.
3. 2 Sarratt Lane (CFS29) – 1.6 hectares, potential for 25-40 dwellings within a time scale of 1-10 years from the adoption of the Local Plan. This site is **not** in the Loudwater Conservation Area but is located to the west of the Outer

Loudwater Conservation Area.
(Refer to map on page 5)

To date, sites have been put forward for over twice the number of dwellings that need to be constructed, and at this stage TRDC have not made any selections. It is also worth noting an extract from the proposal introduction (by the Leader of TRDC) which is of paramount importance when considering the consultations:

"Many of the sites in this document will be unpalatable and unwelcome to residents. Councillors are under no illusions that building the large number of houses required by the Government will be easy. However, the Council does not have the ability to just say 'no'. If we do not comply with finding the sites required by the Government, our right to set a Local Plan and have any form of local control will be taken away from Three Rivers and the power given to civil servants in Whitehall."

The schedule for the process is currently as follows:

- Issues & Options and Call for Sites Consultation – July 2017 (completed)
- Potential Sites Consultation – October 2018 (current stage)
- Draft Local Plan – September 2019
- Submission to the Secretary of State – February 2020
- Examination – Autumn 2020
- Adoption – December 2020

TRDC will consider the sites which have been put forward, and their decision on the sites they have selected as being most suitable will be published in 2019. The LRA Committee will report on the Council's decisions where they are relevant to Loudwater and will also advise on how further comments can be made.

Full info:
<https://www.threerivers.gov.uk/egcl-page/new-local-plan>

Responses to this consultation can be submitted in writing before 21st December 2018 to: trldf@threerivers.gov.uk

Mike Sindic

The McNamara imprint on Loudwater

Since moving to Loudwater I've heard many mentions of the McNamara houses around the estate and been a little intrigued. Following a chat with a long-standing resident at the recent coffee morning, in which I learned that many of these properties feature beams that Sidney McNamara had sourced from Nelson's fleet when the ships were decommissioned, I became even more curious.

Initial internet searches found information about the McNamara's to be somewhat scarce, however a TRDC report from 2013 (Loudwater Estate Conservation Area Appraisal) shed a little light...

"The Conservation Area contains many features of special interest, most notably that of the McNamara thatch houses, which are spread throughout the area, chimneys and multi-pane leaded windows."

"Although a number of architects are responsible for the emergence of the Loudwater Estate, the McNamara family were undoubtedly the

frontrunners. Ethel Clara McNamara was an architect and indeed one of the first women to be recognised as such in England in the 1920s, and it was her husband, Sidney Belkinga McNamara who was the builder. Gertrude Fransiska McNamara was Sidney's sister and probably the legal administrator, which would explain why she is often the witness signatory to Cameron Jeffs [then owner of the estate] on deeds of Land & Estates Ltd. Gertrude Fransiska McNamara bought the house known as the Rose Garden from Cameron Jeffs in 1930.

It was Jeffs who pioneered the acquisition and apportionment of the estate and division of Plots and commissioning of sales. The first "auction" of Plots was arranged for 17th May 1922 however the response was poor and only a few wanted to purchase land and be left to their own devices.

The McNamara's designed and constructed two show-houses, Ringway (now Kingfisher Cottage) and Chauminette, both on Trout Rise and typically comprising thatched roofs. At their time of construction, these properties stood prominently on this side of the Chess Valley for

prospective landowners to view. Little Thatch and the run of houses either side on the north side of Trout Rise were the first plots sold.

McNamara dwellings are generally characterised by a rustic style, with roofs being either thatched in Norfolk reed or covered in hand-made, sand-faced antique tiles with elevations faced in good quality bricks or coloured cement rendering. These houses are believed to be unique to the district, although the McNamaras are known to have designed and built houses elsewhere in the area, for example at Moor Park."

These charming properties certainly add something very special to our neighbourhood. Almost 100 years on – thank you McNamaras!

Andrea Marheineke

LRA EVENTS CALENDAR

DECEMBER 2018

Weds 5th and 19th December: Bridge Club

Tues 11th December: Book Club

Thurs 21st December: Last day to comment on Local Plan

JANUARY 2019

Weds 2nd and 16th January: Bridge Club

Tues 8th January: Book Club

Fri 11th January: Wine Club – Wine tasting with a speaker

FEBRUARY 2019

Weds 6th and 20th February: Bridge Club

Tues 12th February: Book Club

Fri 22nd February: Wine Club

MARCH 2019

Weds 6th and 20th March: Bridge Club

Tues 12th March: Book Club

Fri 22nd March: Wine Club

WEBSITE

www.lraonline.org.uk/calendar



National Animal Welfare Trust quiz night



On Saturday 20th October, local resident and animal lover, Louise Wheeler organised a quiz night at Aldenham Memorial Hall to raise funds for the Watford branch of the National Animal Welfare Trust. Friends and neighbours lent support to help make the night a success, selling tickets and generously contributing fabulous raffle prizes (including treats such as a Grove spa voucher; limosine hire, a hotel stay, a session with a personal trainer, wine, chocolates and fancy cosmetics). 84 people attended on the night and had a really fun and entertaining evening. Rounds included musical challenges such as 'guess the intro' and there were animal related rounds too in keeping with the evenings' theme.



An incredible £881 was raised and has now gone towards the running costs of the centre, and food and care for vulnerable animals.



Louise has been supporting the Trust in Tylers Way, Watford for almost two years and is passionate about the work they do. The Trust is one of the UK's top animal welfare charities, operating six rehoming centres across the south of England. She told me that in the last 12 months they have rescued over 400 animals in the Watford area. It's a very family friendly charity – with lots of opportunities to involve children (check out the NAWT Young Supporters Club on their website).

As this issue goes to print, the Trust are just preparing for their Christmas Fayre and Fun Dog Show on Sunday 2nd December (they also hold a family fete each summer which has an animal twist). With the festive season upon us, the Trust are organising a 'Shoe box' appeal – where animal lovers can spread the festive joy to their animals by filling a shoe box with food or toys for the animals they have in their care over the christmas period.

The Trust are always on the look out for volunteers as well as people who are willing to support them, either through regular sponsorship, or donating goods, so do visit their website if you'd like to find out more.

<https://www.nawt.org.uk/centres/hertfordshire>

Louise's concern for animal wellbeing extends beyond the work of the Trust and she shared with me about her commitment to feeding her family organic food and, although vegetarian herself, meat from animals that have been reared kindly. She is a fan of award winning Pipers Farm who feed their animals 100% grass and rear them to natural maturity. Her meat eating husband says that their meat tastes noticeably better than cheap supermarket alternatives! So potentially worth a thought in the run up to festive dining season.

<https://pipersfarm.com/>

Similarly, she told me how encouraged she was to see the resurgence of the local milkman. As people become more environmentally aware and conscious of reducing the amount of plastic they use, organic milk, from grass fed cows, that is delivered in recyclable glass bottles, is growing in popularity. She told me about 'Milk & More' who deliver to Loudwater and allow you to order online.

<https://www.milkandmore.co.uk/>

It's heartening to know that we have such ethically minded, caring individuals in our community. Congratulations to Louise for hosting such a worthwhile and successful event.

Andrea Marheineke



Christmas Shoe Box Appeal

1st November to 24th December 2018

Help us spread the festive joy, by filling a shoe box with food or toys for the animals we have in our care over the christmas period.

Post or bring the filled box to NAWT, Tylers Way, Watford WD25 8WT (open 11am – 4pm).

Your generosity really does make a difference.

Protecting trees in Conservation Areas – Part 1

In past issues of the Ol' Trout (Sept & Dec 2017), LRA Planning Secretary Mike Sindic addressed the question of managing trees covered by Tree Preservation Orders, which of course include trees with Tree Preservation Orders in Conservation Areas. In this issue Mike shares guidance on procedures relating to all other trees in Conservation Areas.

Trees in a Conservation Area that are not protected by an Order are protected by the provisions in Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a Section 211 notice, 6 weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the 6 week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make an Order on the tree. The authority can deal with a Section 211 Notice in one of three ways. It may:

- make a Tree Preservation Order (preferably within 6 weeks of the date of the notice);
- decide not to make an Order and inform the person who gave notice that the work can go ahead; or
- decide not to make an Order and allow the 6-week notice period to end, after which the proposed work may be done within 2 years of the date of the notice.

The authority should allow sufficient time for it to receive objections to the work and should consider submitted objections when deciding whether the proposals are inappropriate and

whether an Order should be made. A section 211 notice is not an application for consent under a Tree Preservation Order, so the authority cannot refuse consent or grant consent subject to conditions. The authority's main consideration will be the amenity value of the tree and the desirability of preserving or enhancing the character or appearance of the Conservation Area. A copy of the new Order will be supplied to any agent who submitted the section 211 notice.

Anyone who cuts down, uproots, tops, lops, willfully destroys or willfully damages a tree in a Conservation Area or causes or permits such work, without giving a section 211 notice is guilty of an offence, unless an exception applies.

If a tree in a Conservation Area is removed, uprooted or destroyed in contravention of Section 211, the landowner has a duty to plant another tree of an appropriate size and species at the same place as soon as he or she reasonably can. The same duty applies if a tree in a conservation area is removed because it is dead or presents an immediate risk of serious harm. The duty attaches to subsequent owners of the land. The authority may enforce this duty by serving a tree replacement notice. There is a right of appeal against a tree replacement notice, but the authority has powers to dispense with the duty to plant a replacement tree. Any request for such a dispensation should be put to the authority in writing.

For clarity, a section 211 notice is a notice submitted to the local planning authority by landowners or their agents. It notifies the authority of proposed work on trees in a conservation area that are not subject to a Tree Preservation Order. A section 211 notice does not have to be in any particular form, but it may be helpful



to use the standard application form for work to trees protected by an Order available from TRDC. A section 211 notice must describe the work proposed and include sufficient particulars to identify the tree or trees. Where a number of trees or operations are involved, it should make clear what work is proposed to which tree, and although a plan is not compulsory, it can be helpful. Only one section 211 notice is needed to carry out a number of different operations on the same tree or to carry out work on a number of trees at the same property.

If the notice is unclear, the authority may refer it back to the person who submitted it. A valid section 211 notice should be acknowledged unless it is considered that the proposed work is exempt or requires a felling licence, but in either of these cases the person who gave the notice should be advised accordingly. There is no legal requirement to publicise a section 211 notice, but the local authority may do so if they consider that it is likely to be of public interest.

The authority must keep available for public inspection a register of all section 211 notices, which should include the date of the notice, the name of the person who served it, the address of the land where the tree stands, the proposed work, sufficient information to identify the tree(s), the authority's decision and date of the decision if any, and an appropriate index for tracing entries.

Mike Sindic (David Maycox & Co)

Planning update

From 13 August to 12 November 2018

APPLICATIONS

Demolition of existing conservatory and two roof dormers; erection of single and two storey rear extension, two storey side extension and construction of side new dormer and insertion of rooflights, associated internal alterations and extension to patio

Nirvana Timberidge Loudwater WD3 4JD

Ref. No: 18/1690/FUL | Received: Wed 15 Aug 2018 | Validated: Wed 15 Aug 2018 | Status: Decided

Retrospective: Extension to drive and installation of gates

Troutcott Troutstream Way Loudwater Hertfordshire WD3 4LQ

Ref. No: 18/1589/RSP | Received: Thu 02 Aug 2018 | Validated: Thu 16 Aug 2018 | Status: Decided

Replacement of existing timber framed windows with Timber Look Flush sash UPVC windows

Nakura Bridle Lane Loudwater Hertfordshire WD3 4JA

Ref. No: 18/1991/FUL | Received: Tue 02 Oct 2018 | Validated: Thu 04 Oct 2018 | Status: Pending Consideration

Variation of Condition 2 (Plan numbers) pursuant to planning permission 17/1035/FUL: Alterations to approved design.

April Cottage Bridle Lane Loudwater WD3 4JG

Ref. No: 18/1989/FUL | Received: Mon 01 Oct 2018 | Validated: Wed 03 Oct 2018 | Status: Pending Consideration

Single storey rear extension and first floor rear extension

Cherry Tree Cottage Rooks Hill Loudwater WD3 4HZ

Ref. No: 18/2052/FUL | Received: Wed 10 Oct 2018 | Validated: Tue 16 Oct 2018 | Status: Pending Consideration

Single storey rear and two storey front extension. loft conversion with rear dormers and alterations to fenestration detail (amendment to planning permission 17/2564/FUL)

2 Armitage Close Loudwater Herts WD3 4HL

Ref. No: 18/2218/FUL | Received: Tue 06 Nov

2018 | Validated: Fri 09 Nov 2018 | Status: Pending Consideration

Provision of replacement windows and further alterations to fenestration detail

Little Petherick Troutstream Way Loudwater WD3 4LA

Ref. No: 18/2206/FUL | Received: Sun 04 Nov 2018 | Validated: Tue 06 Nov 2018 | Status: Pending Consideration

DECISIONS

Discharge of Condition 3 (Arboricultural Method Statement) pursuant to planning permission 18/1000/FUL

Ashleigh Lodge Drive Loudwater WD3 4PT

Ref. No: 18/1618/DIS | Received: Mon 06 Aug 2018 | Validated: Mon 06 Aug 2018 | Status: Determined

Part Retrospective: Partial conversion of barn into habitable accommodation for use with existing livery yard

Trout Rise Farm Troutstream Way Loudwater Hertfordshire WD3 4LB

Ref. No: 18/1430/RSP | Received: Fri 06 Jul 2018 | Validated: Fri 06 Jul 2018 | Status: Approved

Single storey rear extension

Ashirwad Bridle Lane Loudwater Rickmansworth Hertfordshire WD3 4JH

Ref. No: 18/1462/FUL | Received: Wed 11 Jul 2018 | Validated: Mon 23 Jul 2018 | Status: Approved

Discharge of Condition 11 (Bat Survey) pursuant to planning permission 17/2674/FUL

Beechen Hill House Sarratt Lane Loudwater Hertfordshire WD3 6AA

Ref. No: 18/1421/DIS | Received: Thu 05 Jul 2018 | Validated: Wed 25 Jul 2018 | Status: Determined

Discharge of Condition 3 (Materials), Condition 4 (Tree protection scheme), Condition 5 (Method statement), Condition 6 (Hard and soft landscaping) and Condition 7 (Site levels) pursuant to planning permission 17/2674/FUL

Beechen Hill House Sarratt Lane Loudwater WD3 6AA

Ref. No: 18/1562/DIS | Received: Mon 30 Jul 2018 | Validated: Mon 30 Jul 2018 | Status: Determined

Discharge of Condition 4 (Dormer Materials)

pursuant to planning permission 17/2239/FUL

Apple Tree Lodge Bridle Lane Loudwater WD3 4JH

Ref. No: 18/1649/DIS | Received: Thu 09 Aug 2018 | Validated: Thu 09 Aug 2018 | Status: Approved

Demolition of existing dwelling and erection of replacement detached dwelling with basement

Whitestocks Farm Loudwater Lane Loudwater WD3 4AL

Ref. No: 18/1550/FUL | Received: Fri 27 Jul 2018 | Validated: Thu 09 Aug 2018 | Status: Approved

Demolition of existing conservatory and two roof dormers; erection of single and two storey rear extension, two storey side extension and construction of side new dormer and insertion of rooflights, associated internal alterations and extension to patio

Nirvana Timberidge Loudwater WD3 4JD

Ref. No: 18/1690/FUL | Received: Wed 15 Aug 2018 | Validated: Wed 15 Aug 2018 | Status: Approved

Retrospective: Extension to drive and installation of gates

Troutcott Troutstream Way Loudwater Hertfordshire WD3 4LQ

Ref. No: 18/1589/RSP | Received: Thu 02 Aug 2018 | Validated: Thu 16 Aug 2018 | Status: Approved

Demolition of existing conservatory and two roof dormers; erection of single and two storey rear extension, two storey side extension and construction of side new dormer and insertion of rooflights, associated internal alterations and extension to patio

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