

Castle Joinery, 1a Tower Street, Bengo SG14 3HD
Response from the Chair of the Bengo Neighbourhood Area Plan
Objection to Planning Application Ref: 3/19/2173 FUL

1. The Castle Joinery workshop building is within the boundary of the Bengo Neighbourhood Area Plan (BNAP). It's a unique wooden structure with long glass windows, built by Robert Green in the 1880s and is an interesting and unusual example of a Victorian workshop. It's visible from Bengo Street and is part of the area's heritage.
2. The consultation on the Pre-Submission Draft (Regulation 14) of the Neighbourhood Plan closed on the 15 September 2019. A Regulation 16 draft is being prepared for submission to East Herts District Council. A Strategic Environmental Assessment Screening Report for the Neighbourhood Plan was submitted to EHDC on the 8 November 2019.
3. In the January 2018 Neighbourhood Plan survey, residents were asked to identify sites, buildings or structures (that were not already Listed) that should be better protected. As Castle Joinery was identified, it was included in the BNAP public exhibition on the 7 and 8 July 2018, at which residents were asked to vote on the buildings and structures they thought should be protected. 54 residents voted for the protection of Castle Joinery. There were no objections to preservation.
4. Castle Joinery is one of ten buildings and structures included in BNAP Policy HBC4: Non-designated Buildings and Structures as being of local historic or architectural importance. Criteria II of this policy states:

'Development proposals which affect these, and other non-designated buildings and structures, will be permitted, provided they preserve or enhance the significance of the asset and its setting.'
5. No objections to the inclusion of the Castle Joinery building in Policy HBC4 were received during the Neighbourhood Plan Pre-Submission consultation. To comply with Policy HBC4: Non-designated Buildings and Structures, the Castle Joinery building should be preserved.

Chair, Bengo Neighbourhood Area Plan