

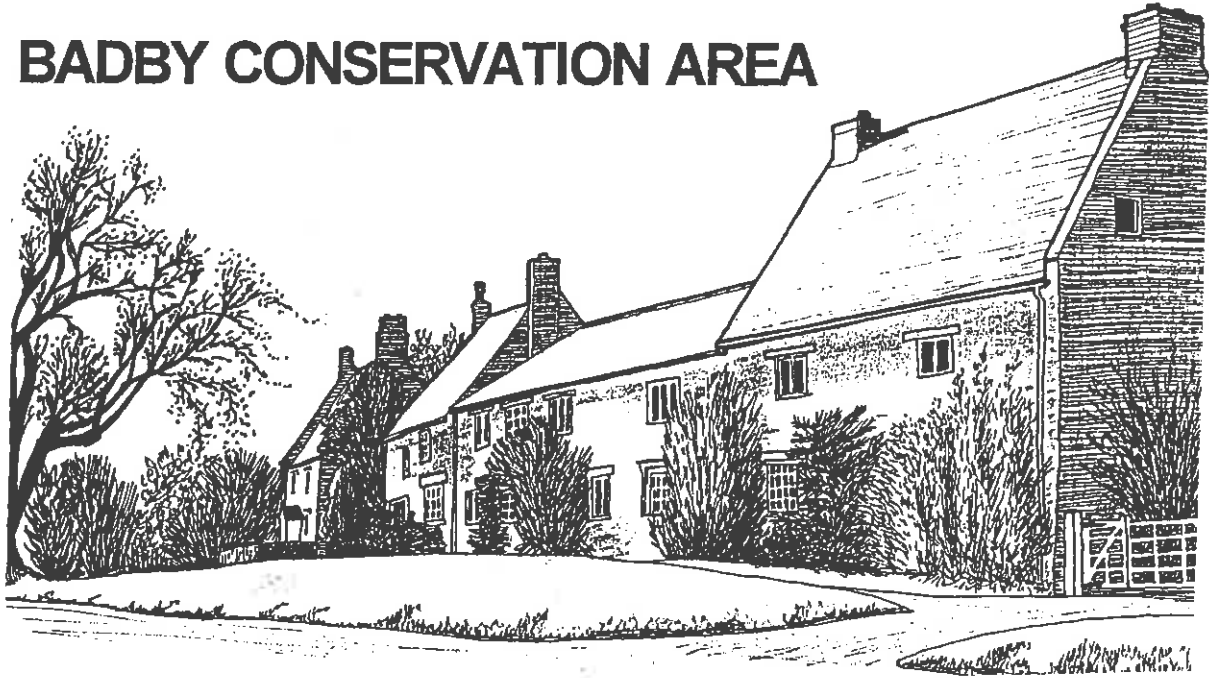
BADBY

Conservation Area



50p

BADBY CONSERVATION AREA



In October 1993, Daventry District Council resolved to designate Badby as a conservation area. However, it is not always clear to the people who live and work in a conservation area what this status actually means. This pamphlet has therefore been prepared to try and answer the more general queries about conservation.

REASON FOR DESIGNATION

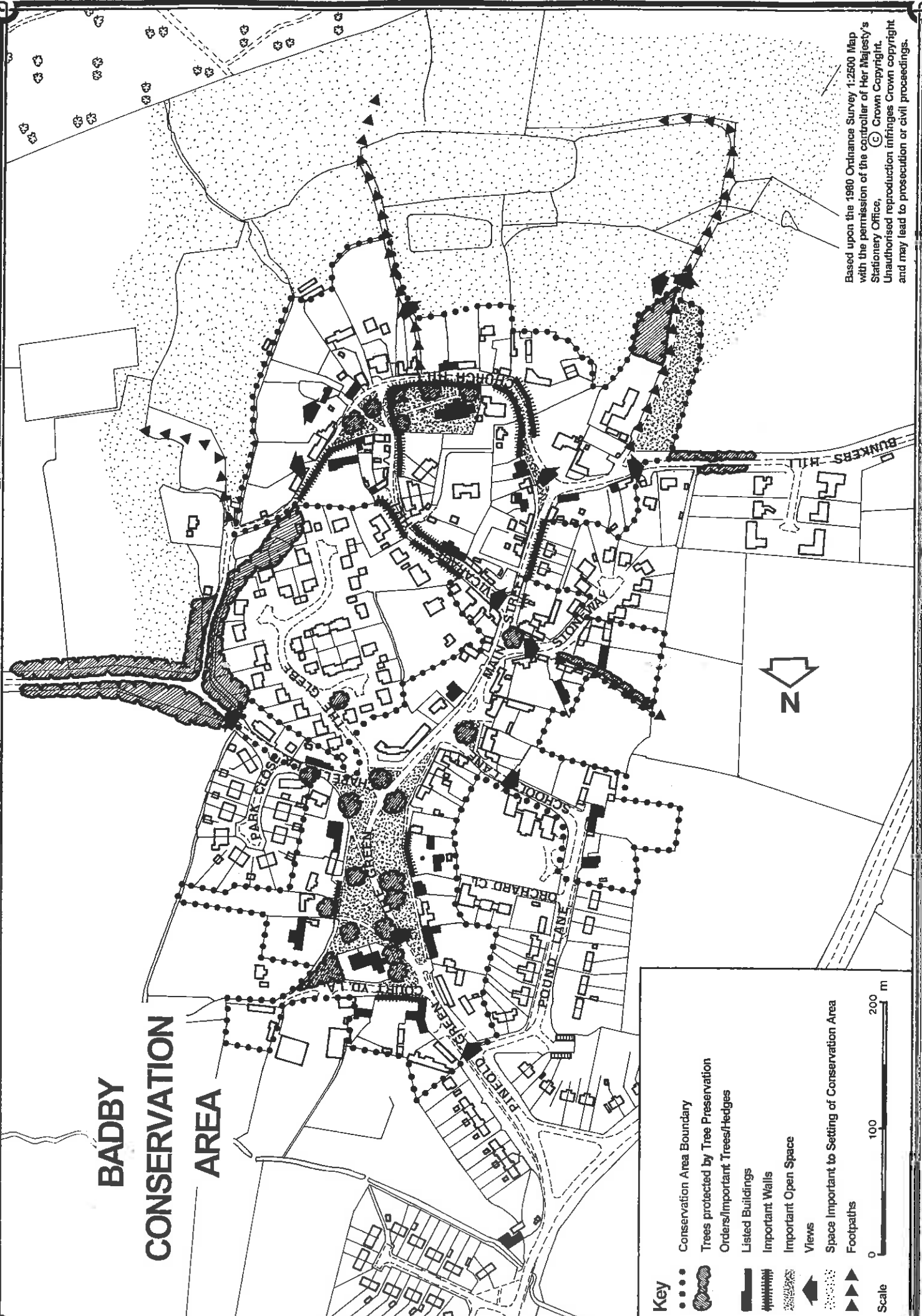
Badby village contains 28 Listed Buildings and 3 listed structures which can be described as having special architectural or historic importance, and a wide range of other attractive traditional buildings. The core of the village is formed by a large green, on which stand several imposing mature trees. The character of the village changes as you move south, narrowing to the junction of Main Street and Vicarage Hill where it again broadens, towards two smaller, more intimate greens.

This part of the village is characterised by several fine stone walls built in traditional style and of local stone.

Apart from wanting to conserve existing buildings in Badby, the District Council is also aware of the need to conserve attractive open spaces and undeveloped areas which equally add to the character of the village or form an essential part of its setting. These areas provide a "window" for revealing and framing attractive views from both inside and outside the conservation area. These views, together with the location of important open spaces and space important to the setting have been identified on the enclosed plan showing the conservation area boundary (see centre pages).

It is therefore the desire to conserve buildings and areas of special architectural and historic importance and character which has prompted the District Council to designate Badby a conservation area.

BADBY CONSERVATION AREA



Key

- Conservation Area Boundary
- Trees protected by Tree Preservation Orders/Important Trees/Hedges
- ▬ Listed Buildings
- ▬ Important Walls
- ▬ Important Open Space
- ◀ Views
- ▶▶▶▶▶ Space Important to Setting of Conservation Area
- Footpaths

Scale
0 100 200 m

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AIMS AND OBJECTIVES OF A CONSERVATION AREA

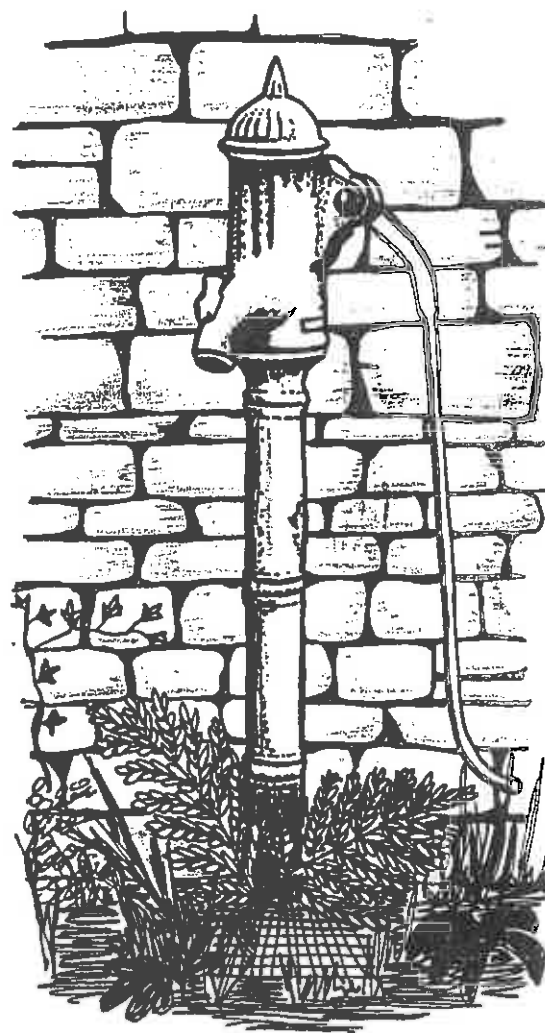
Conservation areas are unique areas of a town or village which reflect either architectural or historic interest, the character or appearance of which the Council feels is worthy of retention or enhancement. It is not the intention of a conservation area to prevent change but rather that change should be sympathetic to the area. The size and nature of a conservation area varies from small groups of buildings to town centres. These buildings may not necessarily be listed but when viewed together form a distinctive characteristic worthy of retention. In designating Badby an area with conservation area status the council can ensure that the character of the area and its important groups of buildings are retained for future generations to enjoy. By conserving such buildings more people will be able to appreciate and understand the history and quality of their environment.

In order to do this however, Badby conservation area must reflect economic and social needs of modern times and should not be preserved as a museum piece and hence become an area of no growth and stagnation. It is therefore important to strike a balance between conserving an important area by restricting development and ensuring that the

area is still able to grow and thrive in modern society.

Three main objectives of a conservation area have been identified:-

1. To protect the character of old towns and villages.
2. To awaken the interest of the people in their common architectural heritage.
3. To ensure that ancient buildings have a living role in contemporary society.



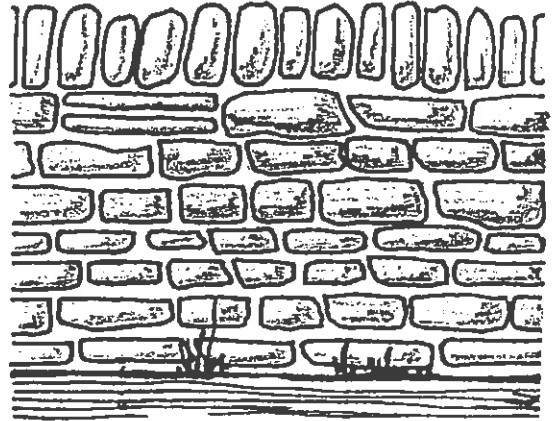
CONSERVATION AREA ENHANCEMENT

The council will therefore endeavour to ensure that the character of Badby is enhanced and preserved when considering applications for planning permission. Development which would block important views, lead to the enclosure of important open spaces and involve demolition of large amounts of stone walling will be discouraged.

In order to ensure that the character and appearance of a conservation area is retained as far as possible, the District Council is under a duty to prepare enhancement schemes. These schemes allow for such items as the undergrounding of power and telephone cables, changes in surfacing and other improvements that serve and enhance an area. Such schemes have already been carried out in other conservation areas in the Daventry District and it is hoped that Badby will be improved in this way in the near future.

However, it is vitally important that everyone is made aware of and encouraged to participate in the enhancement of conservation areas in order that general improvements can be made at "grass-roots" level. Even the smallest contribution such as not dropping litter, making sure front gardens which are open to public view are kept tidy and sympathetically repairing boundary

walls that have fallen into decay all help towards ensuring that the character and appearance of a conservation area is retained.



WHAT CONSERVATION AREA DESIGNATION MEANS TO LOCAL RESIDENTS

As a progression of the Council's policy towards development in Badby the newly designated conservation area status also means that the extent of development which would normally be permitted without the benefit of planning permission has been reduced in order to ensure the character of the area is retained.

The following section gives a brief outline indicating development restrictions in conservation areas.

Should you have any further queries regarding Badby conservation area please do not hesitate to contact the Planning Policy Department, Daventry District Council, Lodge Road, Daventry, NN11 5AF Tel. (0327) 71100 for further advice.

DEVELOPMENT RESTRICTIONS WITHIN A CONSERVATION AREA

A. DEVELOPMENT IN A CONSERVATION AREA

In order to ensure that the character and appearance of a conservation area is maintained as far as possible, strict controls are imposed on such areas in terms of permitted development limits i.e. the extent of development which is allowed without the need for planning permission from the District Council.

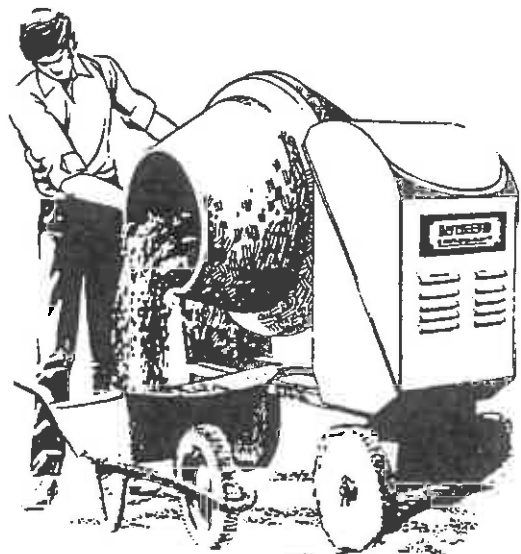


All areas regardless of status enjoy a certain degree of permitted development rights. However, conservation areas, due to their very nature are subject to further restrictions and do not have the same degree of permitted development that is enjoyed in other areas.

The following additional restrictions on development require an application for planning permission to be submitted to the District Council.

A planning application would need to be submitted to the District Council where development would involve:-

1. The cladding of any part of the exterior of a dwellinghouse with stone, artificial stone, timber, plastic or tiles.
2. An enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
3. The erection, alteration or improvement of a building with a cubic content greater than 10 cubic metres within the curtilage of a dwellinghouse.
4. An enlargement of a dwellinghouse of more than 50 cubic meters or 10% whichever is the greater.





B. DEMOLITION IN CONSERVATION AREAS

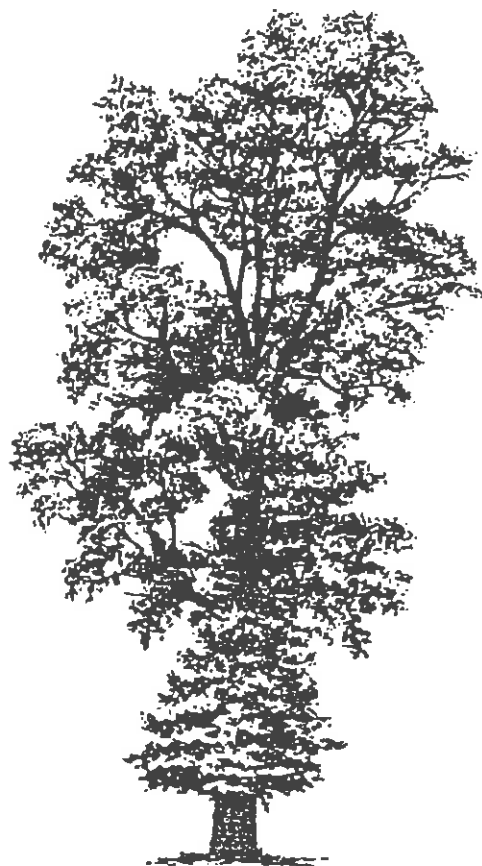
Conservation area consent is needed for the demolition of most buildings or structures in conservation areas. When considering such applications the council will take into account the visual importance of the building in its surroundings and the effect its removal will have on the area. The council may ask for details of what is to replace the building should consent be granted.

C. TREES IN A CONSERVATION AREA

Trees in conservation areas often contribute to the amenity value of the area and help to reflect the character which makes the conservation area worthy of protection.

The protection afforded to trees in a conservation area therefore is equivalent to the protection afforded to trees which are subject to a Tree Preservation Order i.e. the District Council must be informed of any operation involving felling, lopping or topping of the tree.

Notice to the District Council must be given in writing at least six weeks before any felling operation and work must be carried out not more than two years from the date of the notice. This protection does not apply to dead or dying trees or to trees less than 75mm in diameter. However, it is always worth checking first with the District Council before felling any dead trees in a conservation area.



D. ADVERTISEMENTS IN A CONSERVATION AREA.

Conservation areas are also subject to additional restrictions regarding advertisement displays. The Town and Country Planning (Control of Advertisements) Regulations 1990 indicates the types of advertisement displays which do not require advertisement consent from the Local Planning Authority. In addition to the general restrictions which affect all areas, conservation areas are also subject to the following additional restrictions:-

Advertisement consent must first be obtained from the District Council before:-

1. Displaying an advertisement on / or consisting of a balloon sign.
2. Displaying an illuminated advertisement.

Any planning application for development that in the opinion of the Local Planning Authority may affect the character or appearance of a conservation area must be advertised in a local newspaper and by way of a site notice. The Planning Authority will then take into account any representations received and may not determine the application within 21 days of the date of the advertisement.

In determining applications in conservation areas the council will pay particular attention to the design, layout and siting of the proposed development. A high standard of design is expected that reflects the character of the area in scale, detail, materials, proportions and the relationship to the existing development of that area.

It is always wise to check with the Local Planning Authority before carrying out any development or operations on site in order to ascertain whether or not consent is required for the work.

**Produced by
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Lodge Road
Daventry**