

Daventry District Council

Clipston Conservation Area
Appraisal and Management Plan
Supplementary Planning Document

Statement of Consultation

Adopted March 2021



Introduction

This report sets out the consultation undertaken on the Clipston Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD). This report is required by regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012.

At its meeting on 12th November 2020 the Council's Strategy Group resolved that consultation could take place on the document.

Consultation

Consultation commenced on 23rd November 2020 for eight weeks. The Parish Council, District Councillors and other consultees and local residents who had asked to be so, were notified.

Publicity

The draft SPD could be accessed from the Planning Policy, Conservation Areas and Consultation pages of the Daventry District Council Website.

Paper copies were available by post on request.

The Council placed a notice on the Council's website, a copy of which is included at Appendix A.

Consultation Period

Consultation took place with organisations referenced above and local residents on the document for a period of 8 weeks until 5.00pm on Monday 18th January 2021. A public online meeting Tuesday 15th December 2020 and a recording of the meeting was subsequently made available on Daventry District Council's website.

Comments received.

Responses were received, some via email and some via an online questionnaire. These are set out in appendix B.

Consideration of Responses

The Council carefully considered all of the comments received. A number of changes were made to the document as a result of these responses. These changes are set out in appendix B.

The representations were reported to the Council's Strategy Group on 4th March 2021 followed by Full Council on 18th March 2021 when the document was adopted.

**Clipston Conservation Area Appraisal and Management Plan
Town and Country Planning (Local Planning) (England) Regulations 2012
Regulation 12, 13 and 35 – Consultation Statement regarding Supplementary
Planning Document**

Daventry District Council is consulting on a Conservation Area Appraisal and Management Plan for Clipston. The document will, if adopted, provide advice on the special architectural and historic interest of the conservation area and will supplement the Settlements and Countryside Local Plan (Part 2) for Daventry District and the West Northamptonshire Joint Core Strategy.

The Council hereby welcomes comments from any interested party on the document.

The document will be available on the Council's website:

<https://www.daventrydc.gov.uk/ConservationAreas>

Paper copies can be requested by emailing heritage@daventrydc.gov.uk

The consultation commences at 10am on Monday 23rd November 2020 and closes at 5pm on Monday 18th January 2021.

Comments in writing should be forwarded to Anna Wilson, Heritage Policy Assistant, Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP or e-mail heritage@daventrydc.gov.uk by **5pm on Monday 18th January 2021** at the latest.

Comments cannot be accepted after this time.

Anna Wilson

Heritage Policy Assistant

Appendix B- Clipston Conservation Area Consultation Schedule of Responses (Written and Survey Responses)

Written Responses

Respondent	Comments	Suggested Response	Suggested Action
David Wragg	<p>1). Since we're talking about conservation, why is there nothing on the impacts of climate change in Section 11 of the document? Surely, any attempt to specify anything to do with the preservation of historically significant aspects of an area, and to make decisions about future planning matters, simply has to take climate change/global warming and the crisis in bio-diversity into account.</p>	<p>Daventry District Council has a duty, under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to draw up and publish proposals for the preservation or enhancement of conservation areas. Consequently, the purpose of the Management Plan (Section 11) is to make recommendations to address issues that may harm the character of the conservation area, which have been identified through the appraisal process. It is agreed that it would be beneficial to include some information about energy efficiency and heritage. The most appropriate section of the Appraisal and Management Plan in which to incorporate this information is the Design Guidance.</p>	<p>Section 9.5, Windows, p. 84, after third paragraph add the following text:</p> <p><u>'Traditional windows should be retained, maintained and repaired as far as possible. In accordance with current best conservation practice the energy efficiency of traditional windows can be improved by adding secondary glazing. This cuts draughts and reduces heat loss through existing window frames as well as the glass. The installation of secondary glazing in a listed building may require listed building consent.'</u></p> <p>Section 9.7, Roofing, p. 85, add the following text after the fourth paragraph:</p> <p><u>'The energy efficiency of roof spaces can be improved on historic properties through the use of insulation. This may be done, in accordance with best conservation practice, by installing insulation at either ceiling level, or between, below or above the rafters.'</u></p>

	<p>2). Page 13 states:</p> <p><i>Clipston's elevated position within the landscape provides long views of the surrounding countryside, particularly towards the north, northwest and northeast from Chapel Lane, Church Lane and Harborough Road. These views reinforce Clipston's rural character.</i></p> <p>These views are not the only ones to establish the village's 'rural character'. For example, the views to the south-east along Station Road and Church Lane are just as important as those mentioned. Why is the length of a view deemed decisive; why have the views mentioned been singled out?</p>	<p>When considering important views as part of a conservation area appraisal the approach is to assess them in terms of their contribution to the conservation area. This takes into account whether there are important views within the conservation area, towards it from outside, or outwards from it. Whilst it is agreed that views looking southwest from Church Lane and Station Road of the open countryside demonstrate the rural character of the landscape surrounding Clipston, these views do not fall into the categories of being views that are either towards the conservation area, within it or out from it and therefore are not included. (Views from Church Road looking southeast and east are, however, highlighted in the emerging Clipston Neighbourhood Development Plan.)</p> <p>The long views are mentioned at this point in the document because Section 3 provides a summary of the key points that contribute to the conservation area's special interest. A detailed description of important views is included later in the Appraisal and Management Plan (Section 7.6) with an accompanying map and photographs. The text in the summary in Section 3 will be amended to reflect that it is not only long views out from the conservation area that contribute to its special interest.</p>	
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	<p>3). DDC absolves itself from matters to do with highways. Clipston has traffic problems: increasing density, size of vehicles, parking (including outside the school), danger to pedestrians (e.g. children walking or cycling to the recreation ground). In my experience Northants Highways takes little or no interest</p>	<p>Highways issues are mentioned in the Management Plan, Section 11 of the Appraisal document. Whilst it is agreed that excessive traffic can have a detrimental effect on the historic character and fabric of a conservation area, issues relating to traffic are outside</p>	<p>Section 3, p.13, third bullet point, amend text to the following:</p> <ul style="list-style-type: none"> • ‘Clipston’s elevated position within the landscape provides long views of the surrounding countryside, particularly towards the north, northwest and northeast from Chapel Lane, Church Lane and Harborough Road. These views reinforce Clipston’s rural character. <u>There are also important views both within and towards the conservation area that highlight the variety of historic buildings, important open spaces and elements of the public realm.</u> The spire of All Saints Church (Grade I listed) is an important element in <u>many of these views (see Section 7.6 Views and Vistas, p. 42. views towards the village as well as views within the conservation area.</u>’ <p>No change.</p>
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	<p>in these matters. Why is there a lack of liaison between DDC and Highways? In this respect the word 'conservation' is too narrowly defined.</p> <p>4). While the preservation of structures deemed to be historically important is obviously necessary, it should be remembered that the character of the village also resides in its totality. For example, the two small council (or ex-council) estates are historically and politically significant, even if the buildings themselves are architecturally utilitarian. Of course, there is a considerable irony in the fact that DDC has been granting planning permissions for houses which according to the map lie outside conservation boundaries; in this respect the present Appraisal tends to illustrate its own historical shortcomings. I might also make the point that historical and aesthetic criteria do not necessarily go together.</p>	<p>the remit of Daventry District Council. Northamptonshire County Council is the authority currently responsible for the majority of highways matters. Concerns about traffic and highways issues can be sent via the Northamptonshire Highways website or via telephone on 0300 126 1000. Both Councils will shortly be replaced by West Northamptonshire Council.</p> <p>When undertaking conservation area appraisals, we adhere to best practice guidance produced by Historic England, the advisory body to the Government on heritage matters. The guidance document 'The Appraisal, Designation and Management of Conservation Areas' (Historic England 2019) highlights the importance of a conservation area being locally distinctive and those features and buildings included in the conservation area creating a sense of place. The former council houses in Clipston are similar in layout, architectural design and use of materials to many other estates throughout Northamptonshire and other parts of the country and, therefore, are not considered to contribute to the distinctiveness of the village. Conservation area boundaries are reviewed periodically and should the current approach and guidelines change</p>	<p>No change.</p>
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		in the future, the suitability of former council housing for inclusion within the conservation area could be considered as part of a future review.	
Tony Price	<p>1. Page 11</p> <p>1.1 What is the relevance of the darker red shading of the Scheduled Monument (“SM”) for the 2 pieces of land, one to the North of the Bulls Head pub, the other to the east of Chapel Lane (a fairly large rectangular piece of land)</p> <p>1.2 The extent of the SM bordering the North-western side of Naseby Road is incorrect where the SM boundary turns at right angles from Naseby Road (by the word “Road” where Naseby Road is stated).</p> <p>2. Page 35 Only part of Area AP5 is identified as a proposed residential site in the Neighbourhood Plan.</p>	<p>1.1 The darker shading shown on the map in Figure 1 is a result of there being some overlap between the scheduled monument and the conservation area which has resulted in the two types of shading sitting one on top of the other, giving it a darker appearance.</p> <p>1.2 It is agreed that the scheduled monument boundary shown in Figure 1 at the location highlighted should be further to the northeast and follow the current field boundary.</p> <p>2. Agreed. The text will be amended to reflect that the site proposed for residential development in the emerging Neighbourhood Plan covers only part of the area AP5.</p>	<p>p. 11, Figure 1, add a box to the map key to explain the darker shading.</p> <p>p. 11, Figure 1, amend the scheduled monument boundary at the location stated so it is commensurate with that show in the entry in the National Heritage List for England https://historicengland.org.uk/listing/the-list/list-entry/1418334</p> <p>p. 35, Section 7.2, second bullet point, amend the text to the following:</p> <ul style="list-style-type: none"> • ‘AP5: An area of ridge and furrow and a boundary earthwork. <u>Part of this site, immediately to the rear of Marecroft, This area</u> has been identified as a proposed residential allocation within the emerging Clipston Neighbourhood Development Plan.’

	<p>3. Page 32 3.1 Is Hornhill Farmhouse pre 1600?</p> <p>3.2 Is Wellcroft House only 18th century?</p> <p>3.3 At 25 Kelmarsh Road the square shaped building near the actual Kelmarsh Road is post 1950.</p> <p>4 Page 62 OS15 text should refer to "25" Kelmarsh Road and not "27".</p>	<p>3.1 The information for the date of Hornhill Farmhouse has been taken from the entry on the National Heritage List for England which can be viewed here https://historicengland.org.uk/listing/the-list/list-entry/1067032 The entry records the building as being 'probably late 16th century' in date, hence how it has been recorded in Figure 35, p. 32.</p> <p>3.2 Having checked the entry on the National Heritage List for England https://historicengland.org.uk/listing/the-list/list-entry/1054713, it is agreed that the building is older than the 18th century, therefore Figure 35 will be amended accordingly.</p> <p>3.3 Agreed. Figure 35 will be amended accordingly.</p> <p>4. The building referred to on p. 62, Section 7.7, OS15 stands gable end-on to Kelmarsh Road along a driveway. Its upper floor is rendered and it has a slate roof. The modern Ordnance Survey mapping records this as no. 27 Kelmarsh Road.</p>	<p>No change.</p> <p>Figure 35, p. 32, amend the map to show Wellcroft House, High Street, as a 16th century building.</p> <p>Figure 35, p. 32, amend the map to show the building to the front of 25 Kelmarsh Road as late 20th century.</p> <p>No change.</p>
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<p>Patience Stewart, Anglian Water</p>	<p>Anglian Water is the water and sewerage undertaker for Clipston Parish.</p> <p>We note that it proposed to designate a new conservation area focused on the High Street together with Chapel Street and Church Lane.</p> <p>The proposed conservation area and associated appraisal do not appear to raise any issues for Anglian Water as an infrastructure provider. As such we have no comments to make in respect of Conservation Area appraisal including the proposed Conservation Area boundary.</p>	<p>Comments noted.</p>	<p>No change.</p>
<p>David Wilford</p>	<p>1. The document is very comprehensive in the main, however there appear to be a few factual errors which I have spotted (there maybe others however that I have missed or unaware of). Although none of these, I believe, are particularly material I thought it would be useful to alert you, assuming the document will have a further draft before taking to the final adoption stages. I have outlined these in 3 onwards below.</p> <p>2. I do however believe there is no evidence submitted to justify for the dwelling and its curtilage at 6 Chapel Lane to be included within the proposed Conservation Area on page 11. This dwelling was constructed in 1968/9 and has no special characteristics which I believe are worth being protected</p>	<p>1. Comments noted.</p> <p>2. As noted, no. 6 Chapel Lane was partly included within the proposed conservation area boundary because of the contribution that the historic brick wall to the front of the property makes to the character of the lane. In addition, the Council has a duty not only to preserve</p>	<p>No change.</p> <p>No change to proposed boundary.</p> <p>Section 8.3 Boundary Treatments, p.72, amend the text to read:</p> <p>'The walls form the front property boundaries to 2 and 6 Chapel Lane</p>

	<p>within such an Area. I assume the justification for its inclusion is that as outlined on page 72 where reference is made to its (historic) boundary wall which borders the pavement of Chapel Lane (although it states 'Chapel Street'). I do to some extent agree that Permitted Development (PD) rights for its demolition (where above 1m) be removed by having this (wall) within the Conservation Area but the entire dwelling and its curtilage should not also be burdened with being in the proposed Area and the higher level of planning scrutiny this brings, including various PD rights being removed. This is not reasonable, proportionate and justifiable based on the evidence put forward. It is not an 'area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance' as noted on page 7 when referencing S69 of the Planning (Listed buildings and Conservation Areas) Act 1990 and expanded upon in Section 4 on page 12. Thus, I suggest that the dwelling and its curtilage is removed from the proposed Area but the boundary wall adjacent to the pavement remains. If this is not practically feasible then the wall should also be removed. To provide visual context, I attach a photograph of the subject dwelling and lower section of the subject wall. (For information I grew up in this dwelling which is still owned and occupied by my parents – who developed it initially, incorporating the 'historic wall' in 1968/9.</p>	<p>the special interest and character of conservation areas but also, where possible, to enhance them. In relation to 6 Chapel Lane, it is situated in proximity to the Grade II listed Baptist Chapel and forms part of its setting i.e. the surroundings in which the listed building is experienced. Any future development or extension to 6 Chapel Lane could, therefore, impact upon the setting of the listed chapel. By including 6 Chapel Lane within the conservation area it provides an opportunity to steer any future development so that it is sensitive to the historic character of the lane and also the setting of the listed building. This, coupled with the contribution that the historic wall at the front of the property makes to the character of Chapel Lane, is the reason for its inclusion within the proposed conservation area.</p>	<p>Street;...'</p>
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They also wanted to use a red brick for the house but the local planning authority at the time insisted on the yellow brick, unlike what now the Design Guidance for Materials is suggesting in Section 9 on page 82).



3. Pg 9 (last para) – although I note Google Maps suggests the brook/river is called Sidom’s Ford it is known locally as either the River Ise or Ise Brook. Also see this link - https://riverlevels.uk/flood-warning-river-ise-in-clipston#.X_dzntj7TIU.

4. Pg 9 (last but one para) The Map on page 11 does not exclude the 20th century extension to the School although the text (on page 9) suggests it does.

3. Thank you for providing this information. The text will be amended to include the local name.

4. The text will be amended to include the extension to the school.

Section 3 – Summary of Conservation Area Boundary, p. 9, 3rd paragraph, amend text to read:

‘At the corner of 27 Kelmarsh Road it leaves the road and turns southeast along this property boundary until it reaches the watercourse ~~known as Sidom’s Ford~~, also known locally as the River Ise or Ise Brook..’

Section 3 – Summary of Conservation Area Boundary, p. 9, 2nd paragraph, amend text to read:

‘It includes the Grade II Listed 17th century former Grammar School (now

	<p>5. Pg 10 – top of second column – nos. 2, 6 (but note I suggest it is removed as per 2 above) and Newbold Farm should be referenced as being located in Chapel Lane.</p> <p>6. Pg 11 – the map states ‘Chapel Street’ but is ‘Chapel Lane’. The mapping of the Scheduled Monument is not correct. Please see attached a scan of the definitive copy. Examples where not correct include the north west boundary to Naseby Road just south of Marecroft (the angle is different); and where it cuts through the relatively new dwelling to the east of the River Ise – there maybe others though.</p> <p>7. Pg 12 (2nd column) – the text suggests no overlap of the Scheduled Monument and Conservation Area but the map on page 11 shows two areas where this exists.</p>	<p>5. The text will be amended to reference ‘Chapel Lane’. No. 6 Chapel Lane will remain within the proposed boundary for the reasons stated above in response to previous comments (see 2.).</p> <p>6. Thank you for highlighting these discrepancies. The label on the map for Chapel Lane will be corrected. The scheduled monument boundary will be amended to reflect that on the definitive copy (source The National Heritage List for England https://historicengland.org.uk/listing/the-list/list-entry/1418334)</p> <p>7. It is agreed that there are two areas of the proposed conservation area that include parts of the scheduled monument.</p>	<p>part of Clipston Endowed VC Primary School) and its but excludes the 20th century extension to the building, following the southeast side of this building...</p> <p>Section 3 – Summary of Conservation Area Boundary, p. 10, 4th paragraph, amend text to read:</p> <p>‘On reaching Gold Street the boundary follows the road north, excluding properties in Nobold Court but including nos. 2, 6 and Newbold Farm <u>in Chapel Lane.</u>’</p> <p>Figure 1, p. 11 Change street name label to read ‘Chapel Lane’.</p> <p>Amend the scheduled monument boundary at the locations stated so it is commensurate with that show in the entry in the National Heritage List for England https://historicengland.org.uk/listing/the-list/list-entry/1418334</p> <p>Section 4-Summary of Special Interest, p. 12, 7th bullet point, amend the text to read:</p> <p>‘Although the scheduled monument is not within the conservation area There</p>
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	<p>8. Pg 14 (2nd column) – Peg’s Lane should be Pegs Lane (i.e. no apostrophe – I think this needs checking throughout the document)</p> <p>9. Pg 20 – for information, the Bakehouse did at one point extend further eastwards (than it is currently) closer to Chapel Lane – but this section collapsed about 50 years ago. Photographs can be supplied of this if required, including showing how the timber lintel did indeed support a wide opening.</p>	<p>8. The text on p. 14 will be amended and the remainder of the document checked.</p> <p>9. Thank you for the additional information regarding the Bakehouse. This will be added to Appraisal and Management Plan.</p>	<p><u>are two locations where parts of the scheduled monument fall within the conservation area boundary; an area of pasture to the north of The Jitty and an area between buildings on the east side of Harborough Lane. These areas, and the wider scheduled area as a whole</u> it contributes to it's the of the setting of the conservation area and several important views from and towards it (see Section 7.6).'</p> <p>Section 5 – Location and Settlement Context, p. 14, 3rd paragraph, amend the text to read: ‘The landscape in which the battle took place can be glimpsed in the distance from Clipston, particularly from the west end of Peg’s <u>Pegs</u> Lane in the autumn and winter.’</p> <p>The remainder of the document to be checked and where necessary remove the apostrophe in this street name.</p> <p>Section 6 – Historical Development, p. 20, paragraph 1, amend the text to read: ‘The building which projects eastwards from the dwelling house was the bake house. <u>Originally it extended further towards Chapel Lane but this section of the building, which is thought to have</u></p>
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	<p>10. Pg 22 – Nobold Court (not ‘Close’ as currently stated) was built in the 1990’s (i.e. 20th Century not 21st). It also replaced Nobold Farm which was demolished. Please note Mansion House was demolished much earlier. I understand the original stone built Mansion House was replaced with a red brick Mansion House which was then demolished in the early 1950’s.</p>	<p>10. Thank you for highlighting these inaccuracies. The text will be amended with the correct information.</p>	<p><u>been built from cob, collapsed in the late 20th century.’</u></p> <p>Section 6 – Historical Development, p. 22, second paragraph, amend the text to read:</p> <p><u>‘In the 1990s Nobold Court was developed on the site of several buildings that were part of Nobold Farm and Mansion House. This building, which itself was a replacement for an earlier stone-built house on the same site, was demolished in the 1950s. Part of the current boundary wall that stands between 8 Chapel Lane and Cherry Tree Cottage in Nobold Court is all that remains of the earlier -built house.</u></p> <p>The first twenty years of the 21st century has seen further development in Clipston with housing being built in The Paddocks, formerly an area of open space; Nobold Close on the site of Mansion House; and most recently in Buswell Court behind the former Old Red Lion public house.’</p> <p>Section 6 – Historical Development, p.26, amend the captions for Figures 27 and 28 to the following:</p> <p>‘Figure 27: The Crown <u>Old Red Lion</u> Public House and The Green from outside Clipston House pre 1920 (Source: Clipston Parish Council)’</p>
	<p>11. Figure 27 and Figure 28 – The Old Red Lion Public House should be referenced not ‘The Crown’. Also, Figure 28 was the house ‘rebuilt’ in the style of the Old Red Lion not</p>	<p>11. Thank you for highlighting these inaccuracies. The text will be amended with the correct information.</p>	

	<p>the 'former' Red Lion.</p> <p>12. Pg 44 – V18 – title should be 'Nobold Court' not 'Nobold Crescent'</p> <p>13. Pg 69 – (2nd column, 3rd Para) – reference to 'Methodist Chapel' should be 'Baptist Chapel'.</p>	<p>12. The text will be amended to use the correct street name.</p> <p>13. The text will be amended to correct this error.</p>	<p>'<u>Figure 28: The former Crown house built in the style of the Old Red Lion Public House and The Green from outside</u>'</p> <p>Section 7.6-Views and Vistas, p. 44, 5th paragraph heading, amend text to read:</p> <p>'V18: Looking east from the entrance to Nobold Crescent <u>Court</u>...'</p> <p>Section 7.6-Views and Vistas, p. 44, 5th paragraph, amend text to read:</p> <p>'At the entrance to Nobold Crescent <u>Court</u> there is a view into the area of pasture north of The Jitty...'</p> <p>Section 8.1-Building Types and Materials, p 69, 4th paragraph, amend text to read:</p> <p>'Examples include the Methodist <u>Baptist</u> Chapel...'</p>
Peter Wilford	<p>I refer to my son David Wilford's comments sent to you by email on 8th January and would add a few relevant points. I use the same paragraph numbering.</p> <p>2. I entirely agree with all my son's comments regarding the front wall of 6 Chapel Lane. The part fronting the house was reduced in height from about 6 feet to about 3 feet when</p>	<p>Comment noted.</p> <p>2. Comment noted. Please see response above David Wilford's comments in paragraph 2. Despite the wall being reduced in height at the time 6 Chapel</p>	<p>No change.</p> <p>No change.</p>

<p>the house was built in 1968/69 and the part adjacent to the drive completely removed.</p> <p>With regard to the neighbouring property, number 2, the front high wall adjacent to the public footpath was built soon after the original three storey house was demolished in 1967 to replace the original low wooden paled garden fence which adjoined the footpath. Probably some of the old bricks from the house were used. A section of the wall extending to the north, with the grass verge between that and the footpath, formed part of the wall of an adjoining cottage.</p> <p>9. The bake house originally extended to the highway and adjoined the public footpath. I believe the gable was of cob construction and it collapsed onto the highway about 50 years ago. I attach a copy of a page from my album with two relevant photographs.</p> <p>10. Only one of the four new houses in Nobold Court was built on the site of the old</p>	<p>Lane was built, today it makes a positive contribution to the historic character of the lane.</p> <p>Thank you for this additional information. This will be incorporated into the text in Section 8.3 of the appraisal which focuses on boundary treatments.</p> <p>9. Thank you for the additional information. Please see the response to David Wilford's comments (paragraph 9) above.</p> <p>10. Thank you for the additional information. Please see the response to</p>	<p>Section 8.3-Boundary Treatments, p. 72, paragraph 1, amend text to read:</p> <p><u>'The walls form the front property boundaries to 2 and 6 Chapel Street; 14 Harborough Road and land to the south; Springhill, Mowbray and Little Orchard in Kelmarsh Road; and 27a and 31 Kelmarsh Road. Part of the wall at 2 Chapel Lane that stands immediately adjacent to the footway is likely to have been constructed from bricks reused from a three-storey building that existed on the site until 1967. A section of the wall with a grass verge between it and the footway formed part of the wall of an adjoining cottage, which explains the chequered pattern it displays.'</u></p> <p>No further change.</p> <p>No further changes.</p>
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	<p>Mansion House. The other three were built on the site of the demolished buildings of Nobold Farm. Photographs of the old three storey brick built Mansion House suggest it might have been built in the late 18th or early 19th century. The only remaining stone wall of the house existed in the two storey north section, which was almost entirely removed when the new houses were built. A very small section, however, remains.</p> <p>There are some additional comments I would like to make :-</p> <p>(i) Page 11 – Fig.1 Map. At the north end of Harborough Road there appears to be a number of anomalies. Immediately south of No.1 on the corner of the access track, the house which was converted from an old stone and brick barn is <u>not</u> included in the Conservation Area.</p> <p>Although house No.9 appears on the 1900</p>	<p>David Wilford’s comments (paragraph 10) above which suggests changes to the text to incorporate this information.</p> <p>(i) Although the building retains its ironstone gable and front elevation at ground floor level, the building has undergone some significant changes to its appearance in its conversion from an agricultural building to a residential one. These changes are not considered to be sympathetic to the character of other historic buildings in the conservation area. For example, the use of black tiles as cladding on upper floor on the front and side elevation, the use of buff brick in the modern extension and the large dormer extension, which dominates the appearance of the building. It was consequently considered not to make a positive contribution to the conservation area and was not included within the boundary.</p> <p>It is agreed that no 9 Harborough Road is</p>	<p>No change.</p> <p>p. 11, Figure 1, amend the</p>
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	<p>O.S. Map, and has some decorative red brickwork and a slate roof, it is <u>not</u> included. It has however been recently extended.</p> <p>Immediately south of No.9 the two modern houses built behind the old carpenter's / vehicle repair workshop, <u>have</u> been included.</p>	<p>an historic building that includes decorative brickwork, which is a feature of several other buildings elsewhere in the conservation area, for example Gold Street, as well as other characteristic building materials, such as red brick and slate tiles. The recent extension is sympathetic to the character of the original building and replicates the decorative brickwork and use of materials. It makes a positive contribution to the street scene at the north end of Harbourough Road and it is therefore agreed that it should be included within the conservation area.</p> <p>In considering historic properties for inclusion within the conservation area boundary it is sometimes necessary to also include more recent buildings so that the conservation area forms a coherent area rather than being punctuated by many holes. This enables it to be managed more successfully. In addition, particularly where recent properties are situated amongst a group of historic buildings their inclusion can also help to enhance the conservation area by managing change through the</p>	<p>conservation area boundary to include no 9 Harbourough Road and its plot. This change will also need to be made for the following maps:</p> <p>p. 28, Figure 31 p. 29, Figure 32 p. 31, Figure 34 p. 32, Figure 35 p. 36, Figure 36 p. 39, Figure 37 p. 41, Figure 39 p. 54, Figure 43 p. 64, Figure 52 p. 76, Figure 66 p. 95, Figure 85</p> <p>p.32, Figure 35, amend the map to show 9 Harbourough Road as being of 19th century date.</p> <p>No change.</p>
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	<p>(ii) Page 21. Regarding the old shop on the corner of Kelmarsh Road (not High Street as Fig.11 caption) and Church Lane. The shop illustrated was <u>not</u> the original Co-Operative Store. That store was in the building on the site before the present building was erected in 1900. (I have a photograph). After the Co-op ceased trading, it was bought by a Mr Pegram who ran his own shop and business from the premises. He demolished it and built his new shop on the site in 1900. (Information from a manuscript by the late Alex Pegram, the grandson of the original owner).</p> <p>The “Tiled hood moulding” over the new brickwork, was added after the shop was converted into two houses. This partly replaced the timber fascia of the shop.</p> <p>(iii) Page 25 – Fig. 21 The photograph of the High Street was part of a series taken in about 1928 – not as late as 1936. Photographs in Figs. 23 and 25 are part of the same series.</p>	<p>additional controls brought by conservation area status.</p> <p>(ii) Thank you for this additional information, which will be incorporated into the text of the document.</p> <p>Comparison of historic photographs showing the building as a shop with photographs taken in 2020 indicate that the tiled hood moulding was in place above the timber fascia of the shopfront from the early 1900s.</p> <p>(iii) Thank you for this additional information. The captions for figures 21, 23 and 25 will be amended to include this date.</p>	<p>Section 6, p. 21, Figure 11, amend the caption to read:</p> <p>‘Figure 11: Shop on the corner of High Street <u>Kelmarsh Lane</u> and Church Lane in the early 1900s (above)...’</p> <p>Section 6, p.21, first paragraph, amend the text to read:</p> <p>‘In Church Lane, no. 2 on the corner of Kelmarsh Road and Church Lane, was formerly <u>Pegram’s Shop</u>. the Clipston Co-operative Store (see Figure 11 below). It was built around 1900 and replaced an earlier shop, <u>Clipston Co-operative Store, which previously stood on the same site.</u></p> <p>No change.</p> <p>Section 6, p. 25, Figure 21, amend the caption to read:</p> <p>‘Figure 21: High Street from the junction with Kelmarsh Road, 1936 <u>c.</u></p>
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	<p>(iv) Page 32 – Fig. 35 The map indicates that two bungalows at the north end of Harborough Road (Nos. 24 & 26) were “Post 1950 development”. However they were probably built late 1920s or very early 1930s. The owner / occupiers are listed in the 1933 Register of Electors.</p> <p>(v) Pages 32 and 90. The “Historic street lamp” columns were old gas lamp cast iron columns purchased from Market Harborough Urban District Council in about the 1950s when they replaced the old gas lamps by electric lamps on concrete columns.</p>	<p>(iv) Thank you for this information. Figure 35 will be amended accordingly.</p> <p>(v) Thank you for this additional information. The gas lamp cast iron columns are not marked on the map on p.32 but changes will be made to text on p. 90 and elsewhere in the document where they are mentioned.</p>	<p><u>1928</u> (Source: Clipston Parish Council)’</p> <p>Section 6, p.25, Figure 23, amend the caption to read:</p> <p>‘Figure 23 Harborough Road from The Green, c. 1928 (Source: Clipston Parish Council)’</p> <p>Section 6, p.26, Figure 25, amend the caption to read:</p> <p>‘Figure 25: High Street from outside Clipston Court, 1920s <u>c. 1928</u> (Source: Clipston Parish Council)’</p> <p>Section 6, p 32, Figure 35, amend the map to show nos. 24 and 26 Harborough Road as pre-1950s development.</p> <p>Section 7.8, p. 65, second bullet point, amend the text to read:</p> <p>‘The historic <u>cast iron</u> street lamps <u>columns</u> in Naseby Road, High Street, Peg’s Lane and Kelmars Road, which were <u>part of a village lighting scheme</u> erected to commemorate those killed in the First and Second World Wars.’</p>
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	<p>(vi) Pages 74 & 77. It might be worth a mention why most of the old iron railings were removed. They were removed by Government orders during WW II as the metal was required for the war effort.</p>	<p>(vi) Agreed. This extra detail will be added to the text.</p>	<p>Section 10.1.2, p.90, second bullet point, amend text to read:</p> <p><u>'...Historic lamp columns still standing outside 12 Naseby Road, 1 High Street, 43 Kelmarsh Road and 3 Peg's Lane may be part of the original lighting scheme. They are former gas lamp columns made from cast iron which were purchased from Harborough Urban District Council in the 1950s when they replaced the district's gas lamps with electric lighting on concrete columns...'</u></p> <p>Section 8.3, p. 74, second paragraph, amend text to read:</p> <p><u>'Historic photographs show that there were previously a number of properties that had railings along their front boundaries, often set into a low wall. They included Clipston Court in High Street, The Chestnuts in Gold Street, the former garden at the junction of Gold Street and Naseby Road, 2 Nether Green, 1 The Green, 3 High Street and the Grammar School. It is likely that they were removed as a result of Government orders during the Second World War so the metal could be used for the war effort...'</u></p> <p>Section 8.4, p. 77, seventh paragraph,</p>
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	<p>(vii) Page 78. - The grass area in front of the Old Red Lion on The Green was removed, then tarmac surfaced, to provide a turning space for service buses to turn in front of the bus shelter.</p> <p>(viii) Page 85. 9.7 Roofing. I cannot see any mention regarding solar panels on roofs, although satellite dishes are.</p> <p>(ix) Page 90 - The Green - War Memorial. Only those who gave their lives are named. The inscription also states "In thankful appreciation of the 78 other men of this</p>	<p>(vii) Thank you for this additional information. It will be incorporated into the text.</p> <p>(viii) The installation, alteration or replacement of solar panels requires planning permission and will therefore be considered on a case-by-case basis.</p> <p>(ix) Thank you for this information. The text will be amended to make this point clearer.</p>	<p>amend text to read:</p> <p>'Historic photographs show that in the past a number of properties in the area of The Green, Gold Street and High Street had boundaries formed by low brick walls with metal railings. These have subsequently been removed, <u>possibly during the Second World War as part of the war effort.</u> <u>Nonetheless, this has resulted</u> in a loss of character and alterations to the appearance of individual buildings and the conservation area.'</p> <p>Section 8.4, p. 78, third paragraph, amend the text to read:</p> <p>'At some point part of the grassed area immediately to the east of the former Old Red Lion Public House has been removed and replaced with tarmac <u>to provide a turning space for buses</u>'.</p> <p>No change.</p> <p>Section 10.1.2, p. 90, first bullet point, amend the text to read:</p> <p>'Wording incised into the stone obelisk commemorates, and is an important</p>
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	<p>Parish who served their King and Country. 1914 – 1918. Also those who served in the World War 1939 – 1945”</p> <p>In conclusion, I must acknowledge that considerable effort has been put into preparing the document. I especially like the 2020 colour photographs that illustrate the text.</p>	<p>Comments welcomed.</p>	<p>reminder of, those from the village who were killed during the First and Second World Wars. <u>It also gives thanks to and also those who served and returned, although they are not individually named.</u></p> <p>No change.</p>
<p>Stephen Edwards</p>	<p>The following comments are in relation to the Clipston proposed conservation area and add to my comments on the online survey. I found the survey monkey tool unsuitable as the items assume the Conservative Area is desired and steer the consulted to tinkering with the detail without drawing attention to any disadvantages or allowing comment on such matters.</p> <p>I missed the March 2020 open day on the subject as I was away preparing for the imminent lockdown and were it not for a</p>	<p>It is wrong to say that the survey assumes the conservation area is desired. The second question asks whether the respondent agrees with the proposed boundary and the final question asks if there are any other matters which the respondent wishes to comment on. This provides the opportunity to express views which may not be in support of the conservation area. Whilst a number of the survey questions ask about specific sections of the draft Appraisal and Management Plan, each one provides a text box in which respondents can clearly state their views.</p> <p>Posters were put up throughout the village, and the Parish Council was contacted to add the information to its</p>	<p>No change.</p> <p>No change.</p>

	<p>soggy printed notice on a lamppost in the village I would have missed the consultation period. I would imagine others are in the same boat.</p> <p>My view is that a Conservation Area is not required. Apart from all the usual local and national planning controls Clipston has a newly prepared Neighbourhood Plan where environmental and heritage matters are covered. Heritage buildings are Listed and others locally listed. Much of the open land around the village is Scheduled as a Monument.</p>	<p>website and local social media pages. It was also advertised on the District Council website, both the home page, conservation areas page and current consultations page, and a press release was provided, and an advert was placed in the Daventry Express. Unfortunately, the Clipston Courier copy deadline did not align with the consultation.</p> <p>The extra planning controls brought by conservation area status seek to preserve and enhance the architectural and historic interest of the village, the features of which are set out in the Appraisal and Management Plan. Should it be adopted by the Council it will be a supplementary planning document, meaning it will be a material consideration in determining planning applications and will help to provide evidence to support the policies of the forthcoming Neighbourhood Plan. Section 8.4 of the Appraisal and Management Plan sets out examples where features of architectural or historic interest have been lost in the past, thus demonstrating that the additional planning controls are required in order to conserve the historic character of Clipston. There are 19 listed buildings in the village but currently no locally listed buildings. Should the Appraisal and Management Plan be adopted the twelve</p>	<p>No change.</p>
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	<p>I have looked back at the results of the first consultation day on the Neighbourhood Plan and there seemed to be a body of concern on housing provision , traffic and parking but no mention of a Conservation Area. In the long preparation of the Neighbourhood Plan I have not detected a clamour for more Conservation controls nor a suggestion that they were on the way</p> <p>As to the form of the Conservation Area it extends beyond those primary areas that may benefit from the designation. The contents and boundaries are difficult to understand. It seems that if a building was constructed in the 19th C or earlier it is included even if it has been ‘transformed ‘ over the years. However the occasional building of this type is not included. Many later houses are included without explanation and many later houses with features or boundaries of merit are excluded. Local Authority built housing does not seem to have been considered.</p>	<p>buildings detailed in Section 10.1.2 of the document will be added to the Local List. Apart from two areas of open space that fall within the scheduled monument, the proposed conservation area boundary covers the built environment of Clipston and several open spaces that are not part of the scheduled monument.</p> <p>As set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a statutory duty of Daventry District Council to review periodically existing conservation areas and also those areas that may merit a conservation area designation.</p> <p>It is true that some historic buildings may have been altered over the years in various ways but those that have been included in the proposed conservation area still retain sufficient architectural and/or historic interest and integrity to merit inclusion. With regards to the inclusion of more recent buildings, it is either because they make a positive contribution to the character of the village or because they stand in amongst historic buildings and future works to them have the potential to impact upon the historic street scene or views of individual historic buildings. One of the</p>	<p>No change.</p> <p>No change.</p>
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	<p>A Conservation Area will make it more difficult to adapt buildings to the needs of changing living/working patterns and energy efficiency. Together with the associated Article 4 Directions it would add delay and cost to otherwise uncontroversial changes.</p>	<p>aims of a conservation area is to conserve and enhance local distinctiveness. In terms of its architectural design and use of materials, the local authority-built housing in Clipston is not currently considered to contribute to the village's distinctive character and has not, therefore, been included in the conservation area. Should current thinking about the architectural importance of local authority-built housing change in the future this will be revisited as part of periodic reviews of the boundary. See also the response to David Wragg (paragraph 4) above.</p> <p>The extra controls brought through conservation area status and Article 4 Directions are largely concerned with changes to the external appearance of a building. Changes can be made to improve energy efficiency in most historic buildings, although for listed buildings this will probably require listed building consent. Both the additional controls brought by the conservation area and an Article 4 Direction would help to ensure that a balance is struck between maximising energy benefits and minimising harm to the historic environment in accordance with current best conservation practice. The draft Appraisal and Management Plan will be amended to include examples of</p>	<p>No further change.</p>
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		<p>changes that can be made to improve energy efficiency. Please see response to David Wragg, paragraph 1, above.</p> <p>The Development Control Service of Daventry District Council can provide advice on proposed schemes for individual properties in accordance with best conservation practice. It can be contacted on 01327 871100 or plancare@daventrydc.gov.uk</p>	
Jim Tyson	<p>I believe that there is no justification for my dwelling, (2 Chapel Lane, Clipston) to be included within the proposed Conservation Area shown on page 11 of the document above. This modern property was constructed in 1996/7 (on open ground) and has no special characteristics which are worth being protected within the proposed Conservation Area. We had the property built and have lived in it since its finished construction.</p> <p>Section 8.3 Boundary Treatments, page 72 of your document, casually refers to <i>“The walls form the front boundaries to 2 and 6 Chapel Street [Lane]; ...”</i> I assume that this is your justification for including the dwelling as part of the Conservation Area!</p>	<p>Comments noted. Please see below the reasons for its inclusion.</p> <p>No. 2 Chapel Lane was partly included within the proposed conservation area boundary because of the contribution that the brick walls to the front and either side of the property make to the character of the lane. In addition, the Council has a duty not only to preserve the special interest and character of conservation areas but also, where possible, to enhance them. In relation to</p>	<p>No change.</p> <p>No change.</p>

	<p>The front boundary wall is a mishmash that has been heavily modified over the years since the original property was completely demolished in 1967.</p> <p>History/Modifications/Changes are;</p> <ul style="list-style-type: none"> <input type="checkbox"/> The front high wall adjacent to the public footpath was built soon after the original three storey house was demolished in 1967, to replace the original low wooden paled garden fence which adjoined the footpath. Probably some of the old bricks from the house were used. 	<p>2 Chapel Lane, it is situated in proximity to the Grade II listed Baptist Chapel and forms part of its setting i.e., the surroundings in which the listed building is experienced. Any future development or extension to 2 Chapel Lane could, therefore, impact upon the setting of the listed chapel. By including 2 Chapel Lane within the conservation area, it provides an opportunity to steer any future development so that it is sensitive to the historic character of the lane and also the setting of the listed building. This, coupled with the contribution that the brick walls to the front and sides of the property make to the character of Chapel Lane, is the reason for its inclusion within the proposed conservation area.</p> <p>It is acknowledged that there have been modifications to the wall. However, because it is partly built from bricks from the historic building that previously stood on the site, and partly formed from the front elevation of a row of 19th century cottages, it makes an important contribution to the historic character of Chapel Lane. Furthermore, this part of Clipston, including Chapel Lane, Pegs Lane and Gold Street, is characterised by the use of red brick as the predominant building material. The boundary walls, along with others in Chapel Lane, contribute to the coherent</p>	<p>No change.</p>
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- Gaps filled in with miscellaneous bricks



- Wide splayed and curved access added as part of planning requirement when the modern property was constructed in 1996/97
- Gap made for a personal access gate.
- Modern concrete coping added.

Note: Photos of the front boundary wall to 2 Chapel Lane, Clipston are included at the end of the letter.

Therefore, I request that the **dwelling (2 Chapel Lane, Clipston), and front wall** is removed from your proposed Conservation Area and be **amended to exclude property nos. 2 & 6 Chapel Lane** and start at Newbold House, 4 Chapel Lane.

character of this part of the conservation area.





Survey Responses

Respondent	Comments	Suggested response	Suggested action
Do you agree with the proposed boundary for the conservation area? (map available for viewing through link on Conservation Areas webpage)			
Martin Clarke	Yes	Comment noted.	No change.
Stephen Edwards	No	No further details were provided in the response.	No change.
Do you think this Appraisal captures the special interest of Clipston? Please use the text box to highlight any specific features which you think either have or have not been captured.			
Martin Clarke	I think it is fine (though overly long!).	Comment noted.	No change.
Stephen Edwards	A conservation area is not necessary.	Comment noted.	No change.
Do you agree with the candidates for the Local List? (see pages 88-95 of the Appraisal). Are there any more potential candidates which you would like to suggest? Please use the text box to identify candidates for the Local List, giving an address where possible.			
Martin Clarke	No additions.	Comment noted.	No change.
Stephen Edwards	No.	Comment noted. No further details were provided in the response.	No change.
Do you think there is enough clear guidance regarding conservation areas for residents or those submitting or commenting on a planning application or application for listed building consent? Please use the text box to identify specific areas where guidance is either satisfactory or lacking.			
Martin Clarke	Not sure.	No further details were provided in the response.	No change.
Stephen Edwards	Yes.	Comment noted.	No change.
Do you think there are any actions missing from our Management Plan? (see pages 99-103 of the Appraisal). Please use the text box to identify specific actions, giving justification where possible.			
Martin Clarke	Agree with the comments regarding recent inappropriate development (p.99) and can only hope that this proposal introduces more safeguards as obviously current safeguards are	Conservation area status introduces a number of additional planning controls the purpose of which is to preserve and enhance the historic character of the conservation area. These planning controls are set out in Section 2.3 (p. 7) of the Appraisal and Management Plan and	No change.

	insufficient.	also on the Daventry District Council website at https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/ Should the Appraisal and Management Plan be adopted as a Supplementary Planning Document (SPD) it will become a material consideration in determining planning applications.	
Stephen Edwards	Not required.	Comment noted. No further details were provided in the response.	No change.
Do you think the proposed Article 4 Directions (see pages 96-97 of the Appraisal) would help to preserve special features of the conservation area? Please use the text box to identify specific locations or features at risk or permitted development rights that you feel should be removed?			
Martin Clarke	Yes.	Comment noted.	No change.
Stephen Edwards	Article 4 Directions are not necessary.	Section 8.4 includes information about loss of historic detailing and features from some buildings and the public realm in Clipston. This incremental change to buildings or the public realm can have a negative effect on the historic character and integrity of a conservation area. An Article 4 Direction would help to manage these changes by bringing certain types of development back under the control of the local authority. It would not prevent development but help to steer it so that it was sensitive to the historic character and appearance of the conservation area.	No change.
Are there any other matters within the Appraisal and Management Plan that you would like to comment on? Please reference any comments to the specific part of the Appraisal where possible (using paragraph or section numbers) and, if seeking a change be clear what change is sought and provide justification where possible.			
Stephen Edwards	This survey does not enable my comments to be made fully and I will send these separately	Comment noted. Please see responses to separate comments set out in Appendix A.	No change.