

Daventry District Council

**Preston Capes 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 Preston Capes 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 Wednesday 9th 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.

**Preston Capes 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 Preston Capes. 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- Preston Capes Conservation Area Consultation Schedule of Responses (Written and Survey Responses)

Written Responses

Respondent	Comments	Suggested Response	Suggested Action
Dixie Hughes on behalf of Preston Capes Parish Council	<p>Local Listing In the words of the document; “The Local List differs from statutory ‘Listed Buildings’ in that an asset’s inclusion on the Local List does not confer any further planning controls. “Rather, being included on the Local List provides weight to the asset’s retention, should it be at risk.” The creation, rather out-of-the-blue, of this Local List raises a series of questions:</p> <p>1. What exactly is "Local Listing"?</p> <p>2. What criteria are used when proposing that an asset be included on a Local List, but not</p>	<p>Comment noted.</p> <p>1. Daventry District Council, like many other local authorities, maintains a ‘Local List’ of buildings and structures that are of special local interest. These are buildings, sites and structures that enliven and enrich an area but would not be considered to be of national importance and, therefore, would not merit statutory listing or scheduling. Local heritage listing is intended to highlight heritage assets which are of local heritage interest in order to ensure that they are given due consideration when change is being proposed.</p> <p>2. Buildings and sites being proposed for inclusion on the Local List are assessed</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

	<p>actually Listed?</p> <p>3. How will its presence on the Local List provide weight to the asset's retention?</p> <p>4. What does an "asset's retention" mean exactly; as it is, or are some changes allowed?</p>	<p>against a set of criteria agreed by the Council. This includes:</p> <ul style="list-style-type: none"> ▪ The age of the building ▪ Its condition and/or completeness ▪ The design character and architectural merit ▪ The use of materials ▪ Its scenic value ▪ Access ▪ Viability ▪ Historic Association <p>3. Inclusion on the Local List does not confer any additional statutory planning controls over and above those normally present. However, the fact that a building or asset is identified as having a degree of significance will be a material consideration in determining planning applications.</p> <p>4. An "asset's retention" refers to the fact that weight would be given to the fact a building was locally listed should there be a planning application to demolish it either wholly or in part. Locally listed buildings are subject to the same planning controls as other non-designated buildings within the conservation area. Therefore, some changes may require planning permission, whilst others may be permitted</p>	<p>No change.</p> <p>No change.</p>
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	<p>5. What does "at risk" mean; at risk of demolition or just a change of detail?</p> <p>6. How will an asset be protected without "further planning controls"?</p>	<p>development. The types of development that require planning permission are set out in Section 2.3 of the Appraisal and Management Plan. An Article 4(1) Direction is proposed for Preston Capes Conservation Area, which would remove particular permitted development rights for particular properties. These proposals are set out in Section 10.2 of the Appraisal and Management Plan.</p> <p>5. A heritage asset may be considered to be 'at risk' if proposed changes, either demolition or lesser changes, will alter its character or appearance to the extent that its heritage significance is harmed or lost.</p> <p>6. As mentioned in the answer to question 3 above, the fact that a building, site or structure is locally listed is a material consideration in determining planning applications. In addition, Policy ENV7 of the Countryside and Settlements Local Plan (Part 2) states that proposals that are sympathetic to non-designated heritage assets (identified through a conservation area appraisal or other method) and their setting, will be supported, including their retention and re-use. Furthermore, the policy states that the impact of the scale of any harm or loss on the significance of the assets will be taken into consideration.</p>	<p>No change.</p> <p>No change.</p>
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	<p>In addition: 7. Why is it suggested that the "Schoolroom" be Locally Listed, when it is already fully protected by being within the curtilage of The Old Rectory & Barn, both Listed Buildings?</p>	<p>7. Thank you for highlighting that the School Room is within the curtilage of the Grade II listed Old Rectory, barn and coach house. The text will be amended to remove it as a proposed candidate for addition to the Local List but text will be added elsewhere in the appraisal to highlight the architectural and historic interest of the School House as a building in its own right rather than just as a building that stands within the curtilage of a listed building.</p>	<p>Section 10.1.2 – Local List Candidates within the Conservation Area, p. 69, remove the first bullet point under the heading 'Church Way':</p> <p>School House: This former school house contributes to the social history of Preston Capes. Documentary and cartographic evidence¹⁶ suggests a school stood on this site from at least 1742. Although alterations have been made to the building it still retains the character of a school house, being single-storey and having a large window in the southern gable end. It contributes to the historic street scene in this part of the conservation area and enhances the setting of adjacent Grade II* and Grade II listed buildings.</p> <p>p. 73, Images of local list candidates, remove Figure 56: Old School House, Church Way</p>
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			<p>p. 76, Figure 65: Buildings and sites proposed for local listing in Preston Capes, remove the School Room from the map.</p> <p>Section 8.1 – Building Types and Materials, p.52, after the second paragraph add the following text:</p> <p><u>Also in this area of Church Way is the School Room, a building of architectural and historic interest being constructed from ironstone with a slate roof. Documentary and cartographic evidence suggests a school stood on this site from at least 1742 and the present building makes an important contribution to the social history of the village. Although alterations have been made to the building it still retains the character of a school room, being single-storey and having a large window in the southern gable end with a bell fixed above. It contributes to the historic street scene in this part of the</u></p>
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	<p>Conservation Area extensions Conservation Areas serve not just to protect what is desirable within them; but to prevent what is undesirable. I support the proposed extensions, especially BA4, but strongly urge that it be extended west to include the field abutting the driveway to Hall Farm House and Barns, between Old Forge Lane and Charwelton Road.</p> <p>Most of this area is owned by a charity, and part of it is privately owned. If not included within the Conservation Area; it would be hard to resist a housing development there; which would have some impact on proposed Locally Listed assets as well as on the Conservation Area itself.</p> <p>In the future, any developer could easily argue that it is within the confines of the village. The presence of the 4 former council houses, on Charwelton Road, helps that argument, as do the converted Barns; once given permission as holiday-lets, but long since under normal domestic occupancy. And the future developer</p>	<p>Conservation are status does not necessarily prevent development from taking place. Its aim is not to halt development but rather to ensure that if it does take place it is done in a way that preserves and enhances the character of the conservation area.</p> <p>When considering areas for inclusion in the conservation area, those inclusions must be justified in terms of the contribution they make due to their architectural or historic interest. So for example, the area of open land immediately to the east has within it archaeological earthworks which contribute to an understanding of the development of the village's layout and they are a visible link with its history. But in the case of the piece of land in question, neither the architectural or historic interest apply. Open spaces can sometimes be included for the contribution they make to</p>	<p><u>conservation area and enhances the setting of the adjacent Grade II* and Grade II listed buildings, itself being listed by curtilage.</u></p> <p><u>Insert photograph of the School Room after this text.</u></p> <p>No change.</p>
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	<p>could then ask the obvious question; "When the Local Planning Authority had the opportunity to include this area within the Conservation Area, why didn't they take it?"</p>	<p>the setting of the conservation area but this usually includes aspects such as important views across the land towards the conservation area. Although there are glimpses of Hall Farm House and the barns from Charwelton Road there is quite a tall hedge which prevents more open views.</p> <p>In terms of the village confines, they are defined by using the criteria in Table 3 of the Settlements and Countryside Local Plan. The semi-detached houses on Charwelton Road would not be considered to be within the confines as they are detached from the village, and therefore neither would the field in question. So if the area is considered to be outside the village confines there are several policies in the Settlements and Countryside Local Plan (Part 2) that deal with development in the open countryside and those policies (RA3 and RA6) would be applied in determining any planning application on that parcel of land.</p>	
<p>Victoria Bridgeman</p>	<p>We would like to ask if the extension to the Conservation Area on the southern side of the village could also include the field abutting Hall Farm House and Barns, between Old Forge Lane and Charwelton Road?</p> <p>If it's not included within the Conservation Area; it would be hard to resist a housing development there. In the future, any</p>	<p>See response above to the same question.</p>	<p>No change.</p>

	<p>developer could easily argue that it is within the confines of the village (the presence of the 4 former council houses, helps that argument), and the developer could then ask the question; "When the Local Planning Authority had the opportunity to include this area within the Conservation Area, why didn't they take it?"</p>		
<p>Beverley Bayne and Andrew Kobus</p>	<p>We have looked through the conservation area changes and agree with the proposals. It will enhance our village to have the extra areas protected. Regarding the Local Listing we agree it is important to keep the character and appearance of our beautiful village.</p> <p>Our only comment is regarding Solar equipment and we sincerely hope that the global climate crisis will be taken into consideration when assessing planning applications to install solar panels. We have to accept there is no option but to change the way we live and solar will be part of this change.</p> <p>On reading the description of our property we noticed that the current roofing is described as 'clay tiles'. This is incorrect and it is in fact concrete tiles with a coloured chip surface on the main roof and the nine year old extension at the back of the house is slate.</p>	<p>Comments noted.</p> <p>Planning applications for the installation of solar equipment will be considered on a case by case basis. As with all planning applications, the purpose of the requirement for planning permission is not necessarily to prevent development from taking place but to ensure that it is steered to be sensitive to the historic character of the individual building and the conservation area as a whole.</p> <p>Thank you for drawing attention to this error. The text in the Appraisal and Management Plan will be amended.</p>	<p>No change.</p> <p>No change.</p> <p>Section 10.1.2: Local List Candidates Within the Conservation Area, p. 70, second bullet point. Amend the text to the following: '...The building is roofed with clay tiles concrete tiles and</p>

			<u>an extension to the rear has slate tiles</u> but <u>the building</u> was formerly thatched....'
Patience Stewart, Anglian Water	<p>Anglian Water is the water and sewerage undertaker for Preston Capes Parish.</p> <p>The appraisal and boundary changes 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 boundary changes.</p>	Comments noted.	No change.
Timothy Redfern	I have noticed that the boundary between Medlars and The Folly garden is not as shown in figure 10 and the important wall between the Church yard and Medlars does not extend to the full length, as part is a hedge.	Thank you for drawing attention to these anomalies on Figure 10, p. 22 and Figure 52, p.59. Both figures will be amended.	<p>Figure 10, p. 22, redraw the boundary between the gardens of Medlars and The Folly.</p> <p>Figure 52, p. 59, redraw the extent of the wall between Medlars and the churchyard to reflect that part of the boundary is formed by a hedge.</p>

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)			
Christopher Moysen	Yes	Comment noted.	No change
Do you think this Appraisal captures the special interest of Creaton? Please use the text box to highlight any specific features which you think either have or have not been captured.			
Christopher Moysen	Yes	Comment noted.	No change
Do you agree with the candidates for the Local List? (see pages 69-76 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.			
Christopher Moysen	I own The Folly (Folly Cottage) and would like to understand the implications of being added to the list. The building has some very poor external features added in the 1980s and 1990s, including a flat roof two-storey extension, a 'Wickes' conservatory, and poor quality plastic roof rear porch. I would like to understand how the listing effects these features, as over time I would like to either improve or replace.	The planning controls that apply in conservation areas (as set out in Section 2.3 of the Preston Capes Appraisal and Management Plan www.daventrydc.gov.uk/living/planning-policy/conservation-areas/) apply to all non-designated buildings in the conservation area, including those that are on the Local List. Local listing itself does not confer any further planning controls. If a building is on the Local List, weight will be given to the fact that it has been identified as being of local importance when decisions are made on planning applications. This is to ensure that, as far as possible, the historic integrity of the building is retained. Works to a building may require planning permission, including changes to, or removal of, modern additions, but Local List status does not necessarily prevent this. As all planning	No change.

		applications are assessed on their own merits it is recommended to contact the planning department for advice on your particular proposals.	
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.			
Christopher Moysen	No	No specific areas where guidance is lacking were provided in the response.	No change.
Do you think there are any actions missing from our Management Plan? (see pages 83-86 of the Appraisal). Please use the text box to identify specific actions, giving justification where possible.			
Christopher Moysen	No	Comment noted.	No change.
Do you think the proposed Article 4 Directions (see pages 77-78 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?			
Christopher Moysen	Yes	Comment noted.	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.			
Christopher Moysen	No	Comment noted.	No change.