

Scaldwell Conservation Area

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West Northamptonshire Council

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Conservation Areas in Daventry

- District wide conservation areas review - including **Scaldwell**
- Designated 1976
- Last reviewed in 1997/8 - Conservation Area Appraisal produced
- First opportunity in over twenty years to appraise the conservation area



Images source Pictures of England



The district council has a statutory duty to undertake conservation area reviews, both of its existing conservation areas as well as exploring the possibility of new designations, so a district-wide review is currently being undertaken which includes Scaldwell.

Conservation areas form some of the most architecturally and historically interesting settlements in the district and Scaldwell certainly falls into that category with its variety of historic buildings, the historic layout of the village around its unusual village green and its connection with its rural setting.

Scaldwell was first designated as a conservation area in 1976 and last reviewed in 1997/8. So in this case it's over 20 years since the last review and therefore a good opportunity to look at the current boundary to see if it's fit for purpose or if there are any areas that have changed during that period which means they no longer merit being in the conservation area. A conservation area appraisal exists from that last review, which is useful in seeing what may or may not have changed since then. As part of this process we will produce an up-to-date appraisal and management plan, which conforms with current best practice and both national and local policy. If adopted, it would then replace the existing appraisal created in 97.

Introduction to Conservation Areas

- Conservation areas are “areas of special architectural or historic interest”
- Now designated through the Planning (Listed Buildings and Conservation Areas) Act 1990
- Over 10,000 designated nationwide since 1967 (Civic Amenities Act)
- Conservation areas cover areas with varying character
- Character and appearance are influenced by lots of variables
- Different planning regulations which seek to “preserve or enhance” character or appearance

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- Conservation areas are areas of “special architectural or historic interest” which are designated by local planning authorities through the planning (LBCA) act 1990
- Over 10,000 conservation areas have been designated nationwide since they were first created in 1967 as part of the civic amenities act
- Conservation areas have been designated over many different types of area, including residential, industrial, commercial and landscape areas and vary in size from a handful of buildings to many hectares of countryside
- Character is created and influenced by many factors, including land use, age of buildings or consistent use of open spaces, the use of particular materials or styles or the impact of fortuitous or purposeful design.
- For properties located within the conservation area it does introduce some additional planning controls that ‘seek to enhance or preserve’ the character or appearance of the area (see below).

Scaldwell Conservation Area Character

The character of the Scaldwell Conservation Area is greatly influenced by:

- Numerous 17th and 18th century buildings and areas of archaeological interest, which provide evidence of its historic development
- The consistent use of vernacular building materials for both dwellings and outbuildings, largely in regular -coursed ironstones, some in ashlar
- The influence of the green which is an integral part of the medieval settlement layout and a focal point of today's village.
- Scaldwell's relationship with its rural surroundings, which can be reached via one of the numerous lanes which give the village a distinct character

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Planning in Conservation Areas

- Controls over:
- Demolition of buildings
- Development works inc. building or demolishing walls, gates or fences; cladding; alterations to roofing; side and rear extensions; outbuildings; installing radio antennae
- Works to trees
- Planning applications determined with reference to published guidance and any other material considerations, such as an adopted Conservation Area Appraisal

Conservation area status introduces some additional planning controls and these cover:

- The demolition of buildings
- Development works including building or demolishing walls, gates or fences; cladding; alterations to roofing; side and rear extensions; outbuildings; installing radio antennae.
- Works to trees that are over a particular size, although for trees there's a notification process rather than it being a planning permission.
- Planning applications for works that fall within a conservation area are determined with reference to published guidance and any other material considerations, such as an adopted Conservation Area Appraisal.



This map shows the current conservation area boundary, which was adopted in 1998. The conservation area covers the majority of the village, including Old Road, High Street, West End, Back Land and parts of East End and School Lane. There are a several newer properties in the village which sit outside the conservation area.

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Conservation Area Appraisal and Management Plan

- Conservation Area Appraisals contain useful information for applicants and decision makers
- Help to express “special interest” i.e what makes up their historic or architectural interest
- Include explanation of historic development and current architectural character - identifies what is important to overall character
- We also include information on views, open spaces, footpaths, and the public realm



Conservation areas are designated due to their special interest and as part of the review a conservation area appraisal and management plan is produced. These express the special interest and identify what about an area is important, as well as highlighting areas which could benefit from enhancement in the future or any threats to the character of the conservation area.

Conservation area appraisals vary depending on the authority or group producing them, but in general they contain an explanation of the development of the area (its historic interest including any known or possible archaeological interest), information about the architecture (architectural interest expressed through building type, style, materials and age). The appraisals produced by Daventry District Council also include information on spatial elements which contribute to how the conservation area is experienced, such as views, open spaces and the public realm.

So together this provides useful information for applicants and decision makers.

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Conservation Area Appraisal and Management Plan cont.

- Conservation Area Appraisals = Supplementary Planning Documents
- Material consideration
- Sit below the “Development Plan” i.e local plans and neighbourhood plans
- Used to determine planning decisions alongside development plan and national and local policy

Appraisals are adopted by Daventry District Council as Supplementary Planning Document, which means they are a material consideration in the determining planning decisions which affect the special interest of the conservation area.

Within the hierarchy of documents used to assist the determination of planning decisions Conservation Area Appraisals and Management Plans sit below what is known as the development plan- i.e the local plan, and any neighbourhood plan which may be in place for the area. They sit alongside Village Design Statements, which are also Supplementary Planning Documents.

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Local List

- Local lists are encouraged to identify and celebrate special local heritage
- Identification of assets through conservation area appraisals
- Not like listed buildings, but the preservation of local list assets is encouraged by national and local policy
- Local list assets can be any type of building or site which has a special interest, such as historic, architectural or archaeological
- Assessed against objective criteria adopted by DDC



Part of the work undertaken for the conservation area review is to identify potential candidates for the Local List. Daventry District Council maintains a local list which identifies buildings and sites that are considered to be locally important which do not meet the criteria for statutory listing.

Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation. Although local list status doesn't introduce additional planning restrictions, it does enable the significance of any building or site on the list to be better taken into account in planning applications that affect the building, site or its setting.

Generally, buildings or sites added to the local list are those unlikely to be statutorily designated (like a Listed Building or Scheduled Monument). Instead are recognised as non-designated heritage assets of local importance and given protection through policy rather than legislation.

Local List candidates are identified as part of the fieldwork and research carried out during the conservation area review and they assessed against a set of criteria that have been adopted by the Council. If they meet those criteria they are consulted on and adopted as part of the conservation area appraisal process. Any buildings in Scaldwell that are being proposed to be added to the Local List will be set out in the appraisal and management plan document. Members of the public can also proposed buildings for inclusion on the Local List. So if there's a particular building or site that has not been put forward in the draft appraisal members of the public can send in the details and any reasons it should be added to the Local List and it will then be assessed against the criteria for inclusion.

Article 4(1) Directions

- Used in conservation areas and for local list assets to remove permitted development rights
- Not used to stop development altogether
- Helps to control development which over time can cause harm to the character or appearance of the area
- Proposals submitted with a planning application - determined in the same way as other applications
- Proposed in appraisal
- Part of a separate process after designation

Conservation area status introduces some extra planning controls but some minor developments such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the 2015 General Permitted Development Order (GPDO). This can lead to incremental changes taking place that gradually erode aspects of the fabric of historic buildings, their historic character and that of the overall conservation area.

Article 4(1) of the GPDO gives local planning authorities the power to limit these 'permitted development rights' where they consider it necessary to protect local amenity or the wellbeing of the area. Using the provisions of Article 4(1) of the GPDO brings certain types of development back under the control of a local planning authority so that potentially harmful proposals can be considered on a case by case basis through planning applications.

So this is another aspect of the work undertaken during the conservation area review where features that would benefit from being included in an Article 4 Direction are identified. If considered appropriate, they are proposed in the conservation area appraisal. This includes the permitted development rights to be removed and the locations affected. However, if the appraisal is adopted by the council this doesn't bring the Article 4(1) Direction into force. They are put in place through a separate process which would take place after conservation area designation and has a further consultation process.

Appraisal process and timetable

- WNC officers will carry the appraisal work
- Six-week consultation period (anticipated during the autumn)
- Comments are compiled in a report
- Report is presented to Council
- Council decide whether to adopt the new boundary and appraisal
- All homes within the conservation area are notified of the decision
- Conservation area planning controls apply to all designated areas



West Northamptonshire Council officers will do all the fieldwork and research to produce a draft appraisal with input from colleagues in the planning department at the council, the conservation officer and the landscape officer, and if appropriate a proposed boundary will be suggested. Obviously we welcome input from the community as well in the early stages so if there is any information that you think should be included we'd be grateful to receive that.

Once the draft appraisal has been produced there will be a six-week public consultation during which time we would welcome comments. At the moment we anticipate that this will be some time in the late summer/ early autumn. During that time the draft appraisal will be available to view online and hopefully in local libraries too, if they are open by then. We will also hold a second exhibition during that consultation period so its another opportunity for people to view any proposals and give their feedback.

Once the consultation has closed we compile a report which includes all the comments received, our response and any resulting changes to a proposed boundary or the Appraisal and Management Plan.

The report is then presented to the Council and it decides whether to adopt the new boundary and the appraisal as a supplementary planning document. Following that decision we contact residents in writing to notify them. If a conservation area boundary was to be adopted then the additional planning controls we mentioned earlier would come into force immediately and apply to all properties within the designated area.

Send comments or questions to:

email:

planningpolicy.ddc@westnorthants.gov.uk

post: Heritage Policy Officer, Growth and
Regeneration, West Northamptonshire
Council, Lodge Road, Daventry NN11 4FP

www.daventrydc.gov.uk/conservationareas