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Brockhall Conservation Area Review

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West Northamptonshire Council

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Conservation Areas in the Daventry Area

- Area wide conservation areas review- including **Brockhall**
- First designated in 1976 and reviewed in 1999
- First opportunity in over 20 years to appraise the conservation area



The 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 for the last few years a review of conservation areas in the Daventry area has been under way.

Conservation areas form some of the most architecturally and historically interesting settlements in the Daventry area and Brockhall certainly falls into that category with the village dating back to at least the medieval period and there being archaeological remains of the shrunken village and the former open field system of agriculture in the form of ridge and furrow earthworks, as well as the Hall and its formal gardens and parkland.

Brockhall was first designated as a conservation area in 1976 but it has not been reviewed since 1999. So it is over 20 years since the last review and therefore a good opportunity to look at the current boundary to see if its fit for purpose or if there are any areas that have changed during that period which means they should either be included or excluded from the conservation area.

As part of the review process we will produce an up to date conservation area appraisal and management plan, which conforms with current best practice and both national and local policy. If the appraisal is adopted by the council it will become a supplementary planning document. See below for more details about the appraisal document.

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)
- Different planning regulations which seek to “preserve or enhance” character or appearance
- Conservation areas cover areas with varying character
- Character and appearance are influenced by lots of variables

- Conservation areas are areas of “special architectural or historic interest” which are designated by local planning authorities through the Planning (Listed Buildings and Conservation Areas) Act 1990, so the council has a responsibility to identify and designate new conservation areas.
- 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
- Because conservation areas vary so much, their 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.
- There are currently over 30 conservation areas in the Daventry area. The majority are rural villages but there is also a conservation area in Daventry itself, which had its origins as a medieval market town, and parts of the Grand Union Canal are also a conservation area. As with Brockhall there are also several conservation areas that include not only the village but wider areas of the landscape that are designated as a Registered Park and Garden, for example, Ashby St. Ledgers, Holdenby and Cottesbrooke.
- If an area is designated, conservation area status introduces some additional planning controls, the purpose of which is to ‘seek to enhance or preserve’ the character or appearance of the area and there are further details below about those planning controls.

Brockhall's Historic Character

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

- Buildings of 16th to 19th century date 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 ironstone, some in ashlar.
- The archaeological earthworks of the shrunken medieval village and former open field system, which help to explain the layout of the village.
- The village's relationship with the Hall, its gardens and parkland and its influence on the development of the village.

So looking at Brockhall in particular, its character is influenced by a number of factors which include:

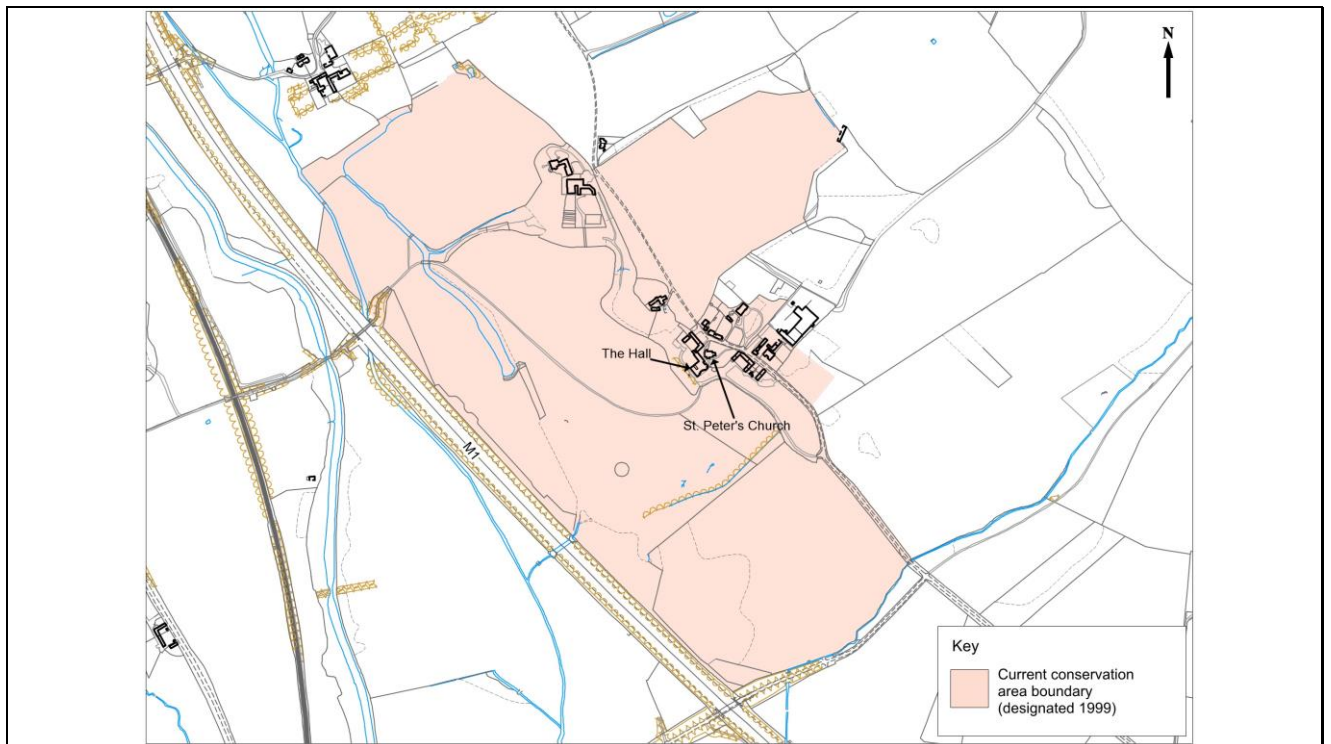
The significant age of its buildings, which date to between the 16th and 19th centuries. There are 11 listed buildings in the village and a number of listed chest tombs and gravestones in the churchyard. In addition, there are also several other historic buildings in the conservation area that are not listed but which are, nonetheless, important to its character.

The character of Brockhall is also derived from the use of ironstone as a building material for both dwellings, outbuildings and the higher status buildings.

There are also archaeological earthworks of the shrunken medieval settlement and the former open field system of agriculture, surviving as ridge and furrow earthworks, which help to explain the layout of the village.

The relationship between the village and Brockhall House, its gardens and parkland and its influence on how the village has developed over the years and the fact that the gardens and parkland are designated as a Registered Park and Garden.

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This map shows the current conservation area boundary adopted in 1999. It covers the whole of the village and also includes the Hall, its gardens and an area of parkland around it, which equates with the area that is designated as a Registered Park and Garden.

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 that are over a particular size
- Development works including building or demolishing walls, gates or fences; cladding; alterations to roofing; all side and some rear extensions; outbuildings; installing radio antennae and satellite dishes in particular locations.
- Works to trees that are over a particular size, although for trees there is a notification process rather than having to apply for planning permission.

For those types of development mentioned above for which planning permission is required, planning applications are determined with reference to published guidance and any other material considerations, such as an adopted Conservation Area Appraisal.

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 we produce also include information on spatial elements which contribute to how the conservation area is experienced, such as views within the conservation area, out from it and also towards it from the surrounding area; open spaces within it and on its periphery, modes of movement through the conservation area including public footpaths; and the public realm, such as street furniture, signage and lighting.

Together this provides useful information for applicants and decision makers in assessing whether any development or smaller works are appropriate and whether they will preserve and enhance the character of the conservation area.

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 the council as supplementary planning documents, which means they are a material consideration in 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 appraisal and management plans sit below what is known as the development plan- i.e the Settlements and Countryside Local Plan, and any neighbourhood plan which may be in place for the area. They sit alongside Village Design Statements, which are also have the status of supplementary planning documents.

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



One of the other things that we do as part of the conservation area review is identify potential candidates for the Local List. The Council maintains a local list which identifies buildings and sites that are considered to be locally important but 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. Although local list status does not 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 are 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. So if any buildings in Brockhall are proposed to be added to the Local List they will be set out in Section 10.1 of the appraisal and management plan. Members of the public can also propose buildings for inclusion on the Local List. So if there is a particular building or site that not been put forward in the draft appraisal details can be sent to the council and any reasons you think it should be added to the Local List and it will be considered for inclusion.

Article 4 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 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 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 that is 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 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 does not bring the Article 4 Direction into force. They are put in place through a separate process which would take place after conservation area designation and there is a further consultation process.

Consultation

- Six weeks
- Consultation documents available to view online
- Comment online, via email or post
- Hard copies of the document available by post



Once the appraisal and management plan has been drafted it will be subject to public consultation, along with any proposed changes to the conservation area boundary. This usually lasts for a minimum of six weeks. During this time there will be a further public meeting to present the findings of the review and to allow for any questions to be answered.

During the consultation all relevant documents will be available on the council's website and in the main libraries. If members of the public are unable to access the documents in either of these ways they can request a paper copy be sent by post.

Responses to the consultation must be received by the council in writing (see the final slide for contact details), either via email, post or through an online survey.

After the consultation

- 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



Once the consultation has closed a report is compiled which includes all the comments received, our response and any resulting changes to the 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. Following that decision we write to all properties within the conservation area to notify them. Conservation area planning controls apply to all areas within the designation.

Contact details

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