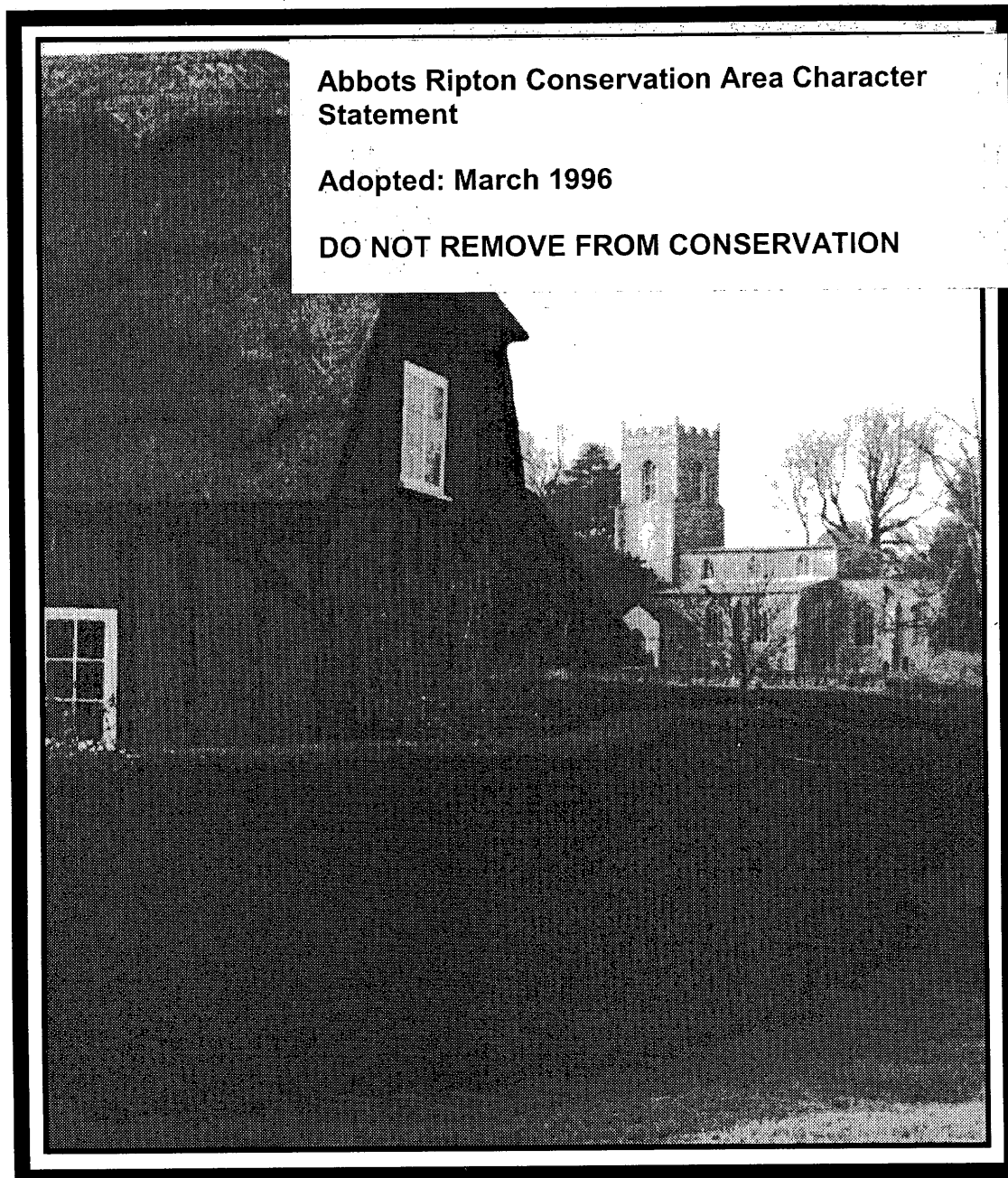

ABBOTS RIPTON

CONSERVATION AREA



CHARACTER STATEMENT

ABBOTS RIPTON CONSERVATION AREA

CHARACTER STATEMENT

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FOREWORD

Sixty-two Conservation Areas have now been designated in Huntingdonshire. However, the act of designation is not an end in itself, but the start of a process to preserve and enhance the character of each Conservation Area. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requires Local Planning Authorities from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas. Furthermore, the Government in its Planning Policy Guidance Note 15, on Historic Buildings and Conservation Areas, seeks the review of existing Conservation Areas and their boundaries against consistent local standards for designation.

Whilst it is the ultimate intention of this Authority to undertake boundary reviews and formulate policies for preservation and enhancement, this represents a very large workload which would require several years to achieve. Therefore, the most pressing priority is the publication of Conservation Area Character Statements which justify existing designations. The Statements are intended to provide guidance for formulating policies for preservation and enhancement and to assist in determining planning applications within Conservation Areas. They will also prove useful in individual cases which go to appeal, by providing additional documentation for Inspectors to assess the merits of the Local Authority's evidence.

The format of each Character Statement will consist of an introduction of the legislative background, followed by an assessment of the local setting, history, character and landscape setting (if relevant) of the Conservation Area in question.

A comprehensive list of the 62 Conservation Areas with plans of each area showing Listed Buildings and Ancient Monuments is contained in the booklet 'Conservation Areas in Huntingdonshire' published in October 1991 by the District Council. This document also gives summary information on the special nature of the control of development within Conservation Areas and this is reproduced for information in Appendix 1 to this Character Statement.

The District Council's Local Plan for Huntingdonshire gives the general planning policies which the Council are pursuing to preserve and enhance Conservation Areas (five policies in all). These are contained in Appendix 2.

The District Council has produced advice and guidance notes on "Conservation Areas and Listed Buildings" and on "Residential Design". These documents provide further information and advice to the householder, developer and others, to maintain existing buildings, and for new development in Conservation Areas and elsewhere.

CONSERVATION AREA CHARACTER STATEMENT

ABBOTS RIPTON CONSERVATION AREA NO.39

1. INTRODUCTION

- 1.1 Conservation Areas are designated by the Local Planning Authority based upon the criterion that they are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Considerable scope and discretion can, therefore, be applied in such a designation. The process of designation is contained within Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. Prior to this Act, Conservation Areas were designated under the 1967 Civic Amenities Act. Section 72 of the 1990 Act requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas in exercising its planning functions.
- 1.2 Apart from giving special consideration to applications for new development, the legislation affecting Conservation Areas also provides for control over the demolition of unlisted buildings and the felling and lopping of trees. Furthermore, additional limitations have been placed on permitted development rights. The powers available to Huntingdonshire District Council and English Heritage for making grants in Conservation Areas are those under Section 77 and Sections 79/80 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. These relate to grants for preservation and enhancement within Conservation Areas and can involve Buildings at Risk and Conservation Area Partnership Schemes.
- 1.3 The Conservation Area for Abbots Ripton was designated by the District Council on 30th July, 1979. The purpose of this Conservation Area Character Statement is to:-
- i) Justify the Conservation Area designation.
 - ii) Justify the overall shape and area of the Conservation Area but not specific boundaries.
 - iii) Provide detailed information on history, architecture and landscape and their inter-relationships to guide developers and Development Control Officers when considering proposals within Conservation Areas to ensure the essential character of the area is preserved and/or enhanced.
- 1.4 Further guidance in this respect has been produced in Planning Policy Guidance Note No.15 - Planning and Historic Environment - issued jointly by the Department of the Environment and the Department of National Heritage. The new document emphasises that it is important that Conservation Areas are seen to justify their status because "an authority's justification for

designation, as reflected in its assessment of an area's special interest and its character and appearance, is a factor which the Secretary of State will take into account in considering appeals against refusals of Conservation Area Consent for demolition and appeals against refusals of planning permission”.

- 1.5 This Conservation Area Statement describes the essential characteristics of Abbots Ripton Conservation Area in justifying its status, thereby providing a basis upon which the Local Authority can assess development proposals and enable judgements on decisions to be made.

2. LOCAL SETTING

- 2.1 Abbots Ripton is a small village which lies 4 miles due north of Huntingdon, to which it is connected by the C115 minor road. At the southern end of the village's High Street, this road joins the B1090 linking St. Ives with the A1. A mile to the north of Abbots Ripton is the hamlet of Wennington which comes within the same parish. Approximately 6 miles distant is the market town of Ramsey, whose Abbey originally held the manorial rights. Lord De Ramsey, whose family ancestral home is Ramsey Abbey, presides over the Abbots Ripton Estate and lives at Abbots Ripton Hall.

- 2.2 Abbots Ripton is set within one of the few remaining areas of substantial woodland in Huntingdonshire. In 1610, its surroundings were shown as one of the six deer parks in the County. Travelling from the south, Holland Wood and Wennington Wood give an immediate wooded backcloth to the northern edge of the village, whilst slightly more distant Little Less Wood and Boulton's Hunch Wood lie on the western side of the village. The large amount of trees in the local landscape is unusual for Huntingdonshire, and particular interest is given by the dominant species of Elm which have survived the outbreak of Dutch Elm disease.

- 2.3 The main-line London to Edinburgh railway passes approximately ½ mile to the west of the village. A station at Abbots Ripton was constructed north of the main settlement, but closed to passengers in September, 1958. To the west of the railway is the perimeter of Alconbury Airfield, whose creation during World War 2 severed the traditional road communications westwards from Abbots Ripton to Little Stukeley. Both Rectory Lane and Clay Lane have been truncated, making detours necessary.

3. HISTORY

- 3.1 The village of “Riptune” was in existence at the time of the Domesday Survey by King William I in 1086. It came within the ownership of Ramsey Abbey, which was founded in 969 AD, and at the time of Domesday held nearly three-quarters of the land in Huntingdonshire Hundred and owned 25 separate manors in Huntingdonshire. Ripton and Wennington were originally granted to the monastery by Earl Alfwold, brother of Aylwin, the founder of Ramsey Abbey, and they were confirmed in the possessions of the Abbey in King Edgar's Charter of 974 AD.

- 3.2 In the 12th and 13th Centuries it became known as Magna Riptona and Riptona Abbatis, highlighting its connection with Ramsey Abbey whilst, following the dissolution of the monasteries, it was known as St. John's Ripton in the 16th Century, after the family who became Lords of the Manor.
- 3.3 Whilst Abbots Ripton was held by the Abbot of Ramsey at Domesday, the neighbouring village of Kings Ripton was a royal manor included in the description of Hartford. The name "Riptune" is derived from early Saxon, meaning "wood", "woodland", "near or adjacent to a wood". The Riptons are in what was clearly once well-wooded land and, at the time of the Dissolution, timber accounted for a substantial part of the value of the manor. The parish was heavily wooded and, along with Somersham Chace and Sapley Forest, the Bishop of Ely claimed the right to hunt deer in the 14th Century. Foresters, however, claimed that the woods bordering the road from Huntingdon to Ramsey through Ripton were the King's forest and not the Bishop's free chace.
- 3.4 Following the Dissolution of the Monasteries, the manor was granted by the Crown in 1541 to Sir John St. John, in exchange for the manor of Paulerspury, Northamptonshire. His son Oliver became Baron St. John of Bletsoe in 1559. He died in 1582, and the title was inherited by his son John, who died in 1596 without a male heir.
- 3.5 The manor passed to his younger brother, Oliver, and then to his son Oliver in 1618, who was created Earl of Bolingbroke. He conveyed Ripton to Hugh Awdley in 1640, who died in 1662, and the property subsequently passed to Nicholas and Thomas Bonfoy. The daughter of Thomas Bonfoy married Sir Charles Caesar, and the manor then passed to Julius Caesar in 1741, who subsequently sold it.
- 3.6 The main part of the Manor was acquired by William Fellowes in 1794, and has remained in the family's ownership now for 200 years. His descendant, John Fellowes, Lord De Ramsey, is currently Lord of the Manor. The family home is now Abbots Ripton Hall which was rebuilt on the site of an earlier house about 1800, and whose appearance was almost completely altered by the architect Salvin when he re-modelled it in 1856.
- 3.7 Another part of the estate passed to the descendants of Hugh Bonfoy. It was inherited by the niece of Nicholas Bonfoy, Elizabeth, who married John Rooper. Their descendant, John Rooper, died in 1924.
- 3.8 The original manor house was an early 16th Century hall house, now known as Moat House. Its site was once fully moated, and the moat still remains on its southern and eastern sides. The house is now the home of Lord Renton, who was the local Member of Parliament for Huntingdonshire between 1945 and 1979, and who has been an active Member of the House of Lords since.

- 3.9 The earliest surviving building is the Parish Church of St. Andrew, which is a Grade I Listed Building. It is a building basically constructed of Barnack stone rubble whose earliest features are its 13th Century nave and south arcade. This work dates from 1230 - 1240 and was dedicated by the Bishop of Lincoln in 1242. It has a 15th Century chancel and north arcade, with the west tower added or rebuilt in the 16th Century. The church was restored by subscription in 1858, and the roofs of the nave and south aisle were restored in 1868.
- 3.10 Both Green Farm Cottage, on the south eastern side of The Green, and Chestnut Cottage in Hall Lane are timber framed, thatched cottages dating from the 15th Century. Along with the west cross wing of Moat House, they all exhibit similar wall framing. At the opposite end of the village, Rectory Farm Cottage in Station Lane is a 15th Century aisled hall, although only one truss of the aisled hall remains, but without its original rafters.
- 3.11 Abbots Ripton presents an homogenous style of vernacular architecture, and the majority of the timber framed, rendered or colour-washed thatched cottages date from the 17th Century. The main concentration of such buildings is gathered around the junction of High Street with Moat Lane, whilst other examples occur along St. Ives Road.
- 3.12 The traditional dwellings in the village are essentially constructed with the same materials, but a distinction of size and proportions can be drawn between the farm houses such as Grove Farm, Home Farm and Rectory Farm, and the cottages provided in this estate village for the farm labourers.
- 3.13 Being an estate village, the amount of development can also be controlled by the Lord of the Manor. It is apparent that Abbots Ripton experienced little development during Victorian times. Existing examples are Rectory Cottage and Laundry Cottage which are both buildings of white-painted brickwork with Welsh slate roofs. They are likely to have been contemporary with The Rectory itself, which has now been demolished. The former Primary School stood opposite and dated from Victorian times. It too has been demolished after a fire. Both sites are currently vacant and await redevelopment, with planning permission having been granted for 7 dwellings on each site.
- 3.14 Several buildings with a common architectural style, again because of the estate influence, are Edwardian in character. These buildings generally have white painted brickwork with red plain tiled roofs, and detailed features can include hipped porches, bargeboards and dormers. The former stable block opposite Abbots Ripton Hall exhibits such traits, as do Hall Lane Cottages, Moat Cottages and the village post office.
- 3.15 Modern farmworkers' cottages have been constructed in vernacular materials at Rooks Grove with pantiled roofs, and a mixture of black weather-boarding and cream painted brickwork. Modern secular buildings which exhibit a similar influence are the new village Primary School and the new Village Hall/Sports Pavilion.

- 3.16 Farm outbuildings are often contemporary with the farm houses at Abbots Ripton and their relationship adds to the character of the village. At Home Farm, both barns are Grade II Listed Buildings, and are black weather-boarded structures with thatched roofs dating from the early 18th Century. The two storey barn has been converted to a garage, and the single storey structure was at one time a pigsty.
- 3.17 At Green Farm, a courtyard range of black weather-boarded barns with pantiled roofs has recently been converted to office use, and new fenestration has been introduced on the external elevations to blend in with the black boarding. These buildings were previously redundant, and their new use has ensured their preservation. At Rectory Farm, a 'U' shaped range remains, but ownership is to be sub-divided. The barns along Wennington Road frontage are to be retained with the dwelling, and are gault brick with pantiled roof. The remainder have permission for conversion to residential use, and consist of weather-boarded units with pantiled roofs.
- 3.18 Although Abbots Ripton has undergone little development in the past, it is about to enter a new era of modest growth. Valid planning permissions currently exist for 28 dwellings on various sites, and these properties will require to be assimilated into this attractive village of loosely-grouped cottages without damaging its character. It is therefore entirely appropriate that this Character Statement should be produced now to anticipate this period of change.
- 3.19 Similarly, few alterations have taken place to the physical structure of the village. The Estate Map of 1776 which depicts the Estate of William Fellowes proves that the layout of the village has changed little, though modern farming practices have altered field boundaries.
- 3.20 The two fields at the heart of the village existed to the north of St. Ives Road. South of Moat House, the field was known as Hall Meadow, whilst the field to the west was sub-divided between Angells Pightle and Waltons Pightle. A "pightle" is described as a small piece of arable land. On the northern side of Moat Lane, the curtilages of the properties were known as crofts, such as Angells Croft, Wests Croft, Smiths Croft and Longs Croft.
- 3.21 Surrounding the cottages, most of the fields were known as closes, with Cow Close, Grove Close, Great Home Close and The Barn Close north of Station Road, Harvest Close and Butchers Close east of High Street, Back Side Close north of Rooks Grove, and Rye Close and Bagleys Close to the rear of Green Farm. Five separate areas of land throughout the village were known as Home Close, including the existing playing field.
- 3.22 The configuration of the village green remains unchanged in its triangular shape, and in 1776 it was known as The Great Green. This was to distinguish it from four other areas of village green. The southern approach to the village from Huntingdon is now a straight road, but in 1776 its alignment headed eastwards towards Green Farm before turning in a north-westerly direction. At the junctions of the roads a small triangular green was formed, known as

Penny Green. To the south-west of this was a larger green called Great Penny Green, whilst to the north-west was Little Penny Green. The other green was known as Hunches Green, to the south of Home Farm.

4. CHARACTER

4.1 The essential character of Abbots Ripton Conservation Area is derived from the combination of 3 main factors: its uninterrupted history as an estate village, the inter-relationship between the built environment and the natural landscape, and the local vernacular architecture with the dominant presence of timber-framed, thatched cottages.

4.2 In "The King's England", Arthur Mee writes that "This estate village is one of the prettiest and best kept in the County". This view is reinforced by Gemma Pearce, writing in the July 1974 issue of Cambridge, Huntingdon and Peterborough Life, who comments, "Paternalism is something which is largely sneered at nowadays, yet in Abbots Ripton it appears to work".

4.3 Abbots Ripton has benefited from the attention paid to the buildings and landscape by successive generations of the Fellowes family, who have ensured that the village has been little spoilt and remains an attractive place to visit and live.

4.4 Whilst the estate cottages exhibit an homogeneity which is permanently associated with Abbots Ripton, the Hall does not share these characteristics, and therefore creates a significantly different impression. It is effectively set apart from the main body of the village, and is the only building of consequence constructed of brick. The house was much altered in Victorian times and has undergone further changes in the 20th Century - for instance the front door with its pillared porch was added before the Second World War by Lord De Ramsey's father and is a copy of the front door of the Westgate Arms Hotel, Winchester.

4.5 Its primary entrance is on the northern side, whilst the principal facade faces south, overlooking the canalised Abbots Ripton brook and the formal gardens. A vista across the lawn points the eye through a Yew hedge leading to outstanding herbaceous borders, half-way along which is a Gothic folly in trellis work. The vista is terminated by a Chestnut avenue in open parkland beyond wrought iron gates.

4.6 An entrance porch with columns is located on the eastern elevation, with bow windows at first floor level. The outlook in an eastern direction now takes in two main focal points. Originally it concentrated on the red brick bridge of about 1740 in front of which is an urn dedicated to Humphrey Waterfield. Beyond the formal gardens, the more modern outlook is directed to a lake constructed in the 1970s, with a Chinese tea pavilion at its eastern end. The modern planting and landscaping works were initiated by Ailwyn, third Baron Lord De Ramsey.

- 4.7 Architectural features have been included within the general landscaping of the hall's gardens to add extra interest, including a Chinese bridge across the brook, on the southern bank of which stands a Gothic summerhouse with thatched roof. On the northern side of the main house is a nineteenth century dovehouse, also with a thatched roof. The main entrance to the grounds of Abbots Ripton Hall is off Hall Lane, marked by wrought iron railings with a gold embossed coat of arms. The quality of the grounds is marked by their inclusion within the register of parks and gardens of special historic interest in England, listed Grade II. The natural landscape of the grounds is described in the landscape setting chapter.
- 4.8 The pattern of development in Abbots Ripton consists of two distinct portions to the village. At its eastern end, around the hall, it is essentially a very loose grouping of dwellings, interspersed with vernacular outbuildings, set within the natural landscape. At its heart lies the village green, set at the junction of St. Ives Road and the inter-connecting country lanes, bordered by grass verges and conspicuously lacking hard-surfaced footpaths. The rural characteristics of this part of the village need to be preserved, maintaining the attractive eastern approach to Abbots Ripton, in which the mature trees and grassed areas are the dominant element. Development proposals in this area should be strictly contained so that the balance is not disturbed.
- 4.9 The playing field and the two meadows on the northern side of St. Ives Road connect this area with the residential core of the village. They give an extremely pleasant vista at the entrance to the village, of a view consisting of a group of thatched cottages in the foreground, behind which is the parish church, dominated by its west tower, standing on higher ground, overlooking the village.
- 4.10 It is the unusual coloured rendering of the cottages which provides the lasting impression of Abbots Ripton. Unlike the vernacular cottages of the Ouse Valley villages, whose rendering and painted brickwork is predominantly white, Abbots Ripton displays a variety of colours, the most common of which is a deep red, in a colour approximating to burgundy or plum.
- 4.11 Of the Grade II listed cottages within the Conservation Area, six are finished in this distinctive pastel colour, another four are cream rendered, three are white, and Rectory Farm Cottage alone is pink. The use of different coloured rendering is just one of the distinguishing features of the cottages, with differences in timber framing and thatching materials also evident.
- 4.12 Whilst all of the cottages are of a timber framed construction, the timber framing is covered over in the majority of properties. However, a significant minority do have exposed timber framing, giving a different character and appearance to Green Farm, Chestnut Cottage, Timber Cottage and Rose Cottage.

- 4.13 For the roofing material, seven cottages are covered in reed thatch. Three remaining cottages and the two outbuildings at Home Farm have used long straw thatch. The only building to involve an "alien" form of thatching is Rectory Farm Cottage which is now roofed in combed wheat straw, a style which is natural to the West Country. The cottages also express their individuality by the incorporation of dormers, with the number and style varying from property to property.
- 4.14 The Lord of the Manor has been able to control the pace, the style and the location of development at Abbots Ripton. The traditional cottages and farmhouses are mainly 17th Century or earlier, and relatively little development has occurred since. The housing provision, whether estate cottages or local authority dwellings, has essentially catered for local people, and speculative development has not intruded.
- 4.15 Edwardian style dwellings of white painted brickwork and red plain tiles have been constructed by Abbots Ripton Estate at several locations within the Conservation Area. Rooks Grove provides the most modern example of estate housing in vernacular materials, dating from the mid 1960s. Similarly, Audley Cottages are 20th Century examples of local authority housing trying to reflect the local architectural style, with pink colour-washed brickwork and pantile roofs.
- 4.16 As mentioned in paragraph 3.18, planning permissions exist for 28 new dwellings at Abbots Ripton. This represents a considerable amount of growth compared with past periods. The legislation relating to Conservation Areas will ensure that the design and setting of new buildings will complement and enhance Abbots Ripton Conservation Area. As the landowner, Lord De Ramsey has the opportunity to influence the quality of new development in the village, as exerted by past generations of his family.
- 4.17 Abbots Ripton is set within an Area of Best Landscape, and the Huntingdonshire Local Plan identifies areas of open space for protection. Both policies give extra protection to Abbots Ripton Conservation Area, and stress the need to balance the appearance of the dwellings within the village's natural landscape setting. This will ensure that the swathe of open land between the eastern and western portions of the village remains undeveloped, safeguarding the attractive backcloth.
- 4.18 A specific area identified for protection is the open space situated immediately to the south of the Parish Church at the junction of High Street and Rectory Lane. This affords long distance views of the Church on the southern approach along Huntingdon Road, and highlights its relationship with the cottages in the foreground. The open grassed area has now been planted with Plane trees, and on its eastern side is a small parcel of common land which was dedicated as the Silver Jubilee Garden in 1977.

5. LANDSCAPE SETTING

- 5.1 Abbots Ripton represents the most important concentration of Elm trees remaining in Huntingdonshire. Strenuous efforts over the past 20 years have been made to ensure the survival of this traditional element of the English landscape. Rows of Elm trees are to be found on the approaches to the village along Huntingdon Road, St. Ives Road and Station Road, and also within the heart of the Conservation Area, bordering the playing field and the meadows north of St. Ives Road. Copses with Elm as the dominant species remain along Wennington Lane and Rooks Grove.
- 5.2 The danger of losing this critical aspect of the landscape was highlighted by Gordon Trueman in an article in the August 1972 edition of Cambridge, Huntingdon and Peterborough Life, in which he wrote: "There is grave danger that Lord de Ramsey's Abbots Ripton Estate may lose most of its Elm trees. A battle is being waged to try to hold up the spread of Dutch Elm Disease which hit the Estate within the space of 2 weeks. Three gangs have been employed to clear out the dead trees and to cut out branches and dead foliage in the hope of saving others affected.
- 5.3 The trouble is that there is no guaranteed effective way of treating the trees. There is no suitable spray and injections at £60 a tree are not always successful. So it is a grave problem and could result in the loss of many hundreds of trees". The prompt action of Abbots Ripton Estate certainly saved a natural disaster in the area, which would have resulted in dramatic changes to the landscape. The trees are being annually injected, and their survival has been aided by constant attention. The work has been fully funded by the Abbots Ripton Estate.
- 5.4 The second significant element of the landscape within Abbots Ripton Conservation Area is the grounds of Abbots Ripton Hall, as mentioned in the previous chapter. The approach along Hall Lane is marked by an avenue of Whitebeam on the wide grass verges bordering the road. A private access approaches from the eastern side of the estate by Lodge Cottage, along an avenue bordered by high hedges, interspersed with Elm, Oak and Horse Chestnut. A planted embankment exists on the southern side of the grounds along St. Ives Road, screening the estate from public view. To the north of the house, the formal parkland, containing Horse Chestnut, Ash, Elm and Plane trees soon gives way to grassland, from which it is separated by a ha-ha.
- 5.5 Whilst this boundary represents the eastern extent of the Conservation Area, the farmland and 5½ acre lake beyond are contained within the area covered by the Register of Parks and Gardens. Within the Conservation Area this includes the ornamental gardens to the south-west, south and south-east of the house, containing an extensive lawn close to the house, with shrubberies and a rose garden to the south-east. Bordering the course of Abbots Ripton Brook through the gardens are mature specimens of Oak, Elm, Horse Chestnut and

Willow. Of particular note are rare specimens of the Huntingdon Elm and native Black Poplar. To the south of the brook are the outstanding herbaceous borders, and between the borders and the north-western boundary wall to the estate is a silver border with a rectangular pond of medieval origin. Beyond these are the kitchen gardens, with temperate and sub-tropical greenhouses, separated from Hall Lane by the red-brick buttressed wall.

5.6 A substantial group of mature trees are found in the grounds of the Old Rectory. These trees are now covered by a Tree Preservation Order in anticipation of the redevelopment of the site, as they form a significant backdrop to the setting of St. Andrews Church. Within the group are mature Horse Chestnuts, Ash, Lime, Elms and Evergreen Oaks. It also contains coniferous species including Wellingtonia, Yew and Cedars, an unusual feature in the village.

5.7 Apart from the tree cover, mature hedgerows form an important element of the landscape within Abbots Ripton Conservation Area. They occur both along roadside verges and as garden features to the cottages and are regularly maintained.

5.8 The mature landscape is now being supplemented by new planting, and the major concentration surrounds the playing field and village hall. Oak, Ash, Lime and Walnut have been planted in large quantities on all sides of the field. Their growth will gradually further enhance the character of the Conservation Area.

APPENDIX 1

DEVELOPMENT CONTROL WITHIN CONSERVATION AREAS

One of the most effective ways of preserving and enhancing Conservation Areas is through the control of development. Listed buildings cannot be demolished or altered or extended without obtaining consent from the Local Planning Authority or the Secretary of State for the Environment. Similarly the right to carry out certain developments, within the curtilage of a dwelling which is listed, without having to obtain planning permission are reduced. When determining planning applications for development which affects listed buildings or Ancient Monuments, the Planning Authority must give consideration to the effects of the proposed development on their character. Since many Conservation Areas are centred on areas where there is likely to be significant archaeological interest, consent may be withheld or conditions imposed to enable investigation and recording to take place.

The designation of a Conservation Area gives further powers of control to the Local Planning Authority. In these areas the right to carry out certain developments without the need to obtain planning permission are reduced. In particular, permission is required where:

- i) the amount of extension to a dwelling is more than 50 cubic metres or 10% of the original dwellinghouse, whichever is the greater.

(Any building within the curtilage of a dwellinghouse with a content of more than 10 cubic metres should be taken into account when calculating the cubic content).
- ii) it would include the cladding of any part of the exterior of a dwellinghouse with stone, artificial stone, timber, plastic or tiles.
- iii) the development involves the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
- iv) satellite dishes are proposed on a chimney, on a building which exceeds 15m in height, or is on any wall or roof slope fronting onto a highway.

Generally, planning controls in Conservation Areas are directed to controlling demolition. In this respect, Conservation Area Consent is required for the demolition of buildings and structures over certain sizes, and in some instances planning permission may also be required. Furthermore, anyone who wishes to lop, top or fell a tree within a Conservation Area must give the Planning Authority six weeks notice of their intention. This gives the Planning Authority the opportunity to make a Tree Preservation Order.

LOCAL PLAN POLICIES ON CONSERVATION AREAS

En5 DEVELOPMENT WITHIN OR DIRECTLY AFFECTING CONSERVATION AREAS WILL BE REQUIRED TO PRESERVE OR ENHANCE THEIR CHARACTER OR APPEARANCE.

Conservation is not preservation, and whilst the District Council is concerned to see the retention of the most important features and characteristics of designated areas, it is at the same time attempting to assimilate good modern architecture in historic locations.

The relevant statutory provisions are to be found in the Planning (Listed Buildings & Conservation Areas) Act, 1990. Subject to minor exceptions, no building in a Conservation Area may be demolished without the written consent of the Council, and trees within a Conservation Area (again with minor exceptions) are also given additional protection. Six weeks notice of any lopping, topping or felling of such trees must be given to the Council, in order that a Tree Preservation Order may be made if necessary. In Conservation Areas, there are reduced permitted development rights and proposals for development that are likely to affect the character or appearance of the area, may be of public concern and must therefore be advertised.

The District Council will continue to protect and enhance the character of the designated Conservation Areas. Particular attention will be paid to alterations to existing buildings and the design of new developments within the Conservation Area.

En6 IN CONSERVATION AREAS, THE DISTRICT COUNCIL WILL REQUIRE HIGH STANDARDS OF DESIGN WITH CAREFUL CONSIDERATION BEING GIVEN TO THE SCALE AND FORM OF DEVELOPMENT IN THE AREA AND TO THE USE OF SYMPATHETIC MATERIALS OF APPROPRIATE COLOUR AND TEXTURE.

It is important to lay down basic design criteria when new development in a Conservation Area is being proposed. This criteria will ensure that new dwellings will follow the general pattern of the existing built form, materials and styles. The District Council will use the provisions of Article 3(2), of the Town and Country Planning (General Development Procedure) Order, 1995, to require details to support outline planning applications in Conservation Areas.

En7 THE DISTRICT COUNCIL WILL NOT NORMALLY CONSIDER PLANNING APPLICATIONS FOR OUTLINE PLANNING PERMISSION IN CONSERVATION AREAS OR ON SITES ADJOINING LISTED BUILDINGS WITHOUT THE SUBMISSION OF SUPPORTING DETAILS OF THE PROPOSED DEVELOPMENT.

Whilst outline applications are normally used to establish the principle of development proposals, the details of building size, layout and design are often of vital importance in assessing proposals in Conservation Areas and adjacent to Listed Buildings. The District Council will use the provision of Article 3(2) of the Town and Country Planning (General Development Procedure) Order, 1995 to require outline proposals to be supported by such details as are necessary to assess the impact of development schemes. These requirements will enable the District Council to discharge its specific responsibilities to maintain the character of Conservation Areas and the settings of Listed Buildings.

En8 WHERE DEMOLITION IS TO BE FOLLOWED BY REDEVELOPMENT, CONSERVATION AREA CONSENT MAY BE WITHHELD UNTIL ACCEPTABLE PLANS FOR THE NEW DEVELOPMENT HAVE BEEN APPROVED. IF APPROVED, THE TIMING OF THE DEMOLITION WILL BE STRICTLY CONTROLLED.

Proposals for redevelopment sometimes take a considerable time to implement. The demolition and clearance of sites before a new scheme has been approved or implemented could lead to the situation where an unsightly area in a Conservation Area is created and left for some time. The opportunity for a sympathetic replacement scheme may be lost if the designer does not appreciate the scale and form of the original building(s) now lost.

En9 DEVELOPMENT WILL NOT NORMALLY BE PERMITTED IF IT WOULD IMPAIR IMPORTANT OPEN SPACES, TREES, STREET SCENES AND VIEWS INTO AND OUT OF THE CONSERVATION AREAS.

Conservation Areas are made up of buildings, trees and open spaces (both public and private) which together form a cohesive area. It is recognised in the chapter on housing that within the environmental limits not all areas of land should be built on. There are important open spaces, gaps and frontages that should be preserved in their own right.

**REGISTER OF PARKS AND GARDENS OF
SPECIAL HISTORIC INTEREST IN ENGLAND**

The National Heritage Act, 1983 introduced the requirement that a register of gardens and parks of special historic interest should be compiled by the Historic Buildings and Monuments Commission for England for local planning authorities. The register is maintained by English Heritage and is published in a set of county volumes.

The historic gardens and parks are seen as an essential part of the nation's heritage. Only gardens and parks with historic features dating from 1939 or earlier are included in the register.

The same gradings (I, II* or II) have been used as are employed for listed buildings and have been allocated to indicate the following qualities:

Grade I - Parks and gardens which by reason of their historic layout, features and architectural ornaments considered together make them of exceptional interest;

Grade II* - Parks and gardens which by reason of their historic layout, features and architectural ornaments considered together are not of exceptional interest, but nevertheless are of great quality;

Grade II - Parks and gardens which by reason of their historic layout, features and architectural ornaments considered together are of special interest.

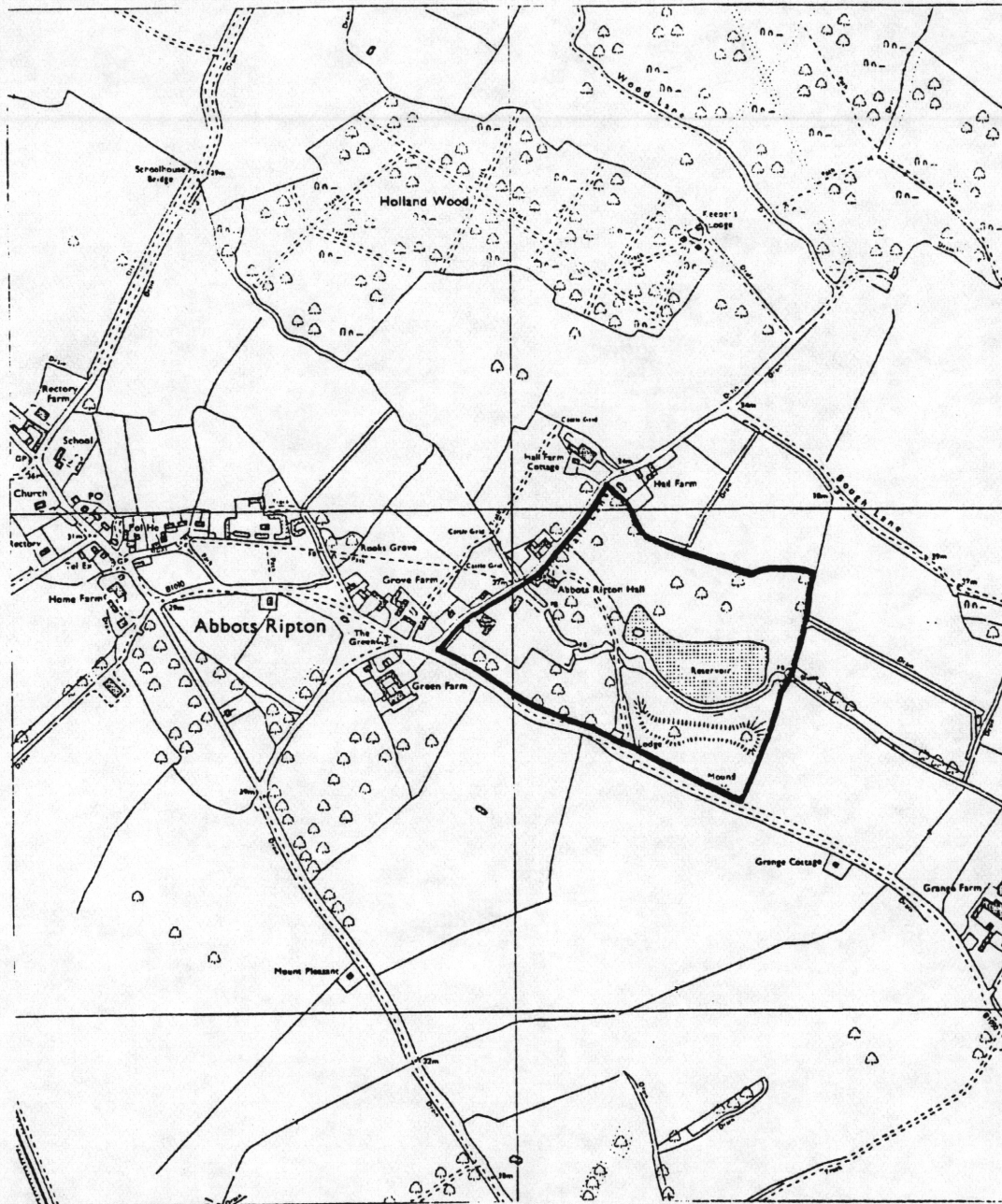
The gradings reflect the importance of the garden or park concerned in comparison with other gardens or parks in England as a whole. If there is a listed building within the limits of a registered park or garden, the grade may not necessarily be the same, since the building and the garden or park are not always of equal importance.

The effect of a proposed development on a registered park or garden or its setting is a material consideration in determining planning applications. The Garden History Society must be consulted on all such applications to ensure that local planning authorities receive the specialised advice necessary for informed decision-making. Furthermore, the Historic Buildings and Monuments Commission for England (English Heritage) must be consulted on planning applications which affect Grade I and Grade II* parks or gardens.

The quality of historic parks or gardens and other areas of historic landscape containing structures that contribute to their special interest may also be safeguarded by their designation within Conservation Areas, thereby being subject to statutory conservation area controls.

It is also desirable that development plans, either Structure Plans or Local Plans should contain relevant policies for the protection of historic parks or gardens.

The list of sites contained in the register is not exhaustive, and it is currently being updated. Although the register has no statutory power, there is a need to protect such sites and their settings from new development which would destroy or harm their historic interest, and to encourage sympathetic management wherever possible.



NOTES

The boundary shown may be varied as knowledge of the history of the site improves. It is in any case desirable that the influence of the surroundings on the enjoyment of the site be recognised.

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REVISIONS

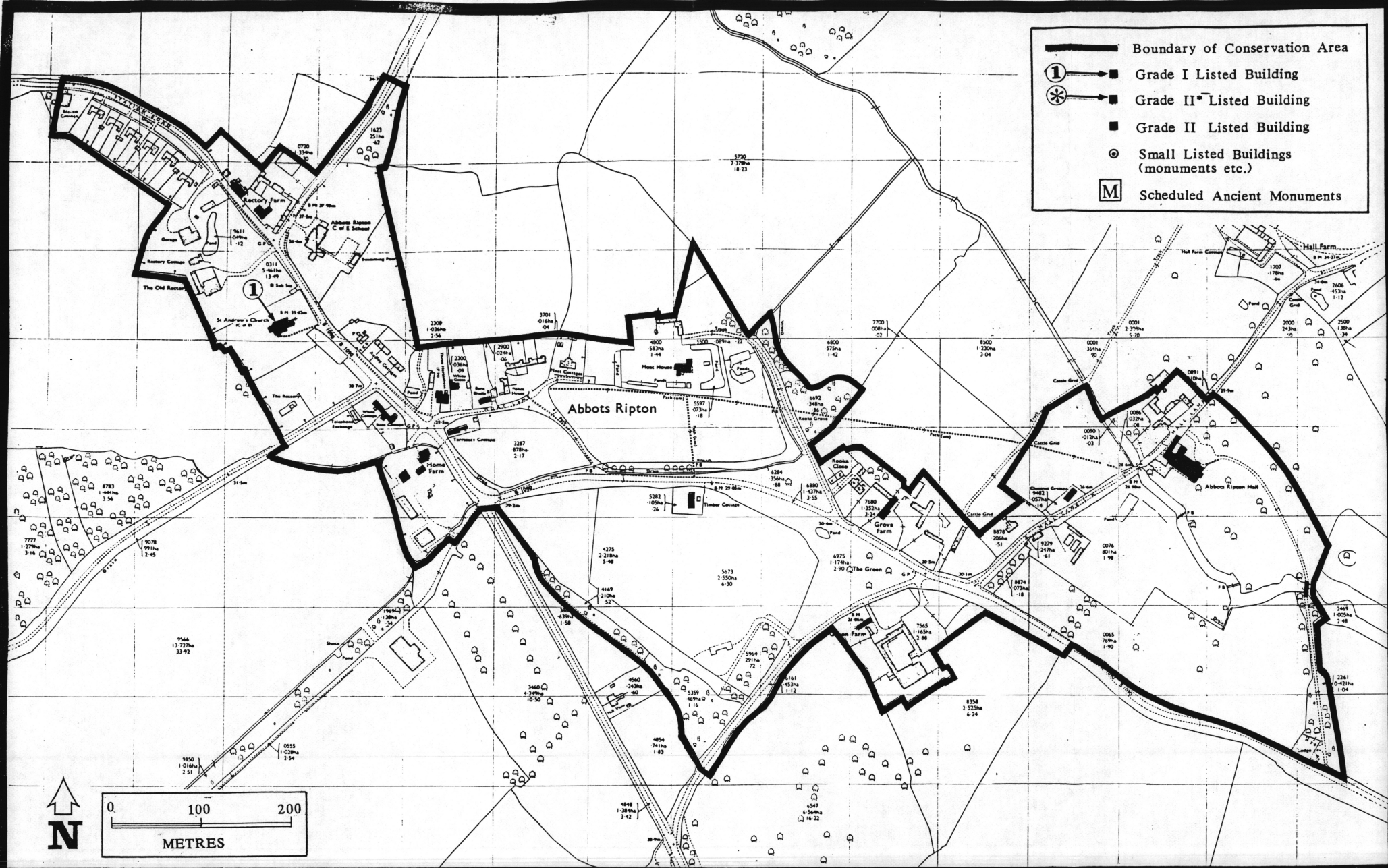
DRAWING TITLE
ABBOTS RIPTON HALL
CAMBRIDGESHIRE
 Extent of garden and other land
 of historic interest.









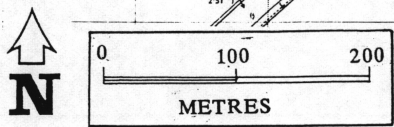
English Heritage

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Commission for England
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 23 Savile Row
 London W1X 1AB
 Telephone 071-973 3000

NORTH  SCALE 1:10,000	OS REF. TL2477
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	DATE
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-  Boundary of Conservation Area
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  Small Listed Buildings (monuments etc.)
-  Scheduled Ancient Monuments



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ABBOTS RIPTON

CONSERVATION AREA No. 39

Designated by
 Huntingdonshire District Council
 on 30th July 1979.