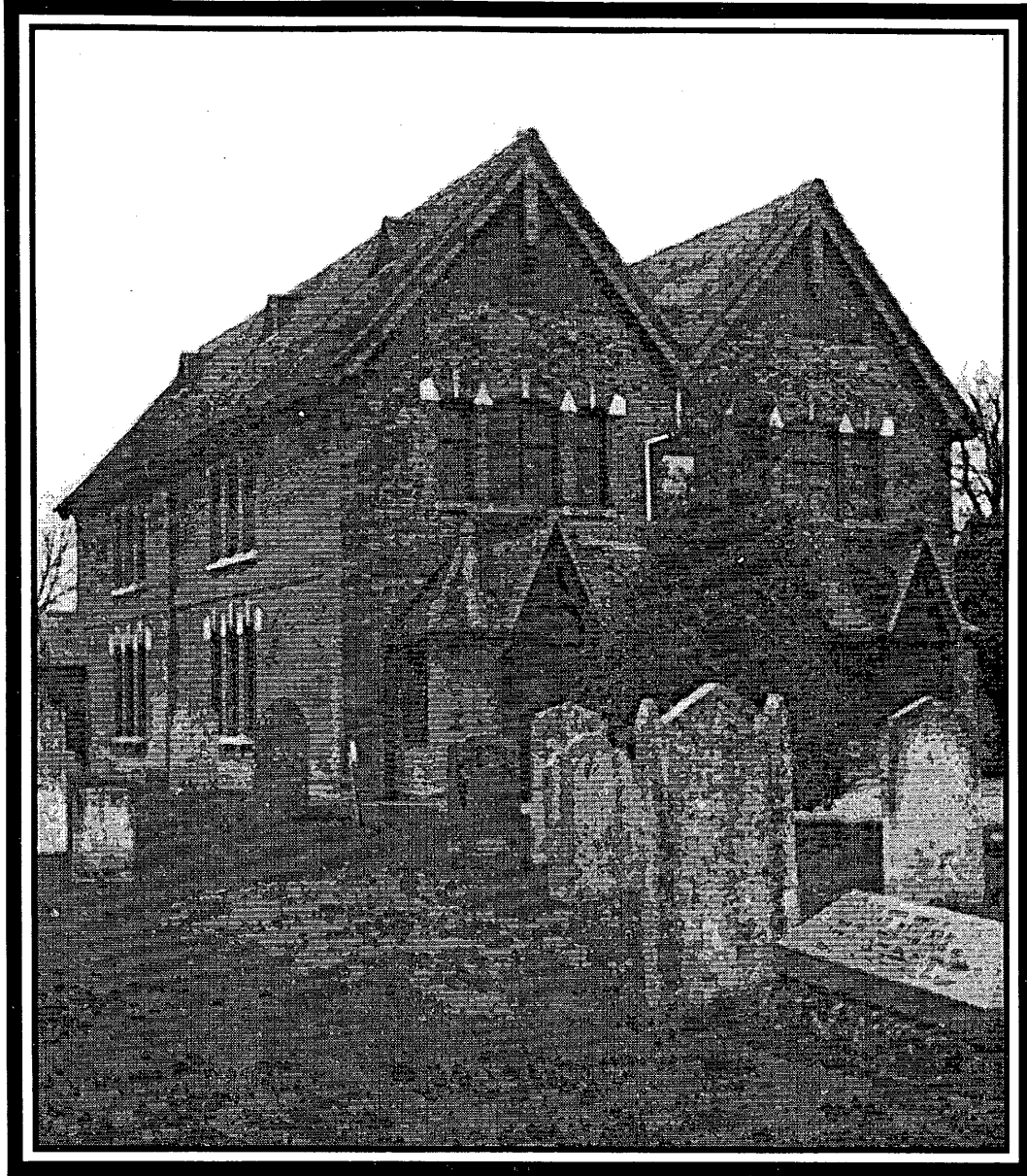

BLUNTISHAM

CONSERVATION AREA



CHARACTER STATEMENT

Bluntisham Conservation Area Character Statement

Adopted: March 1999

DO NOT REMOVE FROM CONSERVATION

Huntingdonshire
DISTRICT COUNCIL



BLUNTISHAM CONSERVATION AREA

CHARACTER STATEMENT

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***Approved by
Planning Committee
March 1999***

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

BLUNTISHAM CONSERVATION AREA NO.50

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, in respect of those Conservation Areas designated prior to November 1985, additional limitations have been placed on permitted development rights. Grant aid may also be available within Conservation Areas, either through Town Schemes or Section 10 of the Town and Country Planning (Amendment) Act, 1972.
- 1.3 The Conservation Area for Bluntisham was designated by the District Council on 13th October, 1980. 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 recently 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 Bluntisham 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 The Parish of Bluntisham is situated on raised ground rising north-westwards across Bluntisham Heath and sloping southwards to the River Great Ouse. The village is situated one mile to the west of Earith, and together they form the ecclesiastical parish of Bluntisham-cum-Earith, whilst being separate civil parishes in their own right.
- 2.2 The market town of St. Ives is located four miles south-west of Bluntisham whilst the villages of Colne (½ mile) and the larger village of Somersham (2 miles) are located to the north. The size of Bluntisham has significantly increased in recent years with large housing developments taking place to the north and east of the Conservation Area. Considerable residential infilling has also occurred within Bluntisham Conservation Area.
- 2.3 Bluntisham is situated in a predominantly agricultural area. Once large orchards surrounded the village providing considerable seasonal employment. A few orchards still remain, however, arable crops, mainly winter-sown wheat and oil seed rape, now dominate the surrounding landscape.

3. HISTORY

- 3.1 The site for Bluntisham village was probably determined by the existence of a water supply coming from the direction of Colne. The line of the High Street at Bluntisham was probably influenced by this water course which runs along the east side of the road.
- 3.2 Bluntisham-cum-Earith Parish once belonged to the Hundred of Hurstingstone whose court used to meet at the Hurstingstone, now called The Abbot's Chair and found in the Norris Museum, St. Ives. During the early part of the 10th Century the Manor of Bluntisham was seized by Toli (a Danish Earl) who subsequently died at the Battle of Tempsford in 921 AD. Bluntisham was then returned to the rule of Edward the Elder. Later, Wulfnoth (Wlnoth) acquired the Manor, who then sold it in about 970-975 AD to Bishop Elthelwold and Brithnold, the first Abbot of Ely.
- 3.3 In the Domesday Survey (1086), Bluntisham is included as part of the Abbey of Ely's land and was the only manor within the Soke of Somersham to have a church and priest. A soke was a district under a particular local jurisdiction and administration, which was accountable through the local manorial keeper, directly to the crown.
- 3.4 In 1541, the Manor of Bluntisham was granted to the newly created dean and chapter of Ely. Upon the abolition of deans and chapters in 1649, the Manor was granted to Valentine Walton, a close friend of Oliver Cromwell who was also one of the men to sign Charles I's death warrant.

- 3.5 Between 1640 and 1660, England experienced a religious revolution, by the end of this period, Anglicanism and not Presbyterianism was restored. Throughout this 'Commonwealth' era, The Quakers become established as a dissenting group, and formed a small group at Bluntisham.
- 3.6 In 1787 a Non-Conformist Baptist Chapel with seating for 700 people was established in Bluntisham, and was rebuilt in 1875. The Bluntisham Meeting House, as it is otherwise known, has played an important part in the life of Bluntisham's community. The building was described by R.W. Dixon as a 'substantial edifice'
- 3.7 On September 8th, 1741, a hurricane destroyed twelve houses, sixty barns, windmills and an alehouse within the parish. Furthermore, during the period 1850-1870, several fires occurred in Bluntisham, the consequence being that new buildings erected on the site of properties destroyed, altered the appearance of the village markedly. Prior to the fires, the majority of houses were thatched and whitewashed. The only extant buildings of this style in the Conservation Area are Nos. 2 and 4, Colne Road, No.16, High Street and No.22, Wood End.
- 3.8 At the centre of the village stands a barograph memorial at a place known locally as Block Hill. This area, accommodating most of the village facilities was once the location for the Bluntisham Feast; a religious festival commemorating the days sacred to St. Ethelreda, the Saxon founder of the Monastery at Ely. During the 19th Century, celebrations extended to the village green opposite 'The Walnut Trees' and later transferred to the village recreation ground. The Feast was discontinued in the 1950s.
- 3.9 The village green (now a private housing development called 'The Paddock') is encircled by roads known locally as the Little Ring and may have originally been used to accommodate cattle within the village's defensive ring fence.
- 3.10 The High Street, East Street, Hollidays Road and Rectory Road connect to complete the circle of the Big Ring. On the south side of the Rectory Road/Holidays Road junction stands St. Marys Church, untypically outside the village Conservation Area. The Parish Church of Bluntisham-cum-Earith was built an equal distance from both villages (approximately half a mile from each centre). The church has a 14th Century chapel and west tower, 15th Century nave and aisles with restorations and repair dating from the 17th and 19th Centuries. The building has stone and pebble rubble walls with Ketton and Barnack Stone and clunch dressings.
- 3.11 No.2, Rectory Road (now known as Bluntisham House and formerly listed as The Rectory), is a large building at the corner of the High Street and Rectory Road, built circa. 1720 with later 18th Century wings and 19th Century additions and alterations. Of all the previous rectors, Henry Sayers is the most widely known because his daughter Dorothy L. Sayers was a well known writer. She spent her early years at Bluntisham but after 1909 only visited for short periods. Her childhood experiences of Fenland life are captured in her most famous book, "The Nine Taylors" published in 1934.
- 3.12 In 1937, a water tower was built at Bluntisham connecting the village to a mains water supply, therefore ending the village's dependency on the village pumps. One public water pump still exists within the Conservation Area, opposite The White Swan Public House in the High Street.

- 3.13 During the summers of the 1930's, Bluntisham Railway Station (built in 1878) was the centre of village activity, as fruit gathered from the orchards around Bluntisham was transported by rail to markets all over the country. The railway closed in 1958, and in recent years, many of the orchards have been ploughed up to make way for more profitable arable farming.
- 3.14 Another activity associated with Bluntisham was brick making which took place mainly during the 17th Century. It is probable that the bricks were made from clay, which was dug near to Low Wood Farm (outside and to the south-west of the Conservation Area). In the Parliamentary Survey of 1643, Low Wood was given the alternative name of Brickhill Coppice, while a large pond north-east of the farmhouse was called Brick Kiln Close in 1886.

4. CHARACTER

- 4.1 The prevailing character of Bluntisham Conservation Area is largely derived from a few substantial, detached, listed properties sited on back-of-footpath locations and interspersed with 'clusters' of modern development. The High Street gives the Conservation Area a linear form and approximately at the centre of the Conservation Area and on the High Street exists a hard surfaced open area (Block Hill) on which stands the Barograph Memorial. There is considerable use of gault brick in the Conservation Area and the prevailing roof materials are plain tiles, slates and clay pantiles. As noted in paragraph 3.7, the traditional (pre-Victorian) appearance of houses within this Conservation Area was whitewashed render and thatch.
- 4.2 At the southern end of the Conservation Area, views are afforded of Bluntisham House from east of the junction between Rectory Road and the High Street. This Grade II* listed building, built circa 1720, is set back from Rectory Road with mature landscaping and lawns in the foreground on land which gently slopes towards the road. The boundary fronting onto Rectory Road is marked by brick piers with ball finials and fleur de lys balister heads to decorative railings. This particular setting to Bluntisham House is important to the character of the Conservation Area and should be protected.
- 4.3 On entering the Conservation Area from the south, the west side of the High Street is marked by a semi-detached pair of unlisted thatched houses known as Reed Cottage and Swiss Cottage respectively. The east side of the High Street between Nos. 1A and 5, is characterised by grass verges, walled frontages, modern properties set back and two buildings on the road frontage. Of the latter, No.1, High Street has a mansard roof and distinctive white rendered south facing gable end with applied timber of symmetrical design creating visual interest when approaching the Conservation Area from the south. The high wall either side of No.1 restricts views across to Bluntisham House, however, this building's roofscape and the mature trees within its curtilage are visible.
- 4.4 The first building of note on the west side of the High Street is No.16 - a white painted late 18th Century farmhouse with thatched roof and tumbled parapet gables and typical of a pre-enclosure farmhouse. A 19th Century white painted stable building with pantile roof exists on its southern side and is separated at ground floor level from the main farmhouse by an archway.

- 4.5 Immediately north of No.16 stands a group of four buildings, each having a different use and architectural style. The only unlisted building within this group is "The Old Day School", located on the west side of the High Street. This building is constructed of gault brick with a slate roof and central parapet gable and is regarded as a building of local interest. The "Old Day School" frontage is marked by decorative iron railings. The School was built by the Rev. Richard Tillard in 1843 and continued to run as a Church of England School until 1967 when a new County Primary School was built. The Old Day School is now used as a playschool and village hall and is therefore a focus of village activity. It is also a focal point when approaching the High Street on foot from Meeting Walk opposite.
- 4.6 Also on the west side of High Street is No.18, a Grade II* Listed 18th Century farmhouse with plain tile roof, tumbled parapet gables and three flat roofed dormers. Although a wall exists between No.18 and "The Old Day School", views are still obtained of gardens belonging to No.18 beyond. The gap between these buildings is important to the setting of No.18, High Street and should be protected.
- 4.7 With regards to part of the garden to the south of No.18, High Street, an Inspector concluded in 1989 that:
- "No.18 is a big house with a large architectural scale balanced by the space around it. I do not think that this balance should be upset or that a dwelling should interrupt the swathe of open land to its south..... the important and dominating contribution to this part of High Street made by No.18 where the open character arising from the ample space there is around and between the buildings and boundary walls hard on or close to the west side of the highway is counteracted by the contrast by the open qualities of the church and cemetery on the east side.....".
- 4.8 The Conservation Area specifically includes the "in-fields" of the farmhouses on the west side of the High Street. These areas form a 'buffer' between the historic centre of the village and arable farmland to the west and are an important component of this area's character.
- 4.9 The church referred to above, is the Bluntisham Meeting House and together with the Sunday School building situated within the curtilage of The Meeting House are Grade II Listed. These buildings are situated within a large graveyard. The Meeting House is of red brick with an interesting tri-partite vestibule to the west and is one of the most prominent buildings in the Conservation Area. The scale and materials of the Sunday School associate themselves more closely with that of "The Old Day School" opposite.
- 4.10 To the south of the Sunday School lies one of the three entrances to Meeting Walk in the Conservation Area. This public footpath forms both the south and east boundaries to The Meeting House and extends northwards to East Street and eastwards through a modern residential estate abutting the Conservation Area. Meeting Walk was used for taking coffins for burial to the churchyard avoiding as far as possible inhabited or frequented parts of the village, on which a corpse passing might bring bad luck.

- 4.11 That part of Meeting Walk forming the southern boundary to The Meeting House is flanked by brick walls; the south side is taller and of buttressed construction whilst the north side adjoining the graveyard is much lower with roll top coping. Where Meeting Walk extends northwards, the east side is marked by a mature hedgerow forming a strong and attractive feature to the eastern boundary of the Conservation Area. Where both sections of Meeting Walk converge there exists a distant view of the spire to St. Marys Church across a paddock area. This view should be afforded some protection.
- 4.12 Between Nos. 7 and 9, High Street stands a black weather boarded barn of half hipped, corrugated tin roof construction on the road frontage. This is a prominent agricultural building within the Conservation Area, giving a rural feel to this part of the village. A pair of fire hooks are attached to the front elevation of this building, which were used by villagers to remove thatch from burning buildings up until the early part of this Century.
- 4.13 Continuing along the High Street, No.26 is a Grade II listed 18th Century house with a later brick and slate range to the south, which is now a separate property known as "Wisteria Cottage". The setting to No.26 is unfortunately compromised by 20th Century development on either side, and on the opposite side of the road.
- 4.14 The commercial 'heart' of the village, Block Hill, is centred around the Barograph Memorial where the post office, newsagents and The Swan Public House are found. The character of the Conservation Area, south of Block Hill is partly undermined by the position and design of single storey buildings between The Swan Public House and 26a, High Street. The front boundary to this site is particularly 'weak' and open to improvement.
- 4.15 The Grade II memorial is a focal point at the junction with East Street and is constructed with four oak posts supporting an oak shingle pyramidal roof surmounted by a road sign and weather vane. The Barograph commemorates the work done by C.P. Tebbutt and his wife for the benefit of the village. To the east of The Memorial stands a bus shelter adjoining which is an entrance to Meeting Walk. On the other side of Meeting Walk is No.21, High Street (also known as "The Old Reading Rooms"). The village pump is also seen nearby.
- 4.16 The quality of residential properties at the northern end of the High Street is significant; Nos. 36 and 40 are Grade II listed and No.38 is Grade II* listed. The latter is also known as "Walnut Trees": an 18th Century house of gault brick with red brick dressings and tumbled parapet gables. Nos.36 and 38 are separated by a low brick wall surmounted by decorative cast iron railings beyond which there are views of paddocks at the rear of these properties. It is important to the setting of these buildings that this visual gap remains.
- 4.17 Opposite No.38 once stood a village green surrounded by mature trees. The area now accommodates a mid 1970s residential scheme of 5 houses known as 'The Paddocks' which is of a relatively plain architectural style. Some trees remain and are protected by an area Tree Preservation Order, and the High Street boundary is defined by mature hedgerows and further strengthened by a line of conifers.

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- 4.18 Turning left into Wood End off the High Street, the view is centred on No.8, Wood End, a gault brick house with red brick dressings located at the end of a short vista. As the road bends to the right the view is one of another detached dwelling of similar architectural detail. Although unlisted, these properties offer both visual and architectural interest reflecting some of the details in evidence at the "Walnut Trees". Further west, No.17, "Rose Cottage", No.23, "The Saracens", and No.22, Wood End are good examples of 17th Century Grade II listed rendered cottages. The latter has a half-hipped thatched roof whilst the others have pantile roofs. All three buildings serve to enhance the western approach to the Conservation Area and their location on the back edge of the footpath is important.
- 4.19 Colne Road, East Street and Short Lane form the road network at the north-east corner of the Conservation Area. Four of the five listed buildings in this part of Bluntisham form important terminal features within the street scene. Nos. 5 and 7, East Street are seen directly in front when approaching the Conservation Area from Colne Road, Horseshoe Cottage is seen when approaching the Conservation Area from Presses Close, No.2, Colne Road is seen when continuing westwards along East Street and 'The Gables' is located at the junction of Short Lane and Colne Road. All four buildings have thatched roofs with No.2, Colne Road having a single storey section with half-hipped pantile roof. This property, together with "The Gables" are white rendered, Horseshoe Cottage is pink rendered and Nos. 5 and 7 East Street are of gault brick.
- 4.20 Adjoining the west side of Nos. 5 and 7, East Street lies the third entrance to Meeting Walk whilst opposite and situated outside No.2, Colne Road stands a Grade II listed K6 telephone call box. Located at the junction of Short Lane and Colne Road and within the curtilage of No.2, Colne Road stands a timber framed outbuilding, creating a visual link between listed buildings on either side of Short Lane. This small barn is of black weatherboarded and tin roof appearance complimenting this semi-rural setting, but is in a very poor condition.
- 4.21 The character of East Street is derived from walled frontages on its north side inter-linked with single storey modern buildings on back-of-footpath locations. The walls are of various heights and different brick types, and together with a group of trees located behind a section of wall to the east of No.10, East Street succeed in partly screening a new development of 15 no. houses known as Laxton Grange.
- 4.22 Although the Laxton Grange development 'picks up' on some of the local details ie. well proportioned gables and low walls/railing frontages, the projecting front gables supported by brick piers are not a vernacular detail.
- 4.23 No.10, East Street is a Victorian house of slate roof and white painted brick construction with double bays and quarter pane vertically sliding sash windows. A low rebuilt brick wall surmounted by railings exists at the front of the house enhancing the view of an already attractive, symmetrical building. This property, together with No.21 (The Old Farm House) opposite are buildings of considerable local interest.

- 4.24 To the east of No.10, East Street is a Grade II Listed 1½ storey barn constructed of buff brick with peg tile roof. This building is screened from the road by semi-mature trees and a 1 metre high brick wall. Although important to the character of the Conservation Area this listed barn contributes little to the street scene and is best viewed from within the curtilage of No.10, East Street.
- 4.25 To the east of the listed barn and within the former walled garden to No.10, East Street stands a modern house and an attractive, but much older, brick built gazebo with clay pantile roof. The original 2.5m garden wall, constructed of gault brick, forms a particularly 'strong' boundary feature practically enclosing the modern development within.
- 4.26 20th Century development has taken place in the Conservation Area, some examples of which have already been mentioned. Other 'clusters' of modern development to note are 11 to 17, High Street, Sayers Court and modern bungalow infill development at 2 to 6A, Wood End. All these examples are of relatively plain architectural style contributing little to the character of the Conservation Area.
- 4.27 Finally, Bluntisham is probably best visited in the Spring when daffodils decorate the road verges as you enter the village from St. Ives and the trees along Station Road are full of pink blossom.

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 affect 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.

APPENDIX 2

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.

