

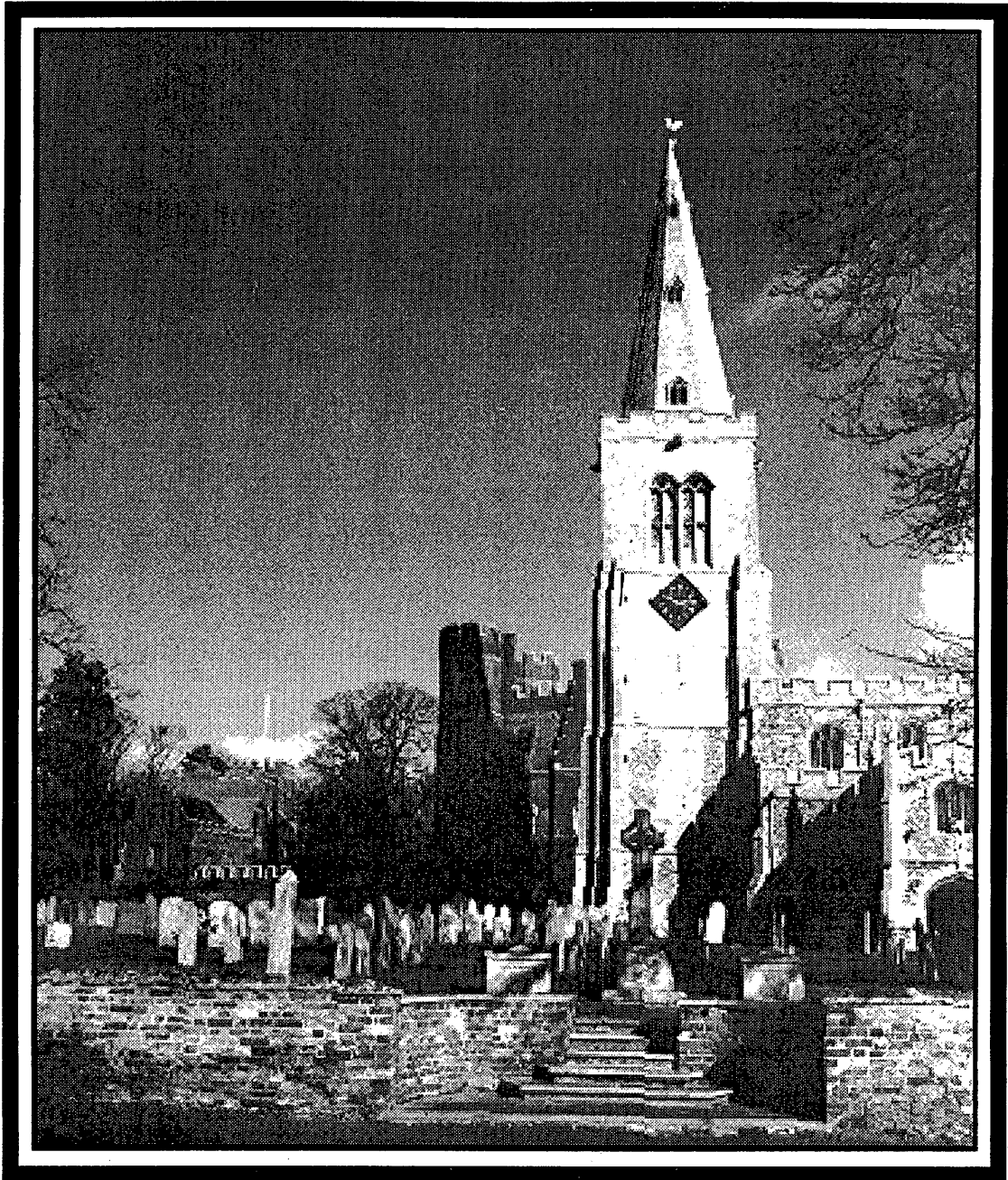
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# BUCKDEN

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## CONSERVATION AREA

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## CHARACTER STATEMENT

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Huntingdonshire  Planning

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**BUCKDEN CONSERVATION AREA**

**CHARACTER STATEMENT**

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Planning Committee  
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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 (with proposed modifications incorporated) gives the general planning policies which the Council are pursuing to preserve and enhance Conservation Areas (four policies in all). These are contained in Appendix 2.

The District Council is currently producing advice and guidance notes on "Conservation Areas and Listed Buildings" and on "Residential Design". These documents will provide further information and advice to the householder, developer and others to maintain existing buildings and when building anew in Conservation Areas and elsewhere.

# **CONSERVATION AREA CHARACTER STATEMENT**

## **BUCKDEN CONSERVATION AREA NO.16**

### **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 Buckden was designated by the District Council on 25th November, 1974. 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 Buckden 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 Buckden is a sizeable village which is roughly equidistant between the two Market Towns of Huntingdon and St. Neots. It is situated 4 miles to the south-west of Huntingdon, whilst St. Neots is a similar distance to the south.
- 2.2 The main arterial road through Buckden is the Great North Road, which has had important consequences in the village's historical development, both as a location for a palace serving the Bishops of Lincoln and later as a staging post in the era of the stage coach on the routes between London, Lincoln and York.
- 2.3 As traffic volumes have increased, so it has been necessary to provide a bypass to the west of the village, and the Great North Road is now known as High Street.
- 2.4 The other main through route connects Buckden with the Offords via Church Street and Mill Road. Whilst Buckden's eastern parish boundary is the River Great Ouse, the village itself is situated, originally for flooding and defensive reasons, on higher ground approximately 1 mile to the west of the river.

## **3. HISTORY**

- 3.1 Early derivations of the village name for Buckden have been traced to “Buce dene” and “Buccandenn”, but there is no consensus as to its meaning, with one line of thought believing it to be “Buce's valley”, whilst another possible translation is “valley of the he-goat”.
- 3.2 It is known that the Great North Road was an established route by Norman times, and in the Domesday Survey of 1086, Buckden was noted as the chief of 4 manors in Toseland Hundred governed by Remigius, Bishop of Lincoln. The fact that the manor belonged to the Bishop in 1066 suggests that it was already established as his residence.
- 3.3 Buckden Palace has played a dominant role in the history of the village of Buckden, architecturally, visually and as an ecclesiastical centre. By the mid 12th Century a house had been built on the present site, at which the Bishop held court. The original building was burnt down in 1291, but it was immediately rebuilt using local oak from Weybridge Forest, between Alconbury and Brampton.

- 3.4 The major buildings still in existence date from Tudor times and are acknowledged as the finest example of 15th Century brickwork in Huntingdonshire. Buckden Palace was built to the same design as Tattershall Castle in Lincolnshire, although Tattershall Tower has 6 storeys compared with 4 storeys of the tower at Buckden.
- 3.5 The building programme was begun by Bishop Rotherham before his transfer to the Archbishopric of York in 1480, and was completed by Bishop Russell by 1494. The Palace, when complete, consisted of an inner walled and moated enclosure, containing the main buildings of the house, the great tower, inner gatehouse, outer gatehouse, and various outbuildings. Combining to form the Palace were the great hall, the chapel and the great chamber.
- 3.6 Throughout the Middle Ages the Diocese of Lincoln stretched from the Humber to the Thames, and so Buckden was a convenient mid-point. Several Bishops preferred living at Buckden to Lincoln and indeed, Bishop Barlow who died here in 1691, was known as the "Bishop of Buckden who never saw Lincoln". After the Reformation, new Dioceses of Peterborough and Oxford were created, but Buckden still retained its appeal as a residence.
- 3.7 Bishop Kaye was the last Bishop of Lincoln to have Huntingdonshire in his see, and he resided at the Palace until the transfer of Huntingdonshire to the Ely Diocese occurred in 1837.
- 3.8 The Palace has experienced a chequered history. Between July, 1533 and May 1534, Catherine of Aragon stayed at Buckden in confinement before being moved to Kimbolton where she lived in more comfortable, and more easily protected quarters, until her death in July, 1536. Her arrival at Buckden followed the annulment of her marriage to Henry VIII by Archbishop Cranmer.
- 3.9 Bishop Chadderton (1595 - 1608) let the Palace go to ruin because he decided he could not afford to run it, and instead bought a smaller estate at Southoe. However, it was restored by Bishop Williams (1621 - 1641) who also created the fishponds and gardens and the raised walk around Little Park.
- 3.10 In 1649, the Great Park was sold to Christopher Pack, alderman of London, who was the grantee under the Commonwealth (1649 - 1660) who was responsible for pulling down many buildings. However, the Manor was restored to the Bishops of Lincoln in 1660, and remained in their possession until 1858 when it was taken over by the Ecclesiastical Commissioners, who subsequently granted the estate to the Bishop of Peterborough in 1862.
- 3.11 The process of demolishing the Palace had begun in 1839, commencing with the main building and part of the gatehouse. In 1870, it was sold to a private individual, Mr. James Marshall, who then demolished the Great Chamber and the Chapel in 1871, replacing them with a modern house, now known as The Towers.

- 3.12 During the First World War, the Towers was used as a Military Hospital. In 1919, ownership transferred to Dr. Robert Edleston, who was a devoted admirer of Napoleon III, to whom a commemorative plaque is inserted in the Inner Gatehouse, where he planned a museum of relics.
- 3.13 The Claretian Missionaries took possession of Buckden Palace in 1957, and it is now the centre of Roman Catholic life in the District, returning to an ecclesiastical function. A modern chapel devoted to St. Hugh of Lincoln which is used for worship and St. Stephen's Hall used as a community building have recently been constructed.
- 3.14 Situated adjacent to Buckden Palace is St. Mary's Parish Church, which is the village's other major ecclesiastical building and focal landmark. Although the church's earliest features date back to the 13th Century, it was mainly rebuilt by Bishop Alnwick between 1436 and 1449, with later alterations and restorations. The juxtaposition of the Church's west tower and spire with the Great Tower of Buckden Palace create a major visual feature on the skyline of Buckden.
- 3.15 Little in the way of domestic architecture can be traced back to medieval times, but Buckden does possess three fine examples dating to this period. Firstly, original parts of the Lion Hotel date from approximately 1500, with a timber-framed hall and cross-wing. At the junction of the cross-beams is a carved Agnus Dei, translated as "Behold the Lamb of God", confirming the hotel's early association as a guest house with Buckden Palace.
- 3.16 The Manor House, situated opposite the Parish Church, is thought to have originated as a late 15th Century guildhall, and the interior highlights its timber-framed construction. It has undergone extensions and alterations and now consists of 4 separate dwellings. Further along Church Street, Bridge House is a 15th Century medieval hall house, again of timber-framed construction and plastered.
- 3.17 Whilst most villages in the Ouse Valley have an abundance of thatched, rendered cottages dating from the 17th Century, such vernacular architecture is relatively scarce in Buckden, being replaced by Georgian buildings, reflecting the village's relative prosperity in that period. Good examples of such typical street scenes can be found along Lucks Lane.
- 3.18 Much of Buckden's fine Georgian architecture is associated with its period of prosperity in the late 18th Century during the coaching era. The main coaching inns in Buckden were, The George and The Spread Eagle. At one time, 6 northbound coaches stopped daily at The George or Spread Eagle, while travelling to Boston, Leeds (2), Lincoln and York (2). To keep the horses well-shod an 18th century forge was built adjoining The George. Much effort has been spent on ensuring its recent renovation, and its new use is for shopping. Two traditional fire hooks are being retained within the building.

- 3.19 The trade associated with the coaching era enabled local businessmen to build fine period houses, and such imposing residences can be found along Church Street, Silver Street and High Street, with examples such as Buckden House, Ivy House, Jessamine House, Field House and the former Vicarage.
- 3.20 The period of pre-eminence for the stage coach began in 1784 when John Palmer conceived the idea of sending mail by coach. It came to an equally abrupt end with the advent of the railways which took away the coaching trade. Buckden suffered doubly from the loss of the stage coaches and because the new railways bypassed the village. The mainline passed through Offord, whilst the Kettering to Cambridge branch of the Midlands Line went about 1 mile to the north of the village.
- 3.21 Whilst red stock bricks are the characteristic feature of Buckden's Georgian housing, new development in Victorian times mainly relied upon local gault bricks with Welsh slate roofs. Examples of such housing can be found as the spread of the village has occurred along its arterial roads such as Church Street, Lucks Lane and Silver Street. Detached and semi-detached Victorian properties are also evident at the south end of High Street and along Mill Road.
- 3.22 Modern housing does occur spasmodically within Buckden Conservation Area, as opportunities for infill development have arisen and wherever redevelopment has been considered appropriate. However, major housing estates have been added to the north, east and southern peripheries of the village beyond the Conservation Area boundary as it has undergone large scale expansion in the late 20th Century.

#### **4. CHARACTER**

- 4.1 The historic core of the settlement of Buckden is based around Buckden Palace and St. Mary's Parish Church, at the junction of High Street and Church Street, which form the two principal roads of the village's street pattern. Buckden exhibits the features of a nucleated village, with an agglomeration forming around roads stretching in various directions, as the village has gradually spread from its centre. Of the earliest roads, the Great North Road was the main thoroughfare heading in a north-south direction, whilst Perry Road and Mill Road formed an east-west connection. Smaller lanes such as Lucks Lane, Taylors Lane and Silver Street linked Buckden with Stirtloe to the south and Hardwick to the north.
- 4.2 Just as Buckden Palace has had a heavy influence in the historical development of the village, so it also dominates the historic core of Buckden and its character. The site of the Palace is designated an ancient monument, and The Great Tower, The Inner Gatehouse, and the linking curtain wall are all Grade I Listed Buildings, reflecting their architectural and historic importance. Furthermore, the Outer Gatehouse and Boundary Wall along High Street are Grade II\* Listed Buildings.

- 4.3 The Great Tower is the visual centrepiece of Buckden Palace, constructed in red brick which is the dominant building material in Buckden Conservation Area. There are four octagonal turrets at the angles of the building. The brickwork is patterned with burnt diapering with stone dressings around the parapets, and moulded string-courses between each floor. The interior of the building was entirely gutted in the early 20th Century, but floors have been reinserted.
- 4.4 The Inner Gatehouse is contemporary with the tower, and constructed of similar materials. It is three storeys in height, and the coat of arms of Bishop John Russell is engraved in the outer arch and on the southern gable, now overlooking the terrace and knot garden, which is being created in the old walled kitchen garden.
- 4.5 Access was gained on the western side across the bridge, below which the moat has now been infilled. This section of moat was filled in in 1875, whilst the remainder had been filled in at the end of the 18th Century. Enclosed by the moat were the buildings of the inner court.
- 4.6 The Outer Gatehouse enables access to the Palace from High Street. It is a square structure of red brick, again dating from the late 15th Century, with an embattled parapet. It is adjoined on its southern side by a 19th Century single storey lodge, situated behind an enclosing wall of approximately 10 feet in height which runs for approximately 380 feet along the High Street frontage before turning eastwards to run 230 feet along Church Street.
- 4.7 The outer wall presents a striking visual feature at the heart of the historic core of Buckden, especially prominent at the junction of High Street and Church Street. Its original purpose had been to enclose the grounds of Buckden Palace from public view. The majority of buildings in the vicinity of this junction have a marked vertical emphasis, unusual within a village. The Gatehouse and Church dominate the northern side, whilst the three-storey George Inn and its neighbouring buildings face The Lion Hotel, whose former cartway is similarly three storeys in height, south of the junction.
- 4.8 The street scene of Buckden Conservation Area is dominated by its buildings and adjacent enclosures yet Buckden Palace contains a parkland landscape of 15 acres in the village centre which is hidden by mature vegetation along its western and southern perimeter. The trees in the area along the eastern side of High Street present a strong contrast with the dwellings opposite, with a similar experience along the northern side of Church Street. The distinct change from the high Palace wall to the natural landscaping is also noticeable.

- 4.9 The raised perimeter walk and the fish pond lake are original features of the monastic park. Recent work has introduced a Lime avenue and an old-fashioned orchard, endeavouring to create a typical medieval garden. The main concentration of specimen trees are on the eastern and southern boundaries of the site, flanking The Canal, an area of water formed by combining four previously separate fish ponds. Whilst the interior of Little Park is mainly laid down to open pastureland, the magnificent Plane trees are of great historical significance, being planted at the restoration of the monarchy in 1660 by the Bishop of Lincoln, Dr. Sanderson. These are the oldest known Plane trees in the country.
- 4.10 To the east of Buckden Palace, substantial tree belts are to be found in the grounds of Beech Lawn and its neighbouring property fronting Silver Street. The trees provide sheltered areas for formal rear gardens and paddocks, and a strong landscape buffer with the Park. Additionally, Beech Lawn is a fine 18th Century house in soft red brick, and a mature Turkey Oak adjoins the entrance from Silver Street.
- 4.11 The juxtaposition of St. Marys Church with Buckden Towers presents a strong visual element in the street scene. The church is set well back from the road frontage behind a well-tended churchyard, with its spire dominating the skyline above the adjoining gatehouse. It is built of Barnack limestone rubble, with ashlar spire, and was largely reconstructed between 1436-49 by Bishop Alnwick.
- 4.12 Although the source of the local red stock bricks used in Buckden's vernacular architecture is not known, its presence is very evident, especially in the historic properties along the western side of High Street. Surviving 17th and 18th Century leases allow for digging for "brick and tile" west of the Great North Road. The width of High Street opposite Buckden Palace illustrates its former importance as a major national highway between London and Edinburgh as the A1, and some of its buildings have retained their commercial usage, having prospered from passing trade.
- 4.13 The main complex of buildings is that containing the George Hotel, its facade being of three storeys in red brick, with a parapet shielding the plain tile roof. The archway used in its days as a coaching inn has now been enclosed, but the cobbles still remain at its entrance. The building is now subdivided, with two shops to the north of the Hotel, whilst the south facade of the west wing of the George itself was considerably altered about 1925. This maintains its timber-framed appearance, which was part of the hotel's original courtyard plan, with galleried rear wings.
- 4.14 Directly opposite is the Lion Hotel, which originates from the fifteenth century. The original part of the inn is timber-framed and is now incorporated within the white painted, brick building as extended in the 18th Century. An archway has now been blocked in although it is still evident on the ground floor of the three storied gable of the building.

- 4.15 The Spread Eagle Public House, on the northern edge of the Conservation Area benefited from the coaching era. Its archway is still retained and links the main range of the 18th Century brick-built inn with an earlier 17th Century timber-framed range to the north. It is white rendered with two bay windows on the street frontage, plain tiles on the front and pantiles on the rear range.
- 4.16 The prosperity of Buckden during this period is reflected in the architectural style typified by Georgian townhouses, constructed of red brick with plain tile roofs. The main examples along High Street can be seen with Jessamine House, York House, Valency House and Sycamore House, whilst properties of similar construction but of lesser status combine to give the attractiveness to the whole street scene along the Old Great North Road.
- 4.17 The most elegant grouping of Georgian houses along Church Street is found around its junction with Silver Street, where Buckden House, Ivy House and 45, Church Street form a fine range. This junction also forms a traditional commercial core of the village, around which small shops have traded, with shop fronts evident in the architecture. There are a mixture of buildings in this vicinity, dating from both the eighteenth and nineteenth centuries, and so a combination of red brick, gault brick and rendering with peg tile and Welsh slate roofs is apparent.
- 4.18 Whilst the Georgian period represents the predominant style of architecture within Buckden Conservation Area, associated with its red brick houses, examples can be found of timber-framed properties, most of which were artisans cottages. The major exception to this, however, was The Manor House, originally dating from the 15th Century, and whose quality can be seen by fine 17th Century oak panelling, inglenook hearths and staircase.
- 4.19 Otherwise, the remaining timber-framed properties mainly date from the 17th Century. At this time, Buckden was still an agricultural community, and so one might expect examples of farmhouses to be found. Both The White House, Mill Road and Nos. 5, 7 and 9, Church Street have been identified as such. Thatched cottages, typical of agricultural workers homes, still exist along Lucks Lane and Silver Street. They are mainly one storey properties with dormers, situated at the edge of the carriageway.
- 4.20 One major property which disrupts the architectural unity of High Street is Coneygarths, which is a substantial 17th Century timber-framed and plastered house set in mature grounds, within which the small modern courtyard development of Charles Court has been permitted. An unusual feature at first floor level in the cross-wing of the house is an oval window. Whilst the house itself is timber-framed, an 18th Century red brick barn (recently converted to a dwelling) exists to the rear. A group of mature trees between Coneygarths and George Lane, behind which three modern dwellings have been constructed, creates a visual contrast with the wall of Buckden Palace opposite.

- 4.21 As the village gradually spread from its historic core, so the amount of Victorian properties characterised by their construction of local gault stock bricks with Welsh slate roofs becomes more common. In some cases, their character has warranted their protection as listed buildings, such as The Almshouses bordering Little Park in Church Street, with their inscription "Industry Rewarded Age Protected". Other listed properties from this period include Horseshoes, 25, Church Street, Vernon House, 44, Church Street and Low Farm, Mill Road which has recently been renovated after a period of neglect. Whilst modern properties have been erected to the rear of the farm, the contemporary outbuildings in the farmyard remain unaltered.
- 4.22 There are several Victorian terraces with an interesting local touch associated with the consistent use of polychrome decorative brickwork. Examples are to be found at the corner of Mill Road and Silver Street, between 39, Church Street and the nearby listed building, by 31, Lucks Lane, and two groups on opposite sides of the southern end of High Street.
- 4.23 One building which incorporates both the Georgian and Victorian period and its associated building materials is the Old Vicarage, which occupies a strategic location opposite the Parish Church at the junction with Lucks Lane. The original part of the building is the red brick rear section fronting Lucks Lane which dates from the mid 18th Century, whilst the front elevation facing Church Street is 19th Century with two, two storey canted bay windows in gault brick.
- 4.24 Buckden also has several substantial properties set in large grounds of the late Victorian/Edwardian period, with gault brick and plain tiles being the characteristic materials. These houses include The Hoo situated at the junction of Church Street with School Lane, (formerly known as Bakers Lane), The Gables at the southern end of High Street, and 16, Mill Road which has now been converted to offices. The Hoo was substantially rebuilt in 1907, and there are indications at the rear of the property of a previous Georgian house. The School and School House are Victorian in origin and are described as typical "Hunts 1870's" design by the County Architect, Robert Hutchison.
- 4.25 The policies of the Huntingdonshire Local Plan give protection to frontages and open spaces within village environmental limits. At Buckden, walls forming part of the built environment are given protected status at The Hoo, The Old Vicarage, Buckden Palace and 75, High Street. As part of the soft landscape, Little Park and the Village Green are protected as open spaces. The small triangular green, set at the junction of Mill Road and Hunts End, formerly the site of a pond, has three splendid mature trees - Horse Chestnut, Plane and Lime - which were planted in 1910 to commemorate the coronation of Edward VII.



## 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:

- i) the amount of extension to a dwelling is limited to less than 50 cubic metres or 10% of the original dwellinghouse.
- ii) no cladding of any part of the exterior by stone, artificial stone, timber, plastic or tiles is permitted to a dwellinghouse.
- iii) no alterations may take place to the roof of a dwelling which would result in its enlargement.
- iv) no alterations or extensions can take place within the curtilage of a dwelling to buildings over 10 cubic metres in volume.
- v) Satellite dishes are not allowed on a chimney, nor 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. 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 7, of the General Development Order, 1988, to require details to support outline planning applications in Conservation Areas.

**En7 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.

**En8 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.

