



PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 23 APRIL 2019

1.30 PM

Council Chamber - Town Hall

AGENDA

Page No

1. Apologies for Absence

2. Declarations of Interest

At this point Members must declare whether they have a disclosable pecuniary interest, or other interest, in any of the items on the agenda, unless it is already entered in the register of members' interests or is a "pending notification" that has been disclosed to the Solicitor to the Council.

3. Members' Declaration of intention to make representations as Ward Councillor

4. Development Control and Enforcement Matters

4.1 19/00097/FUL - 18 Wisbech Road Thorney Peterborough PE6 0SB 5 - 14

4.2 18/02058/HHFUL - 166 Mayors Walk West Town Peterborough PE3 6HF 15 - 22

5. Thornhaugh Conservation Appraisal 23 - 62

6. Thornhaugh Conservation Boundary Amendment 63 - 76

Emergency Evacuation Procedure – Outside Normal Office Hours



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Committee Members:

Councillors: Iqbal, G Casey (Vice Chairman), L Serluca, C Harper (Chairman), P Hiller, J Stokes, S Martin, Bond, R Brown, Nawaz and B Rush

Substitutes: Councillors: Hogg, M Jamil and Warren

Further information about this meeting can be obtained from Dan Kalley on telephone 01733 296334 or by email – daniel.kalley@peterborough.gov.uk

CASE OFFICERS:

Planning and Development Team: Nicholas Harding, Lee Collins, Mike Roberts, Janet Maclennan, David Jolley, Louise Simmonds, Vicky Hurrell, Sundas Shaban, Amanda McSherry, Matt Thomson, Michael Freeman, Jack Gandy, Carry Murphy and Joe Davis

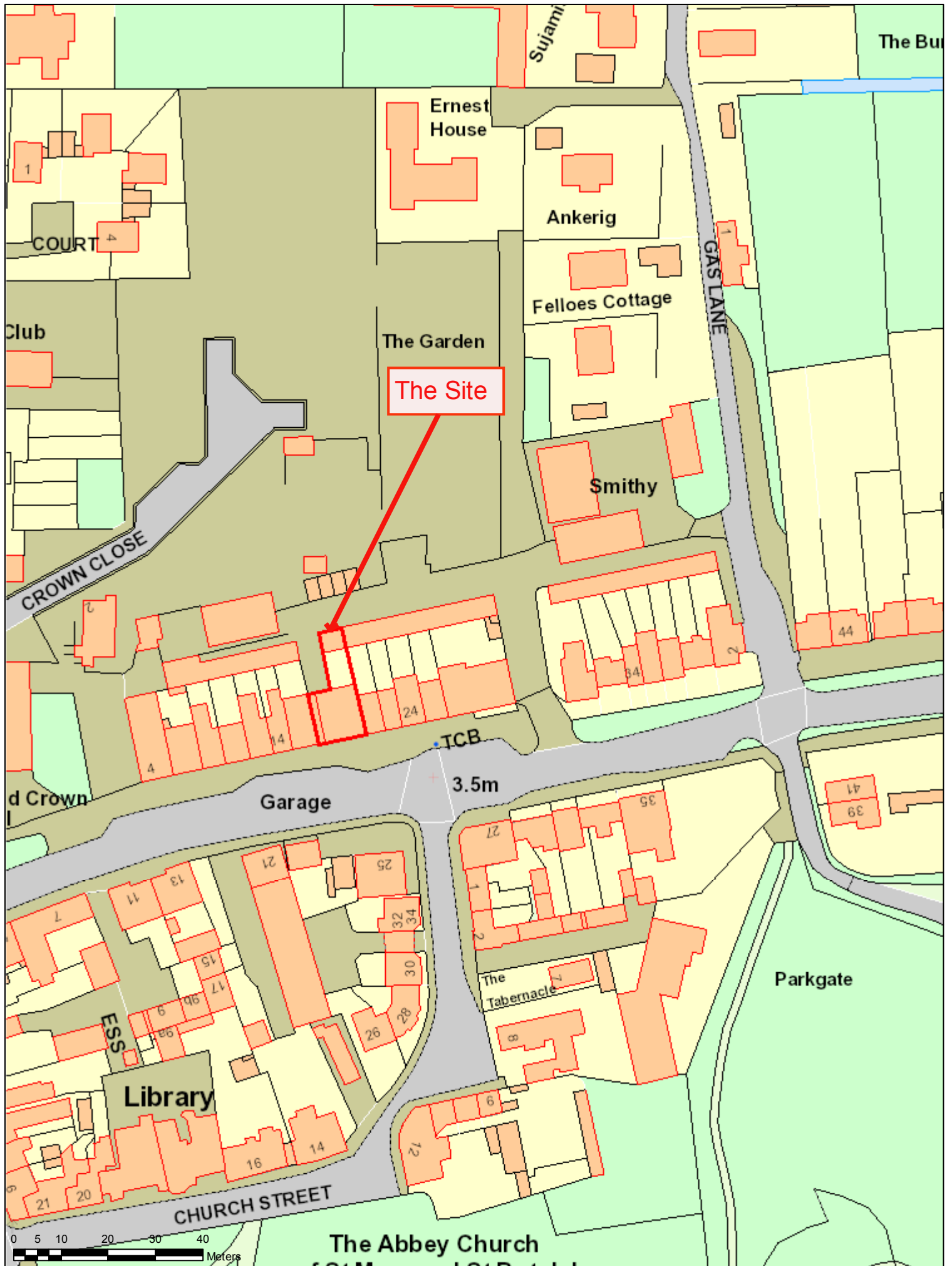
Minerals and Waste: Alan Jones

Compliance: Nigel Barnes, Julie Robshaw, Glen More, Andrew Dudley

NOTES:

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer, Head of Planning and/or Development Management Manager as soon as possible.
2. The purpose of location plans is to assist Members in identifying the location of the site. Location plans may not be up-to-date, and may not always show the proposed development.
3. These reports take into account the Council's equal opportunities policy but have no implications for that policy, except where expressly stated.
4. The background papers for planning applications are the application file plus any documents specifically referred to in the report itself.
5. These reports may be updated orally at the meeting if additional relevant information is received after their preparation.

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Committee Location Plan 19/00097/FUL 18 Wisbech Road Peterborough PE6 0SB NTS

Scale 1:1,000
 Print Date: 09/04/2019

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Planning and EP Committee 23 April 2019

Item 4.1

Application Ref: 19/00097/FUL

Proposal: Change of use from dwelling (C3) to café use (A3) at ground floor, garden and rear garage and dwelling (C3) first floor

Site: 18 Wisbech Road, Thorney, Peterborough, PE6 0SB

Applicant: Mr Michael Sly

Agent: Mr Ross Thain
Ross Thain Architects

Referred by: Cllr Simons

Reason: The cafe is a valuable resource for the village and community. It has much support in the village from the Parrish and residents alike. Unfortunately the existing site is proving unworkable in size and infrastructure.

Site visit: 03.04.2019

Case officer: Mr D Jolley

Telephone No. 01733 453414

E-Mail: david.jolley@peterborough.gov.uk

Recommendation: **REFUSE**

1 Description of the site and surroundings and Summary of the proposal

Site and surroundings

The application site is a Grade II listed terraced property, originally built as a mixed use property with commercial front ground floor and residential rear ground floor and first floor.

The terrace was built in the mid C19 as improved dwellings for the labouring classes by the Duke of Bedford on his Thorney agricultural estate. The terrace comprised largely residential with the two end properties and the two centre properties being commercial. The commercial properties show themselves by way of the timber windows, as opposed to the cast iron lattice windows used for the residential dwellings.

The property has a rear garden, enclosed by walls without outbuilding to the rear.

Proposal

Permission is sought for a change of use from dwelling (C3) to café use (A3) at ground floor, garden and rear garage and dwelling (C3) first floor.

The café has space for 24 covers within the main property, with an unspecified number of covers in the garden area and to be converted garage. No proposed opening hours have been specified.

The upstairs dwelling will have two bedrooms.

The proposal is to facilitate an alternative site for the existing tea room currently located in the local centre in Thorney at 21 Wisbech Road, adjacent to the application site. The team room is seeking to relocate as the existing site has poor insulation and heating, no indoor toilet and lacks space for storage.

2 Planning History

Reference	Proposal	Decision	Date
19/00098/LBC	Change of use to convert ground floor to a cafe and first floor to a residential dwelling	Pending Consideration	

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Planning (Listed Building and Conservation Areas) Act 1990

Section 66 - General duty as respects listed buildings in exercise of planning functions

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

Section 72 - General duty as respects conservation areas in exercise of planning functions.

The Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area or its setting, or any features of special architectural or historic interest which it possesses.

Peterborough Core Strategy DPD (2011)

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS15 - Retail

Development should accord with the Retail Strategy which seeks to promote the City Centre and where appropriate the district and local centres. The loss of village shops will only be accepted subject to certain conditions being met.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

Peterborough Planning Policies DPD (2012)

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP09 - Development for Retail and Leisure Uses

A sequential approach will be applied to retail and leisure development. Retail development outside Primary Shopping Areas or leisure development outside any centre will be refused unless the requirements of Policy CS15 of the Core Strategy have been satisfied or compliance with the sequential approach has been demonstrated.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including

highway safety.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP17 - Heritage Assets

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

Peterborough Local Plan 2016 to 2036 (Submission)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. The plan has now been examined by the Inspector who has published a list of proposed modifications. These are being consulted upon for 10 weeks. The Inspector's final report is expected shortly after and the Council anticipates being in a position to adopt the Plan in Spring 2019.

LP12 - Retail and Other Town Centre Uses

Development should accord with the Retail Strategy which seeks to promote the City Centre and where appropriate district and local centres. Retail development will be supported within the primary shopping area. Non retail uses in the primary shopping area will only be supported where the vitality and viability of the centre is not harmed. Only retail proposals within a designated centre, of an appropriate scale, will be supported. A sequential approach will be applied to retail and leisure development outside of designated centres.

The loss of village shops will only be accepted subject to certain conditions being met. New shops or extensions will be supported in connection with planned growth and where it would create a more sustainable community subject to amenity and environmental considerations provided it is of an appropriate scale.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP19 - The Historic Environment

Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

4 Consultations/Representations

PCC Peterborough Highways Services

there is no provision for off street parking for the proposed cafe or the first floor flat, furthermore we understand that the number of staff is due to increase which will potentially exacerbate the parking situation. The four bays outside the proposed development are unsuitable as they are for a maximum stay of 30 minutes and as the development is outside the local center it requires it's own parking.

It should also be noted that as this is a relocation and the original premises directly opposite at 21 Wisbech Road has the potential to open as a cafe or similar in the future, which could further impact the parking situation and highway safety.

Thorney Parish Council (01.02.19)

We welcome the change of use, particularly the use of the outdoor areas.

PCC Conservation Officer (30.01.19)

From a heritage consideration the proposed works can be supported, subject to suggested amendments.

PCC Pollution Team (29.01.19)

No objection subject to conditions

Local Residents/Interested Parties

Initial consultations: 10

Total number of responses: 5

Total number of objections: 2

Total number in support: 2

4 Representations have been received in relation to the proposal;

2 Objections stating;

Do we really need a café in the village, we have a Tea Room, the Pub and the Chip Shop, besides car parking is bad enough in the road already. Being a resident it is difficult enough already getting parking near my house.

1. PRIVACY, NOISE & SECURITY. The proposed cafe has the potential to attract as many as 24 customers. The interior of the cafe is unlikely to cause any noise disturbance as there is a passage way separating our two properties however the additional seating for customers in the courtyard and renovated outbuilding could, at times, be noisy and smoky thus disturbing the peaceful nature of this residential area. Additionally, because of the low walls dividing the rear courtyards all privacy, and some security, will be lost during trading hours as customers will be able to overlook

into my private courtyard garden. Has any additional screening between the two properties been considered in this proposal? Will the rear courtyard only be accessed through the main cafe or down the shared passageway/driveway to the rear of the property where I park my car and store personal belongings.

2. COMMERCIAL WASTE. What provision has been made for the food, packaging and general waste generated by this cafe? The residential apartment will naturally require the mandatory 4 collection bins, but where does the cafe propose to store commercial waste products before refuse collection day?

APARTMENT

3. ACCESS AND SECURITY. The passageway between 16/18 Wisbech Road will become the main access to the new apartment's only entrance at the rear of the property. The previous tenant and I unanimously agreed that the passageway door should be secured and bolted at all times, whilst not in use, for the following reasons:

a. If the passageway gate is left open it becomes a 'Wind Tunnel' and significantly reduces the temperature in the living accommodation, especially in winter, as there is no interior or exterior wall insulation. During improvements a few years ago I took the initiative to have the lower part of the door extended to reduce the level of draft and this was highly effective.

b. If the passageway door is not properly secured it slams open and shut with the slightest wind; and at 3am this is certainly an unwelcome irritation.

c. The closed passageway door reduced the volume of street waste and rubbish being blown onto our adjacent properties.

d. The passageway was regularly used as a midnight urinal. With a closed and secured door this is not now possible.

e. A closed door provides a passive level of security from the main road and uninvited curiosity. Naturally visitors and deliveries would need to have unhindered access to the apartment. Has it been considered that this doorway now requires some sort closing device and an alternative type of latch to prevent the door from being left inadvertently open, especially at night?

4. LAYOUT. The layout of the apartment above the cafe will result in the new living room of 18 Wisbech Road being immediately next to the two main bedrooms of my property at 16 Wisbech Road. Bedrooms are generally considered to be a quiet and restful room for sleeping, whilst a living room is generally the centre of living accommodation and potentially noisy with televisions, music and sometimes loud conversation. Regrettably the structure and fabric of the Bedford Cottage's is such that noise is easily transmitted through the thin walls. In order to prevent unwanted noise being transmitted from living room to bedroom, will the living room be, in anyway, sound proofed?

5. FIRE WALL IN ROOF VOID. When I purchased 16 Wisbech Rd in 2011, our two properties shared the same open loft space over the coaching arch, thus enabling access to either property through the respective loft access hatches. My Surveyor insisted that a Fire / Security Wall be installed between the two halves of the open loft. The vendors consequently installed a Fire / Security wall in the loft prior to me being offered a mortgage. As this work was done from my side of the two properties I have no idea whether this satisfies Current Fire Safety Regulations when considering the proposed change of use for 18 Wisbech Road. Would this be improved?

6. PROPERTY VALUE. I purchase my property at 16 Wisbech Road in 2011 because it was in a very quiet residential block that benefited from the relative privacy and quiet in the rear courtyard. Over my tenure I have developed my property and invested all

my savings to create my idyllic living space. I am very concerned that the value of my property at 16 Wisbech Road will be proportionally reduced as it will become less attractive and less desirable to any potential purchaser due to the commercial nature of the neighbouring property. Last year I had my property valued with the view of selling at some point during 2019/2020. However, even if the areas of concern are properly addressed my only major issue would still be the potential loss in value of my property once a commercial business is up and running.

1 Letter of support stating;

As Principal of Park House School in Thorney, a specialist school for children with Autistic Spectrum Disorder and other Special Educational Needs, I am writing to support the planning application for the change of use for 18 Wisbech Road.

Moving The Lovely Little Tearoom from its current position to the new site would support and help the work we do at the school. We make use of the tearoom regularly as part of the socialisation programme for non-verbal children with very significant needs, teaching them how to behave in a public place, how to order what they would like, how to wait patiently for their orders and how to communicate with unfamiliar adults using the Picture Exchange Communication System.

The Lovely Little Tearoom is the only place in Thorney we can do this and were it to close because this application is rejected we would lose this very important facility, that we can walk to in 5 minutes. Other than this, we would be faced with car journeys to different cafes in Peterborough or Crowland, all of which lack the familiarity that enables us to work successfully with these students, who cannot manage the noise, number of people and distractions that these other venues present.

The cafe is now also, from our terms, a victim of its own success. It is a delightful facility and , rightly, is now popular with village residents and people from outside the village. This has meant that we are not always able to access the cafe when it is best for us because so many people now travel into the village to enjoy the facility as much as we do. Larger premises would enable us once again to make good use of the cafe, supporting local business and enterprise.

We often meet members of the public who have been to see the Abbey at the cafe. This enables us to habituate our pupils to a variety of people and also helps us to familiarise people with the needs of young people with disabilities, showing them that they are not to be feared or a cause for anxiety.

Last year a group of our more able students worked with staff to renovate the outside area and one of our students then took on responsibility for the upkeep of the outside courtyard garden area as part of his work experience and community service.

To reiterate, on behalf of the pupils and staff at Park House School, we would support this application for the move of The Lovely Little Tearoom, as its loss to all of us and to the village as a whole , should this not be possible would be a cause of considerable sadness and regret.

5 Assessment of the planning issues

The main considerations are;

- The principle of development
- The impact of the proposal on the character of the area
- The impact of the proposal on the amenity of the occupiers of neighbouring dwellings
- Highways implications of the development

The principle of development

The site is located outside of the Thorney Local Centre which bookends the terrace of which the application site is one of the properties. There is also a small area of local centre adjacent to the application site. Regardless of the proximity of the site to the local centre, it is outside of its

boundaries and as such a sequential approach to site selection should be undertaken in accordance with policies CS15 and PP9. However as the business is vacating a site within the local centre, the existing unit becomes the sequentially preferable site and as such the LPA do not believe it is possible for the applicants to pass a sequential test.

The applicant has failed to demonstrate a sequential approach to site selection and as such the principle of development is not acceptable in this instance.

The impact of the proposal on the visual character of the area

The proposal will not result in material physical change to the outside of the property and as such the only change is that of the intensity of the use of the site, which is likely to significantly increase over that of a dwelling. Given the location of the site, between two areas of Local Centre and fronting a busy thoroughfare, it is considered that the proposal will not materially harm the character of the area

The impact of the proposal on the amenity of the occupiers of neighbouring dwellings

The proposal will result in a significant increase in the intensity of the use of the site during opening hours, which although not stated on the application form are likely to be during week days and potentially weekends also. The proposed plans show 16 tables, with 4 tables within the outside yard area to the rear of the property. This number of covers and the noise generated by the day to day operations of a cafe, collecting cups, operating coffee machines etc. is likely to result in unacceptable noise disturbance to the occupiers of neighbouring dwellings, particularly during the summer months when the outside areas are utilised and windows are open or neighbours are in their gardens.

The low height of the garden walls means that customers will be able to see into the neighbour properties amenity space and as such the proposal will result in an unacceptable loss of privacy for the occupiers of the neighbouring dwellings.

A representation states that the living room of the proposed first floor flats living room will be adjacent to a neighbour's bedrooms. This arrangement is likely to result in unacceptable disturbance to the occupiers of the neighbouring dwelling. Whilst any impact may be reduced through the use of sound proofing it is unlikely that all noise would be eradicated.

In light of the above it is considered that the proposal will result in unacceptable harm to the amenity of the occupiers of neighbouring dwellings.

Highways implications of the development

The proposal will result in an increased demand for on street parking spaces, as a cafe with two bedroom flat is considered to be a much more intensive use than a three bedroom dwelling. In addition the proposal will result in an expansion in the size of the Thorney Local centre, increasing the number of retail units available. No additional parking is proposed to serve the application site. It has not been demonstrated that there is sufficient on street parking spaces in the vicinity of the application site and as such it is considered that the proposal is likely to result in harm to the safety of the surrounding highway infrastructure through parking in unsafe locations. The Local Highway Authority has objected to the proposal on the grounds of highway safety.

In light of the above it is considered that the proposal will harm the safety of the surrounding transport network.

Other matters

An objector has stated their concern that the access gate, which could be used to access the yard of the proposed cafe may result in a loss of privacy and security for the occupier of number 16 who shares access. As it is not necessary for the patrons to use the gate to get to the rear yard, as this can be accessed via the cafe it would be straightforward to control the access of this gate, which

could have been secured by way of condition.

The objector has raised concern regarding the fire safety of the premises and whether a void in the roof has been filled. This is not considered to be a material planning consideration and would likely be addressed during the building regulations approval stage. Lack of a fire void could not form the basis of the refusal of the application.

The objector has also raised concern on the grounds of the impact upon the value of their property. This is not a material planning consideration.

6 Conclusions

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **REFUSED**

- R 1 The applicant has failed to undertake a sequential approach to site selection and is vacating a unit within a local centre to one outside of any designated centre. The proposal therefore fails to safeguard the vitality of a designated local centre. This is contrary to policy PP9 of the Peterborough Planning Policies (DPD) 2012 and policy CS15 of the Peterborough Core Strategy (DPD) 2011.
- R 2 The proposed cafe use and 1st floor flat by way of noise generated by staff and patrons, the use of the yard area and the siting of the proposed 1st floor lounge adjacent to two neighbouring bedrooms will result in unacceptable noise disturbance and a loss of privacy, to the unacceptable detriment of the amenity of the occupiers of neighbouring dwellings. This is contrary to policy PP3 of the Peterborough Planning Policies (DPD) 2012, policy CS16 of the Peterborough Core Strategy (DPD) 2011 and policy LP17 of the Peterborough Local Plan (Submission) 2018.
- R 3 There is no provision for off street parking for the proposed café or first floor flat which shall result in a greater intensity of the use of the site and will likely result in vehicles being parked in unsuitable locations on the adjacent public highway to the detriment of all highway users. This is contrary to policy PP13 of the adopted Peterborough Planning Policies DPD and policy LP13 of the Peterborough Local Plan (submission) 2018.



Committee Location Plan 18/02058/HHFUL 166 Mayors Walk Peterborough PE3 6HF NTS

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Item No. 4.2

Planning and EP Committee 23 April 2019

Application Ref: 18/02058/HHFUL

Proposal: Proposed two storey side and rear extension, first floor rear extension and single storey rear extension

Site: 166 Mayors Walk, West Town, Peterborough, PE3 6HF

Applicant: Mrs S Kauser

Agent: Mr Sajan Varghese
BRETWAY Designs

Referred by: **Head of Planning**

Reason: The applicant is related to a councillor that sits on Planning Committee.

Site visit: 21.01.2019

Case officer: Mr Jack Gandy
Telephone No. 01733 452595
E-Mail: jack.gandy@peterborough.gov.uk

Recommendation: GRANT subject to relevant conditions.

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings

The application site comprises a semi-detached property located within a predominantly residential area. The dwelling is currently has two single storey rear extensions that measure approximately 6.7 metres in depth. No. 166 Mayors Walk has a sizeable rear garden that includes a detached garage. The dwelling is set 5.9 metres from the back edge of the public footway that runs parallel to Mayors Walk. The surrounding street scene is a varied composition of two storey detached and semi-detached dwellinghouses.

Proposal

Permission is sought for the construction of a two storey side and two storey rear extensions; first floor rear extension and single storey rear extension.

- The proposed two storey side and rear extensions would project approximately 2 metres from the west-facing side elevation and would extend approximately 12 metres in depth towards the rear garden. The rear of the extension would comprises a bedroom, ensuite, study and landing. The proposed roof to the side extension would be dual-pitched with a ridge height of 7.8 metres. The proposed eaves would be approximately 5.7 metres above ground level. The proposed roof directly to the rear of this would be smaller, with this ridge height to be 6.8 metres, with the proposed eaves to be 5.5 metres above ground level.

- A first floor extension is proposed to the rear of the property, to be constructed above the proposed single storey rear extension (the existing single rear extension is to be demolished). This would project approximately 3.2 metres in depth and would measure 3 metres in width and therefore appears to step inwards from the adjacent two storey rear extension proposed. This extension would accommodate a bedroom. A dual-pitched roof is proposed with a ridge height of 6.4 metres and the eaves to be 5.5 metres above ground level.

- Finally, a single storey extension is proposed across the rear elevations of the property. The existing single storey extensions would be demolished. The proposed extension would have an overall depth of approximately 6.7 metres. A mono-pitched roof is proposed. The eaves would measure approximately 2.6 metres above ground level. The proposed ridge would be 3.7 metres above ground level.

Amendments

- Further to assessment of the original plans submitted, the agent was advised by Officers to reduce the depth of the two storey side extension by two metres to ensure that the side boundary of No. 168 Mayors Walk was not completely enclosed. The agent agreed to this and submitted revised plans that were subsequently re-consulted upon.
- The description of development has been revised to ensure clarity in what is proposed.

2 Planning History

Reference	Proposal	Decision	Date
04/00386/FUL	Creation of vehicular access	Refused	10/05/2004
98/00259/FUL	Detached garage	Permitted	05/06/1998

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

Peterborough Local Plan 2016 to 2036 (Submission)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. The plan has now been examined by the Inspector who has published a list of proposed modifications. These are being consulted upon for 10 weeks. The Inspector's final report is expected shortly after and the Council anticipates being in a position to adopt the Plan in Spring 2019.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs

that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

4 Consultations/Representations

Local Residents/Interested Parties

Initial consultations: 6

Total number of responses: 1

Total number of objections: 1

Total number in support: 0

One representation was received from a local resident who objects to the application on the following grounds:

- The occupants already have many taxi vehicles that call in and park on the road.
- Regarding the extension, will there be more occupants and therefore more cars?
- This is a street where there is some off road and on road parking, but it gets narrow and it is sometimes difficult to get out of the driveway when cars are parked both sides of the street.

5 Assessment of the planning issues

The main considerations are:

- Design and impact to the character and appearance of the site and the surrounding area
- Neighbour amenity
- Highway safety and parking provision

a) Design and impact to the character and appearance of the site and the surrounding area

The proposed extensions would be finished in render to the front elevation and facing brick to the side and rear elevations, which would be similar in appearance to the existing external materials of

No. 166 Mayors Walk. With regards to the design of the proposed extensions, it is considered that, on balance, they would meet the scale and proportions of the original property.

From the surrounding street scene of Mayors Walk, only the two storey side extension would be visible. The works to the rear of the side would be screened by the existing dwelling itself. Given the proportionate design of the proposed two storey side extension with its appropriate materials, Officers do not consider that the proposal would be incongruous within the street scene and therefore it is not considered that the proposal would adversely impact upon the character and appearance of the site and the surrounding area.

On the basis of the above, the proposal is considered to be in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and Policy LP16 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).

b) Neighbour amenity

The dwelling has one neighbour to each side boundary. There are no residential properties or gardens abutting to the rear boundary of the site.

i) No. 164 Mayors Walk

No. 164 Mayors Walk is the adjoining semi-detached neighbour. The gardens are separated by a two metre high block boundary wall. The proposal development would extend up to this boundary. The depth of the single storey extension would be the same as the existing extension. With the proposed first floor rear extension and two storey side and rear extensions set back from this boundary, it is not considered that an incongruous and prominent overbearing impact would result. In addition, given the set back nature of the proposed extensions that are greater than single storey level, it is not considered that shadowing from the proposal would unacceptably impact upon this neighbour. This is due to the level of light that would be received by No.164 Mayors Walk during early morning periods. Furthermore, with the proposed first floor rear extension set 1.5 metres back from the shared boundary, with the proposed two storey side and rear to be set 6.5 metres away from this boundary, the impact of shadowing to No. 164 Mayors Walk is not considered to be unacceptable.

No windows are proposed to the east-facing side elevation of any of the proposed extensions. As such, it is considered that an acceptable level of privacy would be retained for the adjoining neighbour.

ii) No. 168 Mayors Walk

No. 168 Mayors Walk is the adjacent, detached neighbour to the west of the site. There would be approximately 2 metres from the edge of this property to the boundary. At its nearest, the proposed works would be approximately 1 metre from this boundary, but this separation distance increases incrementally to 1.8 metres towards the rear garden.

Only the proposed two storey side and rear extension would be visible from No. 168 Mayors Walk. It is considered that the proposed extension would be prominent across the rear garden, but with the amendment to reduce its length by two metres, it is considered that the harm would, on balance, not be unacceptable. This is especially so with the rear most part of this extension to be 1.8 metres from the boundary. Shadowing would only impact upon the garden up to a mid-morning period and it is considered that this timescale is not adverse to impact upon the neighbour's amenity. Officers do not consider that the rest of the sizable 30 metre garden would be adversely affected by the proposed development.

There are two first floor windows to the west-facing side elevation, which serve a landing and a bathroom. As these rooms are not primary habitable rooms, but may provide opportunities to look

into the neighbouring garden, it is considered necessary that obscure-glazed windows are installed. This matter shall be secured as a planning condition.

In light of the above, the proposal is considered on balance to accord with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and Policy LP17 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).

c) Highway safety and parking provision

Under adopted parking standards, two acceptably-sized, off-road car parking spaces are required to serve dwellings with two or more bedrooms.

The existing dwelling currently has three bedrooms. Additional bedrooms are proposed but this would not require parking provision to be increased on site if two vehicles can be accommodated on-site. With the front elevation of the dwelling set back approximately 5.9 metres from the public highway and with no works proposed to the front of the property, it is not considered that the proposal would adversely impact upon the parking provision serving No. 166 Mayors Walk.

In light of the above, the proposal is considered to be in accordance with Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012) and Policy LP13 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).

Others matters

- Business from home:- Further to Officers visiting the site, it is considered that No. 166 Mayors Walk is in use as a residential premises and has not materially changed use into another business.
- Additional occupants:- No information has been provided as to whether the number of occupants residing at No. 166 Mayors Walk would increase post-development. However, the use of the building (use class C3) is to be retained and parking provision has been accounted for above.
- On-site parking:- Providing that occupants are abiding by any traffic regulations orders (if there are any in this area), how people park their vehicles is not a material planning consideration.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The character and appearance of the site and the surrounding area will not be unacceptably impacted upon by the proposed development, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and Policy LP16 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).
- The proposal would not adversely impact upon the amenity of surrounding neighbours, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and Policy LP17 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).
- Parking provision to the site would not be adversely affected by the proposed development, in accordance with Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012) and Policy LP13 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).

7 Recommendation

The Director of Place and Economy recommends that Planning Permission is **GRANTED** subject to the following conditions:

C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

C 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan (Drawing number PP/18/0250-02)
- Existing Plans and Section (Drawing number PP/18/0242-01)
- Existing Elevations (Drawing number PP/18/0242-02)
- Existing and Proposed Block Plan (Drawing number PP/18/0242-03 Revision A)
- Proposed Ground Floor Plan (Drawing number PP/18/0242-05 Revision A)
- Proposed First Floor Plan (Drawing number PP/18/0242-06 Revision A)
- Proposed Elevations (Drawing number PP/18/0242-07 Revision A)

Reason: For the avoidance of doubt and in the interests of proper planning.

C 3 The materials to be used in the construction of the external surfaces of the two storey side and rear extension, first floor rear extension and single storey rear extension; hereby permitted shall match those used in the existing building.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

C 4 Before the development hereby permitted is first occupied, the proposed window(s) on the first floor west-facing side elevation hereby permitted shall be fitted with obscure glazing to a minimum of Pilkington Level 3 and non opening. The obscure glazing shall be continuous and shall not incorporate any clear glazing features. It shall subsequently be retained as such in perpetuity.

Reason: In the interests of preserving the privacy of No. 168 Mayors Walk, in accordance from with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and Policy LP17 of the emerging Peterborough Local Plan (Consultation on Modifications Stage) (2019).

Copies to Central Ward Councillors Hussain, Iqbal and Jamil.

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 5
23 APRIL 2019	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr Hiller - Cabinet Member for Growth, Planning, Housing and Economic Development	
Contact Officer(s):	Sam Falco Principal Built Environment Officer Daniel Worley Senior Conservation Officer	Tel: 01733 454408 Tel: 01733 864487

THE THORNHAUGH CONSERVATION AREA APPRAISAL

R E C O M M E N D A T I O N S	
FROM : Daniel Worley - Planning Services	Deadline date : N.A.
That Committee:	
<ol style="list-style-type: none"> 1. Notes the outcome of the public consultation on the Thornhaugh Conservation Area Appraisal 2. Supports the adoption of the Thornhaugh Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Thornhaugh Conservation Area 	

1 ORIGIN OF REPORT

- 1.1 A review of the Thornhaugh Conservation Area was carried out in 2018 as part of the Council's on-going review of all 29 of Peterborough's designated Conservation Areas. A detailed written appraisal has been prepared for the area and, following public consultation it is now proposed that the Thornhaugh Conservation Area Appraisal is formally adopted as the Council's planning guidance and strategy for the area.

2 PURPOSE AND REASON FOR REPORT

- 2.1 This report is submitted to the Committee for approval of the Thornhaugh Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Thornhaugh Conservation Area Appraisal and Management Plan.
- 2.2 The purpose of this Report is so that the Committee can be consulted and give its views before its submission to Cabinet.

3 TIMESCALE

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	N/A
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4 BACKGROUND

- 4.1 The draft Appraisal was subject to public consultation from 29th November 2018 to 17th February 2019. A copy of the document was published on the Council's website, and a letter was sent to all properties in the village and other interested parties, including the Peterborough Civic Society, Historic England, the Parish Council and the ward councillor.
- 4.2 Representations have been received from Historic England and local residents in support the Conservation Area Appraisal and Management Plan. Comments from Thornhaugh Parish Council and other residents were also broadly supportive of the Appraisal and Plan,

albeit with specific comments. No comments were received with any substantial objections to the Draft Conservation Area Appraisal and Management Plan.

- 4.3 During the consultation period, Historic England updated its Conservation Area Appraisal Technical Guidance. The Appraisal has been revised to include two elements which are now recommended that Appraisals include, Impact of the area's history on its existing character and an Archaeological sensitivity analysis.
- 4.4 A limited number of minor amendments, correcting factual and spelling errors have been incorporated resulting from consultation comments. The approved version will be available on the Council's web site.

5 ANTICIPATED OUTCOMES

- 5.1 The Thornhaugh Conservation Area Appraisal fulfils the Local Planning Authorities obligations under Section 71 the Planning (Listed Buildings & Conservation Areas) Act 1990 to 'formulate and publish proposals for the preservation and enhancement of ...their conservation areas'. The Appraisal identifies the special character of the Thornhaugh Conservation Area and confirms that it merits designation as a conservation area. It also includes a Management Plan which identifies works and actions to secure the preservation and enhancement of the conservation area.

6. REASONS FOR RECOMMENDATIONS

Adoption of the *Thornhaugh* Conservation Area Appraisal as the Council's planning guidance and strategy for the Area will:

- fulfil the Local Planning Authorities obligations under the Planning (Listed Buildings & Conservation Areas) Act 1990 to prepare and publish proposals for the preservation and enhancement of Conservation Areas.
- provide specific Conservation Area advice which will be used as local design guidance and therefore assist in achieving the Council's aim of improved design standards and the delivery of a high quality planning service.
- have a positive impact on the enhancement of the Conservation Area, by ensuring that new development in the historic environment is both appropriate to its context and of demonstrable quality.

7 ALTERNATIVE OPTIONS CONSIDERED

1. Do nothing – this would be contrary to Government guidance (Planning (Listed Buildings & Conservation Areas) Act 1990) and Guidance on Conservation Area Appraisals, English Heritage 2019.

8 IMPLICATIONS

- 8.1 There are no specific financial implications for the City Council identified in this report.
- 8.2 The Appraisal and Management Plan identify works to conserve and enhance the Thornhaugh Conservation Area. The implementation of some of these works will however require the involvement of the City Council, specifically in relation to future works to the public realm. This may have cost implications but these cannot be quantified at this time. Works will also involve co-ordination across Service Departments of the Council
- 8.3 Potential public sector funding partners may emerge for some works, depending on the grant regimes and other opportunities that may exist in the future. Other works, such as the replacement of non-original features, may be carried out entirely by private owners without public funding.

8.4 The City Council will seek to attract additional resources in partnership with other interested parties and funding bodies to help implement works identified in the Conservation Area Appraisal and Management Plan.

9 BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)

Conservation Area Designation, Appraisal and Management, Historic England (2019)

Appendix 1 Thornhaugh Conservation Area Appraisal and Management Plan

Appendix 2 Thornhaugh Conservation Area Appraisal and Management Plan consultation comments and responses

Appendix 3 Thornhaugh Historical Evolution Map

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THORNHAUGH CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN

Draft for Consultation



Prepared by: Growth & Regeneration, Peterborough City Council

Date: October 2018

Status: Draft for Consultation



THORNHAUGH CONSERVATION AREA APPRAISAL DRAFT REPORT AND MANAGEMENT PLAN

Contents:

1.0	Introduction	1
2.0	Scope of the appraisal	1
3.0	Planning Policy Context	2
3.1	Planning (Listed Buildings and Conservation Areas) Act 1990	2
3.2	National Planning Policy Framework (NPPF)	2
3.3	Local Development Framework, Core Strategy	2
4.0	Summary of Special Interest	3
5.0	Thornhaugh Conservation Area	3
6.0	Brief History of Settlement	4
7.0	Geology and Landscape Setting	8
8.0	The approaches to the settlement	8
9.0	Character and Appearance	10
9.1	Spatial character	10
9.2	Architecture, buildings and materials	11
9.3	Key views	14
9.4	Trees, hedgerows, verges and stone walls	16
9.5	Highway, street furniture and services	19
9.6	Building uses	20
10.0	Historic buildings	21
10.1	Listed buildings	21
10.2	Positive Unlisted Buildings	21
11.0	Management Plan	22
11.1	Planning policies and controls	22
11.2	Conservation area boundary	23
11.3	New and extended buildings	24
11.4	Historic buildings: Additional protection	25
11.5	Alteration to historic buildings	25
11.6	Stone walls	26
11.7	Highways and street furniture	26
11.8	Tree planting	27
11.9	Community Involvement	27
12.0	References	27
Appendix 1	Thornhaugh Townscape Analysis Map	
Appendix 2	Thornhaugh Conservation Area Boundary Proposed Amendments Map	

1.0 Introduction

The Thornhaugh Conservation Area was designated in 1979. This document aims to fulfil the City Council's statutory duty to 'draw up' and publish proposals for the preservation and enhancement of the conservation area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and provide planning guidance in support of Policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD).

A character appraisal is a way of identifying and recording what makes Thornhaugh an area of special architectural and historic interest. This is important for providing a sound basis, defensible on appeal, for Development Plan policies and planning decisions, as well as for the making proposals for the preservation and enhancement of Thornhaugh.

The clear definition of this special interest is important for those who have an interest in the area to be aware of what must be conserved or enhanced.

The draft report can be viewed or downloaded at www.peterborough.gov.uk/thornhaughcaa. Copies are available on request from Planning Services, Sand Martin House, Bittern Way, Fletton Quays, Peterborough. A summary on public consultation and any revisions made will be available.

The character appraisal will:

- Identify the areas special character
- Review existing Conservation Area boundaries
- Provide a basis for considering planning proposals that affect the area
- Provide an understanding of what it is about the conservation area that is important and what improvement could be made
- Make recommendations to ensure its special qualities are retained and enhanced in the future.
- Review existing non-designated heritage assets for their potential to be added to the local list

Following public consultation and any revisions, the Thornhaugh Conservation Area Appraisal and Management Plan will be adopted by the Planning and Environmental Protection Committee as City Council approved planning guidance in support of policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD) and will be a material consideration when making planning decisions and considering other changes affecting the area, to ensure that its special character and appearance is not harmed.

2.0 Scope of the appraisal

The appraisal covers the existing conservation area and adjoining land of historic, architectural, and landscape significance where these have an influence on the conservation area.

The appraisal reflects the advice given by Historic England in "Conservation Area Designation, Appraisal and Management" (2016)

See <https://historicengland.org.uk/advice/planning/conservation-areas/>

No appraisal can be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

3.0 Planning Policy Context

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are defined as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Local authorities are required to designate Conservation Areas to ensure that the special character of a place is preserved and enhanced. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.

Designation increases the Council’s controls, with planning applications judged by their impact on the character and appearance of the area and consent required for the demolition of unlisted buildings. The rights that owners have to carry out works to their properties without the prior need to obtain planning permission (known as ‘permitted development’ rights’) are reduced. There is also special protection given to trees.

3.2 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (2018) sets out in one document the Government’s planning policies to help achieve sustainable development. The presumption in favour of sustainable development is the guiding principal of the document. Sustainable development has three dimensions: economic, social and environmental. The environmental role involves contributing to the protection and enhancement of the historic environment.

Under the NPPF a Conservation Area is a ‘designated heritage asset’ and is defined in Annex 2 as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning divisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

Paragraph 193 of the NPPF advises that great weight should be given to the conservation of designated heritage assets.

3.3 Peterborough Local Development Framework

The Peterborough Local Development Framework (LDF) provides the local planning policies with which to make planning decisions in the district. The two key documents of the LDF are:

The Peterborough City Council Core Strategy Development Plan Document (2011). This sets out the key principles for the conservation of the historic environment in Policy CS17: The Historic Environment. New development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas of high heritage value

Thornhaugh is identified as a ‘small village’ in Policy CS1: The Settlement Hierarchy and the Countryside of the Core Strategy. The settlement hierarchy ranks settlements in the district according to their size and the scale and range of its services and facilities.

The Peterborough Planning Policies Development Plan Document (2012) contains detailed policies. Policy PP17 covers designated and non-designated heritage assets including conservation areas, statutory listed buildings, locally listed building, archaeology and historic landscapes. The documents are consistent with the provisions of the NPPF.

When the Thornhaugh Conservation Area Appraisal and Management Plan is adopted, it will be a material consideration when making planning decisions and considering other changes affecting the area, to ensure that its special character and appearance is not harmed.

4.0 Summary of Special Interest

The special architectural, landscape or historic interest of the Thornhaugh conservation area derives from the following:

- A small elongated historic linear settlement.
- A mixture of detached buildings on medium sized plots with a low density of development and terraces of smaller cottages.
- A small range of building types of modest scale and form.
- Interspersion of agricultural and ancillary buildings reinforcing the agricultural character and varied building style of the village.
- Use of well-proportioned and architecturally detailed dormers, porches and bay windows and large distinctive and detailed chimneys. All of which are a characteristic of architect SS Teulon, who was behind the Duke of Bedford's refurbishment work during the mid-19th C.
- Roofs are mostly steep with gabled end and elaborate chimneys. There is widespread use of Collyweston slate, interspersed with the occasional Welsh slate and thatched roof.
- A limited building material palette of coursed local limestone for walling.
- The setting and historic relationship of Thornhaugh within its surrounding agrarian landscape; open countryside which is interspersed with historic farmsteads.
- Various break-out views at the edges of the village across open countryside to distant fields and woodlands provide a sense of a "settlement in the countryside"
- The curving alignment of Russell Hill restricts longer views, creating a greater sense of enclosure and anticipation.
- Extensive grass verges, field hedges, trees and stone boundary walls contribute towards a rural character.
- Mix of boundary treatments with the prevalence of stone interspersed with native hedgerows.
- The prevalence of interesting features scattered throughout the village

All of these aspects combine to create a place and conservation area which has a unique and distinctive character that it is desirable to preserve and enhance.

5.0 Thornhaugh Conservation Area

Thornhaugh is a small linear settlement and a Civil Parish half a mile north of Wansford and 8 miles west of Peterborough. For electoral purposes it forms part of Glinton and Wittering Ward in the North West Cambridgeshire constituency.

The conservation area includes the majority of the village, for which there are forty-nine residential properties in Thornhaugh, ten of which are not within the conservation area. The village incorporates fifteen listed buildings of which one is the Grade I listed church of St Andrew, one is a Grade II* listed Manor House, nine are Grade II listed dwellings and the remaining four are Grade II listed features, inclusive of the war memorial and post box.

The boundary of the conservation area broadly traces the boundary of the village, apart from the southern half of Meadow Lane, where it excludes development subsequent to 1945.

Additionally, the conservation area follows the main road east towards the Great North Road.

Due to the linear nature of the conservation area, its boundary traces the property curtilages, with only minor deviations.

6.0 Brief History of Settlement

Early History

Archaeological research shows that the wider area was settled in Neolithic times. By the Bronze Age people had cleared large areas of woodland to form pastures, heaths and fields and it is likely that settlements within the Wittering Hundred, like Thornhaugh may date from this period.

Thornhaugh was not directly mentioned in the Domesday Book and was probably included within the return of Wittering, providing part of the assessed value of 9 hides. The tenant at that date under Peterborough Abbey was an Anschitil de St Medard.

The name “Thornhaw” means thorn enclosure, i.e. defended by a thorn hedge. Although the purpose or reason of defended is open to interpretation, the development of an independent and defined manor during this period may indicate a possible explanation.

There are no Scheduled Monuments within Thornhaugh and few archaeological excavations have been carried out, limiting the understanding of the history of the village. From a comparison of previous maps to the existing layout it is clear that there are several buildings which have been demolished, but the area has not been redeveloped that may yield archaeological finds.

The first recorded mention of “Thornhaw” is with a bull dated 1146 by Pope Eugenius, confirming that it was amongst other possessions, to the abbey of the Burgh. It should be noted that this implies Thornhaugh had by this date become a manor in its own right.

Branches of de St Medard family retained ownership of the village until the 15thC when the heiress of Thomas St Medard, Anne married Sir Guy Sapcote, taking with her the lordship of Thornhaugh. Their granddaughter also called Anne, became an heiress and eventually married Sir John Russell who was later became the first earl of Bedford. Whilst John, through his life acquired thousands of acres of land around Tavistock, London and Thorney in Cambridgeshire, by his marriage, he acquired the Manor of Thornhaugh and Chenies in Buckinghamshire. Thornhaugh remained in the Russell family until it was sold to the Earl Fitzwilliam in 1904. The start of the twentieth century saw the sale of the nearby agricultural estate of Thorney too, amongst swathes of other land and property, in order to balance the books.

Saxtons 1576 Map of Northamptonshire, Bedfordshire, Cambridgeshire, Huntingdonshire and Rutland identifies “Thornhaw” as a manor rather than a specific settlement but it also identifies Wansford as separate place. It should be noted that the two settlements are annotated differently indicating a significant difference, most likely that Wansford was part of Thornhaugh manor and its included due to its important crossing point. This arrangement is replicated on the 1610 map of Northamptonshire by Speed and Comitatus Northantonensis by Blaeu in 1648.



1576 Saxton C., Northamptonshire, Bedfordshire, Cambridgeshire, Huntingdonshire and Rutland

The original fortified manor house, probably identified with the historic maps, stood approximately a quarter of a mile to the north-west of St Andrews Church. There is no obvious remnants of it, however, there are crop marks. A surviving drawing of the manor circa 1721, suggests it was crenelated and incorporated a tower amongst other defences. The building is clearly shown on the Eayre's Map from 1791, but its exact position is not known.



Manor circa 1721



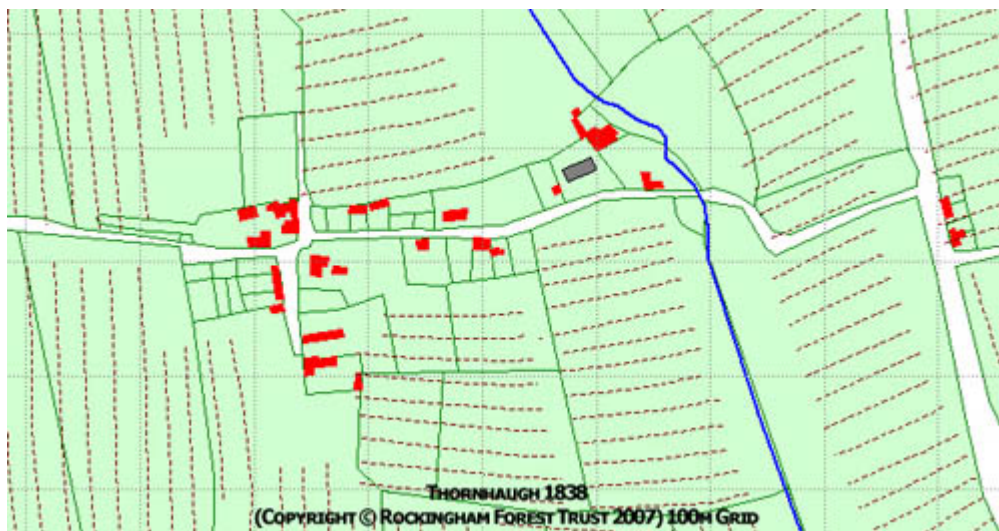
Eayre's map, published in 1791

More defined crop marks to the north have historically been assumed to be a Neolithic henge. Its triple circuit of ditches are similar to monuments of this date, however, due to the unusual low lying position and the closeness to the previous manor, there is a strong possibility that the earthworks are a remnant of the manor.

The oldest surviving building within the village is unsurprisingly St Andrews Church, with portions, primarily the south arcade dating from the late 12thC. During the 15thC the stone tower collapsed causing extensive damage and resulting in the south wall transept and porch being re-constructed. Subsequently in 1889, the tower was reconstructed to its previous appearance. There are traces in the nave of a wall painting, depicting the coat of arms of the assumed benefactors of the first church, the St Medard family.

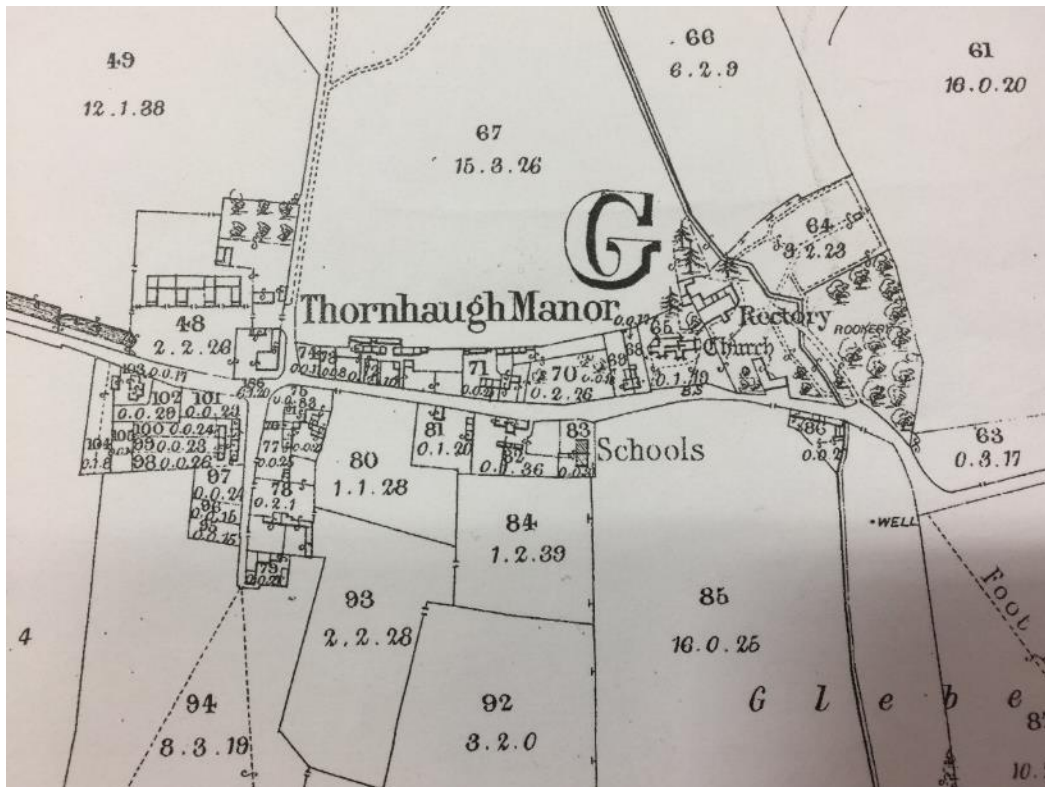
The existing manor house is situated on the top of Russell Hill where the road intersects with Meadow Lane. It was originally constructed in the 17thC before the original manor house was demolished in the 18thC, with evidence to suggest that part of it was incorporated in the new manor. This suggests that it originally served a different purpose in conjunction with the historic manor.

The overall layout of the village has changed little from the 1838 Map (of the Lordship of Thornhaugh with Wansford and The Bedford Purlieu in the county of Northamptonshire), which matches the tithe map of the same date. There are however several changes which demonstrate how the village has evolved.



Subsequent to 1830, several of the boundaries in the fields adjacent to Russell Hill underwent a reordering. The immediate field surrounding 10 & 12 Russell Hill was reoriented from east-west to north-south, creating multiple plots that adjoined the highway which were subsequently developed. Additionally the plots along the west of Meadow Lane were created and then subsequently developed.

During the 1840/50's the Duke of Bedford instituted a significant rebuilding of the village, constructing new dwellings and modifying existing ones in line with national pressures to improve the conditions of the labouring classes at this time. Development occurred at the same time as the remodelling of other villages by the 7th Duke of Bedford such as Thorney and Wansford. The works at Thornhaugh and Wansford were on a far more limited scale, as shown by the majority of the works constituting conversion and upgrading, rather than wholesale rebuilding of the village, as happened at Thorney. This corresponded with a distinct drop in Thornhaugh's population, which had been growing steadily in the previous decades. This can likely be attributed to the new rules that the Duke of Bedford enforced on his estates, as part of the improvement works, including strictly prohibiting labourers taking in lodgers and generally reducing overcrowding.



Plan of the Parish of Thornhaugh and Wansford and the Bedford Purlins in the County of Northamptonshire 1871

Another distinct change is within the grounds of the Old Rectory. A substantial building adjacent to the road was demolished between 1871 and 1888. The two fields to the east were subsequently developed in the 1970's consisting of four large dwellings.

Development from the latter half of the 20thC has in filled the previously more scattered settlement, now accounting for the majority (59%) of the dwellings.

Thornhaugh Timeline

1086- Included in the Domesday Book under the return of Wittering. Tenant under Peterborough Abbey was Anschitil de St Medard

1146- First mention of "Thornhaw" in bull by Pope Eugenius confirming possession of the now Manor in its own right

12C- Church of St Andrew constructed

1461- Possession of Thornhaugh passes from the de St Medard family to the Sapcote family through the marriage of the heiress

1526- Possession of Thornhaugh passes to the Russell's (Later Earl then Duke of Bedford's) through the marriage of John Russell and the heiress Anne Sapcote

1635-1720 – Open fields were enclosed

1791-1838 – Thornhaugh Manor was demolished

1840/50's – 7th Duke of Bedford undertook a significant rebuilding and modification of the village under architect SS Teulon

1904 – Village sold to Earl Fitzwilliam in 1904

7.0 Geology and landscape setting

Geology and Landscape

Thornhaugh is located on the higher land between the River Welland and River Nene valleys, in an area known historically as The Nassaburgh Hundred: a medieval sub-division of Northamptonshire between Stamford and Peterborough. The main street, Russell Hill is varied in height falling steeply from the Great North Road, before levelling off as it crosses the brook adjacent to the church, before climbing again towards Manor House and thereafter levelling off.

The settlement is located within the Nassaburgh Limestone Plateau Character Area. (Peterborough Landscape Character Assessment 2007). The bedrock geology is principally lower Lincolnshire Limestone (Oolitic) and sand on higher ground. This area is a backbone of limestone and dry heathland and the landscape is characterised by an undulating land form between the rivers Welland and Nene.

This is a region rich in natural resources, with favourable landscapes of limestone grasslands and remnants of ancient woodlands. Historically, most of the high land was left as dry sandy heath and used for common grazing. The most significant change has been the loss of heaths, notably Southorpe and nearby Sutton Heath and small water meadows.

Thornhaugh has a close historic relationship with the landscape. It is surrounded by gently rolling agricultural farmland, enclosed by hedges and interspersed with small areas of ancient deciduous woodland enclosing the landscape, all of which has changed multiple times over the centuries, with the upgrading of the A1 creating a shelter belt. The land is very fertile and cultivated with a pattern of open irregular sized fields with hedge boundaries allowing long views. The landscape is an important part of the setting of the conservation area; open countryside is interspersed with small pockets of development, primarily historic farmyards with long ranging views to distant fields and woodland.

8.0 The approaches to the settlement

Thornhaugh has only one through road, Russell Hill, which runs east to west. There are an additional two further roads within the village, Meadow Lane and Old Rectory Drive, which are cul-de-sacs off Russell Hill and run to the south and north respectively.

Approach from the West:

When approaching the village from the west along a narrow country lane, you traverse past long walls, gate lodge entrances and parkland, with a sense of anticipation of catching a glimpse of Thornhaugh Hall, which never materialises. Due to the high hedges and the curvature of the road the village doesn't become until you enter the conservation area, with the Grade II listed former post office to your left and 10 & 12 Russell Hill, a detailed pair of mid 19thC cottages on the right hand side. Both buildings contribute to framing a clear initial historic character to the village.



Approach from the East:

The opposite approach from the east is off the A1 trunk road. After taking a sharp turn off a slip road you find yourself on a quiet country lane punctuated by the dulling roar of the busy road behind you. The road which drops away before you has a strong sense of enclosure derived from tall hedges. As you travel down the road, glimpse views of rooftops provide a clear impression that the village is across a small valley. A positive feature to the entrance to the conservation area is the presence of stone walling and native hedges. The church, old rectory and former school are obvious landmarks, with the houses winding up Russel Hill in front of you.



Approach from the North:

From the north you approach on a footpath for which views of the village are obscured as the path begins to climb and curves to the left. At a break in the hedge you get your first clear view of the north edge of the village, with the rear of the six dwellings between 7 Russell Hill and Manor House clearly visible on the ridge. The church is also visible but is not very prominent due to it being situated on lower ground and blends in with the dominant trees to the east. As you continue along the curve of the path the lack of hedgerow on your right allows positive views of Manor House which are some degree detracted from by the presence of three large grey late 20th C barns.



Approach from the South:

There is a forth approach to the conservation area from Meadow Lane with views up to Manor House, however this is a cul-de-sac which forms part of an extension to the village constructed in the twentieth century and not deemed of sufficient special character to be included within the conservation area.

Thornhaugh can be seen from the Great North Road to the north-east and it is also visible from the A47 to the south. In both, views of the village are limited to their respective edges and neither include the church resulting in Thornhaugh appearing as a small hamlet.

9.0 Character and Appearance

9.1 Spatial character

Thornhaugh has evolved from a relatively dispersed village at the middle of the twentieth century, to one of relative compactness. This has resulted from infilling between the existing buildings throughout the latter part of the 20thC and the building on plots of land adjoining the main roads within the village. The spacious plot sizes and modest scales of both the historic and more recent dwellings, has resulted in the spatial character of the village retaining its rural feel.

Within the conservation area there are four distinct character areas, Old Rectory Drive, The Ecclesiastical Pair, lower Russell Hill and the Village Core, with all but Old Rectory Drive having a clear historic aspect to them.

A key ingredient of the character and appearance of the conservation area comes from the historic development of the village; the grouping of vernacular and agricultural buildings interspersed with late twentieth century dwellings.

A comparison of the earliest map of the village and that of the present day settlement shows that the overall layout has changed little. The 1886 OS map clearly shows that the character of the village was more open with several small fields and paddocks adjoining Russell Hill. With the exception of the large field opposite St Andrews church, the rest of the fields fronting on to Russell Hill have been developed. The most substantial changes in the mid to late 20thC include the extension of Meadow Lane and later the creation of Old Rectory Drive.

There is a varied building alignment along Russell Hill, with the historic buildings constructed immediately adjacent to the road. More recent infill development has deviated from this character, with detached houses and bungalows set well within their plots incorporating front gardens and formalised driveways.

Village Core

- The picturesque character surrounding the historic junction which now incorporates a triangular verge and a variety of interesting features, including a K6 telephone kiosk, place stone, village sign and the dominant gate piers of Manor House.
- The interesting contrast between the stone wall and grass verge along Meadow Lane provide an informal character, improved by the overflow of vegetation interspersed with more formal foliage.
- The unobstructed view of the manor house and its formal gate piers located at the head of the Meadow Lane, providing a strong focal point.
- The organic evolution of the three listed buildings fronting the triangle, which provide evidence of the development and history of the village.
- The continuous stone wall on both sides of Meadow Lane interrupted only by narrow and informal entrances, provides a clear unified boundary treatment.
- The prevalence of decorative dormers on the historic dwellings, of various designs but providing a unifying feature.

Ecclesiastical Pair

- An ecclesiastical pair with a strong and complimentary relationship, derived from their previous association and bound by the single front wall and lack of a notable boundary between the two.

- Due to the curve of Russell Hill which restricts views of the village and the open fields opposite, provide the ecclesiastical pair have a sense of isolation on the open edge of a small village.
- The church and yard on raised ground give a sense of dominance over its immediate surroundings.
- Contrast between the formality of the church grounds and Old Rectory compared to the more informal field boundaries opposite.

Old Rectory Drive

- A series of four large modern houses that benefit from being set back within their generous plots.
- The dwellings are large and distinctive with varying levels of individual detailing.
- The area being largely wooded with an attractive stream creates an air of seclusion retaining the character of the Old Rectory's domestic garden.
- 1 Russell Hill is of a positive and interesting design, for which its contemporary character provides a distinctive approach to the village from the east.
- Notable for its holistic twentieth century appearance.
- There is a clear sense of detachment and seclusion from the village, despite its close proximity to St Andrews Church.

Lower Russell Hill

- The gradual slope and curve of the Russell Hill provide a series of focal buildings when climbing the hill and long distant views descending the hill.
- Contrast between the majority stone wall interspersed with short sections of hedgerow to the south of the road and vice versa to the north.
- Low density of the street with spacious plots, reinforced by modest one and a half storey buildings.
- The contrast between the unique and varied styles of the historic buildings compared to the limited interest provided by the twentieth century dwellings.
- The prevalence of dormers on all types of dwellings, of different designs providing a unifying feature, however not all are of a positive character.
- Interspersion of trees in the front gardens contributing to a rural sense of place.

9.2 Architecture, buildings and materials.

The character and appearance of the conservation area is shaped by the balance between those buildings constructed prior to the twentieth century and those building constructed in the latter half of the twentieth century.

The only amenity remaining within the village is St Andrews church, however several buildings were constructed or repurposed for various uses in the past, including a village school, bakery, post office, public house and grocer. The most common non-residential building within conservation area are former agricultural buildings, which are either converted to domestic use, disused or still in use.

There are thirty-nine dwellings within the conservation area, a church, two agricultural complexes and four listed features. There are fifteen listed buildings in the village, ten of which are residential covering fourteen dwellings. Nineteen of the existing dwellings, all detached, were constructed after 1945.

It should be noted that the difference between the number of buildings and dwellings is exclusively due to semi-detached and terrace buildings constructed prior to 1885. It should also be noted that a further three dwellings have been amalgamated with other dwellings.

Type of building	Number
Listed	11
Historic (pre 1885)	4
Modern (post 1945)	19

Some 56% of the principle buildings within the conservation area were constructed subsequent to 1948, with the remainder split between prior to 1885 and not listed (12%) and prior to 1885 and listed (32%).



Materials

Every historic building within Thornhaugh draws upon local materials for their construction, primarily local limestone and Collyweston. Thornhaugh is located on the Lower Oolite Lincolnshire Limestone and until the 20th century was the only readily available walling material.

Of the 15 pre-1885 properties all of which are built with the local limestone, 10 (66%) are roofed with Collyweston slate, 3 (20%) are thatched, 3 (20%) are slate with the remaining tile (13%). It should be noted the percentages add up to over a hundred as two building's (9 Russell Hill and 1/3/5/7 Meadow Lane) incorporate more than one roofing material.

Roofing Material (Historic Buildings)	Number
Collyweston Slate	10 (66%)
Thatched	3 (20%)
Slate	3 (20%)
Tile	2 (13%)

Roofing Material (All buildings)	Number
Collyweston Slate	11 (32%)
Thatched	3 (9%)
Slate	6 (18%)
Tile	17 (50%)

Tile is the predominant roofing material within the whole conservation area being present on 17 (50%) of all buildings. This is due to its use widespread use on buildings constructed after 1945. Some 11 (32%) of buildings use Collyweston, principally historic buildings, 6 (18%) have slate, comprising a mix of different aged buildings whilst the 3 (9%) that are thatched are all historic.

In the conservation area as a whole, 23 (68%) properties have an external appearance incorporating stone, with the remaining 12 (35%) in brick and 1 (2%) building has been rendered.

External Appearance	Number
Stone	23 (68%)
Brick	12 (35%)
Render	1 (2%)

There is a perfect correlation between the use of Collyweston in conjunction with stone buildings. There is also a perfect correlation between solely brick buildings and the use of tile. These correlations are due to the period of construction of the buildings in question and the predominant materials of use.

Architectural detail

There are clear distinct phases of construction within Thornhaugh, which are evident in the varying style of the buildings and their corresponding detailing.

The majority of the historic buildings within Thornhaugh are workers cottages. In addition to this there are a further three higher status buildings, a church, rectory and manor house and two buildings which incorporate substantial commercial elements.

All of the historic buildings within the village have steep pitched roofs which contrasts with the variable roof pitch upon the more modern buildings. The proliferation of bungalows from the latter half of the twentieth century was synonymous with shallower pitches and has a tendency to dilute the historic character of the settlement.

There is a strong prevalence of dormers within the village due to the majority of the buildings being one and half storey. Within this there is a large variety of distinctive and decorative traditional dormers, however, there is also a substantial number of poorly portioned dormers that are not positive features.



Dwellings with Dormers	Number
Yes	22
No	12

The majority of the buildings within Thornhaugh Conservation Area incorporate casement windows with varying number and arrangements of lights. The more historic and lower class dwellings generally have smaller windows with more lights, while the higher status and newer buildings contain larger windows and fewer lights. In addition, there is limited number of leaded windows within the village. The replacement of traditional timber windows (and doors) with inappropriate UPVC replacements detracts from the appearance of individual buildings and the character and appearance of the conservation area as a whole.

Doors are a mixture of period boarded and part glazed with some modern panelled or glazed doors. The latter have a detrimental impact on the appearance of older buildings. There is a wide range of door designs within the village, with distinctive and interesting details which

should be retained. When non-original doors are considered for replacement these should be corrected to the period of the property and ensuring that their details contribute to the character of the building.

Traditional properties have chimneys constructed typically of stone matching the remainder of the buildings and located to the gables, contributing to the distinctiveness of the building. The chimneys on the historic buildings incorporate large, prominent and detailed chimney stacks that are generally add to their distinctive character. Pots are mostly tall and round, made of buff or red clay. It is important that these features are retained and that any works to the roof or chimneys are undertaken in a sympathetic manner with repairs undertaken on a strictly 'like for like' basis.

Key Architecture and building materials.

- A limited building material palette of coursed local limestone, reconstituted stone and some buff brick for walling.
- Roofs are mostly steep with gabled ends
- Varied roofing materials, Collyweston, tile, slate and thatch
- Varied building height, mainly 1½-2 storey height
- Dormer windows of varying height and design
- Painted timber fenestration, usually casements in proportion to house scale and character, generally with multi-paned lights
- Individual detailing such as includes porches, chimney stacks, elaborate ironmongery and buttress, attributed to SS Teulon on a wide variety of historical building



Negative aspects.

- Erosion of character through loss of original architectural details (e.g. UPVC windows)
- Lack of detailing on several of the twentieth century buildings
- The failure to continue the trend of distinctive and prominent chimneys on buildings constructed in the twentieth century.

9.3 Key Views

The following key views have been identified as being important to the setting of the conservation area and are shown in the Thornhaugh Townscape Analysis Map.

Views of Thornhaugh Conservation Area

- Entrance of the conservation area from the east, looking west across the fields with the Old School in the foreground

- The footpath to the north, providing views of Russell Hill, from the Old Rectory to the edge of Manor House
- Footpath to the north looking south-west, incorporating Manor House, its model farm and 2 Meadow Lane

Views from Thornhaugh Conservation Area

- Opposite the church and former rectory south across open fields
- From Meadow Lane south across open fields towards the A47

Views within Thornhaugh Conservation Area

- Meadow lane, north to Manor House
- Along Russell Hill, incorporating church and historic street scene in the background
- Adjacent 8 Russell Hill towards the Manor House

There are a number of important views within the conservation area, most of which are informal, shaped by the curvature of the Russell Hill and/or the relative flushness of the dwellings to the highway. This in combination with the arrangement of verges, trees, hedgerows and walls creates a distinctive sense of place.

The first view is from the bottom of the valley next to the church. Looking east, Russell Hill stretches away in front of you with St Andrews Church to your right. The historic semi-detached 5&7 is the most prominent dwelling just past the church, but your eye is drawn up the hill towards the terraced row of numbers 2/4/6, the SS Teulon detailing just about visible with peripheral and limited views of the Old School and number 8. The lack of modern dwellings only enhances the view.



The second view is looking west adjacent to number 8 Russell Hill. The contrast of the open frontages followed the enclosure provided by mature landscaping thereafter. Trees and hedges begin to crowd the road but leave a small gap in which Manor House is clearly apparent, its principle elevation evident due the turning of the road.

The third view is looking north along Meadow Lane towards Manor House. This view contains the lower status vernacular buildings flanking the centre point formed by the dominant Manor House. Various features, in street scene add additional interest to the view.

There are small number of individual views from the conservation area to the wider landscape which make a significant



the

contribution to the appreciation of Thornhaugh as small settlement within the open countryside.

Long views into Thornhaugh along stretches of the A47 to the south are important, with the small scale and dense interspersed trees contributing to the setting of the conservation area.



The most significant view of the model farm is from the footpath to the east. Clear views over the farmyard which incorporate Manor House, a series of historic ancillary agricultural buildings, 19thC barns and modern steel barns. The large chimney stack of 2 Meadow Lane further enhances the depth of the view.

9.4 Trees, Hedges, verges and stone walls

Trees

Trees make a positive contribution to the character and appearance of the conservation area. They frame key views and form the backdrop to views within and approaching the settlement.

The prevalence of a variety of tree species within front gardens on both Russell Hill and Meadow Lane, add to the street scene by providing a clear counterpoint to the buildings. Many of these trees are located close to the road, resulting in their importance within views.

Hedges

There are several stretches of hedge row of varying species and management. The most prominent sections of hedge row, principally Hawthorne. There is a variety of hedgerow management treatments, ranging from agricultural to domestic.



The hedges along the north side of Russell Hill are of a more formal domestic character and well maintained. These hedges respond positively to the stone walling. This variation is important to the overall character.

Stone walls

Local limestone boundary walls are fundamental to the character and appearance of Thornhaugh and are the predominant form of boundary treatment. The walls relate strongly with the stone buildings but also act as a counterpoint to hedgerows, providing an important level of enclosure to the street scene.

There is a variety of styles of stone walls, with the variation primarily but not exclusively resulting from the age of construction of the wall. The most notable and positive of which are the historic cock and hen and roll top coping.



The loss of these important historic features and the gradual increase in modern fences would harm the character and appearance of the conservation area. Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

Verges

Grass verges are a very important feature of the conservation area and with the absence of concrete kerbs for the large part, create a more informal feel to the village and a pleasant verdant character. This is particularly noticeable in combination with stone boundary walls, enhancing the wider setting of buildings fronting on to them.

The verge on the south side of Russell Hill and the triangle are particularly positive features of open space, which should be protected. The triangle is a focal point in its own right, contributing significantly to the identified views in association with Meadow Lane.





9.5 Highway, Street Furniture and Services

Russell Hill is a through road and has markings, however Meadow Lane and Old Rectory Drive are cul-de-sacs without road markings. Thornhaugh on the whole has escaped traffic calming and proliferation of signage to the benefit of its rural character.

There are several interesting features scattered around the village that provide visual interest and create a more positive street scene. Two of the items of street furniture, the K6 telephone box and the lions head fountain in front of 5/7 Russell Hill, are listed. A further two listed buildings, the WWI Memorial and Gate Piers of Manor House are within private curtilages, but are highly visible within the conservation area.

In addition there are several other interesting features, which contribute positively to the street scene. The area around the triangle incorporates the village sign, place stone, information board, in addition to the listed K6 kiosk and Gate Piers, which together provide an eclectic and interesting setting.

Further interesting features which contribute positively to the setting of the conservation area include, the post box on the wall of the former post office now 23 Russell Hill, the steps over the drain to the former school and the wall over the brook.



Telegraph posts and overhead wires are visually obtrusive and impact on the appearance of the village. The removal of unsightly overhead wires and poles by undergrounding, would remove skyline clutter and enhance the street scene.

9.6 Building Uses

Thornhaugh was historically an agricultural community which remains an important industry in the adjacent countryside. With the mechanisation of farming few residents are now employed within this sector, with the majority commuting for employment.

Historically there has been a wider variety of building uses within the village than there is currently. All buildings constructed as dwellings remain as such, however, previously the village has included a bakery, primary school, grocers, public houses and a post office, all of which have subsequently been converted into residential use.

Befitting a former farming community there remains two farmyards, with associated agricultural buildings. Manor Farm remains a working farm, incorporating both traditional and modern barns within the curtilage of the host listed building. Croft farm retains its adjoining complex of agricultural buildings, however these appear to be little used today.

Various other small scale agricultural buildings are still scattered throughout the settlement, but have largely been converted to other uses. Avebury Cottage appears to be a converted agricultural building and 8 Russell Hill retains its barn, which is now converted to ancillary domestic use.



10 Historic buildings

10.1 Listed buildings

There are 15 listed buildings within the Thornhaugh Conservation Area listed below and also identified on the Thornhaugh Townscape Analysis Map. The most important of which are the Church of St Andrew (Grade I) and the Manor House (Grade II*).

The following are all Grade II status: The Old Rectory, The Former School, 2, 4, 6 Russell Hill, Apple Acre Cottage, Former Post Office, 1-7 (odd) Meadow Lane, Stone Cottage (The Old Bakery), Croft Farmhouse and Averbury Cottage.

In addition the Thornhaugh and Wansford War Memorial, Conduit Head, Manor House Gate Piers and K6 Telephone Kiosk are grade II listed features rather than buildings.

Although all the listed buildings contribute positively to the setting of the conservation area, Manor House has additionally been identified as a landmark building due to its prominent position and importance to identified significant views.

10.2 Positive Unlisted Buildings

The appraisal has identified three unlisted buildings which are considered make a positive contribution to the character of the conservation area; 5-7, 8 and 10-12 Russell Hill. It should be noted that these encompass the majority of the non-listed pre 1948 buildings and all three of which are workers cottages of various types.

Numbers 8 and 10 & 12 Russell Hill may be worthy of listing, however all three should at least be included in the local list. An Article 4 Direction on the three properties would ensure that future alterations to the elevations visible from Russell Hill are sympathetic to the character of the building and to the benefit of the conservation area.



11.0 Management plan

Introduction

The quality of any place depends on the actions of people who live there. In the Conservation Area the owners of property play a key role in how the area looks. Minor alterations such as replacement doors, windows and the removal of original boundary enclosures may appear to some to be insignificant as individual alterations, however, the cumulative effect of these alterations, together with the removal of architectural details such as chimneys, ridge tiles and decorative timber work, leads to significant erosion of character and appearance.

Designation as a conservation area raises the awareness of residents to the quality of their surroundings and should encourage an active interest in the care and maintenance of their properties. This appraisal and management plan provides residents with an understanding of

what should be cared for and preserved in the Thornhaugh Conservation Area, and the need for sympathetic alterations and repairs.

The City Council does not intend to prevent positive change or development in the Thornhaugh Conservation Area. The purpose of the Management Plan is to conserve and enhance the area's special character. The following recommended actions would assist in retaining and enhancing the character and appearance of village. A timescale is not given for some of these actions since this will in part be dependent on consultations between Thornhaugh Parish Council, Peterborough City Council, and other interested parties.

The proposals follow national planning policy guidance and the relevant policies of the Peterborough Core Strategy and the Planning Policies Development Plan Documents. The Management Plan complements the Thornhaugh Conservation Area Appraisal.

As part of the management proposals, the conservation area appraisal will need to be reviewed periodically and updated and modified where appropriate.

11.1 Planning policies and controls

In conservation areas there are a number of extra planning controls in addition to normal planning restrictions that apply to properties, in order to maintain the character and appearance of the area. Permission is needed for:-

- The demolition or substantial demolition of a building (apart from some minor exceptions)
- Demolition of walls, gates or fences over a metre high next to a highway or over two metres elsewhere
- Cladding of the exterior of a building with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- A satellite antenna on a chimney or a wall fronting a highway
- A new building in the garden of a house over a certain size
- Building extensions over a certain size, including installation of dormer windows
- Installation of certain micro generation equipment, such as solar panels

Trees valued for the visual amenity are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required to be given to the council for any works involving lopping or felling of a tree greater than 75mm in diameter at 1m above ground level.

All development proposals should be discussed with the Local Planning Authority in the first instance, to determine whether permission is required.

Special attention must be paid to the character and appearance of the conservation area when determining planning applications. The proper management of the conservation area will be achieved mainly by the positive use of planning and enforcement powers.

The National Planning Policy Framework (NPPF) (2018) sets out the Governments planning policies to help achieve sustainable development, the historic environment and heritage assets. One of the three dimensions of sustainable development, includes the protection of the historic environment. Specific policies for the conservation of the historic environment are set out within Section 16: 'Conserving and enhancing the historic environment'. The objective of the policies is to manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance.

The Peterborough Planning Policies Development Plan Document (DPD) contains policies for making decisions on new development, including extensions. The council will seek that new development enhances the character or appearance of the area, in line with adopted policy

and other guidance. New development, including extensions and alterations, should be carefully thought out and well designed, respect the context and use locally relevant materials.

The council will oppose proposals which would harm the special character of the conservation area and inappropriate development within its setting. Important views into and from the conservation area are identified on the Thornhaugh Townscape Analysis Map. The Council will seek to ensure that all development respects these important views.

Unauthorised works and breaches of planning control can cumulatively harm the quality of a conservation area. To protect the character of the area, the Council will ensure that unauthorised development is subject to effective enforcement action, where legal powers permit.

The main protector of the character and appearance of the conservation area are residents who are responsible for maintaining their property. The character of the area can be harmed through the use of inappropriate materials and unsympathetic alterations. An Article 4(2) Direction can be made by the Council to protect important features of a building fronting a road where the change would harm the street scene. An Article 4(2) Direction withdraws 'permitted development' rights of the General Permitted Development Order (GPDO) and requires planning permission to be obtained for these changes. There are currently no Article 4 Directions in Thornhaugh.

11.2 The Conservation Area Boundary

This is the first conservation area appraisal since the designation of the conservation area in 1979. Historic England guidance is that conservation area boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that the earlier boundary was drawn too tightly around the core of the place. The guidance advises that if the original interest has been eroded by subsequent changes or inappropriate development the boundary should be revised.

The appraisal has considered the surrounding land where this has an influence on the conservation area, and it is concluded that there would be a clear benefit in changing the current boundary at three individual points.

To the north-west of the village the existing conservation area boundary cuts across the curtilage of the Grade II* Manor House and through a further building, 21 Russell Hill. This results in an awkward arrangement that does not represent the extent of the area of special interest. To ensure the conservation area boundary does not arbitrarily bisect the dwelling, the boundary should be altered to include the entire curtilage of 21 Russell Hill.

To the north centre of the village, the conservation area boundary follows a line which bears little relation to the existing curtilage boundaries. It includes the corner of a field but excludes parts of the domestic curtilage of two dwellings. This results in a confused arrangement which doesn't reflect the natural edge of the conservation area. The boundary should be amended to better reflect the village boundary while excluding the twentieth century elements of Manor Farm.

It is recommended that the conservation area boundary be amended to show the above areas within the Thornhaugh conservation area.

11.3 New and extended buildings

The Peterborough Development Plan Document (DPD) (2012) identifies Thornhaugh as a 'small settlement' where new development is unsustainable, and therefore will be resisted

unless it relates to agricultural activity. Land outside village envelopes is defined as 'open countryside' where there is a strong presumption against further residential development.

Within the village envelope there is no opportunity for infilling; development being limited to the re-development of existing buildings that have little architectural merit.

The special character of Thornhaugh would be vulnerable to unsuitable new development either within the conservation area or land which forms its setting. There are no obvious plots left within the village and further increase in density by sub-division of plots or development in the surrounding countryside, would likely have an adverse impact on the character and appearance of the conservation area.

The aim should be to maintain the existing small-scale, low density character of the village. The modest scale and character of buildings can be damaged by inappropriate extensions, and if the character and appearance of the village is to be conserved, then future developments will need to be judged very carefully.

From the mid 1980's there has been an increasing awareness of the need for more sympathetic designs, in an attempt to retain the distinctive character and appearance of historic areas. In the early 1980's artificial stone and stone slate like tiles become used in villages. By the 1990's natural stone and far more sophisticated replica Collyweston stone slates have been available in response to more restrictive conservation policies. The advantages can be seen in more use of these materials within the village.

It is recommended:

Proposals for infill development should be resisted unless it can be demonstrated that there would be no detrimental effect on the amenity, character and appearance of the area.

Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.

Roof lights to front roof slopes detract from character and appearance and will normally be deemed unacceptable.

Boundary treatments within the public realm will be required to be stone walls, rather than fences and bricks. Opportunities should be taken to consolidate and repair existing features.

11.4 Historic Buildings Additional protected Buildings

Thornhaugh contains a number of unlisted buildings of positive historic character that make a contribution to the character and appearance of the conservation area (shown on the Thornhaugh Townscape Analysis Map). It is acknowledged that a few have been altered by replacement windows in UPVC material, which detract from the character of the building and the wider group. However, major structural elements such as roof, chimneys, and window and door openings remain intact. It is considered that these could be given a level of protection through Article 4 Directions for the opportunity to reinstate more sympathetic windows and doors when future alterations are considered.

It is recommended:

Numbers 1 & 3, 8 and 10 & 12 Russell Hill be considered for inclusion on the local list.

11.5 Alteration to historic buildings

In the case of most historic properties, the challenge is to retain historic fabric such as windows doors and their ironmongery, brick and stone floors, staircases etc. in houses that have already been modernised, extended and in some cases amalgamated.

It is noticeable that modern designs of windows and doors have been installed in many older buildings. Many of the modern windows may require replacement in the foreseeable future. If this is the case, there should be a presumption that the replacement windows will revert to designs that correspond to the period and character of the building.

To safeguard the historic character of buildings and the conservation area, it is important that historic fabric is retained and sympathetically repaired as required. It would also enhance the appearance if more sympathetic detailing replaced some current unsympathetic alterations.

It is recommended:

Encourage awareness of original design detail, good conservation practice and the re-instatement of original features where they have been removed.

Discourage the use of modern materials and detailing in traditional buildings.

Where modern windows in historic buildings are to be replaced, the replacement windows should be of designs and materials that are sympathetic to the date and character of the building. Window and doors frames surviving from before 1920 should be repaired and/or taken as patterns for the re-manufacture of replicas for use in repair and restoration on other similar buildings in the conservation area, where modern patterns have replaced traditional fabric.

11.6 Stone Walls

Stone boundary walls are an essential part of the character and appearance of Thornhaugh. They are the predominant form of boundary treatment. Some of these will represent historic boundaries since the majority will date from the 18th and 19th century. The principle walls are shown on the Thornhaugh Townscape Analysis Map.

Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

It is recommended:

All existing stonewalls should be retained, maintained and repaired as necessary and where there are opportunities old walls restored to their original height.

Article 4(2) Direction Orders should be considered to protect the integrity and uniformity of the boundary walls that make positive contributions to the street scene.

The City Council, in conjunction with the Parish Council, Historic England and other bodies will consider ways to assist the repair of existing walls and the building of new walls, where appropriate, in the local tradition.

Proposals to install fences behind existing walls should be resisted, the presumption being that the wall will be made structurally sound and if necessary increased in height, all using local materials and methods.

11.7 Highways and Street Furniture

When replacement street lights are due, the design, siting, materials and finish of the new columns and lights should be sympathetic to the character and appearance of the conservation area.

A long-term objective should be the undergrounding of the existing overhead wires which would significantly enhance the rural character of the village and remove skyline clutter. Discussions should be held with the appropriate agencies to examine the feasibility and opportunities to replace overhead cables with underground cables.

The grass verges are especially important to the character of the conservation area. The Highway Authority and statutory undertakers should ensure that verges are not removed or damaged or where excavation is necessary and proper repair and re-seeding where necessary is carried out. Where existing private drives cross over verges, owners will be encouraged to use bound gravel or other visually 'softer' material than more formal 'suburban' block paving.

If new street furniture is proposed, it should form part of a unified design scheme for the village

Overhead wires and their poles have a negative effect in many places and if the opportunity arises these should be replaced with underground cables.

As up-grading and replacement schemes for streetlights, signage etc. come forward these should be rationalised and designs and materials should be sympathetic.

Utility services cabinets (broadband, telephone, electricity etc.) should be placed in unobtrusive locations and / or painted in a visually neutral colour.

11.8 Tree Planting

Trees play an important role in the character and appearance of the conservation area.

There are a number of mature trees which frame views, soften the street scene or form the backdrop to identified views. The majority of these are in private gardens but some are in fields and hedgerows.

As trees are removed for arboricultural reasons replacement trees should be planted to ensure that in long term the wooded rural character of the village and conservation area will not be adversely affected.

11.9 Community involvement

The quality of any place depends on the actions of people who live in the area. In the conservation area the owners of property play a key role in affecting how the area looks.

Minor alterations such as replacement doors, windows and the removal of original boundary enclosures, curtilage and external lighting may be insignificant as individual alterations. However, the cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work, leads to erosion of character and appearance.

Designation raises the awareness of residents to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties. The appraisal provides residents with an understanding of what should be cared for and conserved in the conservation area, and the need for sympathetic alterations and repairs.

12 References

- Adkins, William, D Ryland, and Robert Meyricke Serjeantson, eds. *The Victoria history of the county of Northampton*. Vol. 1, 1902.
- Gover, J.E.B., Allen Mawer, and F M Stenton. *The Placenames of Northamptonshire*, 1933.
- Peterborough City Council Planning Department Archive
- The Statutory List of Buildings of Architectural Interest and Historic Merit, Historic England
- Conservation Area Designation, Appraisal & Management Advice Note 1 (2019) Historic England
- Population Census Records 1891 to 1991
- Peterborough Archives,
 - Estate Map. Copy of map 'R1/186/1' at Bedford Record Office
 - Estate Map. Copy of map 'R1/188' at Bedford Record Office
 - Photostat copy of 'T198' at Northants Record Office
- resource.rockingham-forest-trust.org.uk/SiteResources/Data/Templates/1Parishother.asp?DocID=629&v1ID=&docidfile=#
- 1576 Saxton C., Northamptonshire, Bedfordshire, Cambridgeshire, Huntingdonshire and Rutland
- 1648 Blaeu, Comitatus Northantonensis (Northamptonshire)
- 1610 Speed J., Northamptonshire
- 1791 Eayre's, County Map
- Drawing dated 1721 of the Medieval Manor House at Thornhaugh, British Library, MS 32467, f242

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Appendix 2 Thornhaugh Conservation Area Appraisal and Management Plan Consultation Comments and Responses

The following document sets out the individual comments upon the Draft Conservation Area Appraisal and Management Plan and the responses to them from the Conservation Department.

Parish Council Comments

On Page 9 there is a reference to Home Farm being a cul de sac with all 20c buildings and therefore not in the conversation area. Could this be checked please. Believe this statement is inaccurate.

The paragraph states that Meadow Lane is a cul de sac which has views of Home Farm. The use of Home Farm is incorrect and should read Manor House. This will be amended.

Page 9 refers to Croft Farm as a second farm within the village (although not used) but still with agricultural barns attached. This has now been changed by the recent acceptance of the planning application for the Holiday Lets - now no longer agricultural use designation.

Although planning permission has been granted for the conversion of the barns, this has not been implemented. As such the CAA cannot make assumption that the permissions will be implemented and to what extent. This reference will therefore remain.

Page 20 refers to Stone Cottage (Meadow Lane) as formerly the Bakery which is not correct. Also no mention of The Old Bakery as listed or "of interest".

The Stone Cottage is the official Listing name of "The Old Bakery" which is why it has been used within a list of listed buildings within the village. It is not within the powers of PCC to amend the listing as the register is held by Historic England. To avoid confusion the bracketed comments "former bakery" will be amended to state "The Old Bakery"

On the section relating to Plans and Recommendations you talk about requiring alterations to listed and special interest buildings being in keeping with the original construction (eg wooden replacements, presumably no double glazing, etc.). Can see the need to keep the appearance in keeping and appropriate, however there is no allowance for the need to conserve energy via reducing heat-loss with modern technology. Will this be built into the planning application review process so that a reasonable balance is maintained?

The Conservation Area Appraisal only seeks to influence the weight that the setting of the conservation area has within planning applications. It does not and cannot make comments regarding the weight of other planning considerations within the process such as energy efficiency.

In terms the comments "requiring alterations to listed and special interest buildings being in keeping with the original construction" this does mean that buildings cannot evolve. The requirement is that the changes should be "sympathetic" which does not preclude the use of suitable double glazing within non-listed buildings. It should be noted that the NPPF does require the viability of heritage assets should be taken in to consideration, however this is only generally invoked when the assets would otherwise not be in a sustainable use.

In terms of listed buildings, the conservation area appraisal does not influence the planning balance of Listed Building Consent applications as the "impact upon the significance of the Listed Building" is the sole consideration.

Stone Walling - agree this is an essential part of the look and feel of the village. However, stonewalling is extremely expensive and therefore would PCC make any financial support available to support the maintenance.

PCC does not offer any grant funding for improvements to the appearance private dwellings within conservation areas and at this stage there are no plans to introduce such a grant scheme, largely due to lack of resources.

The Conservation Area Appraisal's main purpose is to inform the planning process in seeking to "conserve and enhance" the conservation area. Living in a conservation area is a privilege which comes with responsibilities which are reflected within the planning process and in the maintenance costs for individual buildings.

On 20.7 the current PCC policy on street lighting already contravenes this recommendations and PCC are totally inflexible on that issue (per their refusal to consider our request about sympathetic lamp post recently installed (2018)). Would this report seek to get PCC to reconsider their policy for lighting in and around conservation areas?

PCC policy was to offer parish councils the opportunity to pay for the additional cost of more appropriate street lighting. PCC is still hopeful that Thornhaugh Parish Council will at some stage undertake the offer as other Parish Councils have done.

The Conservation Area Appraisal as a document provides recommendations from an historic environment perspective, however, it does not affect the position of PCC as a whole as this would include financial implications.

The change to the conservation area seems to be practical rather than a substantial impact, and the comments relating to the restricted opportunities for new builds in and adjacent to the village seems to reflect most residents' views and also seems to fit with the current designated village envelope and a recommendation that this not be extended in any way to allow additional development.

The changes to the boundary of Thornhaugh Conservation Area were intended to be technical, with the majority of the amendments seeking to ensure that the boundary complies with the current Historic England Guidance.

Historic England Comments

Please note that Historic England have recently (8th February 2019) revised their Advice Note 1: Conservation Area Designation, Appraisal and Management, and the Conservation Area Appraisal should therefore refer to the second edition of this guidance.

In terms of the updated guidance, this was released after the commencement of the consultation period. Within the guidance there are two elements which it has been decided should be addressed to ensure that the CAA is in line with best practice.

The following sections are relevant from the updated guidance

43 Although the understanding of an area's special historic interest is an important component of an appraisal, this should not require a detailed account of the area's history. Rather the appraisal should focus on setting out what makes the area special and the impact of its history on its current character and appearance. This might be presented as a timeline with details of the character

features that represent key phases of development or notable historic events that contribute to the area's special interest.

44 Once this analysis has been completed the results can be shown on a map which illustrates key periods in the area's history and highlights the survival of those historic elements which have determined the form of the conservation area today (for instance, a medieval road pattern, former defensive lines, watercourses, canals, railways, burgage plots or other significant boundaries, estate walls, formal layouts, and the relationship of buildings to open spaces). Supporting text can summarise how the settlement has developed and a list of publications and other sources describing local history may be helpful.

*45 Heritage assets with archaeological interest, whether above ground structures, earthworks, or buried deposits, often contribute directly to sense of place, thus enhancing the character of an area, provide a source of further understanding of the special historic or archaeological interest, and a resource for research, interpretation and education of the area. Mention in the appraisal and management plan will inform developers and decision-makers of the need for their conservation and protection. Historic characterisation approaches such as intensive or extensive urban surveys (see *Understanding Place: Historic Area Assessments*) provide useful further information, usually held in the local HER. It may be helpful to include a map or deposit model showing archaeologically sensitive areas (see paragraph 18 above), or to include these on a more general townscape appraisal map in less complex areas.*

The first is the inclusion of an analysis of Thornhaugh's history and how it has impacted upon the current character and appearance. This has been addressed in various points within the CAA however this will be made more explicit and will include, as suggested, a timeline and illustrated on a map.

The second is an analysis of the archaeology of the village, with an associated management plan. Thornhaugh is a small rural village which does not have as complex an archaeological stratigraphy as urban environments. In addition due to the low level of modern development, there is very little understanding of the existing and potential surviving archaeology. The guidance suggests it may be helpful to provide a deposit model however in this instance the lack of available information would not allow a useable model to be produced.

Stuart Foreman

1. In my opinion, adoption of the village Appraisal and Management Plan, would be an ideal moment for the City Council to be seen to take a lead in seeking the preservation and enhancement of such special features. My suggestion is that a letter should be sent notifying residents of the formal adoption but additionally to encourage them to take pride in and become better custodians of their own environments.

For example, such a letter could point out that there are a number of properties with stone boundary walls or hedges that are in danger of deterioration or destruction as a result of neglect, or damage by coverage with ivy. Rather than facing a liability, in the worst case, to rebuild or replant, residents should be reminded of their responsibility for the conservation and maintenance of such walls and hedges, including preventing ivy from causing damage. Perhaps it would helpful also to remind residents that removal of walls or hedges, or their replacement with fencing or materials other than the original, is not permitted in a Conservation Area.

Such letter could also be used to encourage residents (where possible) not to park on grass verges which are one of the special features of our village.

There is agreement with the sentiment regarding the responsibility of local residents to ensure they contribute to the conservation and enhancement of Thornhaugh's Special Character. Living in a conservation area is a privilege which comes with responsibilities which are reflected within the planning process and in the maintenance costs for individual buildings.












We have recently consulted on the CAA, which includes our policies and recommendations regarding aspects such as boundary treatments. A letter would merely regurgitate information recently disseminated therefore we feel reminding them repeatedly on this subject would result in "consultation fatigue".

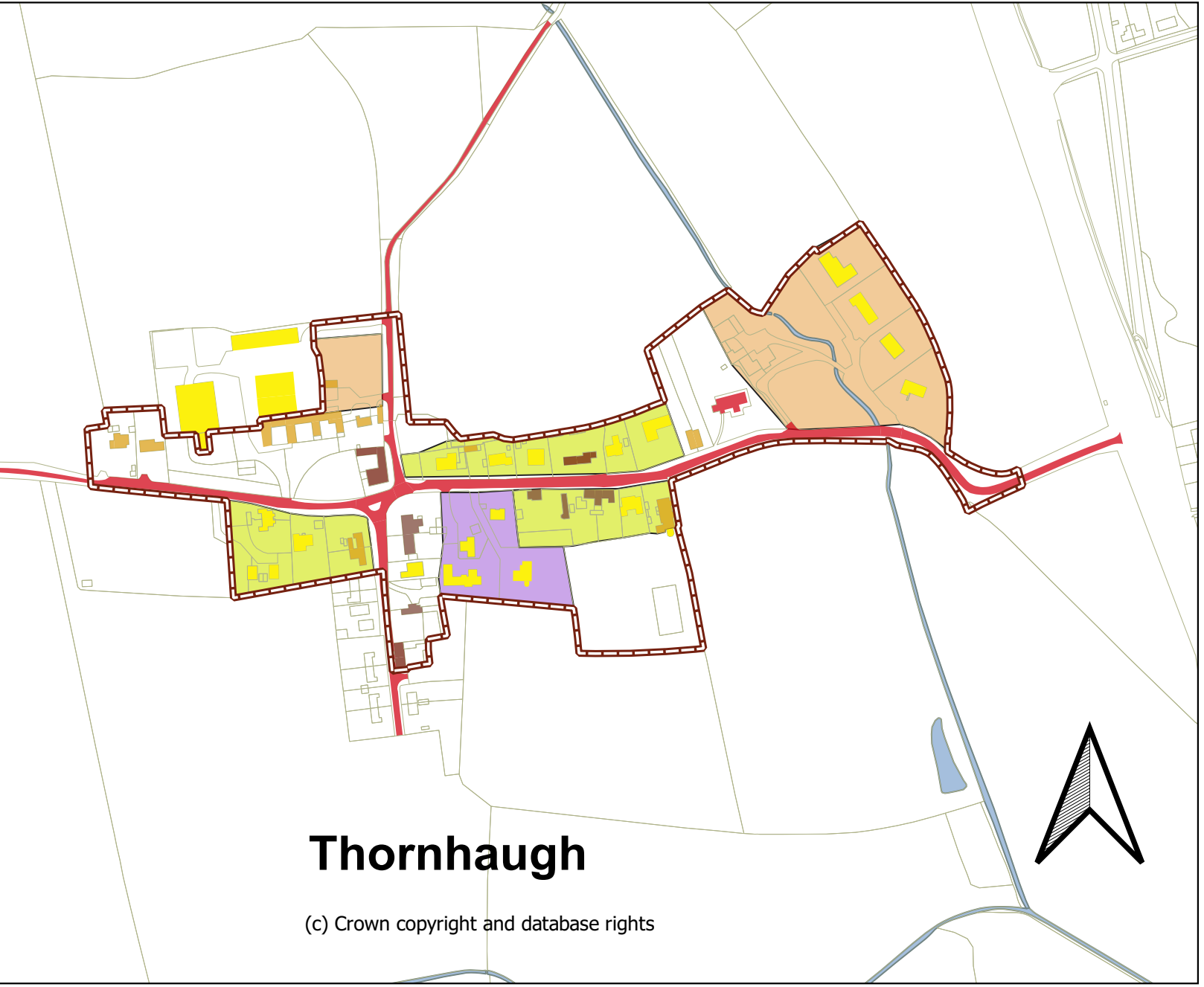
We would fully support the parish council if it decided to initiate its own campaign to improve the character of the Thornhaugh Conservation Area, seeking to address some of the issues raised such as the parking on the verges. As a parish council they are better placed to lobby and monitor the issues you have raised and encourage owners to remedy issues before they become endemic.

2. The road through Thornhaugh - Russell Hill - links the A47 with the A1 and is frequently an escape route for congested traffic on either of these these main roads. However, half the length of Russell Hill - from the east end of the village past Thornhaugh Hall to the A47 - is a single carriageway only with no passing places, causing vehicles to drive over the verges to pass. I suggest the provision of signs such as "Access to Village Only - Narrow Single Track Road" might reduce this, although creation of vehicle Passing Places should be acknowledged as a planning objective.

The proposed creation of passing places on the approaches to the village are outside of the remit of the Conservation Area Appraisal however there is a desire to reduce congestion within Thornhaugh to ensure it retains its tranquil rural atmosphere. There would be no objection to the Parish Council liaising with the Highways department to achieve the stated outcomes.

KEY

-  Conservation Area
- Thornhaugh assets
 -  water
 -  16th century or before
 -  17th century
 -  18th century
 -  19th century
 -  20th century
 -  paths/manmade
- Thornhaugh landform
 -  17th century or before
 -  18th century or before
 -  19th century or before



Thornhaugh

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PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 6
23 APRIL 2019	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr Hiller - Cabinet Member for Growth, Planning, Housing and Economic Development	
Contact Officer(s):	Sam Falco Principal Built Environment Officer Daniel Worley Senior Conservation Officer	Tel: 01733 454408 Tel: 01733 864487

THE THORNHAUGH CONSERVATION AREA BOUNDARY AMMENDMENT

R E C O M M E N D A T I O N S	
FROM : Daniel Worley - Planning Services	Deadline date : N.A.
That Committee:	
1. Notes the outcome of the public consultation on the Thornhaugh Conservation Area Boundary Amendment	
2. Supports the adoption of the revised Thornhaugh Conservation Area Boundary	

1 ORIGIN OF REPORT

- 1.1 A review of the Thornhaugh Conservation Area was carried out in 2018 as part of the Council's on-going review of all 29 of Peterborough's designated Conservation Areas. A detailed written appraisal was prepared for the area and it recommended amendments to the existing boundary. These were put to a public consultation and it is now proposed that the revised Thornhaugh Conservation Boundary Amendment be adopted.

2 PURPOSE AND REASON FOR REPORT

- 2.1 This report is submitted to the Committee for approval of the Thornhaugh Conservation Area Boundary Amendment, as appended. The report provides an update on the outcome of the public consultation on the Draft Thornhaugh Conservation Area Boundary.
- 2.2 The purpose of this Report is so that the Committee can be consulted and give its views before its submission to Cabinet.

3 TIMESCALE

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	N/A
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4 BACKGROUND

- 4.1 The draft Boundary was subject to public consultation from 29th November 2018 to 17th February 2019. A copy of the document was published on the Council's website, and a letter was sent to all properties in the village and other interested parties, including the Peterborough Civic Society, Historic England, the Parish Council and the ward councilor.
- 4.2 Representations have been received from Historic England, Thornhaugh Parish Council and local residents in support the Conservation Area Boundary. Comments from Thornhaugh Parish Council and other residents were also broadly supportive of the Boundary Amendments, albeit with specific comments. No comments were received with any substantial objections to the Draft Conservation Area Boundary Amendment.

- 4.3 During the consultation period, Historic England updated its Conservation Area Technical Guidance. This did not materially change any guidance with respect to the proposed conservation area boundaries.
- 4.4 One minor amendment has been incorporated resulting from consultation comments. This relates to the Boundary as it crosses Manor Farm from 21 Russell Hill, it now skirts around the southern barn rather than incorporating it. The approved version will be available on the Council's web site.

5 ANTICIPATED OUTCOMES

- 5.1 The Thornhaugh Conservation Area Boundary fulfils the Local Planning Authorities obligations under Section 71 the Planning (Listed Buildings & Conservation Areas) Act 1990 to 'formulate and publish proposals for the preservation and enhancement of ...their conservation areas'. The updated boundary identifies the extent of the special character of the Thornhaugh Conservation Area and in association with the Thornhaugh Conservation Area Appraisal and Management Plan, confirms that it merits designation as a conservation area.

6. REASONS FOR RECOMMENDATIONS

Adoption of the *Thornhaugh* Conservation Area Boundary Amendment as the Council's planning policy will:

- Fulfil the Local Planning Authorities obligations under the Planning (Listed Buildings & Conservation Areas) Act 1990 to prepare and publish proposals for the preservation and enhancement of Conservation Areas.
- Have a positive impact on the enhancement of the conservation area by ensuring that the full extent of the area of special character is incorporated within the conservation area and subject to planning consideration.

7 ALTERNATIVE OPTIONS CONSIDERED

1. Do nothing – this would be contrary to Government guidance (Planning (Listed Buildings & Conservation Areas) Act 1990) and Guidance on Conservation Area Appraisals, English Heritage 2019.

8 IMPLICATIONS

- 8.1 There are no specific financial implications for the City Council identified in this report.
- 8.2 The revised Conservation Area Boundary identifies the extent of the areas special interest within Thornhaugh and therefore extends the area to which the Thornhaugh Conservation Area Appraisal and Management Plan would relate. The implementation of some of these works within the Thornhaugh Conservation Area Appraisal and Management Plan will however, require the involvement of the City Council, specifically in relation to future works to the public realm. This may have cost implications but these cannot be quantified at this time, but with the extension being largely over private land, this is considered to be minimal. Works will also involve co-ordination across Service Departments of the Council.
- 8.3 Potential public sector funding partners may emerge for some works, depending on the grant regimes and other opportunities that may exist in the future. Other works, such as the replacement of non-original features, may be carried out entirely by private owners without public funding.
- 8.4 The City Council will seek to attract additional resources in partnership with other interested parties and funding bodies to help implement works identified in the Conservation Area Appraisal and Management Plan.

9 BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)
Conservation Area Designation, Appraisal and Management, Historic England (2019)

Appendix 1 Thornhaugh Conservation Area Proposed Boundary

Appendix 2 Thornhaugh Conservation Area Existing Boundary

Appendix 3 Thornhaugh Conservation Area Consulted Boundary





Appendix 4 Thornhaugh Conservation Boundary Amendment consultation comments and responses

Appendix 5 Discussion regarding reasons for each individual amendment

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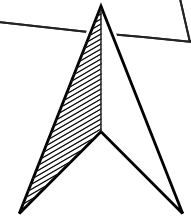
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- KEY**
-  Conservation Area
 - viewpoints
 -  narrow
 -  good
 -  wide
 -  village approach
 -  focalpoint in village
 -  positive unlisted building
 -  listed building

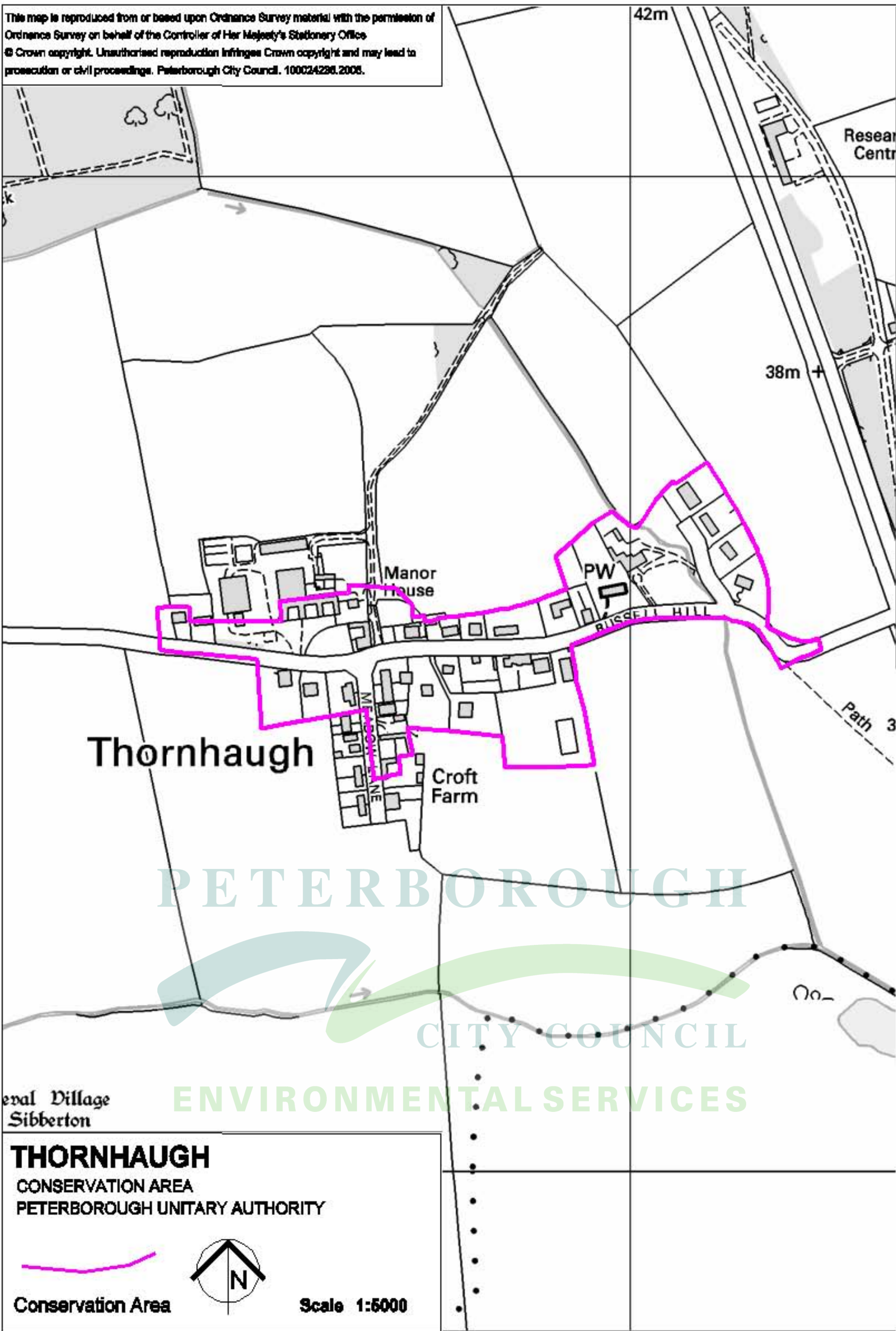
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eval Village
Sibberton

THORNHAUGH

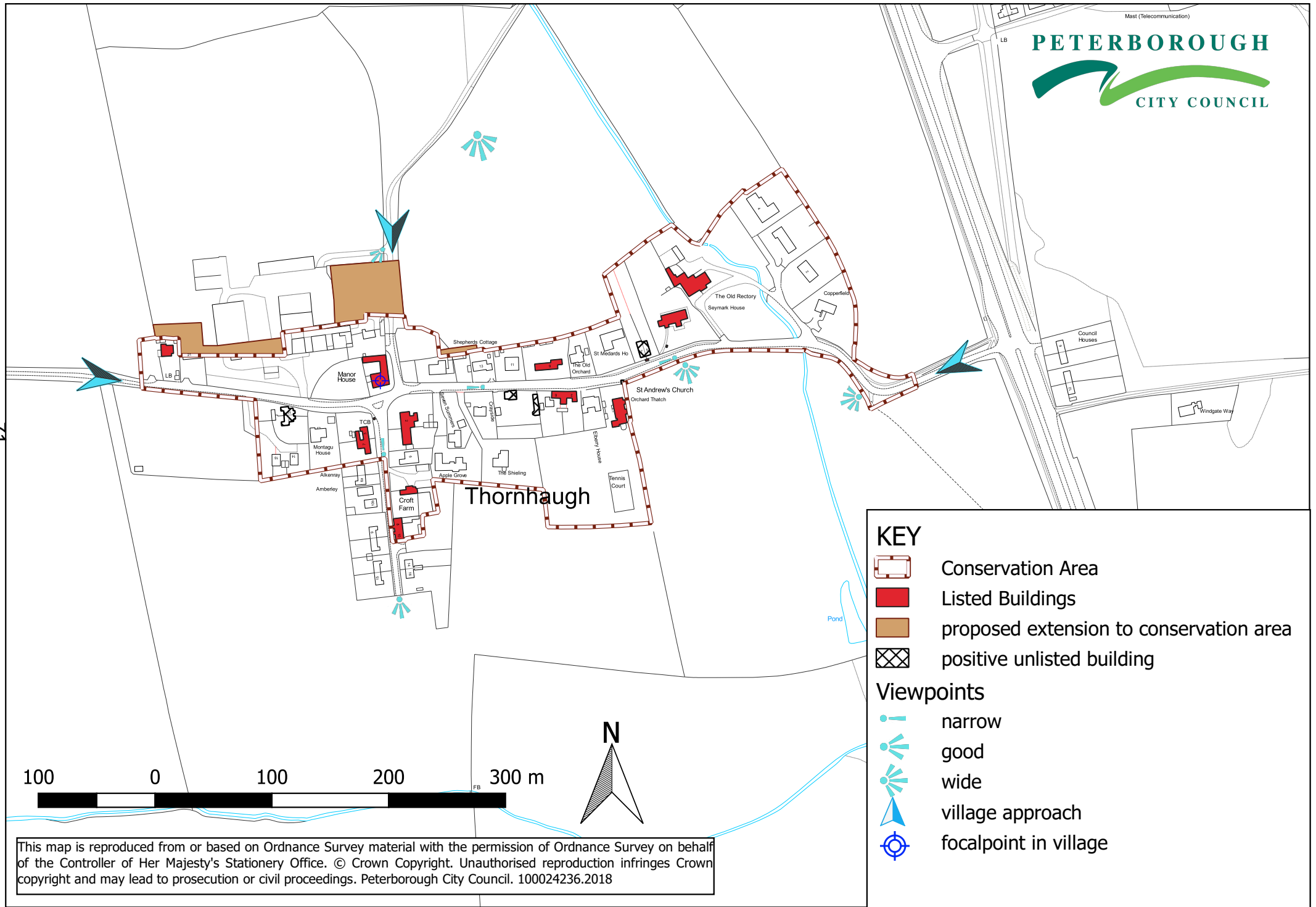
CONSERVATION AREA
PETERBOROUGH UNITARY AUTHORITY


Conservation Area







Scale 1:5000






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KEY

-  Conservation Area
-  Listed Buildings
-  proposed extension to conservation area
-  positive unlisted building

Viewpoints

-  narrow
-  good
-  wide
-  village approach
-  focalpoint in village

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Appendix 4 Thornhaugh Boundary Amendments Consultation Comments

The following document sets out the individual comments upon the Draft Conservation Area Boundary Amendments and the responses to them from the Conservation Department.

Historic England

We note the proposed alterations to the boundary of the Thornhaugh Conservation Area to include the whole curtilage of the Manor House (Grade II), and welcome the addition of a further three locally listed buildings onto Peterborough's local list. (Note: The additions to the local list recently consulted upon, will be brought to the following committee as part of a wider review of the whole 'Local List of Building of Historic Interest in Peterborough' document 2012.*

The comments supporting the conservation area boundary amendments and inclusion of buildings with the local listed are noted.

Andrew Sharpley

Queried why the extension to the conservation area should include part of an asbestos covered steel framed corn store and a large concrete loading pad.

The boundary was amended to provide a more coherent boundary, resulting from the proposed extension of the conservation area to cover the entire curtilage of 21 Russell Hill. This has unfortunately resulted in the inclusion of this part of the store. The conservation area boundary will be amended to exclude part of the barn.

Parish Council

The change to the conservation area seems to be practical rather than a substantial impact, and the comments relating to the restricted opportunities for new builds in and adjacent to the village seems to reflect most residents' views and also seems to fit with the current designated village envelope and a recommendation that this not be extended in any way to allow additional development.

The changes to the boundary of Thornhaugh Conservation Area were intended to be technical, with the majority of the amendments seeking to ensure that the boundary complies with the current Historic England Guidance.

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Appendix 5: Discussion regarding Thornhaugh Conservation Area Boundary Amendments

1.0 Introduction

- 1.1 The following document sets out the individual changes proposed to the Thornhaugh Conservation Area Boundary and the reasons for the proposals
- 1.2 This is the first conservation area appraisal since the designation of the conservation area in 1979. Historic England guidance is that conservation area boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that the earlier boundary was drawn too tightly around the core of the place. The guidance advises that if the original interest has been eroded by subsequent changes or inappropriate development the boundary should be revised.
- 1.3 The appraisal has considered the surrounding land where this has an influence on the conservation area, and it is concluded that there would be a clear benefit in changing the current boundary at three individual points.

2.0 Amendments to Northern Boundary

- 2.1 To the north-west of the village the existing conservation area boundary cuts across the curtilage of the Grade II* Manor House and through the middle of 21 Russell Hill. This results in an awkward arrangement that does not represent the extent of the area of special interest.
- 2.2 To the north centre of the village, the conservation area boundary follows a line which bears little relation to the existing curtilage boundaries. It includes the corner of a field but excludes parts of the domestic curtilage of two dwellings. This results in a confused arrangement which doesn't reflect the natural edge of the conservation area.
- 2.3 Historic England guidance states "in almost all situations the conservation area boundary runs around rather than through a space or plot".
- 2.4 As such the Conservation Area Boundary has been amended to follow the curtilage boundary of 13, 15, 21 and 23 Russell Hill.

3.0 Amendments to Manor Farm

- 3.1 The guidance has not been implemented in full in terms of Manor Farm as in this instance the inclusion of the modern agricultural buildings is considered to run contrary to other guidance which states "Conservation areas should only be designated for both special architectural and historic interest and most areas worthy of designation will have both".
- 3.2 The modern agricultural buildings within Grade II* Listed building curtilage does have some historical interest but it does not have "special architectural" interest. The only reason the buildings are not considered to contribute negatively to the setting of the listed building is its agricultural use which directly relates the building and historic site. As such it was felt that their inclusion would not enhance the setting of Thornhaugh Conservation Area or reflect its "special architectural and historic interest"
- 3.3 In terms of the remainder of site, namely the walled grass area with brick building to the north-east of the farm complex, is considered to have some architectural and historic merit. This is derived from the open space, boundary wall and its relationship with the smaller

agricultural model farm buildings directly to the south. As such it was decided to include it within the conservation area.

4.0 Amendments to Northern Approach

4.1 The pathway which runs adjacent to the above walled area with a row of trees on the east side provides a positive approach to the conservation and frames an important view within the conservation area. This is detailed within the approaches section of the Thornhaugh Conservation Area. Mirroring the inclusion of the eastern approach to the village it is considered that this approach should also be included in the conservation area.

4.2 With regard to the corner of the field which is currently within the conservation area, this has been removed. The conservation boundary should follow natural boundaries, unless there is good grounds otherwise. In addition the corner of the field is not considered to incorporate any “special architectural and historic interest”. As such it has been removed and the boundary follows the boundary wall of the orchard and the field boundary of the path.

5.0 Conclusion

5.1 It is recommended that the conservation area boundary be amended to show the above areas within the Thornhaugh conservation area.