

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 6
7 SEPTEMBER 2010	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr P. Hiller - Cabinet Member for Housing, Neighbourhoods, & Planning	
Contact Officer(s):	Simon Machen - Head of Planning, Transport & Engineering Services Jim Daley - Planning Services	Tel: 01733 453475 Tel. 01733 453522

THE NORTHBOROUGH CONSERVATION AREA APPRAISAL

R E C O M M E N D A T I O N S	
FROM : Jim Daley - Planning Services	Deadline date :
That Committee:	
<ol style="list-style-type: none"> 1. notes the outcome of the public consultation on the Northborough Conservation Area Appraisal 2. recommends that the Cabinet Member for Housing, Neighbourhoods, & Planning considers and approves the proposed boundary changes (Appendix 1) 3. supports the adoption of the Northborough Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Northborough Conservation Area 	

1 ORIGIN OF REPORT

- 1.1 A review of the Northborough Conservation Area was carried out in 2009 as part of the Council's on-going review of all 29 of Peterborough's designated Conservation Areas. A detailed Appraisal has been prepared for the Area and, following public consultation and subsequent amendment, it is now proposed that the Northborough 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 Northborough Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Northborough Conservation Area Appraisal and Management Plan and proposes amendments to the Conservation Area boundary.
- 2.2 This report is for the Committee to consider under its Terms of Reference No. 2.6.1.5 to be consulted by and comment on the Executive's draft plans which will form part of the Development Plan proposals at each formal stage in preparation.

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 commenced public consultation on 7th December 2009 and the consultation period concluded on 8th February 2010. A copy of the document was published on the Council's website, and copies were provided to Ward members, English

Heritage and Go-East. A letter and summary leaflet was sent to most properties in the village and other interested parties, including planning agents and Peterborough Civic Society.

- 4.2 12 representations were received and these are summarised together with the Conservation Officer's response in Appendix 2. Replies have been sent to all who made representations. The Appraisal has been revised to take account of various representations received and the approved version will be available on the Council's web site.

5 ANTICIPATED OUTCOMES

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

6. REASONS FOR RECOMMENDATIONS

- 6.1 Adoption of the Northborough 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 significant 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

- Do nothing – this would be contrary to Government guidance (Planning (Listed Buildings & Conservation Areas) Act 1990)

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 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)

Guidance on Conservation Area Appraisals, English Heritage 2005

Guidance on the Management of Conservation Areas, English Heritage 2005

10 APPENDICES

1. Draft Northborough Conservation Area Appraisal available on the Council web site via the following link: [Northborough conservation area](#)
2. Summary of Comments on Northborough Conservation Area Appraisal and Management Plan

APPENDIX 2

SUMMARY OF COMMENTS ON NORTHBOROUGH CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

- **Northborough Parish Council**

1. Support expressed for the Appraisal and Management Plan.
2. Corrections and amendments to text advised

Response

1. Comments noted
2. Noted and text amended.

- **English Heritage**

- 1 Support presentation of Appraisal information.
- 2 Comments on impact of motor car could be reinforced through use of old photographs to contrast situation that existed in the 1950's with today
- 3 Traditional detailing of roofs in long straw thatch incorporates a flush ridge and use of decorative block cut ridges only dates from mid 20th C. Owners should be encouraged to return to a traditional flush ridge detail when re-thatching.
- 4 Section 9.2 identifies buildings potential for addition to national list of listed buildings – but also helpful to identify those unlisted buildings that make a positive contribution to the conservation area which might be considered for inclusion on the Local List.
- 5 Consideration might be given to the use of Article 4(II) Directions to retain distinctive features on unlisted properties. Also useful in retaining character and appearance of outbuildings and boundary walls that make a contribution to the public realm
- 6 Consideration with Highways Department for subtle traffic calming measures to see a return to more traditional road widths and the removal of the wide straight alignments introduced in the 1960's and 1970's.
- 7 Proposed boundary revisions are logical and capable of being identified on the ground and would ensure that the boundary more closely follows the historic settlement boundary illustrated on old maps.

Response

- 1 Comments noted
- 2 Comments noted and suggested amendment to be made
- 3 Comment noted. This information is presently provided to owners of thatched long straw listed buildings and will be made prominent in new guidance on repairs to listed buildings.
- 4 & 5. Comments noted. It is preferred to use Article 4 Directions, rather than Local Listed Building designation (Policy CBE11 Peterborough Local Plan) to protect unlisted buildings of townscape value in the conservation area for the additional planning control afforded. It is proposed to revise 9.2... **“Protected and locally distinctive buildings”** and add point 2 ...**“Examine the use of Article 4 Directions on properties that are unlisted which are considered to contribute positively to the character and appearance of the conservation area”**
7. Comments noted

- **Peterborough Civic Society**

Support report and recommendations

Response

Comments noted

- **Resident**

- 1 Support report and proposals.
2. Concern that listed property (Northborough Manor) does not have protection (setting) to south & east and therefore supports proposed conservation area extension.
- 3 Removing Armco barrier to front of Northborough Manor supported but adequate replacement required to maintain protection as vehicles continue to hit barrier.

Response

- 1 Comment noted
- 2 Comments noted
- 3 Comments noted. This item will be discussed with Highways Authority, Northborough Parish Council and owners of Northborough Manor.

• Resident

- 1 Support proposals and recommendations
- 2 Consider redefining village boundary to correspond with the conservation area at south eastern end of the village
- 3 Recommended revision to 9.3 point 4...“each case on its merits” to encourage proposals to retain the simple character of these structures rather than suggesting an objection in principle.
- 4 Paradise Lane is of significant appearance and amenity value. Include Paradise Lane from Church Street to sluice adjacent to Paradise Cottage within conservation area to protect character and contribution to amenity values. As a minimum, first section if not whole length
- 5 Encourage Highways Authority to be part of commitment to CA to avoid over engineered highway works to detriment of village character / appearance. Encourage use of more sympathetic footpath surfacing materials such as tarmac surfaces dressed with rolled golden gravel
- 6 Large number of road signs / road marking in vicinity of school. Further signage should be avoided, and any necessary additional signage consolidated and co-ordinated.
- 7 Plan should be seen as a starting point and not an end in itself.

Response

- 1 Comments noted
- 2 To be clarified
- 3 Comment noted. Proposed amended text...“The conversion of sheds, stores and stables and other traditional outbuildings into residential use should be avoided where they have historic and architectural merit, in order to retain the simple character of these structures”
- 4 Many conservation area boundaries were drawn too tightly on designation in the 1970 / 80's. The original boundaries generally concentrated on the built form, the historic buildings and settlement pattern found in the core of a village. More recently has been the awareness of the contribution of historic field enclosures, paths, paddocks, water courses, ponds etc – i.e. landscape – to the character of a settlement. The Draft Northborough Conservation Area Appraisal has identified the special character of the present conservation area: its buildings, spaces, materials, built forms, stone walls, mature trees, part enclosed street scene, irregular street and pavement alignments, ‘sense of place’. It does not accurately align to historic features – e.g. ancient field enclosures, remnant stone boundaries, surviving field patterns. The current CA boundary includes only a small portion of the ancient Paradise Lane an ancient ‘Parish’ track. The ‘special character’ of Paradise Lane is noted. This is derived from its appearance and use as a minor access track and framed by treed and hedged field boundaries. The lane is also of local historic interest being the former route of the Car Dyke Roman waterway. For these reasons, there is merit in recognising the significance of the lane by extending the conservation to include all or part of the lane. This will also provide protection to trees. It is proposed to revise 9.1 to add a third point...“**Discuss with local interests and English Heritage the most appropriate conservation area boundary designation to reflect the heritage value of Paradise Lane, and the eastern approach to Northborough**”.
- 5 Comments noted. It is proposed to revise 9.8...“**Highway works and Street Furniture**” and point 2...“**As resurfacing, up-grading and replacement schemes for footways, streetlights, railings, signage etc come forward, materials and designs should be chosen to compliment the historic character of the Northborough conservation area**”.
- 6 Comment noted. It is proposed to revise 9.1 and add a new point...“**Where possible, the number of poles should be reduced with signage etc being placed on one pole or lamp-post and other lamp-posts or poles removed.**”
- 7 Agreed

• Resident

- 1 Support draft proposals

- 2 Extend conservation area to include Paradise Lane up to and including Paradise Cottage. Lane worthy of protection
- 3 Include Pasture Lane/Paradise Lane/Church Street junction as fourth “key area for townscape Enhancement”, as this is an area overdue for improvement.

Response

- 1 Comment noted.
- 2 Comment noted and agreed. See above on same issue.
- 3 Comment noted. The inclusion of the trees to the field boundaries immediately east of the Pasture Lane/Paradise Lane/Church Street junction will provide control of this important group of these trees which provide an entrance gateway approaching the village. This will be an item for discussion with the Parish Council to determine whether there is an issue of traffic calming rather than gateway enhancement. No amendment to text proposed

• **Resident**

No mention of the Car Dyke which is still open after a pack horse bridge in Pasture Lane.

Response

This is described at 4.0 Roman Influences

• **Resident**

- 1 Supportive of the general thrust of the proposals
- 2 Consider extensions to the conservation area to include land to the north of Church Street, including similar old homestead plots (as proposed southern boundary extension) and Car Dyke along Pasture Lane and Paradise Lane.
- 3 No reference in report to the issue of use of traditional local thatching materials (long straw v reed thatch). The use of modern materials in replacement windows (i.e. sealed double glazing) should be supported. Disagree on discouraging conversion of outbuildings to residential use.
- 4 Agree with avoiding different quality development within and outside the conservation area.
- 5 Support proposals for protecting Car Dyke. Other areas of archaeological interest identified for further investigation and possible protection / recognition.
- 6 Advises on caution regarding re-engineering works at Church Farm/Church Farm access near the church. The kerbing is relatively recent but protects the grassed areas from over running / parking (mainly school). Replacing the Armco barrier outside Northborough Manor is supported, however, in winter vehicles regularly crash into the barrier. Support replacement of lamp columns with more appropriate ones.
- 7 Typos and corrections including reference to consistent width of Church Street, which is not so. (p.15)
- 8 Entrance to Manor farm is used as passing place when traffic and parked cars affect free flow (school) and needs to be taken into account in any proposed enhancement works.

Response

- 1 Comments noted
- 2 The Draft Northborough Appraisal has identified the special character of the present conservation area. The additional controls on householders as a result of conservation designation are recognised must be balanced against the wider public gain. Conservation areas can and do include properties which do not have architectural or historic character in their own right to justify inclusion. It is considered that extending the conservation area to the north of Church Street is not justified. In addition to justifying the imposition of controls on householders extending the conservation area to include predominantly ‘modern’ properties would likely weaken the strength of the overall conservation area. The inclusion of Pasture Lane is similarly not supported given the significant different character compared with Paradise Lane. For Paradise Lane extension see above.
- 3 The appraisal is not an appropriate document to provide such information / guidance. This can be set out in separate planning and conservation guidance to owners of thatched properties.
- 4 Comments noted.
- 5 Comments noted. Comments will be forwarded to Archaeological Officer for further investigation and consideration.

- 6 Comments noted.
- 7 Comments noted and minor change to ...**to a generally consistent width**". (3rd para. P.15)
- 8 Comments noted

- **Milton (Peterborough) Estates Company**

- 1 Logic to proposed extension in vicinity of Castle Farm and Manor Farm. Helpful if noted that modern buildings within these areas could be replaced by structures more in keeping with objectives of management plan. A policy confirming the removal of modern agricultural buildings to achieve an improvement would be of assistance.
- 2 Further background information to justification for proposed consideration listing outbuildings to Manor Farm required.
- 3 Ensure that Estate is involved as a consultee on any proposals for townscape enhancement in vicinity of entrance to Manor Farm.

Response

- 1. Comments noted. However, no revision proposed to text. Conservation area designation should not be seen as a restriction on farming practices and farm viability. Utilitarian farm buildings invariably do not contribute to wider landscape character and their replacement with more sympathetic buildings is normally supported, if not permitted under the provisions of the General Permitted development Order. .
- 2. Comment noted and agreed. To be discussed with Milton Estates.
- 3. Comment noted and agreed

- **National Farmers Union**

One of the three key areas for 'townscape enhancement' is entrance/exit to Manor Farm. Concern on potential impact on entrance to Manor Farm. Keen to avoid future problems due to any lack of consultation.

Response

Comments noted. Any enhancement works will be developed together with Parish Council, residents, landowners and Highways Authority

- **Mr C. Clay PCC Landscape Architect**

- 1 From a landscape perspective report should make reference to general landscape setting and PCC Landscape Character Assessment, which includes Northborough on the Maxey gravel river delta island within the Welland valley Character Area.
- 2 Typing errors and corrections

Response

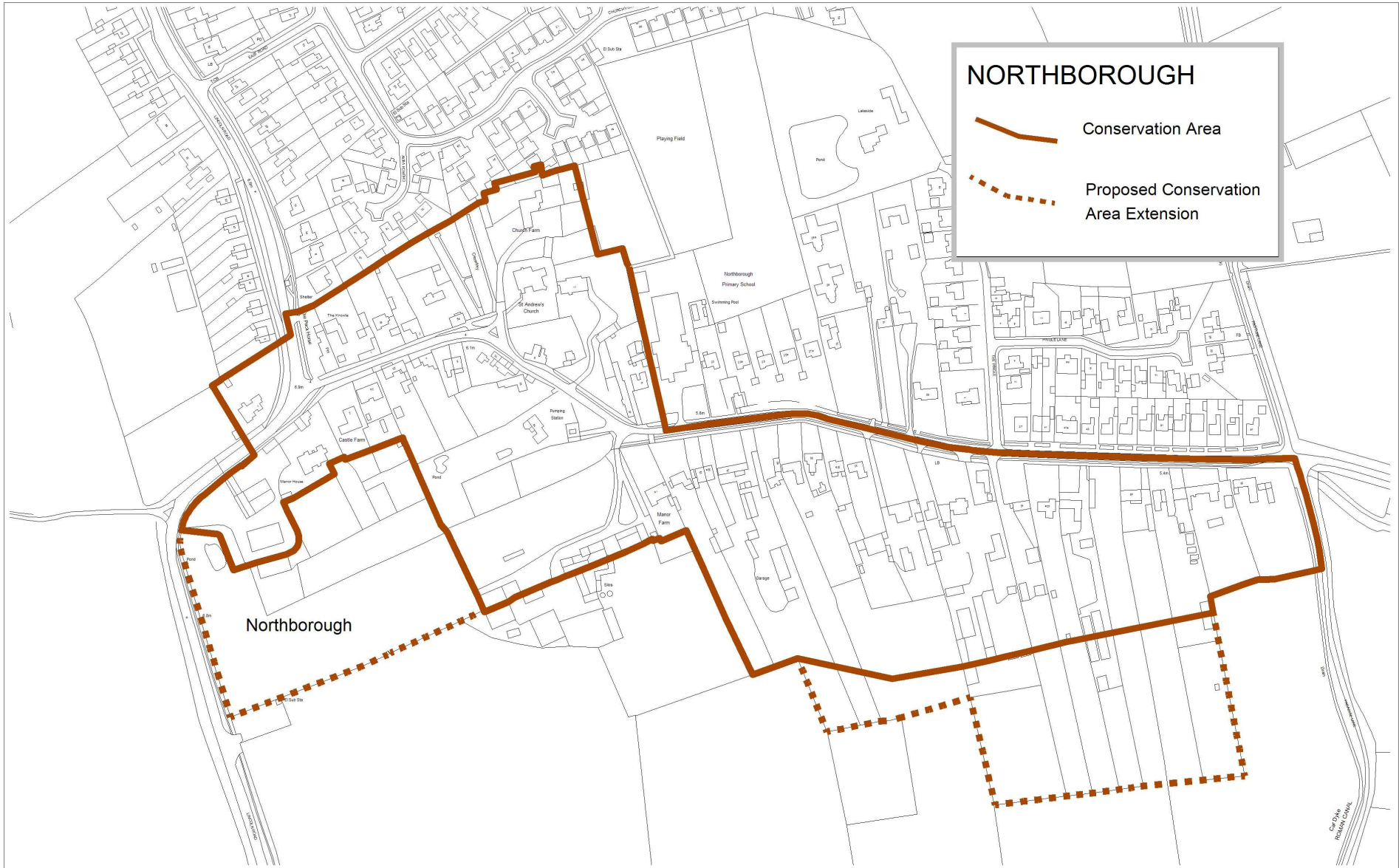
- 1 Comments noted and revisions made to text at p.5..

- **Richard Hillier Peterborough Library**

Various typing errors and corrections

Response

Comments noted and amendments made



Title Appendix 1 Conservation Area Boundary and Proposals Map

Department Strategic Planning and Enabling

Scale 1:3500

Name JG

Date 25th August 2010

PCC GIS



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