

Drayton Bassett



Conservation Area Appraisal and Management Plan

Draft February 2018

Drayton Bassett Conservation Area

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ADOPTION STATEMENT

Cabinet approval for consultation – 5th December 2017

Public Consultation – 5th March to 15th April 2018

Public Meeting – 20th March 2018 at a meeting of the Parish Council

Final document approved

Publication complete

Final designation date

SECTION 1 – CONSERVATION AREA APPRAISAL

1.1 Introduction

Subject to public consultation and further approval by the Council the Drayton Bassett Conservation Area is proposed to be designated in 2018 and covers an area of 2.3 hectares. The boundary will follow the route established in the current Conservation Area document. This is a logical route which encompasses the historic core of the settlement, and includes all existing buildings which were recorded on the 1882 first edition Ordnance Survey mapping, and excludes later development. The purpose of this document is to provide an understanding of the special architectural and historical character of the area which will form the basis for development control decisions and for developing proposals and initiatives for the area in the future.

This involves the establishment of boundaries, details of historical development, identification of townscape details and unlisted buildings that make a positive contribution to the conservation area. It also identifies elements that detract from or erode an area's special interest.

The NPPF requires Local Planning Authorities to take account of heritage assessments when considering the impact of a proposal on a heritage asset (in this instance the conservation area). Section 1 which is the appraisal outlines the significance of the proposed conservation area including its special character and appearance.

Conservation areas are defined within the Planning (Listed Buildings and Conservation Areas) Act 1990 as "areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance". When a conservation area is designated, the Local Authority has a duty to "draw up and publish proposals for its preservation and enhancement". This document fulfils that duty, in particular section 2, which is the management plan.

The Conservation area was surveyed in Summer 2017. The draft document was considered by the Council's Cabinet on 5th December 2017 and approved, the consultation will take place during Spring 2018.

1.2 Planning Policy Context

The National Planning Policy Framework (NPPF) which was published in March 2012 has at its heart a presumption in favour of sustainable development. The conservation of heritage assets is one of the 12 core planning principles that underpin the planning process and is key to achieving sustainable developments.

Lichfield District Council's Local Plan Strategy was adopted on 17th February 2015. This contains policies relating to the Historic Environment in particular CP14: Our Built and Historic Environment, BE1: High Quality Development and NR5: Natural and Historic Landscapes. This Conservation Appraisal and Management Plan will form part of the evidence base for any future reviews of the Local Plan and is complimentary to the conservation policies contained within the Local Plan.

Lichfield District Council also has a Historic Environment Supplementary Planning Document which was adopted in December 2015.

A consistency of approach to determining planning applications is at the centre of a fair system of controlling change, especially within conservation areas. Consistent decisions also lead to an improved public perception that the system is fair and, in turn there is a greater public engagement with the process.

This draft document was considered by the Council's Cabinet in December 2017 and approval was granted to out to public consultation. In line with existing policies of Lichfield District Council the Drayton Bassett

Conservation Area Appraisal and Management Plan will now go through full public consultation. The legislation requires the proposals to be submitted to a public meeting therefore this document will be presented at a meeting of the parish council. All responses to the consultation will be addressed as appropriate and the document amended accordingly. Following this the final document will be submitted to the Council's Overview and Scrutiny committee before going to the Council's Cabinet and the Full Council for final ratification.

In accordance with the Historic England document "Understanding Place: Conservation Area Designation, Appraisal and Management", it is important to note that no appraisal can ever be completely comprehensive. If a building, feature or space is not mentioned, this should not be taken to imply that it is of no interest.

Additional, more detailed, historic and archaeological information on the area can be obtained from the Historic Environment Record (HER) held at Staffordshire County Council. www.staffordshire.gov.uk/environment

1.3 Summary of Significance

The Conservation Area of Drayton Bassett is significant for the following reasons:

- There has been a settlement in this location since the middle ages, with evidence still existing in the form of the medieval tower of the parish church of St. Peter. The place name evidence suggests Anglo-Saxon origins, and the settlement is recorded in the Domesday Survey of 1086.
- Its location is significant for its connections with the Peel family of Drayton Manor, and as the burial place of Sir Robert Peel, 2nd Baronet, Prime Minister and founder of the Metropolitan Police force in 1829.
- The Conservation Area consists of the historic linear core of the village, which remained little altered in form until the later 20th Century. The village developed as an estate village at the southern access to the Drayton Manor estate.

1.4 Location and Setting

(Location, population, setting, topography, focal points, landmarks, nodes, spatial analysis, panoramic, framed and glimpse views)

The village of Drayton Bassett is situated approximately 7.4 miles South-East of Lichfield and 2.5 miles South-West of Tamworth. The overall population of the village consists of roughly 1037 residents (2011, Office for National Statistics).

The village is located on gently sloping ground on the edge of the River Tame. The church stands at the highest point of the village at 75m above sea level.

For the purpose of this appraisal three types of views have been identified. These are panoramic, specific and glimpses which are explained in more detail below. All three types of views are essential to the character of Drayton Bassett and should be taken into account when considering proposals for new development. The maintenance of these significant views would preserve Drayton Bassett's historic and idyllic rural character:

Panoramic views are long distance views across broad landscape vistas. There are relatively few panoramic views of the proposed Conservation Area. These are largely confined to distant views of the church tower, most notably from Drayton Lane close to its junction with Portleys Lane to the west of the village and from the A4091 to east of the village. These panoramic views add to the character of the village, showing its relationship with the surrounding rural countryside, and emphasise the Parish Church as a focal point and landmark.

Specific views are shorter views, confined to a specific locality through routes or spaces. Views in Drayton Bassett are often framed by development, softened by trees and vegetation both around and between houses but also behind them providing a green barrier between the built

up area and open countryside. Notable views are seen along Drayton Lane, looking southwards towards the church and New Row. These views are important and significantly contribute to the character of Drayton Bassett.

As well as these notable views, there are focal points centred around the triangular green to the northern end of the village and around the entrance to the churchyard.

Glimpses are intriguing glances towards intimate routes or spaces, which are usually terminated by development or landscape, thus adding to the intrigue. There are relatively few glimpse views, however there are notable views of the Church tower from Peel Close, Moat Drive and Old Manor Close, both located outside the conservation area.

The proposed conservation area lies to the eastern side of the present village of Drayton Bassett. Therefore the setting to its west is characterised by tightly grained suburban 20th Century housing development. The setting to the north retains its association with the former parkland of Drayton Manor, an area which was key to the historic development of the village under the patronage of the Peel family. The setting to the east and south of the proposed conservation area is characterised by its association with open agricultural fields which is an important element of the historic character of the original small rural settlement.

1.5 Historic Development

(Place name, earliest settlement, archaeology, important families and events, evolution of built form)

Drayton Bassett lies on the western edge of the Tame Valley, approximately 4km south of Tamworth, which was the centre of the Kingdom of Mercia during the mid Anglo-Saxon period.

Fieldwalking to the east of the village has recovered a Lower Palaeolithic (2,500,000 to 300,000 years ago) flint implement as well as flint of Neolithic/Bronze Age date (6,000 to 2,500 years ago) and two sherds of Roman pottery. This evidence however does not prove that the area was occupied at the time, but probably represents a casual loss of items. However, it is likely that settlement at Drayton Bassett dated to at least the later Anglo-Saxon period as it is recorded in Domesday Book (1086). The entry records two water mills here being held by the king and the presence of water mills imply that corn was being ground for flour, which in turn means that corn must have been grown in the area. To the east of the village there is an area whose surviving morphology suggests that it once formed part of the open field system worked by the villagers in rotation between arable and fallow (pasture). The origins of the open fields to the east of Drayton Bassett may, therefore, pre date the Norman Conquest (1086).

In the Domesday Survey of 1086 Drayton is recorded as 'Draitone' and belonged to the King. Within the manor there was land enough for four ploughs to till and there were also two mills. Nine villeins, or tenants who held land in return for labour services, and 3 bordars, or smallholders who had brought land into cultivation on the edges of the village, are recorded. There were also 8 burgesses from nearby Tamworth who "work there like the other villeins".

The place name, 'Drayton', may mean a settlement at a place where loads have to be dragged, deriving from a steep ascent on the Roman road from

High Cross to Wall. Bassett comes from the name of the mediaeval lords of the manor and became attached to the place name in the 13th century.

In 1532-33, 31 households were recorded in Drayton Bassett. By the time of the hearth tax assessment of 1666, 95 households were recorded. This included the old manor house which had 42 hearths. At that time the manor was in the ownership of the Duchess of Somerset.

Drayton Bassett is notable as the home of the Peel family and for the nearby pleasure park at Drayton Manor. The Peel presence ensured that the evolution of the village was very much influenced in its building and development by the Peel family, even to the extent of lacking a public house.

1.5.1 Drayton Manor

The first manor house at Drayton Bassett was located immediately to the north of the church. The area including part of Old Manor Close and Old School Row forms the site of the original moated manor house (HER record MST3720). This is potentially the site of the house that was granted to the Priory of Canwell in the second charter of Geva, illegitimate daughter of Hugh I, Earl of Chester in c.1143-8. No evidence of this manor house appears on the first edition Ordnance Survey Map, and it appears to have been rebuilt in the 16th century on a new site to the north. Drawings of this building survive and show that it was a substantial manor house laid out around a central courtyard. It also had a large three storey detached "banqueting house".

Drayton Manor was located to the north of the present village within a landscaped park. The early 19th century house started by Sir Robert Peel, 1st Baronet and completed by his son was largely demolished between 1924 and 1937 (based on map evidence) and now only the clock tower remains. The site is now occupied by Drayton Manor Theme Park and a golf course.

The first Sir Robert, purchased the Drayton Manor estate in 1792. Peel was a cotton manufacturer and calico printer and established cotton mills at nearby Fazeley. He was to rebuild the old Drayton Manor at the end of the 18th century on the profits of textile manufacture. The Manor soon became well known for the beauty of its gardens. In the 1820s the 1st Sir Robert started to rebuild the Manor again, this time using Sir Robert Smirke (1780 – 1867), a fashionable London architect. The rebuilding and improvement was continued by his son, the Prime Minister. Once Peel became Prime Minister, there were many famous visitors at Drayton Manor, including Queen Victoria, Prince Albert and Sir Walter Scott. The Manor remained in the Peel family until the 20th century.

Much of the family fortune was lost by the 4th baronet, a gambler, who is reputed to be the man 'who broke the bank at Monte Carlo', using his winnings to pay off some of his debts. His only son, the 5th Sir Robert Peel, married the actress, Beatrice Lillie, in 1920. Their son was the last Sir Robert Peel and was killed in the Second World War.

The Manor had been put up for sale in 1926 but there were no buyers. It was requisitioned in the Second World War and appears to have been demolished soon afterwards. The park was bought 1949 and turned into a pleasure park and zoo.

Over time new developments have encroached on the western edge of the original settlement of Drayton Bassett, although this area is not within the conservation area. The boundaries of the proposed Conservation Area have been drawn around the historic core of the village and do not include this modern 20th Century development.

1.6 Architectural Quality and Built Form

(Listed buildings, building types, materials, ages, recent housing)

The parish church of St. Peter is Grade II* listed, and is the only listed building within the village.



Parish Church of St. Peter

The listing description of the Church of St. Peter is;

Parish church. Probably C15 with rebuilding of 1793 and circa 1855. Ashlar; slate roof with coped verges. West tower, 3-bay nave, single-bay chancel all with diagonal buttresses, north-east vestry. West tower: C15. 3 stages marked by off-sets, crenellated parapet; massive buttress at north-west corner. Large pointed south doorway with wide chamfered jambs; the arch has 2 orders of half-roll and fillet and one order comprising 2 sunken chamfers separated by a fillet; small rectangular window above with hood mould; pointed

belfry windows of 2 trefoil headed lights with quatrefoil above bounded by short supermullions. Nave: 1793. Pointed windows of 2 trefoil-headed lights and a single reticulation, hood moulds with foliated stops. Chancel: circa 1855. Pointed south door of 2 moulded orders; pointed east window of 3 lights with reticulated tracery and hood mould with foliated stops. Vestry: east door with Caernarvon arch head; north window of two trefoil headed lights. Interior: pointed and widely splayed door to tower; high pointed chancel arch; pointed door each side of the chancel. Nave roof has braced tie beams, the braces springing from stone corbels, arch braced collars, 2 pairs of purlins and a ridge piece, the chancel has an arch braced collar roof. West gallery housing the organ, served by a wooden staircase with splat balusters. Fittings: full set of C19 box pews; good oak pulpit of 1875, octagonal, Gothic style panels, brass balustrade; reading desk of 1875 with open panels. Wooden altar rail, pair of Gothic style arm chairs and altar table, all circa 1855; octagonal stone font, 5 columns with stiff-leaf capitals form the pedestal. Monuments: Sir Robert Peel (the statesman), died 1850, by White of Vauxhall Bridge Road, Gothic style, elaborate traceried canopy over a large inscription panel with black lettering, set within a panelled wooden enclosure. Aedicule to Sir Robert Peel, died 1830. Tablets to Samuel Cooper Esquire, died 1816; Dickenson family, circa 1846; John Webster, died 1849; Webster family, circa 1830; Alice Mayou, died 1837. Stained glass: all the windows of the nave and the east windows were inserted in 1875, nothing special.

The body of the famous Sir Robert Peel, 2nd Baronet, was entombed in 1850 and in his memory the Church was enlarged and improved by his family three years later. The walls and buttresses were altered to their present dimensions, the roof raised and the round headed window taken out, built higher and made pointed. At this time the present Chancel and Vestry were built.

1.6.1 Schools

A school was established by Lady Julia Peel, the wife of the Prime Minister, in 1830 for the poor children of the village and housed in Old School Row. In 1905 this was replaced by a public elementary school, now the Manor Primary School.

1.6.2 Settlement Morphology

The settlement appears to have developed in the late 18th and early 19th Centuries at the edge of the park associated with Drayton Manor, the seat of the Peel family.



View south towards St. Peter's Church from Drayton Lane

The proposed Conservation Area consists of the historic core of the settlement and predominantly consists of properties set back from the road. The domestic architecture within the Conservation Area is predominantly two storey with some smaller one and a half storey elements. There is a mix of red brick and white painted render. The most notable domestic architecture is New Row, constructed of polychromatic brickwork in a gothic

style. There are modern properties on Drayton Lane that have been left out of the proposed Conservation Area.

1.7 Public Spaces, Parks and Gardens and Trees

The character of the conservation area is determined by more than the appearance of its buildings. Spaces between buildings are also important and the quality of elements such as boundary treatments (walls, fences etc.) hard landscaping (paving, kerb edging, and road surfaces) and street furniture (street lights, benches etc) affect the way in which the conservation area is perceived. Small improvements, taken cumulatively, can make a significant impact and, conversely, the incremental loss of traditional features and their inappropriate replacement can have a considerable detrimental effect.

The natural environment is a key element in the character and the appearance of the Conservation Area. The extensive hedgerows to the front of New Row form a distinctive element to the character of the Conservation Area.



Potential Medieval and Eighteenth Century stonework in Churchyard wall

More modern street furniture also plays a role in the character of the proposed Conservation Area, with high quality modern additions such as the directional sign at the junction of Drayton Lane and Salts Lane making a positive contribution to the area.



Modern street furniture

1.8 Assessment of Condition

Neutral and negative features and areas, buildings at risk.

There are a few areas of the conservation area that could be considered to be negative and that detract from the conservation area due to their poor condition.



Surface car parking, Drayton Lane

There are also a number of neutral elements within the conservation area. These are buildings or other structures which while not contributing positively to the character of the conservation area nor do they detract from it. These mainly consist of 20th century dwellings.



Later 20th Century housing immediately adjacent to the Conservation Area

New Row forms an important survival from the Victorian estate village, and consists of fourteen properties constructed in a gothic style. There are distinctive boundary walls and features such as polychromatic brickwork and corner porches that positively contribute to the character of the village. The rear aspect of the buildings is also important with the shared access and outbuildings being visible from the churchyard.

The majority of the buildings are occupied in good condition, and not considered to be at risk. The loss of enclosures to the front of properties, especially along Drayton Lane is detrimental to the character of the proposed Conservation Area.



Section of boundary hedge removed, New Row, Drayton Lane

1.9 Protection Offered by Designation

The important, overriding policy regarding a conservation area is that new development should pay special regard to the character or appearance of the conservation area, additional controls also exist to protect existing buildings and features from adverse change.

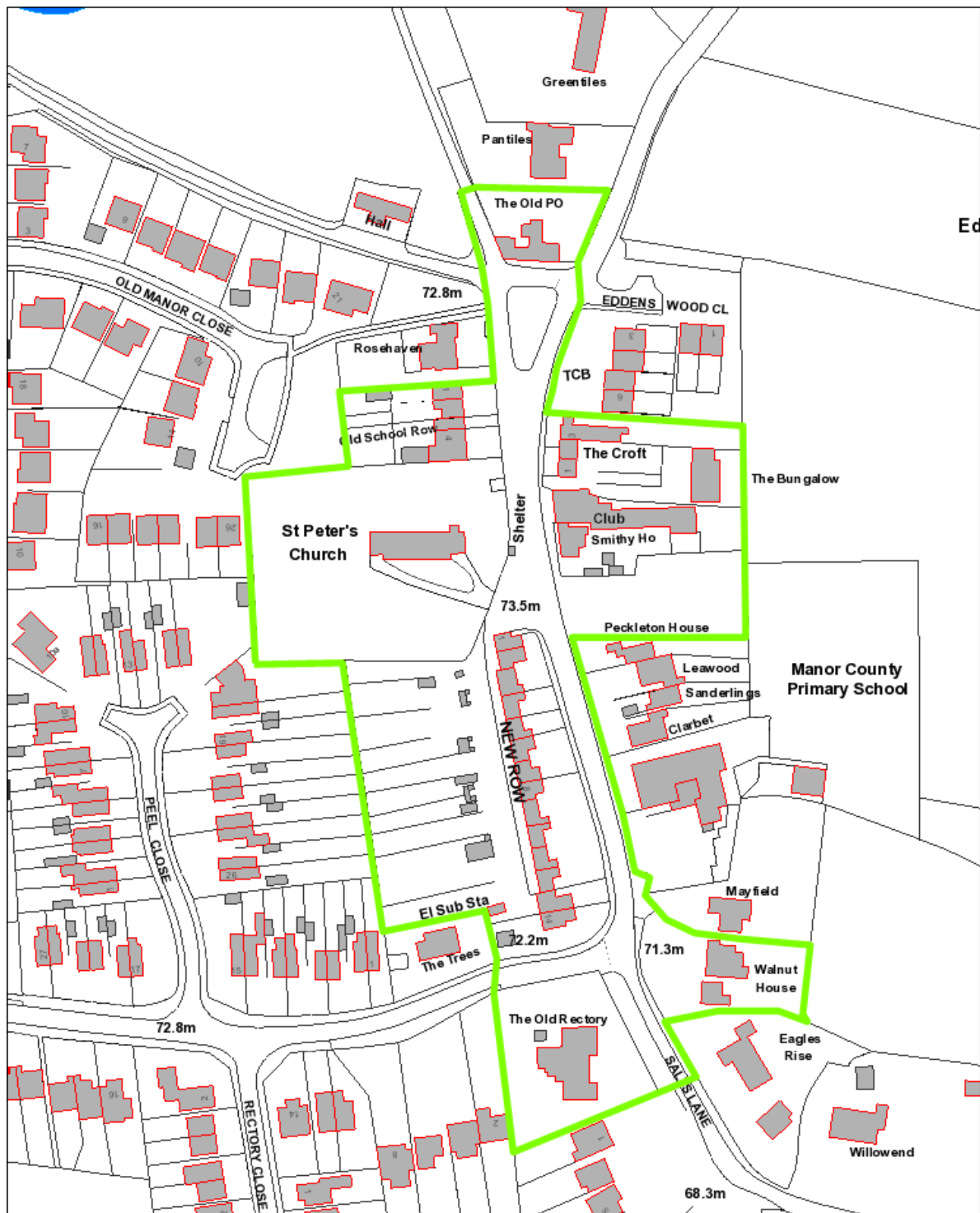
Means of Protection	Explanation	Sources of Information
National Planning Policy	Conservation Areas are designated heritage assets and as such there is a national presumption in favour of their conservation.	NPPF
Local Plan and Development Management Decisions	Local Authorities are required by S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when drawing up plans or considering development proposals both within the designated area and outside it if they would affect the setting or views into or out of it.	NPPF and Local Plan policies
Restrictions on Permitted Development Rights	A wide range of minor works are permitted to commercial, residential and other properties without the need for formal planning permission. These are	CLG Technical Guidance on PD rights.

	known as Permitted Development (PD) rights and are granted by the Secretary of State nationally through the Town and Country Planning (General Permitted Development) Order (GPDO). In conservation areas rights are restricted where development might be visible from the public realm.	
Control over Demolition	Planning permission is required for the demolition of a building in a conservation area. It remains a criminal offence to fail to obtain planning permission prior to demolition.	Enterprise and Regulatory Reform Act 2013
Control Over Works to trees	Under S211 of the 1990 Planning Act anyone proposing to cut down, top or lop a tree within a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks notice to the local planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.	DCLG Guidance

<p>Restrictions on outdoor Advertisements</p>	<p>Certain categories of advertisement which have 'deemed consent' under the Advertisement Regulations are restricted within conservation areas. These include illuminated advertisements on business premises and advertisements on hoardings around building sites. In addition balloons with advertisements are not exempt from the need for advertisement consent in conservation areas.</p>	<p>Restrictions on outdoor advertisements</p>
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1.10 Maps

Proposed Conservation Area Boundary



SECTION 2 – CONSERVATION AREA MANAGEMENT PLAN

2.1 Introduction

A conservation area management plan sets out mid to long term strategy for the management of a conservation area. This plan is informed by Section 1 of this document which formed the appraisal of the conservation area which identified its special character and significance.

National Policy and Legislative Context

The preparation of a management plan for each of its conservation areas is one of the Council's statutory obligations under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy is set out in the National Planning Policy Framework (NPPF). Section 12 relates to the Historic Environment.

This management plan is informed by the Historic England document 'Understanding Place: Conservation Area Designation, Appraisal and Management' 2011.

The Local Plan

Current planning policies for Lichfield District, including those covering developments within conservation areas, are contained within Lichfield District Council's Local Plan Strategy. This contains policies relating to the Historic Environment in particular CP14: Our Built and Historic Environment, BE1: High Quality Development and NR5: Natural and Historic Landscapes. This Conservation Appraisal and Management Plan will form part of the evidence base for future reviews of the Local Plan and is complimentary to the conservation policies contained within the Local Plan.

Development Control Decision Making

A consistency of approach to determining planning applications is at the centre of a fair system of managing change, especially within conservation areas. Consistent decisions also lead to an improved public perception that the system is fair and, in turn there is a greater public engagement with the process.

Consultation

The draft document has been approved by the Council's Cabinet. In line with existing policies of Lichfield District Council the Drayton Bassett Conservation Area Appraisal and Management Plan will go through full public consultation. Furthermore the Historic England document, Guidance on the management of conservation areas, states that, "involving the local community in their development is essential if the proposals are to succeed." Following this the final document will be submitted to the Council's Overview and Scrutiny committee before going to the Council's Cabinet and then Full Council for final approval.

Resources

The proposed actions contained within this Management Plan will be carried out using existing Council resources unless otherwise stated.

2.2 Planning Policies & Guidance

2.2.1 Heritage Assets and Climate Change

NPPF states in paragraph 17 that where planning is concerned, plan making and decision taking should support the transition to a low carbon future in a changing climate and encourage the reuse of existing resources.

A number of non-listed buildings within the Drayton Bassett Conservation Area have seen the installation of plastic windows and doors, which have inadvertently had a negative effect on the area's character. Installation of solar panels can also harm the character and appearance of an area. Decisions over future installation should be balanced against the significance of the heritage assets. Ideally during pre-application discussions, local authorities should help the applicant to identify feasible solutions that deliver similar climate change mitigation but with less or no harm to the significance of the heritage asset and its setting.

Action 1

The Council will provide advice to owners, occupiers and other stakeholders in relation to works to heritage assets that will mitigate the impact of climate change without causing harm to the significance of the heritage asset.

2.2.2 Article 4 Directions

Permitted development rights are those minor developments for which planning permissions is automatically granted. These rights are more restricted within a Conservation Area than elsewhere.

The local authority has the ability under Articles 4 of the Town and Country Planning (General Permitted Development) Order 1995 to withdraw certain permitted development rights. These are commonly used within Conservation Areas to withdraw permitted development rights for certain works affecting the external appearance of dwelling houses or their boundaries where these works may constitute the removal or alteration of a feature which is important to the character of the Conservation Area.

It is proposed to put an Article 4 direction on a number of properties within Drayton Bassett Conservation Area. These properties are listed in Appendix A along with a schedule of the categories of development is it proposed to restrict.

Action 2

The Council will put an Article 4 direction on the dwelling houses in Drayton Bassett Conservation Area listed in Appendix A

2.2.3 Lichfield's Register of Buildings of Special Local Interest

A number of historic buildings have been identified, which do not fit the strict criteria for statutory listing but are important in the local area, these are marked as positive buildings on the Conservation Area map and are

listed in Appendix B. If appropriate these will be proposed for addition to the Council's Register of Buildings of Special Local Interest.

In addition to those already suggested, further buildings and structures may be proposed for inclusion on the list. The criteria for eligibility for the list of Buildings of Special Local Interest are included in Appendix B and are published on the Council's web-site.

Action 3

- a) The Council will add the buildings listed in Appendix B to the list of Buildings of Special Local Interest.
- b) The Council will continue to compile a list of Buildings of Special Local Interest (the 'Local List') and develop policies promoting their retention and improvement.

2.2.5 Outdoor Adverts

All outdoor advertising affects the appearance of the building or place where it is displayed. All outdoor advertising should contribute in a positive way to the appearance of the Conservation Area. Unauthorised and inappropriate signage will be enforced against, where appropriate.

2.2.6 New Development

Any future development in the Conservation Area needs to preserve or enhance its character and appearance. The pattern and grain of the area is part of the character and appearance and this needs to be respected.

The use of appropriate traditional materials is important when extending and/or developing within the Conservation Area such as, but not exclusively, Staffordshire red brick, clay tiles, painted timber windows and doors. Alternatively, in some locations, a more modern approach can be taken using high quality contemporary designs and materials.

If the special interest of the Conservation Area is to be protected in the future, development should only be permitted where it will fit in with the existing historic, linear form of development; where it does not impinge on the setting of historic buildings; and where it does not result in the loss of important green open space.

Action 4

The Council will continue to monitor all planning applications very carefully and ensure that new development does not have an adverse impact on the existing buildings or important landscape features of the conservation area in accordance with Core Policy 14: Our Built & Historic Environment and any corresponding policies in the future.

2.3 Guidance

2.3.1 Supplementary Planning Documents

The Council has a suite of Supplementary Planning Documents. The Historic Environment SPD is the most relevant to this document but also of relevance are the Trees, Landscaping and Development SPD (adopted May 2016), the Sustainable Development SPD and the Rural Development SPD SPD (both adopted December 2015).

2.4 Regeneration and Enhancement

2.4.1 Grant Funding

The Council currently administers a small grants scheme available for works to historic buildings which are considered to be at risk. It will also support and assist where practicable groups or individuals seeking grant funding from alternative sources to carry out necessary works to historic buildings within Drayton Bassett Conservation Area.

Action 5

The Council will continue to offer support and assistance to groups or individuals seeking grant funding to carry out works to historic buildings within Drayton Bassett Conservation Area.

2.5 Street and Traffic Management

2.5.1 Public Realm

At present the streetscape and public realm within Drayton Bassett Conservation Area is relatively uncluttered and does not detract from the character or appearance of the Conservation Area. However, any future works to the streetscape and public realm should be carried out in a way that is sympathetic to and compliments the character of the area.

Action 6

The Council will work together with other stakeholders to discuss and, if appropriate, implement a high quality, coherent style of public realm enhancement schemes within the Conservation Area.

2.6 Trees, Open Space and Green Infrastructure

2.6.1 Landscape Setting and Views

Areas close to the boundary of the Conservation Area and the significant views outwards from the boundary should be protected. Measures should be undertaken to protect these views from future development which may obscure them.

The natural environment plays a very important contribution to the Conservation Area. The trees, hedges and green spaces are intrinsic parts of the special character of the Conservation Area, which are then framed by open fields. The importance of these elements must be recognised and preserved.

In particular, the open fields surrounding the Conservation Area boundary contribute to its setting and character. They provide a definitive boundary and create views in and out of the Conservation Area, whilst reflecting the village's agricultural background. These should be carefully managed and protected.

Action 7

- a) The Council will seek to ensure that development on the edges of the Conservation Area preserves or enhances the special interest of the Conservation Area and causes no harm to that special interest.
- b) The Council will seek to ensure that these important views remain protected from inappropriate forms of development and also that due regard is paid to them in the formulation of public realm works or enhancement schemes.

2.6.2 Trees

Important individual trees, groups of trees and open green spaces should be retained. The loss of these green open spaces and trees would be damaging to the area, by eroding its traditional idyllic character.

Action 8:

The Council will continue to work with landowners and other stakeholders to manage trees within the Conservation Area in a manner that recognises the important positive contribution they make to the character of the Conservation Area.

2.7 Enforcement and Remediation

2.7.1 Buildings at Risk

The Historic England 'Heritage at Risk Register' is published annually and includes all types of heritage assets which are at risk including Grade I and II* Listed Buildings, Scheduled Monuments and Conservation Areas.

There are currently 4 Listed Buildings, 3 Scheduled Monuments and 1 Conservation Area within the District of Lichfield on the Historic England 'Heritage at Risk Register' (2017 edition).

The Council is currently undertaking a Building at Risk survey of all the listed buildings within the District. Once complete this will be published. Strategies will be put in place and resources will be targeted at buildings identified as being at Risk.

There are currently no listed buildings which are considered to be at risk within the Drayton Bassett conservation area.

There are no unlisted buildings within the conservation area which appear to be at risk.

Action 9

- a) The Council will continue to carry out a rolling Building at Risk survey.
- b) Where appropriate the Council will use its legal powers to ensure necessary works are carried out to ensure the long term conservation of historic buildings.

2.7.2 Planning Enforcement

In some cases the development control process is not fully adhered to and planning permission is not always sought or implemented correctly. In these cases it is important that enforcement action is swift and effective. This will reinforce the message that the development control process is fair and that it must be followed in all cases. Usually, enforcement action does not result in legal action, but it is resolved through effective communication between the Council representatives and the relevant party. However, if appropriate the Council will consider the commencement of legal action.

Action 10

Where appropriate the Council will take enforcement action against unauthorised works within the Drayton Bassett Conservation Area.

2.7.3 Monitoring

The Council will continue to monitor the Conservation Area to assess the effectiveness of the management plan and the impact of any changes on the special character of the Conservation Area.

Action 11

- a) The Council will monitor changes in the appearance of the Conservation Area and keep a dated photographic record of it.
- b) The Council will review and if necessary modify the management proposals to reflect the current opportunities and issues affecting the Conservation Area.

SECTION 3 – REFERENCES, APPENDICES AND CONTACT DETAILS

Appendix A Article 4 Direction

What is an Article 4 Direction?

All residential dwellings have what are called permitted development rights, that is certain types of small development that are deemed to have already been given permission therefore they do not require an application for planning permission to be made to the Council. An Article 4 Direction withdraws certain of these permitted development rights meaning that an application for planning permission is required for these small works.

What buildings can be covered by an Article 4 Direction?

In order for a property to be covered by an Article 4 Direction it must be a residential dwelling in a Conservation Area that faces a highway, waterway or other public open space. Commercial properties, multiple occupancy properties (ie. Flats) or properties that face a private road or driveway cannot be covered by an Article 4 Direction.

What is the impact of owning or living in such a property?

If a property is covered by an Article 4 Direction it will be necessary to apply for planning permission for the items of work listed in paragraph A6, which otherwise would be considered to be permitted development. There would be no fee for these applications although the necessary drawings and plans would need to be submitted. Just because a property is covered by an Article 4 Direction does not mean that planning permission will not be granted, simply it is a method for managing changes within Conservation Areas in a way that should protect their special character.

Why are Article 4 Directions so important?

They are used to protect the special features of properties that positively contribute to the special character and appearance of the Conservation Area. The Council has a statutory duty to preserve and enhance the special character and appearance of a Conservation Area and Article 4 Directions are one of the tools that Council's can use to achieve this.

Schedule of properties proposed for Article 4 Direction

Road	Property
Drayton Lane	1 – 14 New Row Walnut House 4 Old School Row

Proposed categories of development to be restricted

Town and Country Planning (General Permitted Development) (England) Order 2015

SCHEDULE 2

PART 1 Development within the curtilage of a dwellinghouse

Class A – enlargement, improvement or other alteration of a dwellinghouse

Class B – additions etc to the roof of a dwellinghouse

Class C – other alterations to the roof of a dwellinghouse

Class D – porches

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

Class G – chimneys, flues etc on a dwellinghouse

Class H – microwave antenna on a dwellinghouse

PART 2 Minor operations

Class A – gates, fences, walls etc

Class C – exterior painting

Class F – closed circuit television cameras

PART 11 Heritage and demolition

Class B – demolition of buildings

Class C – demolition of gates, fences, walls etc

PART 14 Renewable energy

Class A – installation or alteration of solar equipment

Class B - installation or alteration of stand-alone solar equipment

Class E – installation or alteration of flue for biomass heating system

Class F – installation or alteration of flue for combined heat and power

Class H – installation or alteration of wind turbine

Class I – installation or alteration of stand-alone wind turbine

Appendix B Register of Buildings of Special Local Interest

What is the List of Buildings of Special Local Interest?

It is a list of buildings drawn up by Lichfield District Council which are of good design quality, attractive appearance and/or historic interest and which make a significant contribution to the attractive character of the locality.

What buildings can be included on the Local List?

In order to be included on the Local List a building must meet one or more of the criteria listed in paragraph B6. Any building, for example, houses, churches, pubs or structure, for example can be included. If judged by national criteria these buildings might not be considered suitable for designation as listed buildings (familiar to us as grade I, grade II*, grade II buildings) but they are still historic assets that are cleverly worthy of protection.

What is the impact of inclusion on the Local List?

Inclusion on the List of Buildings of Special Local Interest does not offer the statutory protection given to nationally listed buildings. It can be a material consideration in a planning application. Most Local Planning Authorities with Local Lists draw up policies which seek to ensure the retention of locally listed buildings and that any development does not detract from the buildings or their settings.

Why is the Local List so important?

The Local List is one of a palette of tools that the Council can use to help protect historic buildings within the District. Not all buildings within a Conservation Area positively contribute to its special character and inclusion on the Local List can help to identify those buildings that are important to the character of the Conservation Area and help to prevent

any changes that would be detrimental to the building and the wider conservation area.

Schedule of properties proposed for local listing

Road	Property
Drayton Lane	1 – 14 New Row Walnut House 4 Old School Row War Memorial

Criteria for Proposed Local List Buildings

- Special architectural or landscape interest i.e. is it the work of a particular architect or designers of regional or local note? Is the building/designed landscape a particularly good example of its type/style?
- Special historic (social, economic, cultural) interest. (Most buildings and places will fall into this category).
- Association with well-known local historic persons or events.
- Contribution to the streetscape/townscape i.e. a group of unrelated buildings that make up an aesthetically pleasing group or a view that offers an attractive scene. Buildings may be illustrative of a range of historic periods which, taken together, illustrate the development of the locality. Views may be famously recognisable and regarded as an historic asset in their own right for example, views of Lichfield Cathedral from various points around the city.

- Group value of buildings designed as an architectural entity, especially as examples of town planning (e.g. model villages, squares, terraces).

References

Historic England, 2016, Conservation Area Designation, Appraisal and Management

Historic England, The National Heritage List for England web-site, <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Historic England, Heritage At Risk Register, West Midlands, 2017 web-site, <http://www.english-heritage.org.uk/publications/har-2013-registers/>

Drayton Bassett Parish Council web-site, <http://www.draytonbassett.info/council/about>

Staffordshire Past Track web-site; <http://www.staffspasttrack.org.uk/>

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For planning enforcement enquiries please contact our Enforcement Team

Tel: 01543 308205

E-mail: devcontrol@lichfielddc.gov.uk

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