

# Colton Conservation Area Appraisal & Management Plan

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## Introduction

Colton Conservation Area was designated on July 25th 1970 and extended in December 1994. When it was designated, a brief document called “Colton Conservation Area” was jointly produced by Lichfield District Council and Staffordshire County Council. This appraisal and management plan will update this document and expand on it to meet present guidelines and best practise. The purpose of this document is to provide a good basis for development management and for developing proposals and initiatives for the area in the future.

The National Planning Policy Framework which was published in March 2012 requires the impact of proposed changes to a heritage asset (in this instance the conservation area) to be considered in light of the significance of the heritage asset. Section 1 which is the appraisal outlines the significance of the 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.

Furthermore, this document will be used to help develop locally distinctive policies within the Local Plan and to update Lichfield District Council’s historic resource.

In accordance with the English Heritage 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.

The conservation area was surveyed in summer 2010. The draft document was considered by the Council’s Cabinet in Autumn 2011 and approval was given to go out to consultation. Public consultation was carried out between 27th January and May 6th 2012 with presentations to the Parish Council on 9th February and 12th April.

## 1 Summary of Significance

1.1 Colton Conservation Area is significant for the following reasons:

- It is the historic core of a settlement with a history dating back to Anglo-Saxon period and possibly earlier.
- Colton's historic buildings are very varied and include examples of traditional, vernacular and more 'polite' architecture ranging from small cottages to the large Colton House. The number and variety of historic properties in the conservation area means that it is of great historic and visual interest. Although there has been a substantial amount of modern infill this has not, as yet, detracted from these qualities.
- It contains attractive landscape features e.g. the Moreton Brook and its associated road bridge, the open space in front of the church and Martlin Hill.
- The main route through the conservation area, Bellamour Way, is characterised by a series of open and enclosed spaces. With the notable exceptions of Williscroft Place and The Greyhound public house and attached dwelling, older buildings are often comparatively close to the roadway with little private frontage
- The village is linear in form with properties on either side of a main road with very few turnings off.
- Views out of the conservation area to the surrounding countryside give the village a quiet, rural feel.

## 2 Location & Setting

**2.1** Colton is located one and a half miles north of Rugeley in Staffordshire. It lies just off the B5013, the main road from Rugeley to Abbots Bromley and Uttoxeter.

**2.2** The village lies within the agriculturally fertile plain of the Trent Valley between the Moreton Brook and Martlin Hill. The historic core of the village is located along Bellamour Way. The High Street is also an old route but has been subject to a greater amount of redevelopment.

**2.3** The underlying geology is of Keuper red marl with outcrops of sandstone. Also occurring in the immediate area of Colton are geological pockets of sand and pebbles.

**2.4** The population of Colton is approximately 700. The number of those living within the village has remained remarkably consistent since medieval times. Formerly an agricultural settlement, the village is now something of a commuter village although many of its residents are retired. There are no longer any shops but the school is still open.

### 3 The Conservation Area Boundary

**3.1** As stated above, Colton Conservation Area was designated in 1970, and extended in 1994. The conservation area now covers some 15.5 hectares, roughly just under half of the village, covering Bellamour Way and the land and buildings lying to either side.

**3.2** The boundary will be amended where it cuts through a building or the grounds of a building to create a more logical boundary. It will also be amended include a slightly broader area in places on either side of Bellamour Way.

**3.3** The boundary of the conservation area will be amended in the following locations.

- to the north and east of Boughey Hall Farm so that the boundary follows the that of the farm development
- to include land north of The Maltings on Bellamour Way and to the West of High Street
- to include the entire grounds of Aspley House on High Street
- to include land south of Martlin Lane, Bellamour Way and Hollow Lane.

## 4 History & Archaeology

**4.1** The name of Colton may derive from the Old Norse, “Colla” or the Latin, “Collis”, both meaning hill, and the Saxon “ton” meaning a place surrounded by a hedge or fence i.e. a settlement. Local geography supports this with Martlin Hill dominating the village.

**4.2** The earliest evidence of habitation in Colton dates from the Bronze Age. Bronze age Burnt mounds have recently been found within the parish boundary.

**4.3** Colton was a settlement in Anglo Saxon times and Saxon pots shards have been found at a couple of sites in the locality. The settlement was recorded in the Domesday survey of 1086 which notes that, at this time, Colton consisted of three farmsteads or manors and a water mill which lay on the Trent where the Colton Road crosses to Rugeley.

**4.4** In the mid 13th century, Colton was one of the largest settlements in the area and was granted a weekly market in 1240, three years before neighbouring Rugeley and had borough status from the late 13th century through to, at least, the mid 14th century. The location of the market is not known for certain but it has been suggested that it may have been held on the land in front of Williscroft Place so there is potential for archaeological remains in this area.



Picture 4.1 View of church from School Lane

**4.5** The number of 17th and 18th century farmhouses in and around Colton suggests that the village was a substantial agrarian settlement during this period. Bellamour Lodge, which lies outside the conservation area, was in existence by the 19th century and Old Bellamour Hall (now ruined, listed grade II) was an early 17th century house, situated again outside the conservation area, on the Colton Road. The Home Farm associated with New Bellamour Hall (demolished in the late 1920's) was probably built in the early 19th century. In the early 18th century, Malthouse Farm was constructed around an earlier building and has a loose courtyard plan.



Picture 4.2 Malthouse Farm

**4.6** In the second half of the 18th century, the Trent and Mersey Canal was constructed to link these two major rivers. It passes through the western edge of the parish, just under a mile outside the conservation area. Then in 1847 the railway from Stafford to Rugby was constructed running through the south of the parish. Despite the proximity of these industrial thoroughfares by the close of the 19th century, most Colton people were still employed on the land.

**4.7** In 1857 land from the Bellamour estate was given to the village to create the cemetery, the school and school master's house (Elm Cottage) and the village meeting room or "reading room" which was next to the village Forge.



Picture 4.3 Elm Cottage

**4.8** The 20th century Colton saw a turn in fortunes for Colton. In 1921 the Bellamour estate was split up and sold off and, due to the expense of maintenance, the house was demolished. As a consequence all three 'Manors' (Bellamour Manor, Church Manor and Little Hay Manor) that had been recorded in Domesday ceased to exist.



**4.9** In 1971 when house numbering was introduced the main route through the village, Brook Street, became known as Bellamour Way at its lower end and the High Street further up.

**4.10** Given the length of its settlement, the potential for archaeological remains being discovered in and around Colton village is very high. Therefore developments may require an archaeological desk top survey and/or watching brief.

## 5 Spatial Character & Townscape Quality

**5.1** The village is linear, spread out along Bellamour Way and continuing up the High Street. Historically there was only one side street off the principle road which was Martlin Lane and a track running up to Boughey Hall Farm which in the 20th century was upgraded and named School Lane to give access to the residential development at Boughey Hall Farm. At the end of Bellamour Way the road forks and the village continues along High Street and Hollow Lane. Both these roads climb upwards, historically there was relatively little development along these roads, the 20th century saw the village expand along High Street although the number of properties along Hollow Lane remained similar.

**5.2** Development is generally one plot deep with relatively little building on back lands. Plot size varies but some plots may originally have been narrow, medieval burgage plots. To date modern backland development, while not in keeping with the inherent linear character of the village, has not significantly altered the character of the conservation area.



Picture 5.1 View along School Lane



Picture 5.2 View along Bellamour Way

**5.3** Colton does not have a single, central focus, such as a village green or market place, although the Church, Old Rectory and village school are informally grouped around Pedley's Croft, a prominent, open, green space at the entrance to the village as one approaches from the Uttoxeter Road.

**5.4** A number of visually prominent buildings or sites act as landmarks or 'punctuation points' along the route through the conservation area; these include the Church of St. Mary, St Mary's Church of England School, Colton House and the High House.



Picture 5.3 High House



Picture 5.4 Colton House

**5.5** Bellamour Way is defined by a sequence of open and enclosed spaces setting up a 'rhythm' which characterises the village street. With the exception of the grassed area in front of the church the open areas are modern creations as traditionally boundary treatments, in particular walls and hedges and some railings would have screened properties from the road.

**5.6** Notable buildings include Colton House built c. 1730. Historic maps show that the land on the opposite side of Bellamour Way were clearly landscaped to provide leisure grounds. Although only seen in oblique views on approach, it has an imposing roadside presence within the conservation area. Its walls are a key feature within the conservation area providing a strong sense of enclosure at this point on Bellamour Way.

**5.7** The Church of St Mary lies some way back from the road behind an area of open ground; it presents a very attractive scene and, together with its associated land, it is another key feature within the conservation area.



Picture 5.5 St Mary's Church

**5.8** Malt House Farm is an early 18th century farmhouse incorporating an earlier structure and with a later, rear wing. Constructed of local red brick, it has sandstone dressings. Set back a little from the road behind a semi-open frontage, the house has considerable charm and is a visual reminder of Colton's agrarian past.

**5.9** Colton Conservation Area has a wealth of attractive, historic buildings and the above listed buildings should not be taken as the only important historic properties in the village. Other properties of historic significance which make a strong contribution to the character of the village are marked on the attached maps.

**5.10** There are several significant landscape features in the village. The low lying land around Moreton Brook and the bridge over it which forms a threshold to the village provides a contrast to Martlin Hill at the far end of the village. These natural features have moulded and constrained the development of the village and frame the village, separating it from the open countryside beyond.



Picture 5.6 View of Moreton Brook



Picture 5.7 Bridge over Moreton Brook

**5.11** The open space in front of St Mary's Church is slightly raised as is the burial ground on the opposite side of Bellamour Way and provides an attractive setting for church and Old Rectory.

## 6 Quality & Character of Buildings

**6.1** The quality of historic buildings within the village is very high. While only three are statutorily listed many others positively contribute to the character and appearance of the conservation area and make it such a delightful village.

**6.2** Much of the cohesive appearance of the village is due to the palette of materials used in the construction of the buildings, in particular red brick with Staffordshire blue brick detailing and clay roof tiles. Timber windows and doors are found throughout the conservation area – both sash and casement windows - depending on the age and status of the building, although predictably and regrettably uPVC replacements have been installed in some properties. UPVC windows are inevitably of a different profile and finish to the timber originals and thus adversely alter the character and appearance of an historic property.

**6.3** Some stonework is found on earlier buildings within the village such as the church and the early 18th century Malt House Farmhouse. The locally quarried creamy/grey sandstone is also used for some boundary walls. The highest status house within the village – Colton House – has rendered quoins and other detailing to give the appearance of stone.



Picture 6.1 Almshouses



Picture 6.2 Cottages on Martlin Lane

**6.4** There is almost an ‘estate feel’ to some of the later Victorian and Edwardian cottages in this area, for example, Martlin Cottages, Field Cottage, Lucy Berry Cottage and Rose Villa Cottages, sharing common architectural features and detailing typical of the this era. Common features include painted stone lintels and cills, blue brick for plinths, banding, arched lintels and other detailing. Clay roof tiles are used throughout the conservation area with fish scale tiles used decoratively on some roofs. Slates are only found on the shallow roof pitches of Colton Lodge and Aspley House. Many properties have overhanging eaves and painted timber bargeboards. There is a mixture of gabled and hipped roofs with some half-hipped roofs. There is some use of render within the conservation area, little of which is on historic buildings.



Picture 6.3 Colton Lodge



Picture 6.4 Aspley House



Picture 6.5 The Old Rectory

**6.5** With notable exceptions, the majority of buildings are two storey in height. Buildings which are higher than this, such as Colton House and High House act as local landmarks. There are a number of modern bungalows within the conservation area and the village hall is also single storey.

**6.6** The majority of the 20th century properties within the village could be described as 'neutral' in terms of their impact on the character of the conservation area however, some of the 20th century properties, mostly due to their large scale, are less so. However, many of these larger, 20th century dwellings are well screened from public view and the overall impression as one travels along Bellamour Way is of a cohesive and well integrated historic built environment.

## 7 Natural Elements

**7.1** The natural features of the Moreton Brook and Martlin Hill have shaped the growth of the village and thus are inexorably linked to the significance of the conservation area.

**7.2** With the notable exception of the green space in front of church, there is very little open space along Bellamour Way. However, significant amounts of accessible open space lie behind it, for example, Martlin Hill, the water meadows behind the church and the land behind the village hall.



**Picture 7.1** View across open fields to the rear of the church



**Picture 7.2** View down Hollow Lane

**7.3** Mature trees contribute considerably to the significance of the conservation area. Individual mature trees line many of the property and field boundaries within the village. Trees create important views within the conservation area, such as the view down the tree lined Hollow Lane or views along Moreton Brook. They soften many other views and contribute to the rural feel of the conservation area.

**7.4** In addition to trees other natural elements within the conservation area can form an important part of its special character. These include hedges, grassed verges with flowers growing within them at certain times of year, natural vegetation around the stream and soft landscaping within private gardens. This rich variety of natural vegetation provides a continuous green thread throughout the conservation area which ties together the diverse architectural styles found in the built elements within the conservation area and provide both interesting variety and visual harmony.

**7.5** Views out of the conservation area connect the village with the wider open countryside and are an important part of the character of the village. These relatively unspoilt views serve to highlight Colton as a discreet settlement within a wider open landscape.



## 8 Neutral & Negative Elements

**8.1** The majority of the 20th century properties within the village could be described as 'neutral' in terms of their impact on the character of the conservation area. Other modern properties, in part due to their large scale, have more of an impact on the conservation area.

**8.2** There are a few areas that could be considered to be negative, that is that they detract from the special character and appearance of the conservation area. The loss of enclosure to the area in front of the Greyhound pub and the relatively poor quality hard landscaping renders this area a negative feature. The barrier within the church yard is a utilitarian design more befitting of a town centre car park than a rural parish church. The derelict garages, while on private property can be seen from the public realm.



Picture 8.1 Barrier in church yard



Picture 8.2 Area in front of The Greyhound



Picture 8.3 Derelict garages

## 9 Public Realm & Open Spaces

**9.1** 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) natural features and open spaces 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 considerable detrimental effect.



Picture 9.1 Traditional Kerb Stones



Picture 9.2 Traditional style streetlight

**9.2** Traditional elements of the public realm should be retained where possible as they positively contribute towards the character of the conservation area.

**9.3** Boundary treatments within the conservation area are varied. Traditional boundary treatments include low stone and brick walls, high brick walls, railings and picket fences; several modern properties have an open frontage which results in a loss of enclosure and goes against the traditional, formally defined boundary.



Picture 9.3 Railings



Picture 9.4 Railings and gatepost



Picture 9.5 Low stone wall and hedge



Picture 9.6 Low stone wall and railings

**9.4** There is relatively little street clutter within the conservation area. In some instances street lights are mounted on telegraph poles thereby reducing the number of lamp posts required. Most signage is found, as expected, around the junction of Bellamour Way, Hollow Lane and High Street. Telegraph poles and phone lines are the most visually intrusive elements of the public realm followed by road signs.



**Picture 9.7 Street clutter**



**Picture 9.8 A street light on a telegraph pole minimises street clutter**

**9.5** Street furniture within the village is limited to a post box, a couple of black bins, a couple of benches and a telephone kiosk. This low key level of street furniture ensures that the village does not appear cluttered. A more coherent but equally minimal range of street furniture may improve the appearance of the conservation area.

## 10 The Effects of Conservation Area Designation

**10.1** 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.

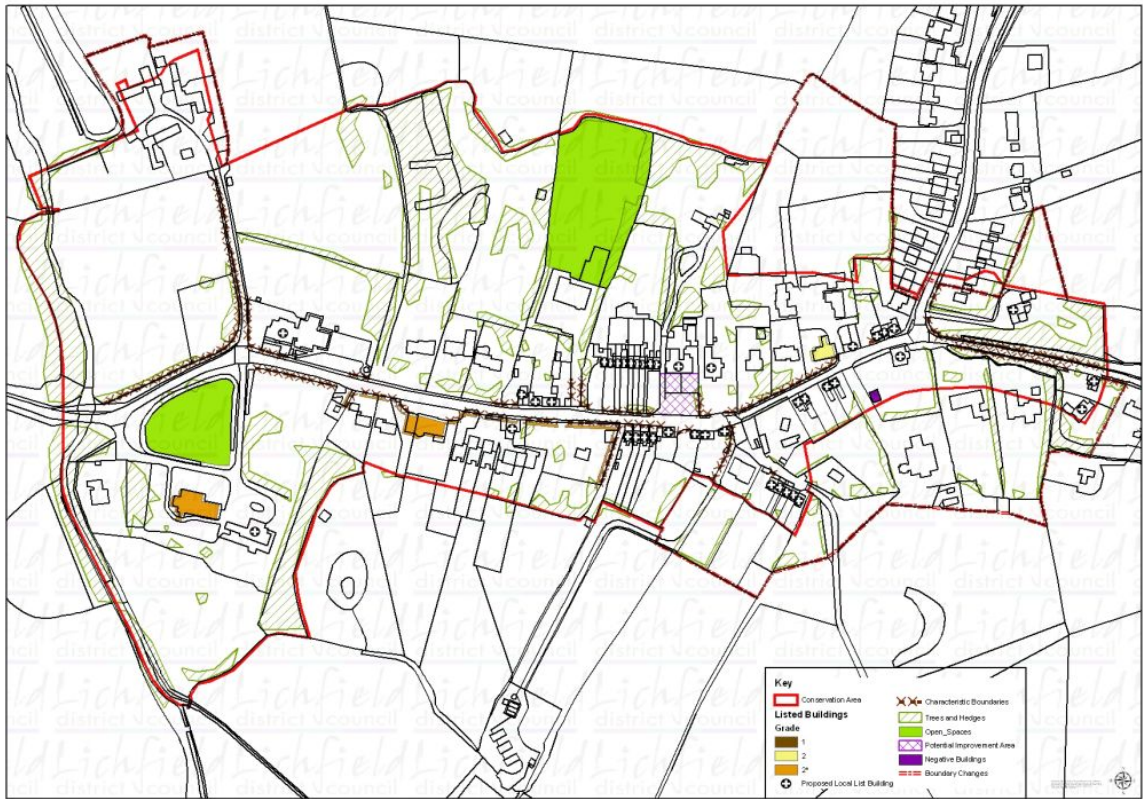
**10.2** The other effects of conservation area designation are:

1. It is necessary to obtain Conservation Area Consent for the demolition of all but very small structures.
2. There are stricter controls on permitted development - that is minor works that are usually automatically permitted.
3. Notice has to be given to the Council before works to trees are carried out.
4. Special consideration is given to maintaining the qualities which give the area its character by;
  - a. carefully considering new development proposals;
  - b. permitting the demolition of buildings or the removal of trees only in fully justified circumstances and where appropriate redevelopment is proposed;
  - c. advising owners, occupiers and other interested individuals and organisations on the care and maintenance of trees and property (including alterations to doors, windows, providing advice on the siting of satellite dishes and other antennae apparatus, boundary and other walls, as well as gateways) however minor in nature;
  - d. where appropriate, preparing proposals for enhancement of the conservation area;
  - e. co-operating with other authorities and conservation organisations in activities designed to promote conservation generally or to assist conservation projects within the District, for example through exhibitions, town schemes or facelift proposals;
  - f. respecting the aims of conservation within the Local Authority's own activities and development projects;
  - g. monitoring change and development in order to assess how best to retain the special character of the areas.

## 11 Maps



Picture 11.1 Map of Views and Vistas within the Conservation Area



Picture 11.2 Map showing townscape qualities within Colton Conservation Area

## 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

**1.1** 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.

**1.2** This management plan is informed by the English Heritage documents 'Guidance on the management of conservation areas' 2006 and 'Understanding Place: Conservation Area Designation, Appraisal and Management' 2011.

### Local Plan and the emerging LDF

**1.3** Current planning policies for Lichfield District, including those covering developments within conservation areas, is set out in the Lichfield Local Plan which was adopted in June 1998.

**1.4** This is currently being replaced by a new Local Plan which is part of the new planning system introduced by the National Planning Policy Framework (NPPF) in March 2012. The conservation appraisal and the management plan will be complimentary to the conservation policies contained within the Local Plan.

### Development Control Decision Making

**1.5** 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.

### Consultation

**1.6** The draft document was considered by the Council's Cabinet in November 2011. In line with existing policies of Lichfield District Council the Colton Conservation Area Appraisal and Management Plan then went through full public consultation. Furthermore the English Heritage 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 consultation the final document will be submitted to the Council's Overview and Scrutiny committee in June 2012 before going to the Council's Cabinet and the Full Council for final approval.

### Resources

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



## 2 Management Strategies

### 2.1 Buildings at Risk

The English Heritage '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 and 5 Scheduled Monuments within the district of Lichfield on the English Heritage Buildings at Risk Register (2011 edition). One of these, 'walls and gate piers to Colton House, Bellamour Way' is within Colton Conservation Area.

There are currently 2 conservation areas within Lichfield District which are considered, by English Heritage, to be at risk. Colton conservation area is not one of these.

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.

No other listed buildings or unlisted buildings within Colton Conservation Area have been identified as being at risk.

#### ACTION 1:

- a) The Council will continue to carry out a rolling Buildings 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.

### 2.2 Grant Funding

While the Council does not currently have any grants available for works to historic buildings it will support and assist where practicable groups or individuals seeking grant funding from alternative sources to carry out necessary works to historic buildings within Colton Conservation Area.

#### ACTION 2:

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

### 2.3 Article 4 Directions

Permitted development rights are those minor developments for which planning permission 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 Colton Conservation Area. These properties are listed in Appendix A along with a schedule of the categories of development it is proposed to restrict.

**ACTION 3:**

The Council will work towards designating an Article 4 direction on the dwelling houses in Colton Conservation Area listed in Appendix A.

## **2.4 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 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 4:**

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

## **2.5 Additions to the statutory list and list of Buildings of Special Local Interest**

There are no buildings in Colton that are proposed for addition to the statutory list.

However, other 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 map at the end of Section 1.

If appropriate these will be proposed for addition to the Council's list 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 is included in Appendix B and is published on the Council's web-site.

**ACTION 5:**

- 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.

## **2.6 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.

Extra care should be taken to protect the open areas within the conservation area. The views both into and out of the conservation area should also be protected.

**ACTION 6:**

- 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.

## **2.7 Trees**

Important individual trees, groups of trees and open green spaces should be retained. Care must be taken to conserve the trees around the church and the open space in the front of the church where there are views of particular interest and importance to the overall village scene, and the loss of these green open spaces and trees would be unfavourable to the area.

**ACTION 7:**

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.

**2.8 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 its 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, 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 allowed 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 8:**

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 policy C2 in the Local Plan and any corresponding policies in the future.

**2.9 Public Realm**

At present the streetscape and public realm within Colton 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 complements the character of the area.

**ACTION 9:**

The Council will work with all the stakeholders including Staffordshire County Council and EON to work towards maintaining a high quality and coherent style of public realm within the conservation area.

## **2.10 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 10:**

- 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.

## Appendix A Article 4 Direction

### What is an Article 4 Direction?

**A.1** 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?

**A.2** 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 a such a property?

**A.3** 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?

**A.4** 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.

### A.5 Schedule of properties proposed for Article 4 Direction

Bellamour Way (north side)	Elm Cottage Forge House The Forge Smithy Williscroft Place, numbers 1 to 8 inclusive Colton Lodge Cuckoo Barn
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	Cypress Cottage High House
Bellamour Way (south side)	Lloyds Cottages, numbers 1 & 2 Rose Villa Cottages, numbers 1 & 2 Lucy Berry Cottage School House School Cottage Clerks House Oldham Cottages, numbers 1 to 8 inclusive The Coach House The Old Rectory
High Street	Number 2 - Aspley House
Hollow Lane	The Cottages, numbers 1 & 2
Martlin Lane	Martlin Cottages, numbers, 1, 2, 3 & 4

**Proposed categories of development to be restricted.**

**A.6 The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008**

Part 1

Class A. The enlargement, improvement or other alteration of a dwelling house

Class B. The enlargement of a dwelling house consisting of an addition or alteration to its roof

Class C. Any other alteration to the roof of a dwelling house

Class D. The erection or construction of a porch outside any external door of a dwellinghouse

Class E. The provision within the curtilage of the dwelling house of (a) any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the improvement or other alteration of such a building or enclosure; or (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas

Class F. Development consisting of- (a) the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house

Class G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwelling house

#### **A.7** The Town and Country Planning (General Permitted Development) Order 1995

##### Part 2

Class A. The erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class C. The painting of the exterior of any building or work.

##### Part 31

Class B. Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.



## **Appendix B Register of Buildings of Special Local Interest**

### **APPENDIX B THE LIST OF BUILDINGS OF SPECIAL LOCAL INTEREST**

#### **What is the List of Buildings of Special Local Interest?**

**B.1** 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?**

**B.2** 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 clearly worthy of protection.

#### **What is the impact of inclusion on the Local List?**

**B.3** 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?**

**B.4** The Local List is one of a palette of tools that the Council can use to help to 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.

#### **B.5 Schedule of properties proposed for local listing**

<b>Bellamour Way (north side)</b>	<b>St Mary's Primary School</b> <b>Elm Cottage</b> <b>Forge House</b> <b>The Forge</b> <b>Smithy</b> <b>Williscroft Place, numbers 1-8 inclusive</b> <b>The Greyhound PH</b> <b>Colton Lodge</b> <b>Cuckoo Barn</b> <b>Cypress Cottage</b> <b>High House</b>
<b>Bellamour Way (south side)</b>	Lloyds Cottages, numbers 1 & 2 Rose Villa cottages, numbers 1 & 2 Lucy Berry Cottage War Memorial School House School Cottage Clerks House Oldham Cottages, numbers 1 - 8 inclusive The Coach House The Old Rectory
<b>High Street</b>	<b>Number 2 ( Aspley House)</b>
<b>Hollow Lane</b>	<b>The Cottages, numbers 1 &amp; 2</b>
<b>Martlin Lane</b>	<b>Martlin Cottages, numbers 1, 2, 3 &amp; 4</b>

## **B.6 Criteria for Proposed Local List Buildings**

- Special architectural or landscape interest i.e. is it the work of a particular architect or designer 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).