



Elford Conservation Area Appraisal and Management Plan

September 2014

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1 Introduction

1.1 Elford Conservation Area was designated on in November 1969 and was extended to include the Cricket Ground on 26th February 1972 and it currently covers 24.8 hectares. At the time of original designation, a conservation area document for the Elford conservation area was published by Staffordshire County Council. This appraisal and management plan will update that 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.

1.2 This involves the review 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.

1.3 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 conservation area including its special character and appearance.

1.4 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.

1.5 The conservation area was surveyed in Autumn 2014. The draft document will be considered by the Council's Cabinet on 4th November 2014 and consultation will be taking place during Winter 2014

2 Planning Policy Context

2.1 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.

2.2 Lichfield District Council is currently writing a new Local Plan as part of the new planning system introduced by the NPPF. The Local Plan will contain policies relating to the Historic Environment and this Conservation Appraisal and Management Plan will be complimentary to the conservation policies contained within the Local Plan.

2.3 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.

2.4 The draft document will be considered by the Council's Cabinet on 4th November 2014. If approved then in line with existing policies of Lichfield District Council the Elford Conservation Area Appraisal and Management Plan will then 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 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 approval.

2.5 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. www.staffordshire.gov.uk/environment

3 Summary of Significance

3.1 The Elford Conservation Area is significant for the following reasons:

- The location of the settlement is highly significant, situated as it is on the banks of the River Tame, surrounded by fertile agricultural land and near to a strategic crossing point.
- There has been continuous human habitation in this location since the Neolithic period. Neolithic and Roman archaeological remains have been excavated and there are cropmarks and linear features with possible dates from all periods from the Neolithic through to the post medieval period
- Elford was home to the Howard Family whose titles included the Earldoms of Suffolk and Berkshire. While the Hall has long been demolished the remnants of this great estate form an important part of Elford's significance.
- Areas of dense tree cover, groups of and individual trees as well as hedges are an important part of the character of the conservation area. They provide a green background to the buildings; they define spaces and frame views.
- The combination of formal landscaping predominantly to the west side of the conservation area and an informal scattering of houses in much of the rest of the conservation area gives Elford a unique character.
- The concentration of historic buildings, both listed and unlisted is an integral part of the significance of the conservation area.

4 Location and Setting

4.1 The village of Elford lies within the valley of the River Tame approximately 4.5 miles north of Tamworth, 10.5 miles from Burton-upon-Trent and 2 miles to the east of Lichfield. The village has a population of approximately 580 with a small primary school and a pub.

4.2 The main Tamworth to Burton road, the A513, skirts round the village meaning there is little traffic in the village. Elford is therefore relatively quiet and despite more recent infill developments and developments around the edges of the village, the historic core of the village retains many of the characteristics of a quintessential English village which make it a desirable place to live.



Picture 4.1 Aerial photograph of Elford showing the existing conservation area boundary

4.3 The topography of the village is relatively flat. At the junction of The Shrubbery with the A513 the A-road rises noticeably while The Shrubbery remains at a similar level to the River. The road continues to rise for around 200m then falls for around 100m before levelling off. This creates a small area of higher ground, locally known as The Hill. The majority of the rest of the village is low lying and prone to flooding with small, localised areas of subtly higher ground that have historically escaped from flooding. The village has suffered severe flooding in the recent past. Despite nestling alongside the River Tame the nearest crossing of the river is half a mile to the south at Elford Bridge.

4.4 The village has elements of a planned landscape which dates back to the 18th century when Elford was owned by the Howard family. The view of St Peter's Church from Church Gate, which is framed by an avenue of lime trees, is a magnificent example of this. The school, which was founded in 1856, is aligned on the axis of the Avenue which is a physical demonstration of the Victorian preoccupation with piety and personal progress. The church with its Avenue provides a landmark and focal point to the village but much of the character of the village is derived from the harmony of the individual buildings such that no single buildings stand out as landmarks. Other aspects of formal landscaping that survive include the Walled Garden which has been restored and transformed by a dedicated group of volunteers.



Picture 4.2 View of School bell tower from Brickhouse Lane

4.5 Away from the formal landscaping the distinctive character of Elford lies in its irregular scattering of buildings. The buildings are generally relatively small in scale, in an open setting and in a pleasant relationship to each other. Over time the village has grown, but until the last century this growth has maintained its organic, informal feel.

4.6 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 Elford and should be taken into account when considering proposals for new development. The maintenance of these significant views would preserve Elford's historic and idyllic rural character:

4.7 Panoramic views are long distance views across broad landscape vistas. Important panoramic views include those of the conservation area from Fisherwick Road to the south of the River, in particular from the Elford Bridge West, where views can be seen across the low fields and the river, towards the village where buildings nestle among the trees. Views out from the built edges of the conservation area are also important both across open spaces within the conservation area and across the open countryside that surrounds it. These panoramic views add to the character of the village, showing its relationship with River and the surrounding rural countryside.

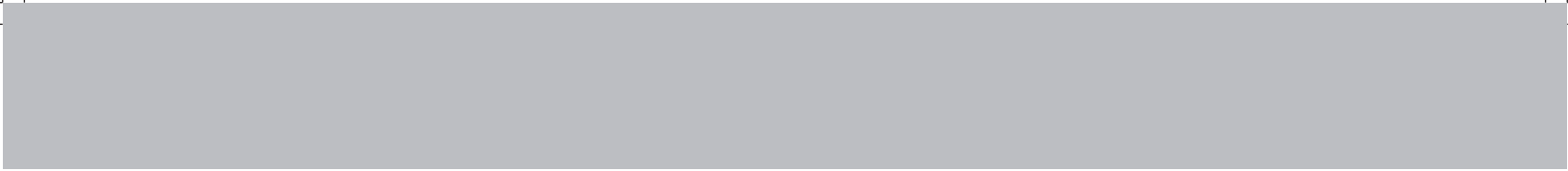


Picture 4.3 Panoramic view across The Green



Picture 4.4 Panoramic view out of the Conservation Area across open countryside

4.8 Specific views are shorter views, confined to a specific locality through routes or spaces. Views in Elford are often framed by trees or hedges. The view down The Avenue is the most iconic but no less important are views down the tree and hedge lined roads including Brickhouse Lane and The Shrubbery and views across the open spaces to specific buildings such as views of the school tower from the Cricket Ground or views across The Green. These views are important and significantly contribute to the character of Elford.



Picture 4.5



Picture 4.6

Views are often framed by hedges

4.9 Glimpses are intriguing glances towards intimate routes or spaces, which are usually terminated by development or landscape, thus adding to the intrigue. There are numerous glimpse views within the Conservation Area, far too many to include on the maps in Section 10. Notable glimpse views include views of Avenue House from the Avenue, views of Home Farm from Church Road, views of the Church from Pimlico Cottage. There are also glimpses of the River Tame from along The Shrubbery but despite the huge influence the River had on the formation of the village views of the River have relatively little impact on how the conservation area is experienced.



Picture 4.7



Picture 4.8



Picture 4.9

Glimpsed views of Home Farm, St Peter's Church and Box Cottage (l-r)



5 Historic Development

5.1 The origins of the name Elford are uncertain. While the 'ford' suffix is clearly derived from the nearby crossing of the River Tame the 'el' pre-fix may refer to eels which abounded in the river up to the 18th century but the Oxford Dictionary of Place names gives the old English name of ellern ford "elder's ford", from a charter dated 1002.

5.2 The earliest evidence for settlement near Elford are the Neolithic tumuli that have been identified at Elford Lowe and at Elford Park and which date from between 4000-2500BC. It is probable that settlements existed along the river banks and on the fringes of the nearby Lichfield and Needwood forests during this time and that these areas have been continuously occupied ever since.

5.3 In the 7th century St Chad brought Christianity to Lichfield he sent out itinerant monks who visited outlying settlements to preach. Crosses were often erected at these sites and eventually churches were built. It is believed that this is how the church at Elford developed. The existing church dates in part to the 15th century but was substantially restored in 1848 and 1880.

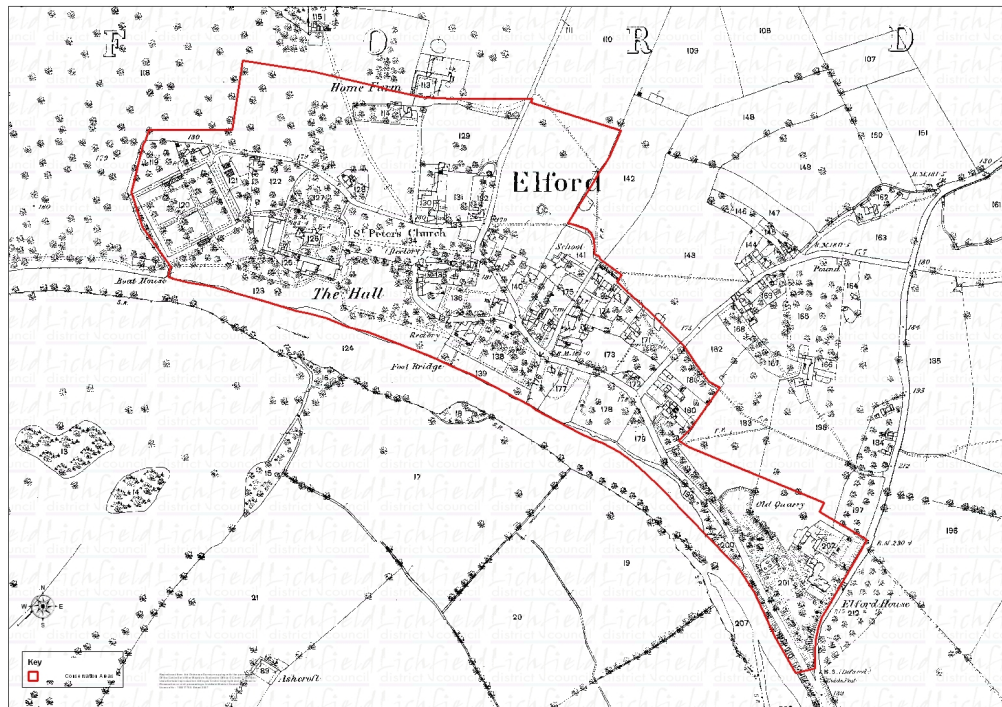
5.4 Prior to the Norman Conquest the manor belonged to the Earls of Mercia. In 1004, Wulfric Spot, Earl of Mercia, who had founded Burton Abbey, bequeathed Elleford to his daughter. Following the Conquest, the Manor of Elleford was forfeited to the Crown and is mentioned in the Domesday Book.

5.5 A medieval moated manor house once stood approximately 1.7km to the north of the conservation area. The remains of the moat, still full of water, can still be seen at Elford Park Farm immediately to the north of the farm complex. From the 12th century the Arderne family and from the early 15th century the Stanley family lived in the manor house on this site. The first Hall adjacent to the church was not built until the start of the 16th century.

5.6 To the south of the conservation area stands the Mill House, a paper mill is known on this site in the 18th century and a medieval manuscript from 1140 refers to a grant made by Lady of Elleford to the mill.

5.7 In terms of the current settlement the remains of an early medieval settlement are located on The Green. At some point in the later medieval period the focal point of the settlement moved closer to the River and by the 16th century the settlement was firmly established and thriving as the construction of a brick bridge over the river and the construction of the Church tower (1598) would suggest.

5.8 The chief landowners of Elford in the 18th and 19th centuries were the Howards whose family titles included the Earldoms of Suffolk and Berkshire. The Howards built a new Hall on the site of the old one in around 1758. The 18th Century appears to have been a prosperous time for Elford as, as well as the Hall, a number of existing buildings were either constructed or modified in this period and Elford Bridge East was also constructed. The influence of the Howards is still felt in Elford through the remains of the formal landscape gardening of the Estate, its planned layout and high brick walls.



Picture 5.1 1884 OS Map of Elford showing the existing conservation area boundary

5.9 During the mid 1930s the Hall and its land were bequeathed to the City of Birmingham. During the Second World War, the Hall was used to store the City's art treasures. After the war it fell into disrepair and was demolished in 1962.



Picture 5.2 Photograph of Elford Hall (courtesy of Elford Hall Garden Project)

5.10 During World War Two the River Tame had a strategic importance and a number of defences were erected along the length of the river to halt any invading armies. In Elford a pill box survives on the southern side of the river opposite the Church of St Peter.

5.11 The village grew considerably in the second half of the 20th century although many of these properties fall outside the Conservation Area. Along The Shrubby the modern houses blend satisfactorily with their wooded landscape setting.

6 Architectural Quality and Built Form

6.1 As in most historical settlements the architecture within Elford Conservation Area is a mixture of vernacular and polite designs. Buildings built in the vernacular style are constructed using local building materials and techniques and built to fulfil practical requirements. Polite architecture is conceived to make a stylistic statement which goes beyond its functional requirements. In Elford the 'polite' buildings include the Church of St Peter and some of the buildings associated with Elford Hall including the Old Coach House. The Church and the Old Coach House have slate roofs, a material that wasn't widely available until the mid 19th century and which had to be transported long distances and so represents the wealth and influence of those who commissioned their construction.



Picture 6.1 Part of the Old Coach House

6.2 Vernacular buildings make up the vast majority of buildings within the conservation area. A number of 17th century timber framed cottages survive and these represent the type of building which would have dominated the village and many villages throughout Staffordshire at that time. Locally sourced materials were used and the buildings were constructed in a very similar way to how they had been constructed for centuries. Originally these had wattle and daub infill panels which, in many cases, have been replaced in brick. Brick was used more extensively in Elford from the 18th century onwards. Important examples include The Crown Inn, The Warren and Home Farm



Picture 6.2



Picture 6.3

Timber framed cottages dating from the 17th Century

6.3 The predominant roofing material is plain clay tiles and the clay for this would have been sourced locally. Most traditional properties are 1 ½ to 2 storey with a small but significant number of examples of 3 storey buildings including Drey House and Avenue House both dating to the late 18th century and Elford House dating to the mid-19th century.

6.4 In the 19th century the estate cottages on The Square were built, as was the half-timbered lodge at the entrance to Church Avenue. These echo back to the earlier styles of buildings within the village with mock timber framing, clay tiles and multiple chimney stacks clustered together which echoes earlier examples such as the twin stacks on The Warren. These form part of a national architectural movement known as the Domestic Revival which was part of the Arts and Crafts movement.



Picture 6.4



Picture 6.5



Picture 6.6

Examples of 19th century buildings within the Conservation Area

6.5 There is a substantial amount of modern housing in Elford, most of which has been excluded from the conservation area. A mixture of styles and materials have been used in the construction of these houses, reflecting the changing fashions throughout the mid to late 20th century and the early part of the 21st century.



Picture 6.7 The Village Hall - built using traditional materials in order to blend in with the character of the village



7 Open Space, Parks and Gardens and Trees

7.1 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, hedges, 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.

7.2 Elford, as previously mentioned, has a mixture of formal, structured landscape and more organic, informal spaces. The formal avenue, lined with trees, that approaches the Church is a wonderful remnant of the Elford Estate. Its formal planting with lime trees is complimented with more dispersed tree cover to either side which gives a country estate setting to the avenue. Another relic from the Elford Estate, the walled garden, had fallen into a state of disrepair until recently when the Elford Hall Garden Project, headed up by a dedicated group of local residents, worked tirelessly to restore the Walled Gardens and its associated structures and buildings. It was formerly opened by the Countess of Wessex in September 2011, the hard work continued into 2013 and now the village can enjoy this remarkable piece of their heritage.



Picture 7.1 Elford Hall Garden (photo courtesy of the Elford Hall Garden Project)



Picture 7.2 View down The Avenue

Examples of Formal Landscaping

7.3 Aside from the remnants of the great Estate, the informal layout of the village, interspersed with hedges, gardens and trees is a key part of the character of the conservation area. Pavements, where they exist, are narrow and often only to be found on one side of the road, except along the wider roads such as The Beck. Street furniture is sparse and unobtrusive. Boundary treatments are, for the most part, very traditional, being formed from high hedges, estate railings or post and rail timber fences. High brick walls feature prominently to the west of the village where the impact of the Estate can still be best felt.



Picture 7.3



Picture 7.4



Picture 7.5

Railings, brick walls and hedges are common boundary treatments



Picture 7.6



Picture 7.7



Picture 7.8

Narrow roads and pavements characterise the village

7.4 Open spaces and wooded areas are another key aspect. The open spaces of the cricket field and football field to the north of the conservation area, the field south of Webbs Farm and the site of the deserted settlement at The Green are among the important open spaces. Fields associated with Manor Farm are dotted with individual mature trees which along with areas of denser tree cover, including land along both sides of The Shrubby and areas along the banks of the River Tame all of which contribute to the special character and appearance of the conservation area.



Picture 7.9



Picture 7.10

Open spaces are an important part of the character of the Conservation Area

8 Assessment of Condition

8.1 Elford is a desirable place to live and as such there are few, if any, vacant or under-occupied buildings. Some lengths of historic walls are covered in ivy and other vegetation which not only hides the walls from view but will also cause maintenance issues in the future. Aside from this the buildings and structures in the conservation area are generally well maintained.



Picture 8.1 Lack of maintenance increases the likelihood of buildings and structures becoming at risk

8.2 There are a number of modern buildings within the conservation area, which neither contribute to, nor detract from, the special character of the area and thus are considered to be neutral buildings. The loss of traditional features and the use of non-traditional materials harms both the character of an individual building but also the character of the wider conservation area.



Picture 8.2 The use of non-traditional materials and designs can harm the character of historic buildings

8.3 Inevitably, working farms have large modern buildings which can detract from the appearance of settlements. In Elford these are on the edge of the village and so have a minor impact on the special character and appearance of the conservation area.



Picture 8.3 Developments on the edge of the conservation area can affect its setting

8.4 There are some small aspects of the village that are not as in keeping with the character of the village as they could be, for example, certain types of boundary treatments. The impact of these is localised and has only a minor impact on the conservation area as whole.



Picture 8.4



Picture 8.5

A lack of a well defined boundary is not consistent with the overall character of the conservation area

9 Protection Offered by Designation

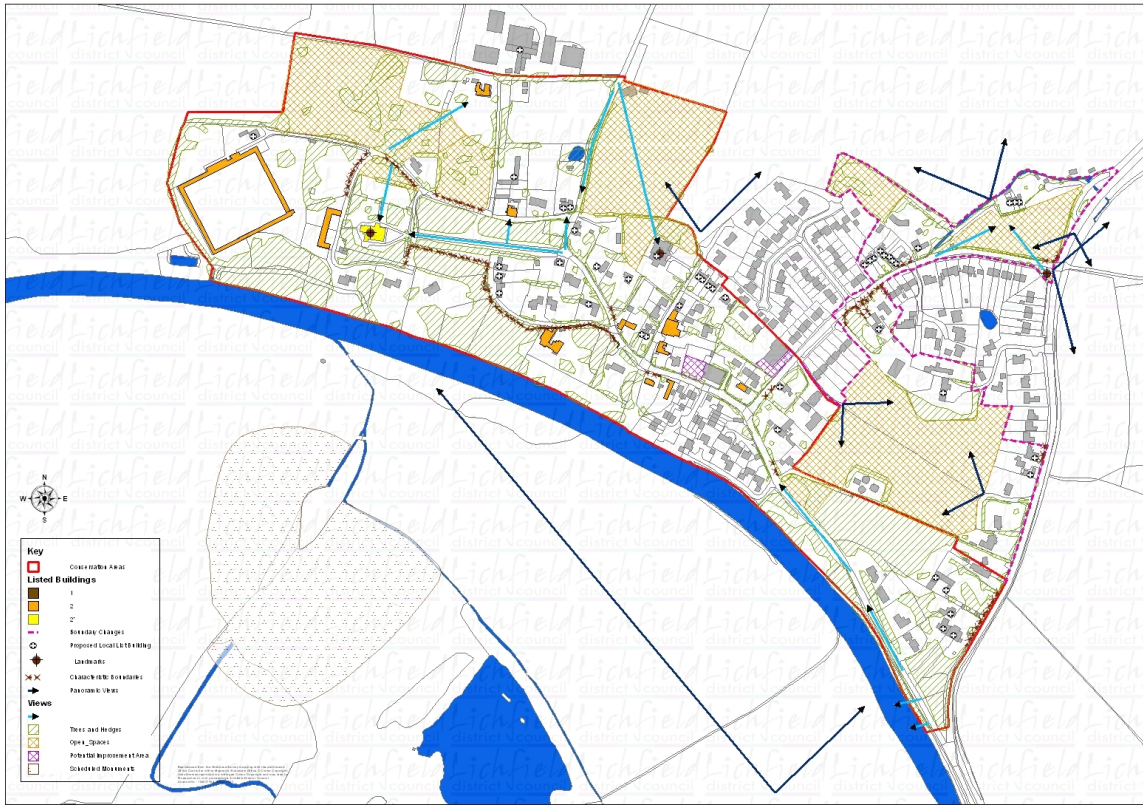
9.1 The important, overriding policy regarding a conservation area is that new development should pay special regard to the character or appearance of the conservation area, additional controls also exist to protect existing buildings and features from adverse change.

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 emerging 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 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.	CLG Technical Guidance on PD rights.
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

Means of Protection	Explanation	Sources of Information
Restrictions on outdoor Advertisements	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.	Restrictions on outdoor advertisements

Table 9.1

10 Maps



Picture 10.1 Appraisal Map of Elford Conservation Area

11 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.

11.1 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.

This management plan is informed by the English Heritage document "Understanding Place: Conservation Area Designation, Appraisal and Management" 2011.

11.2 The Local Plan

Current planning policies for Lichfield District, including those covering developments within conservation areas, are set out in the National planning Policy Framework (NPPF), the emerging Local Plan and the saved policies of the 1998 Lichfield District Local Plan. The first part of the new Local Plan, the Local Plan Strategy, is currently in examination and contains a suite of policies relating to developments within conservation areas. The conservation appraisal and the management plan will be complimentary to the conservation policies contained within the Local Plan.

11.3 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.

11.4 Consultation

The draft document is subject to approval by the Council's Cabinet. In line with existing policies of Lichfield District Council the Elford Conservation Area Appraisal and Management Plan will go 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 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.

11.5 Resources

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



12 Planning Policies and Guidance

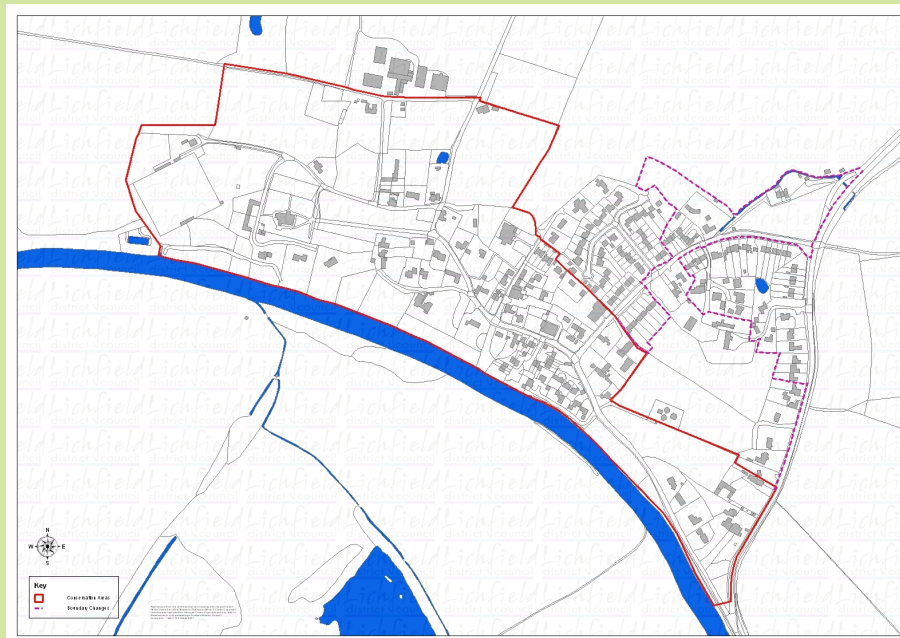
12.1 Boundary Changes

It is proposed to amend the boundary to include more of the village, in particular to include the rest of the historic buildings within the village and some of the important open spaces.

Action 1

The boundary will be changed to include the following properties and areas.

- i) Burton Road; Gold Acre, Skip Hill House, Guinea Garden, Stone Setts, The Mount, Hillside, Hill Cottage
- ii) Land north of The Shrubbery and south of Webbs Farm
- iii) Eddies Lane; Webbs Farmhouse
- iv) Clements Lane; Clements Cottage
- v) The Beck; Numbers 22 and 24, Numbers 41-57 (odd), Yew Tree (59-61)
- vi) Land to north-west of number 57 The Beck
- vii) The Green; Numbers 1, 2 and Green Cottage (3)
- viii) Land at The Green
- ix) Land at the corner of Burton Road and The Beck



Picture 12.1 Map showing proposed boundary changes

12.2 Heritage Assets and Climate Change

12.3 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 Elford 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.

Flooding is a serious concern in Elford and in recent years the village has suffered from significant flooding. The Council has, and will continue to work with the Environment Agency to facilitate works to protect historic buildings from further flood damage.

Action 2

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.

12.4 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.

Action 3

Following further consultation, the Council will apply where appropriate, an Article 4 direction on dwelling houses in the Conservation Area listed in Appendix A.

12.5 Additions to the Statutory List and Lichfield's Register of Buildings of Special Local Interest

There are currently no buildings in Elford proposed for statutory listing. However, other historic buildings have been identified, which do not fit the strict criteria for statutory listing but are important in the local area. 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 published on the Council's web-site.

Action 4

- a) Following consultation, the Council will where appropriate, add the buildings listed in Appendix B to the Register of Buildings of Special Local Interest.
- b) The Council will continue to compile a Register of Buildings of Special Local Interest and develop policies promoting their retention and improvement.

12.6 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.

Action 5

The Council will ensure that all proposed advertisements accord with policies set out in the emerging Local Plan.

12.7 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.

The existing developments marked as positive buildings on the Conservation Area map in section 1 enhance the character of the village architecturally, and should be used as a precedent, to ensure that any new development is sympathetic to its surroundings to enhance the character.

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 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 6

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 policies in the emerging Local Plan and any corresponding policies in the future.

12.8 Supplementary Planning Documents

The Council is currently working on a number of new Supplementary Planning Documents (SPD's) that will form part of the suite of documents that will make up the Local Plan. These include 'Sustainable Design', 'Historic Environment' and 'Rural Development' SPD's which should be published in draft format in 2014 and 'Trees, Landscaping and Development' SPD which has been published in draft format.

13 Regeneration and Enhancement

13.1 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 Elford Conservation Area.

Action 7

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

14 Street and Traffic Management

14.1 Public Realm

The areas between the buildings are as important to the significance of a conservation area as the buildings themselves. Therefore, opportunities to improve these areas should be given consideration. Some small areas within the conservation area may benefit from such enhancement schemes.

Action 8

The District Council will work together with other stakeholders to discuss and, if appropriate, implement public realm enhancement schemes within the conservation area.

14.2 Traffic Management

The traffic in Elford is all local traffic rather than through traffic as the A513 takes all the through traffic around Elford. The movement of large vehicles through the village, in particular those associated with agricultural businesses are a cause for concern to residents. Parking in Elford can also be an issue as off road parking is limited and the roads are narrow.

Action 9

The District Council will work with colleagues at the County Council to understand the nature of the traffic and to seek ways to sensitively manage this with minimal impact on the conservation area.

15 Trees, Open Space and Green Infrastructure

15.1 Trees and Natural Environment

Tree cover provides an important part of the special character of the conservation area. Important individual trees, groups of trees, hedgerows and open green spaces should be retained.

The natural environment provides a rural background within which the village sits. Vegetation both growing wild around the river and more carefully managed within the farmland, gardens and verges is inextricably linked to the special character and appearance of the village and thus is a vital part of the conservation area which should be preserved and enhanced.

Action 10

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

Where farm hedgerows (not domestic) form part of the setting of the conservation area both within the boundary of the Conservation Area or external to it, the council will seek to retain hedgerows that are assessed to be 'important' under the Hedgerows Regulations 1997

15.2 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 makes a very important contribution to the special character of 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 and hedgerows 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 11

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.

16 Enforcement and Remediation Strategy

16.1 Buildings at Risk

The English Heritage document 'Heritage at Risk' is published annually and includes all types of heritage assets including Grade I and II* Listed Buildings and Scheduled Monuments which are considered to be at risk.

There are currently 4 Listed Buildings, 5 Scheduled Monuments and 1 Conservation Area within the district of Lichfield on the English Heritage Buildings at Risk Register (2013 edition). None of these are within Elford Conservation Area.

The Council operates an ongoing Building at Risk survey of all the listed buildings within the District. This allows strategies to be put in place and resources targeted at buildings identified as being at Risk. No listed buildings within Elford Conservation Area have been identified as being at risk.

Action 12

- a) The Council will continue to carry out a rolling Building at Risk survey.
- b) The Council will work with the owners of buildings at risk, to achieve the repair and long term re-use of the building. 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.

16.2 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 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 13

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

16.3 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 14

- 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.

17 Appendix A - Article 4 Directions

17.1 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.

17.2 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.

17.3 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.

17.4 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.

17.5 Schedule of properties proposed for Article 4 Direction

Road	Property
Brickhouse Lane	New Cottage
Burton Road	The Mount Hill Cottage Elford House (including numbers 1, 2, 3 & 4 Elford House, East Wing, Elford House and West Wing Elford House)



Road	Property
	Elford Lodge The Stables, Elford House The Cottage, Elford House
Church Road	Pimlico Cottage Box Cottage Church Gate Cottage Arthur Cottage Elford Lodge The Wickets Bagot House Tithe Barn
The Beck	Homestead (number 8) Number 22 Numbers 41, 43, 45, 47, 51, 53 & 55 Yew Tree (numbers 59-61)
The Gardens	Haycroft Tanglewood Garden Cottage
The Green	Numbers 1, 2 & 3
The Shrubbery	The Warren Beck House
The Square	The Old School House Drey House

Road	Property
	Numbers 1, 2, 3 & 4

Table 17.1

17.6 Proposed categories of development to be restricted

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 dwellinghouse

Class B. The enlargement of a dwellinghouse 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 dwellinghouse of (a) any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, 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 dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse

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

The Town and Country Planning (General Permitted Development) Order 1995

Part 2

Class A. The erection, construction, maintenance, 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.

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008

Part 40

Class A. The installation, alteration or replacement of solar PV or solar thermal equipment on - (a) a dwellinghouse; or (b) a building situated within the curtilage of a dwellinghouse

Class B. The installation, alteration or replacement of stand alone solar within the curtilage of a dwellinghouse

18 Appendix B - The Local List

18.1 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.

18.2 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.

18.3 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.

18.4 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.

18.5 Schedule of properties proposed for local listing

Road	Property
Brickhouse Lane	New Cottage
Burton Road	The Mount Hill Cottage Elford House (including numbers 1, 2, 3 & 4 Elford House, East Wing, Elford House and West Wing Elford House) Elford Lodge

Road	Property
	The Stables, Elford House The Cottage, Elford House
Church Road	Elford Hall Community Project Pimlico Cottage The Woodyard Box Cottage Church Gate Cottage Arthur Cottage Elford Lodge The Wickets Bagot House Tithe Barn
Clements Lane	Clements Cottage
Eddies Lane	Webbs Farmhouse
The Beck	Homestead (number 8) Number 22 Numbers 41, 43, 45, 47, 51, 53 & 55 Yew Tree (numbers 59-61)
The Gardens	Haycroft Tanglewood Garden Cottage
The Green	Numbers 1, 2 & 3

Road	Property
The Shrubbery	The Warren Beck House
The Square	Howard Primary School The Old School House Drey House Numbers 1, 2, 3 & 4

Table 18.1

18.6 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).

19 References

Publications

Lichfield District Council, 1969, Elford Conservation Area Document

Lichfield District Council, 1972 Elford (Cricket Ground) Conservation Area Document

English Heritage, 2011, Understanding Place: Conservation Area Designation, Appraisal and Management

Web-based resources

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

English Heritage, Heritage At Risk Register, West Midlands, 2013,
<http://www.english-heritage.org.uk/publications/har-2013-registers/>

Elford Parish Council, <http://elfordparish.co.uk/>

Staffordshire Past Track, <http://www.staffspastrack.org.uk/>

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For planning enforcement enquiries please contact our Enforcement Team

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