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## 1 Introduction

**1.1** The Fradley Junction Conservation Area was designated in 1977. When it was designated, a brief document called “Fradley Junction 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 practice. The purpose of this document is to provide a basis for development control 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 National Planning Policy Framework (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 Summer 2012. The draft document will be considered by the Council’s Cabinet in early 2013 and if approved, consultation will take place shortly after.

## 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**2.2** Planning Policy Statement 5 – Planning for the Historic Environment – was published in March 2010 and was superseded in March 2012 with the publication of the NPPF. The Historic Environment Practise Guide that accompanied PPS5 remains a material planning consideration.

**2.3** 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.

**2.4** 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.

**2.5** The draft document will be considered by the Council's Cabinet early in 2013. If approved then in line with existing policies of Lichfield District Council the Fradley Junction 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.

**2.6** 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.

**2.7** 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](http://www.staffordshire.gov.uk/environment)

### 3 Summary of Significance

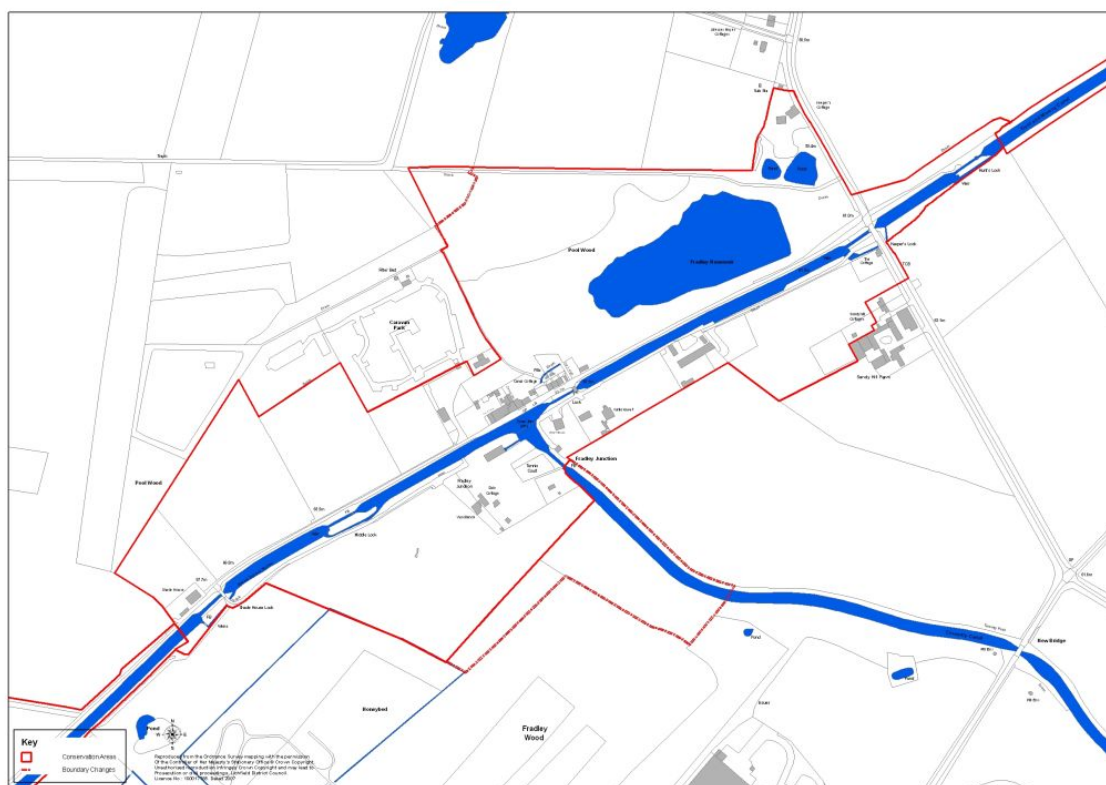
**3.1** The Fradley Junction Conservation Area is significant for the following reasons:

- Its completion in 1789 marked the final link in the inland waterway communication between the four great estuaries of the Severn, Thames, Mersey and Humber.
- The canal, its infrastructure and its associated buildings have remained almost unchanged giving the area a timeless quality.
- The combination of industrial heritage and the wealth of flora and fauna that has flourished in and around it makes it a unique part of the canal network in Staffordshire.

## 4 Location & Setting

**4.1** Located about four miles north-east of Lichfield, Fradley Junction is the meeting point of the Trent & Mersey and Coventry canals. This canal side settlement comprises a number of cottages and former canal trade buildings dating back to the 18th century. As an illustration of the junction's historical importance, its completion in 1789 marked the final link in the inland waterway communication between the four great estuaries of the Severn, Thames, Mersey and Humber

**4.2** The Conservation Area boundary encloses 1.1km of The Trent and Mersey Canal, from Hunt's Lock in the East, to Shade House Lock to the West. From north to south, the boundary begins at edge of Pool Wood and extends along the first 70m of the Coventry Canal. The total area is 23.8 hectares with its central point being at the canal junction. Some changes to the boundary of the conservation are proposed and are shown on the map below and are described in greater detail in section 2.1.1.



Picture 4.1 Map of Fradley Junction Conservation Area showing proposed boundary changes

**4.3** In terms of geology: the area is situated on the bedrock Mercia Mudstone group, which includes a combination of sand and gravel. This made the area easy to excavate, hence the location of the reservoir.

**4.4** The character of the area changes dependant on the seasons and the number of visitors at any given time. In quiet periods the conservation area has an feeling of rural tranquillity and rustic charm. When there are large numbers of visitors this tranquillity is

replaced with the gentle buzz of people, boats engines and water flowing into and out of locks. The pace of life even at busy times seems largely unchanged by the pace of modern life thanks in most part to the slow pace of the boats.



Picture 4.2 Fradley Junction is a popular tourist attraction.

**4.5** In terms of legibility, when approaching from the north, the main entrance point from Fradley Road is clearly marked out by the distinctive Keeper's Lock. The Conservation Areas linear layout is well defined by the tow-path on the north bank of the Trent and Mersey which is visually enhanced by the grass verges.

**4.6** The focal point is the Junction Basin, which is surrounded by an attractive group of historical buildings and locks, dating back to the canal trade's 18th century heyday. While this area has the highest concentration of buildings it still feels open and spacious due to the expanse of water in the basin itself.

**4.7** On the north-west side of the junction the buildings are two and three storey and abut the back of the tow path. On the south-east side the buildings are set further back giving a greater feeling of openness.

**4.8** Although the area is seemingly flat at first glance, the eye is drawn to the subtle variations in elevation, punctuated at the various locks. This ranges from 67.7m above sea level at Shade House Lock in the south west to 61m in at Hunt's Lock in the north east. Along with the other three locks (Middle, Junction and Keepers), these changes of level afford some interesting vantage points. In places, these offer some of the best long range views of the Trent and Mersey canal, especially when looking north east from Keeper's Lock and in both directions from Shade House Lock .



Picture 4.3 View to the south from Shade House Lock



Picture 4.4 View to the north from Shade House Lock

**4.9** Panoramic views across the surrounding countryside can also be seen which provide a rural feel to this former industrial area which is now used for recreation.



Picture 4.5 View north from Hunt's Lock



Picture 4.6 View from Pool Wood

## 5 Historic Development

**5.1** The earliest record of Fradley was in 12th century documents as 'Frodeleye' meaning Frod's lea or Frod's woodland glade. Prior to construction of the canals in the late 18th century the area was used for agriculture and was dotted with farms and small holdings.

**5.2** The main phase of development within the conservation area was in the 1770's. The Coventry Canal was opened in 1789 it joined the Trent and Mersey Canal at Fradley Junction. The junction was the final link in inland waterway communications between the four great estuaries of the Severn, Thames, Mersey and Humber and established Staffordshire as the hub of the national canal system.

**5.3** Canal junctions, such as that at Fradley, inevitably became centres to serve the canal trade where all the facilities needed for the repair and maintenance of boats, and requirements of boatmen and horses were provided. In 1851 the inhabitants of the junction included a shop-keeper, a wharfinger and collector, a clerk, a blacksmith, canal surveyor, porter and joiner. Shortly after a public house was also opened.

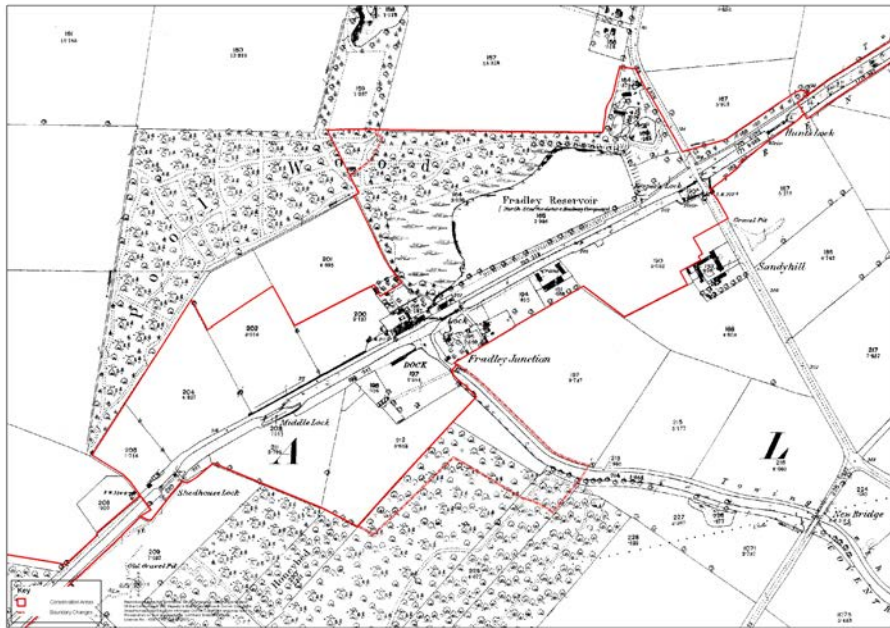
**5.4** Economic change brought about the subsequent decline of the canal trade which caused a loss in fortunes for places such as Fradley Junction, which became increasingly derelict.

**5.5** Due to the growth in pleasure cruising in the latter half of the twentieth century, the area gained a new lease of life and became a hive of activity once more. The survival of the Swan Inn and boaters shop, as well as the more recently established Kingfisher café and visitor centre, are all testament to the area's enduring popularity with visitors.

**5.6** Adjacent to the Trent and Mersey Canal, is The Fradley Pool, which was originally built as a supply reservoir for the canal. This has since become a popular nature reserve, known locally for its bird watching and organised wildlife tours.

**5.7** Prior to the construction of the canals in the late 18th century the area where Fradley Junction is now situated was mainly wooded. Just over 1 mile away was the historic settlement of Fradley.





Picture 5.1 The buildings around Fradley Junction c1884 showing the conservation area boundary

**5.8** The area developed rapidly in the late 18th century and the early 19th century but has changed relatively little since. This can be seen when comparing the OS map from 1884 with the area as it is today.



Picture 5.2 The Swan Inn and Wharf building (to the left) in the 1950s



Picture 5.3 The same scene today. Little has changed, other than the wharf is now a shop

## 6 Architectural Quality & Built Form

**6.1** The majority of the buildings and structures are late 18th century or early 19th century and have been maintained in good relatively condition. The majority of buildings are two storey, constructed of red brick with slate roofs and timber windows.

**6.2** The most dominant group of buildings beside the junction basin, faces south-east across the Trent and Mersey Canal and down the Coventry Canal. In trading days, this striking brick built terrace comprised the warehouse master's cottage at the south-west end, the warehouse (now boaters' shop), the Swan Inn, and the District Canal Inspector's cottage . The Swan Inn, which dates to the time of the canal's construction in the 1770's has a distinctive central pediment and has been painted white so acts as a landmark for approaching walkers and boaters. The external fixtures and fittings of these former industrial buildings are made of cast iron, similar to that of the locks and canal side railings. There is often a gathering of people sitting outside the pub and on the benches next to Junction Lock, creating a lively atmosphere.

**6.3** North east of the main group, is a terrace of three Grade II listed brick cottages with stone gables at floor level, listed in part for their group value. These also directly overlook the towpath and were traditionally the houses of canal craftsmen. Some of the original decorative features include patterned gables and barge boards, bricked archways and triangular pediments.



Picture 6.1 Canal side cottages



Picture 6.2 Visitor's Centre

**6.4** The visitor centre (formerly a maintenance yard), is a grouping of attractive late 19th century single storey red brick buildings, listed both for their architectural integrity and group value. The five working locks are all Grade II listed structures made of brick with stone edging and timber gates, many of these have decorative floor patterns made from Staffordshire Bluestone. In addition to their aesthetic value, these locks remain of great daily importance to canal users.

## 7 Open Space, Parks and Gardens & 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, 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.

**7.2** There is little in the way of street clutter within most parts of the conservation area; the towpaths are free from visually intrusive elements such as telegraph poles, barriers and lampposts, whilst views along the canal remain unobstructed. The limited signage, largely applying to boaters, is displayed on small, low-level, black and white wooden panels. Street furniture within the area is limited to a post box, a few black bins and wooden benches next to various locks. This low key level of street furniture ensures that the area does not appear cluttered.

**7.3** A few parts of the conservation area appear more cluttered such as the area in front of the Canalside Café and in front of the Kingfisher Café. The provision of tables and chairs reflects the importance of tourism to this area.

**7.4** Some of the boundary treatments within the conservation area are not of traditional construction and are out of character with the conservation area.

**7.5** There is vehicular access to the car parks along both sides of the canal, however due to the infrequency and low speed of traffic, this does not impact on the quality of the public realm.

**7.6** Water is at the heart of the CA - not just in the form of the canal but also in the adjacent reservoir. The immediate surroundings of the canal are lush and verdant. Notable natural features include the green spaces and rows of trees which enclose the canals and separate them from the surrounding agricultural areas.

**7.7** The woodland surrounding Fradley reservoir (also known as Pool Wood) preserves the nature reserve's tranquil setting by distinguishing it from the busier canal environment. Furthermore, it helps define the edges of the conservation area as well as screening it from the nearby caravan park. There is an abundance of flora and fauna, bird hides, water observation platforms, interpretation and information panels, outdoor seating and wooden sculptures have been installed all of which have been successfully designed to compliment the natural environment.



**Picture 7.1 View from Pool Wood out across open agricultural land**



**Picture 7.2 Fradley reservoir viewed from the north-east bank**



**Picture 7.3 View across pool to viewing platforms which are part of the nature trail**



**Picture 7.4 Bird hide overlooking the pool which contains information for bird watchers**

## 8 Assessment of Condition

**8.1** The conservation areas historic character has been well preserved, due for the most part to the careful management by the Canal and Rivers Trust (formerly British Waterways).



Picture 8.1 Visual clutter outside the Kingfisher cafe



Picture 8.2 Much of the canal network benefits from a coherent public realm which enhances the area

**8.2** To a certain extent, permitted development rights, that is the small works that are do not require an application for planning permission, can make a negative intrusion on the integrity of the area. For instance, the rendering of properties and the removal of historic windows and their replacement with lesser quality uPVC windows all dilute the special character and appearance of the area.

**8.3** The boundary between Keepers Cottage and the woods surrounding the reservoir is not in keeping with the character and appearance of the conservation and the security fence and signage is a visual intrusion on the rural setting.

**8.4** The Swan Inn car park detracts from the character and appearance of the conservation area as its edges are poorly defined and it consists of a large area of tarmac. The visual clutter associated with the caravan Park and cafe including flags, signage and a variety of low level, non-traditional boundary treatments. The caravan park itself could be considered to detract from the setting of the conservation area.

## 9 Protection Offered by Designation

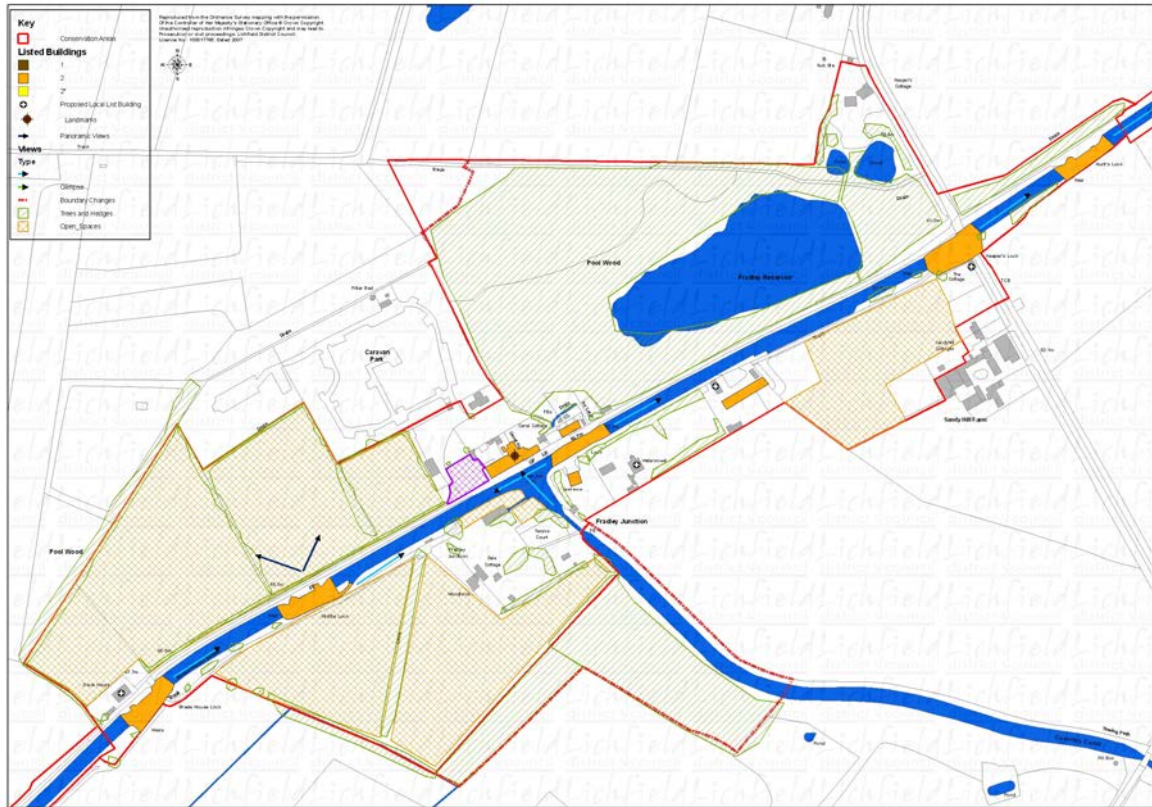
**9.1** The important, overriding policy regarding a conservation area is that new development should pay special regard to the character or appearance of the conservation area, additional controls also exist to protect existing buildings and features from adverse change.

Means of Protection	Explanation	Sources of Information
<b>National Planning Policy</b>	Conservation Areas are designated heritage assets and as such there is a national presumption in favour of their conservation.	NPPF PPS5 Practise Guide
<b>LDF and Development Management Decisions</b>	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 PPS5 Practise Guide
<b>Restrictions on Permitted Development Rights</b>	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.
<b>Control over Demolition</b>	Conservation Area Consent is required to demolish a building or structure in a conservation area with some exemptions set out in paragraph 31 of Circular 1/01.	Circular 01/01
<b>Control Over Works to trees</b>	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	DCLG Guidance

	<p>this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.</p>	
<p><b>Restrictions on outdoor Advertisements</b></p>	<p>Certain categories of advertisement which have 'deemed consent' under the Advertisement Regulations are restricted within conservation areas. These include illuminated advertisements on business premises and advertisements on hoardings around building sites. In addition balloons with advertisements are not exempt from the need for advertisement consent in conservation areas.</p>	<p>Restrictions on outdoor advertisements</p>

**Table 9.1**

## 10 Maps



Picture 10.1 Map of Fradley Junction Conservation Area



## 1 Local Planning Policies & Guidance

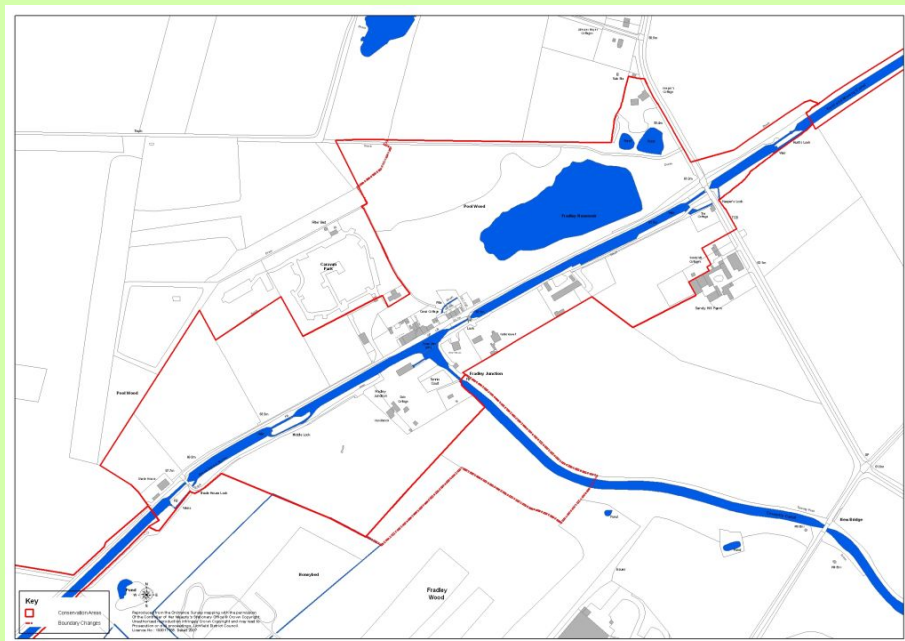
### 2.1.1 Boundary Changes

It is proposed that the boundaries of the Conservation Area should be amended in order to preserve its historic character and appearance. This can be achieved by amending small areas of land which relate to the character of the Conservation area. For instance, the boundary to the north east of the caravan park can be adjusted in order to follow a more defined route around the woodland, whereas the southern boundary can be extended to include screening from an existing row of trees. The south-eastern boundary can be extended to include Sandyhill Farm, thereby ensuring that any future development proposals would be in sympathy with its surroundings.

### Action 1

The District Council will amend the boundary of the conservation area to include the above listed areas;

- Extend boundary to incorporate existing natural screening afforded by trees approx 100m south east of Middle Lock (Trent and Mersey Canal).
- Extend boundary by approx 30m to the south west of the Coventry Canal (opposite side to towpath) in order to incorporate natural screening.
- Extend boundary on the towpath side of the Coventry Canal as far as the abutment of the field with Hay End Lane and Gorse Lane.
- Re-align boundary north west of Pool Wood, to reflect the natural line of the woodland.



Picture 1.1 Map of Fradley Junction Conservation Area showing proposed boundary changes

### 2.1.2 Heritage Assets and Climate Change

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

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

### **Action 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.

### **2.1.3 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.

An Article 4 directive will be introduced to tighten controls. For example this would prevent buildings from significantly altering their historic appearance. It is proposed to put an Article 4 direction over important a number of historic buildings that are not protected as listed buildings. For instance, appropriate traditional materials such as, but not exclusively, brick, clay tiles, painted timber windows and doors, should be used when extending or developing properties within the conservation area. These properties are listed in the schedule of properties in Appendix A along with a schedule of the categories of development it is proposed to restrict.

### **Action 3**

The Council will carry out further consultation and work towards putting an Article 4 direction on dwelling houses in the Conservation Area listed in the schedule of properties in Appendix A.

### **2.1.4 Lichfield's Register of Buildings of Special Local Interest**

A number of historic buildings have been identified, which do not fit the strict criteria for statutory listing but are important in the local area, these are marked as positive buildings on the Conservation Area map and are listed in Appendix B. If appropriate these will be proposed for addition to the Council's Register of Buildings of Special Local Interest.

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

#### **Action 4**

- 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.

#### **2.1.5 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 5**

- 5a) 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.

#### **2.1.6 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 6**

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

### **2.1.7 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 its character and appearance and this needs to be respected. This could include screening any adjacent developments which are not in sympathy with character of the conservation area.

Proposed new developments within the Conservation Area provide the opportunity, through careful design, to preserve or even enhance the appearance of the Conservation Area. If the special interest of the conservation area is to be protected in the future, new development should fit in with the existing historic form of development; it should not impinge on the setting of historic buildings nor result in the loss of important green open space.

#### **Action 7**

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 the subsequent relevant policies that will be adopted in the forthcoming LDF.

### **2.1.8 Supplementary Planning Documents**

The Council is currently working on a number of new Supplementary Planning Documents (SPD's) that will form part of the Local Plan. These include 'Sustainable Design', 'Historic Environment', 'Rural Development' and 'Trees and Development' SPD's which should be published in draft format in mid-late 2013.

## 2 Street & Traffic Management

### 2.5.1 Public Realm

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

The provision of street lighting should be carefully considered to ensure that there is adequate street lighting without contributing to increased light pollution.

A co-ordinated approach to street furniture would benefit the Conservation Area. The current provision of wooden bus shelters should be held as an exemplary method of introducing functional street furniture that positively contributes towards the character of the area.

#### **Action 8**

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

### 2.5.2 Traffic Management

The level of traffic is generally low, although this increases slightly in the summer months due to the Kingfisher Holiday Park. However, in order to mitigate for any expansion to the holiday park or an increase in visitor numbers (as a result nearby development), sensitive traffic calming measures should be sought. This will be required in order to slow vehicles through the area and allow improvements to pedestrian safety. Likewise it will be important to minimise visual clutter to the streetscape.

#### **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 minimise volume of traffic and the impact it has on the conservation area

## 3 Trees, Open Space & Green Infrastructure

### 2.6.1 Landscape Setting and Views

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

In particular, the open fields surrounding the Conservation Area boundary contribute to its setting and character. They provide a definitive boundary and create views in and out of the Conservation Area, in keeping with its character as a rural canalside settlement.

Areas close to the boundary of the conservation area and the significant views outwards from the boundary are of intrinsic value and should be considered in any future development proposals. . Given the natural setting, areas of open, non-green space should be given careful consideration, for example, the car park next to the Swan Inn is visually intrusive and would benefit from some improved landscaping.

#### Action 10

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

### 2.6.2 Trees

All trees within the conservation area are already automatically protected by the requirement for landowners to notify the Council of their intention to carry out works to them. Tree Preservation Orders provide an additional protection for significant trees and groups of trees, where any proposed action requires permission.

Tree cover provides an important part of conservation area, especially around the canal and waterways. Important individual trees and groups of trees should be retained in order to preserve the green features which enclose the historic canal scene. The expansion of the CA boundary includes a section of trees which will help screen the Coventry Canal.

#### Action 11

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.

## 4 Enforcement & Remediation

### 2.7.1 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).

There is currently 1 conservation area within Lichfield District which is considered, by English Heritage, to be at risk. Fradley Junction conservation area is not at risk.

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 Fradley Junction Conservation Area have been identified as being at risk.

#### **Action 12**

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

### 2.7.2 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 Fradley Junction Conservation Area.

#### **Action 13**

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

### 2.7.3 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 14**

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

## Appendix A Article 4 Directions

### A.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.

### A.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.

### A.3 What is the impact of owning or living in a 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.

### A.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.

### A.5 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

<b>The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 - Part 1</b>	
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

**Table A.1**

<b>The Town and Country Planning (General Permitted Development) Order 1995 - Part 2</b>	
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.

**Table A.2**

<b>The Town and Country Planning (General Permitted Development) Order 1995 - Part 31</b>	
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.

**Table A.3**

<b>The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 - Part 40</b>	
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

**Table A.4**

## **A.6 Schedule of properties proposed for Article 4 Direction**

Property	Location and Description
Shade House	Former lock keeper's cottage on north-west side of the Trent and Mersey Canal adjacent to Shade House Lock, late 18th or early 19th century, partially rebuilt. Built in style of other canal side buildings with red brick (since rendered). Traditional slate roof and central chimney stack. Modern windows and 20th century front porch.
Sandyhill Cottage	Late 18th century former lock keeper's cottage, sited on south-western side of Trent and Mersey Canal, adjacent to Keeper's Lock. Red brick with distinctive fishscale roof tiles. Characteristic timber framed arched ground floor windows and door in traditional canal side architecture.

## Appendix B The Local List

### B.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

### B.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 clearly worthy of protection.

### B.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.

### B.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 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

Property	Location and Description
Watersmeet	On south-eastern side of Trent and Mersey Canal near to Bridge 51. 19th century two storey red brick house with timber arched dormer windows and fishscale roof tiling.
Shade House	Former lock keeper's cottage on north-west side of the Trent and Mersey Canal adjacent to Shade House Lock, late 18th or early 19th century, partially rebuilt. Built in style of other canal side buildings with redbrick (since rendered). Traditional slate roof and central chimney stack. Modern windows and 20th century front porch.
Sandyhill Cottage	Late 18th century former lock keeper's cottage, sited on south-western side of Trent and Mersey Canal, adjacent to Keeper's Lock. Red brick with

Property	Location and Description
	distinctive fishscale roof tiles. Characteristic timber framed arched ground floor windows and door in traditional canal side architecture.

### 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).

## References

### Publications

Staffordshire County Council and Lichfield District Council, 1977, Fradley Junction Conservation Area

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

### Web-based resources

English Heritage, The National Heritage List for England, [list.english-heritage.org.uk/](http://list.english-heritage.org.uk/)

English Heritage, Heritage At Risk Register, West Midlands, 2012  
[www.english-heritage.org.uk/publications/har-2012-registers/](http://www.english-heritage.org.uk/publications/har-2012-registers/)

Staffordshire Past Track, [www.staffspasttrack.org.uk/](http://www.staffspasttrack.org.uk/)

Fradley and Streethay Parish Council, [www.fradleyandstreethaypc.org/fradley](http://www.fradleyandstreethaypc.org/fradley)

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