

Harlaston Conservation Area Appraisal & Management Plan

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Introduction

Harlaston Conservation Area was designated on 26th February 1972 and it covers 17.8 hectares. At the time of original designation, a conservation area document for the Harlaston 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 basis for development management and for developing proposals and initiatives for the area in the future.

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

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

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

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

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

The conservation area was surveyed in Summer 2011. The draft document was considered by the Council’s Cabinet in November 2011 when it was approved to go out to consultation. Consultation was carried out between 13th January and 28th February 2012 and was presented to a meeting of the Parish Council on 19th January 2012. The final document will be presented to the Environment and Development Overview and Scrutiny Committee in June 2012 before going to the Councils Cabinet then Full Council for final approval.

1 Summary of Significance

1.1 The Harlaston Conservation Area is significant for the following reasons:

- The village is situated on a gentle rise in ground level which defines its position in comparison to the otherwise relatively flat landscape surrounding it.
- There is physical and place-name evidence to show that the site of the village of Harlaston has been the location of a settlement since the early 11th century and has been continuously occupied since then. It is also plausible that the area was settled prior to this time.
- The village was mentioned in the Domesday Book and the remains of a moat, probably the site of a Medieval Moated Site dating to the 12th century are to be found to the north of the church which, alongside the parish church, parts of which date to the 13th century, shows a well established settlement.
- The surviving historic buildings form an attractive group which convey a rural and peaceful feel. The layout of the village is typically linear with the main road winding in a south-west to north-east direction, and it is the positioning of the buildings of character with frontages facing the road and of those set further back which reflect the overall qualities and distinctiveness of the area.

2 Location & Setting

2.1 Harlaston village is located approximately 4 miles north of Tamworth, and 6 miles east of Lichfield. It is one of a number of villages located along the River Mease. The nearest main road is the A513 Burton Road.

2.2 The population of Harlaston rose from 160 in 1801 to 220 in 1841. It grew to around 250 in 1871 and remained relatively stable around this number until the 1960's. From then on the population rose as new houses were built until it reached the current population of approximately 350 today.

2.3 Its rural location and historic character make it an attractive residential area. The village has expanded to accommodate modern infill developments while still retaining its rural feel, and with a community which appears closely knit.

2.4 The conservation area of Harlaston principally includes land within the parish of Harlaston and also a small part of land within the Parish of Edingale.

3 The Conservation Area Boundary

3.1 The present boundary surrounds almost the whole of the village with the exception of a small collection of modern farm storage facilities and residential properties to the southern limits. To the north, the boundary extends beyond the village to incorporate routes and views across fields back towards the village, and includes a section of the river Mease.

3.2 In order to include the whole of the village and to make the boundary more logical it is proposed to amend the boundary in the following areas;

- To include the land immediately to the west of Churchside which is comprised of the gardens of 6-10 Churchside (inclusive).
- To include all the buildings related to Church Farm to the west of Main Street
- To include the properties of Meadow Ridge and Hawthorns both on Main Street.
- To include land south of the Village Hall car park which is comprised of the domestic garden to Hedgebank, Main Street and the parcel of land between this and the Village Hall Car Park.
- To include Fishpits Farm Farmhouse and associated farm buildings.
- To remove land to the east of the village to the rear of properties facing Main Road and Manor Lane

4 History & Archaeology

4.1 Harlaston was mentioned in the Domesday book as Horulvestone (meaning farmstead of a man called Heoruwulf)

4.2 In 1066 Harlaston was part of the hundred (a parcel of land smaller than a shire) of Offlow which was owned by Lord Algar. Algar is an Old English name so it is very likely that there was a well established settlement in this location during the Anglo-Saxon period.

4.3 By 1086 the settlement, under the overlordship of King William, included 23 households which was very large settlement in that period.

4.4 There are the remains of a moat immediately to the north-west of the Church surrounding the Churchside development. This represents the remains of a medieval moated manor site which would have been built during the 12th and 13th centuries period and occupied by the Lord of the Manor. There were many moated houses in medieval Staffordshire. The water-filled moat protected the homes of wealthy families and also served as a status symbol. Many were abandoned and the moats left to silt up as has been the case in Harlaston.

4.5 The parish church dates in part to the early 13th century but was significantly reconstructed in the 1880's.

4.6 The village contains two important timber framed buildings, The Manor House dating to c1600 and The Manor dating to c1690 both on Main Road.



Picture 4.1 The Manor - datestone reads FW 1690

4.7 The agricultural revolution of the 18th and 19th centuries saw the general population rise and the affluence of many rural areas increase. In Harlaston this period saw the construction of the Old Rectory, The Poplars and The Homestead and also a number of smaller properties along the west side of Main Street.



Picture 4.2 The Poplars

4.8 Until the mid 20th century buildings within the village were loosely clustered principally along the west side of Main Street between Church Farm and the Rectory and along the east side of Main Street opposite the Church. In recent decades new developments have filled in the gaps along Main Street and increased the size of the settlement significantly.

4.9 The village has evolved over many centuries and there is significant archaeological remains within the village, in particular in the location of the moat, as well as the potential for archaeological remains to be found throughout the village.

5 Spatial Character & Townscape Quality

5.1 The primary focus of the village is St Matthew's Church at the brow of the hill, which neatly closes the view when approaching from the south. This route in to the village is enhanced further by an attractive group of cottages on the left, which includes the Grade II listed timber framed manor house, whilst on the right, set between modern dwellings is an attractive 19th century property known as The Poplars.



Picture 5.1 The Manor House



Picture 5.2 St Matthew's Church

5.2 Advancing further towards the church, and set back from the road, the more substantial properties of Harlaston House, and the Rectory, both of Georgian style come into view. The latter dating from the 18th century and the former being a 20th century replica, which complement each other and create an air of affluence. As the road curves away to the north-east by the church, the White Lion Inn provides a strong focal point and closes the view further down the hill. It is positioned on an island site at the junction of Main Road with the roads running north towards Alrewas and Edingale. Continuing down the road to the north-east, the eye is drawn towards the 18th century Homestead on the left hand side and then focuses on open countryside as the village boundary is passed.



Picture 5.3 View into the village



Picture 5.4 View towards the White Lion

5.3 Where the road splits to the north at the White Lion Inn, the road bends and forms an attractive junction at the bridge over the river towards Edingale with trees lining each side of the road, the overall impression is of a tranquil and intimate landscape. Looking back, and coming back in to the village, the White Lion Inn again dominates the scene and closes the view.

5.4 When approaching the village from the north the Homestead forms a prominent focal point with the white painted brickwork of the White Lion visible just beyond it. The road rises gently with properties set away from the road behind hedges and mature gardens until it reaches the historic heart of the village with buildings and brick boundary walls at the back of the pavement. The road then turns to the left and slopes away and view of the Manor House are prominent due to its black and white colours. As the road bends to the right properties are once again set back from the road which provides a visual transition to the open countryside.

5.5 The 20th century developments along Manor Lane and Churchside are focussed on the parish church reinforcing its importance to the village. The church spire can be seen from most of the way down Manor Lane and from many vantage points within the Churchside development. While the development along Manor Lane is relatively recent, the road itself appears on old OS maps and linked Harlaston to Little Harlaston.

5.6 Historically the small triangular piece of land at the bend in Main Road would have been the focal point of the village being closely associated with the post office and church.

6 Quality & Character of Buildings

6.1 The church of St Matthew has Norman origins though it is the 13th century stone tower, with a half-timbered upper section which sets it apart from churches of a similar size in the area, and is an unusual feature to be found in Staffordshire. The tower also has a small 19th century spire which reflects the compact proportions of the nave & chancel. The predominant building materials are red brick with clay tile or Welsh slate roofs.

6.2 The row of cottages between Church Farm and Harlaston House display charming frontages in English bond brickwork with random vitrified headers and decorative buff bricks to the quoins. Windows are also decoratively framed with stone lintels and sills with buff brick reveals, whilst the roof tiles are laid in an attractive fish-scale arrangement.



Picture 6.1 Rectory Gate



Picture 6.2 Holly Cottage



Picture 6.3 The Cottage

6.3 There are a number of late 18th century/early 19th century buildings within the village including the three storey Poplars residence, the classical Old Rectory and the Grade II listed Homestead. All are red brick with clay plain tile roofs, The Old Rectory has sash windows but the Poplars and the Homestead have the more functional and typical casement windows.

6.4 Latter 20th century development to the east of the Main Road and more specifically along Manor Lane have failed to reflect the prevailing traditional architectural styles and materials found elsewhere in the village. Although the character of the village is somewhat eroded by this, historic maps show no evidence that the development was built at a cost to any previously existing historic fabric along the route, but rather the negative impact may instead be attributed to the loss of historic natural environment, and views across open countryside from the east, back towards the village.



Picture 6.4 View of Churchside development



Picture 6.5 View across the green into Churchside development

6.5 Most of the buildings appear to have been adequately maintained over the years though some have inevitably suffered from unsympathetic alterations/repairs carried out in non-traditional materials.

7 Natural Elements

7.1 The natural environment, with mature tree cover, hedgerows and open fields is an integral part of the significance of the conservation area.

7.2 Mature trees, both individually and in groups form an important part of the character of the conservation area. Substantial tree cover to the north of the village boundary along the road side, field boundaries and the banks of the river in a wholly rural location contrasts with sparser levels of tree cover in the built area of the village, softening the transition from the open countryside to the rural settlement.



Picture 7.1 Trees lining the road



Picture 7.2 Looking over playing fields

7.3 Hedges provide attractive boundaries in a number of locations within the conservation area.

7.4 The River Mease passes through the northern part of the conservation area which contributes to the rural, tranquil feel of the village outskirts. This provides an important habitat for wildlife and vegetation.



Picture 7.3 View of the river



Picture 7.4 Mature individual trees are an important part of the area's character



Picture 7.5 View out to open countryside

8 Neutral & Negative Elements

8.1 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. Most of the 20th century infill and new developments could be considered neutral.

8.2 There are some buildings which have a negative impact on the conservation area. These are the large, modern industrial style farm buildings at Church Farm and Fishpits farm and also the timber building directly opposite the White Lion. If the opportunity arises to replace these buildings they should be replaced with buildings that are more appropriate to their location within a conservation area. The buildings at Church Farm are highly visible on the approach to the village so the appearance of the village would be greatly improved by removing or replacing these structures.



Picture 8.1 View of Church Farm buildings.



Picture 8.2 Building on Main Street .



Picture 8.3 Building at Fishpits

8.3 The car park opposite the White Lion is an area that could be improved. While it has some vegetation on the boundaries that partly screen it, it remains a negative element within the conservation area.



Picture 8.4 White Lion car park

9 Public Realm & Open Space

9.1 The character of the conservation area is determined by more than the appearance of its buildings. Spaces between buildings are also important and the quality of elements such as boundary treatments (walls, fences etc.) hard landscaping (paving, kerb edging, and road surfaces) 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.



Picture 9.1 Traditional fingerpost sign

9.2 Traditional brick boundary walls are found along Main Road and this along with hedges are the principle boundary treatments. There are some sections of railings, in particular in front of some of the houses between Church Farm and The Manor. Fences are used around some properties but these are often softened by planting and so do not significantly detract from the overall conservation area. Very high boundary walls, such as those around Harlaston House are not appropriate for other properties within the conservation area.

9.3 There is a limited amount of hard landscaping within the village. Most of the kerb edges are concrete and the pavements are tarmac. Some traditional materials remain, such as the use of blue brick pavers outside The Homestead.

9.4 Street lighting along the main road could benefit from removal of the in-situ concrete lampposts to a more attractive design such as those in the Churchside development.

9.5 Other visual clutter in the village, such as street signage and estate agents signs are not overly intrusive.

9.6 In general the public realm in Harlaston appears well cared for with active participation from the local community.

10 The Effects of Conservation Area Designation

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

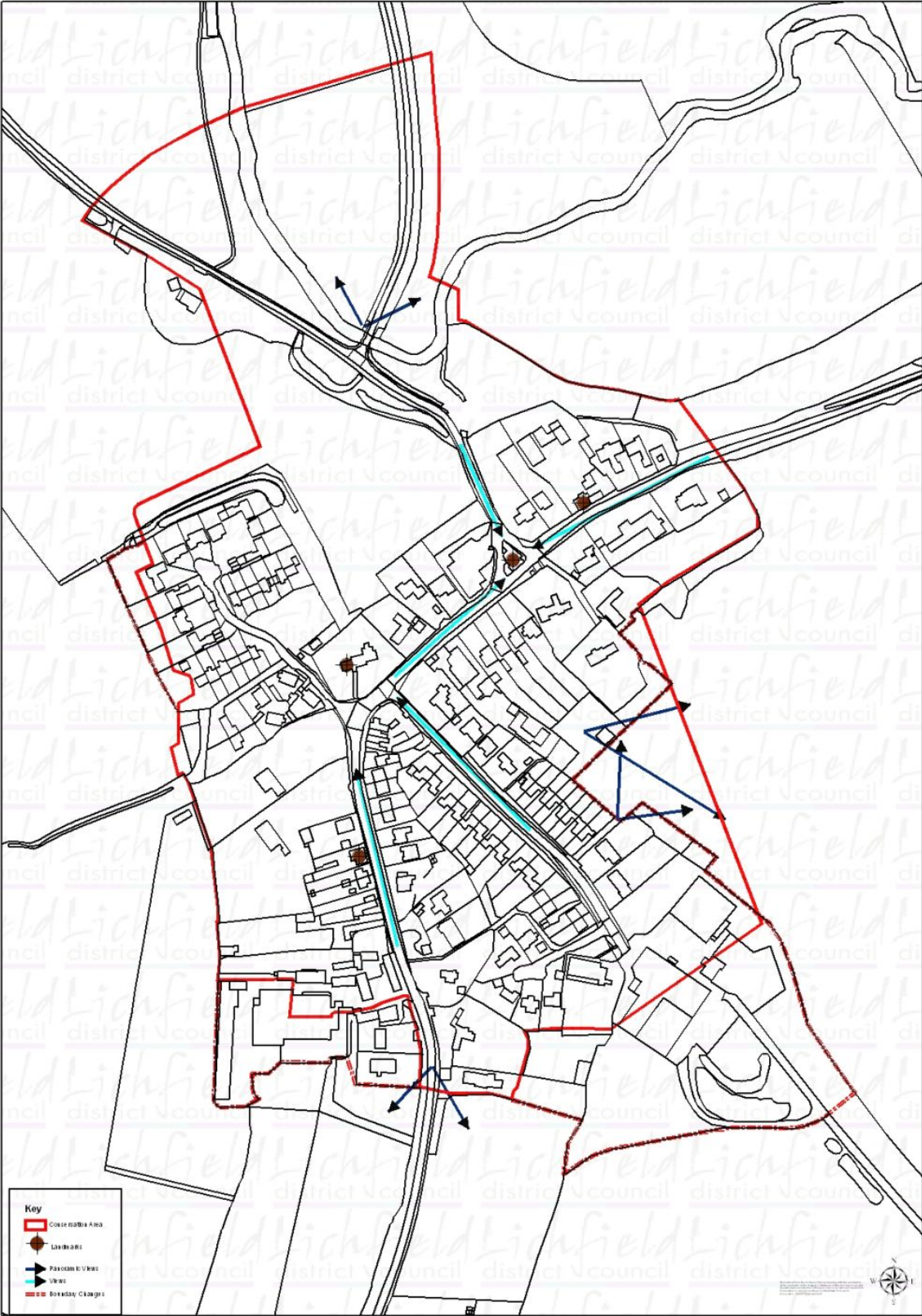
10.2 The other effects of conservation area designation are:

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

11 Maps



Picture 11.1 Map showing Townscape Qualities within the Conservation Area



Picture 11.2 Map showing views and vistas within the conservation area.

1 Introduction

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

National Policy and Legislative Context

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

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

Local Plan and the emerging LDF

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

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

Development Control Decision Making

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

Consultation

1.6 The draft document was presented to the Council's Cabinet in November 2011. It was approved and in line with existing policies of Lichfield District Council the Harlaston Conservation Area Appraisal and Management Plan then underwent 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 in June 2012 before going to the Council's Cabinet and the Full Council for final approval.

Resources

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

2 Management Strategies

2.1 Boundary Changes

In order to include the whole of the village it is proposed to amend the boundary. This includes amendments to simplify the boundary where it currently goes through a property to ensure the whole of a property is either within or outside the conservation area. Also to include areas which are currently outside or only partly within the conservation area, but which form part of the settlement and may be proposed for re-development in the future.

Action 1

The boundary will be changed to include the following areas;

- i) To include the land immediately to the west of Churchside which is comprised of the gardens of 6-10 Churchside (inclusive).
- ii) To include all the buildings related to Church Farm to the west of Main Street
- iii) To include the properties of Meadow Ridge and Hawthorns both on Main Street.
- iv) To include land south of the Village Hall car park which is comprised of the domestic garden to Hedgebank, Main Street and the parcel of land between this and the Village Hall Car Park.
- v) To include Fishpits Farm Farmhouse and associated farm buildings.

2.2 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 and 5 Scheduled Monuments within the district of Lichfield on the English Heritage Buildings at Risk Register (2011 edition). None of these are within Harlaston Conservation Area.

There are currently 2 conservation areas within Lichfield District which are considered to be at risk. Harlaston conservation area is not one of these.

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

The Grade II listed telephone box is in a poor state of repair and could be considered to be at risk. At the time of writing at least one pane of glass was missing.

No unlisted buildings within Harlaston Conservation Area have been identified as being at risk.

Action 2a

The Council will continue to carry out a rolling Building at Risk survey.

Action 2b

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.

2.3 Article 4 Directions

Permitted development rights are those minor developments for which planning permission is automatically granted. These rights are more restricted within a conservation area than elsewhere.

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

Action 3

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

2.4 Enforcement

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

Action 4

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

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

There are currently no buildings 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.

Action 5a

Following consultation, the Council will where appropriate, add the buildings listed in Appendix B to the 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 5b

The Council will continue to compile a Register of Buildings of Special Local Interest and develop policies promoting their retention and improvement.

2.6 Trees and Natural Environment

Tree cover provides an important part of conservation area. Important individual trees, groups of trees 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 6

The Council will continue to work with landowners and other stakeholders to manage trees as well as other aspects of the natural environment within the conservation area in a manner that recognises the important positive contribution they make to the character of the conservation area.

2.7 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 7

The Council will ensure that all proposed advertisements accord with policy DC19 of the Local Plan and the subsequent relevant policies that will be adopted in the forthcoming LDF.

2.8 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 would 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.

2.9 Traffic Management

The level of traffic that passes through Harlaston is very light and traffic speeds are automatically restricted due to the narrow roads, reduced visibility and angle of bends in the road. Should the issue of traffic become a concern either in volume or speed then a sensitive method to manage this should be considered.

Action 9

Should the impact of traffic become a concern 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.

2.10 New Development

Any future development in Harlaston 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.

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 10

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.

2.11 Monitoring

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

Action 11

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

Appendix A Article 4 Directions

What is an Article 4 Direction?

A.1 All residential dwellings have what are called permitted development rights, that is certain types of small development that are deemed to have already been given permission therefore they do not require an application for planning permission to be made to the Council. An Article 4 Direction withdraws certain of these permitted development rights meaning that an application for planning permission is required for these small works.

What buildings can be covered by an Article 4 Direction?

A.2 In order for a property to be covered by an Article 4 Direction it must be a residential dwelling in a Conservation Area, that faces a highway, waterway or other public open space. Commercial properties, multiple occupancy properties (ie. flats) or properties that face a private road or driveway cannot be covered by an Article 4 Direction.

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

A.3 If a property is covered by an Article 4 Direction it will be necessary to apply for planning permission for the items of work listed in paragraph A6, which otherwise would be considered to be permitted development. There would be no fee for these applications although the necessary drawings and plans would need to be submitted. Just because a property is covered by an Article 4 Direction does not mean that planning permission will not be granted, simply it is a method for managing changes within conservation areas in a way that should protect their special character.

Why are Article 4 Directions so important?

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

A.5 Schedule of properties proposed for Article 4.2 Direction

Churchside	The Old Rectory
Main Road	Two Hoots Church Farmhouse The Poplars The Cottage Church Cottage

	Holly Cottage
	Rose Cottage
	Rectory Gate
	2-4 Post Office Row (inclusive)
	Yew Tree House
	The Greenyard

Proposed categories of development to be restricted.

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

Part 1	
Class A	The enlargement, improvement or other alteration of a dwellinghouse
Class B	The enlargement of a dwelling house consisting of an addition or alteration to its roof
Class C	Any other alteration to the roof of a dwelling house
Class D	The erection or construction of a porch outside any external door of a dwellinghouse
Class E	The provision within the curtilage of the 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

A.7 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.

Appendix B Register of Buildings of Special Local Interest

What is the List of Buildings of Special Local Interest?

B.1 It is a list of buildings drawn up by Lichfield District Council which are of good design quality, attractive appearance and/or historic interest and which make a significant contribution to the attractive character of the locality

What buildings can be included on the Local List?

B.2 In order to be included on the Local List a building must meet one or more of the criteria listed in paragraph B6. Any building, for example, houses, churches, pubs or structure, for example can be included. If judged by national criteria these buildings might not be considered suitable for designation as listed buildings (familiar to us as grade I, grade II*, grade II buildings) but they are still historic assets that are clearly worthy of protection.

What is the impact of inclusion on the Local List?

B.3 Inclusion on the List of Buildings of Special Local Interest does not offer the statutory protection given to nationally listed buildings. It can be a material consideration in a planning application. Most Local Planning Authorities with Local Lists draw up policies which seek to ensure the retention of locally listed buildings and that any development does not detract from the buildings or their settings.

Why is the Local List so important?

B.4 The Local List is one of a palette of tools that the Council can use to help to protect historic buildings within the District. Not all buildings within a conservation area positively contribute to its special character and inclusion on the Local List can help to identify those buildings that are important to the character of the conservation area and help to prevent any changes that would be detrimental to the building and the wider conservation area.

B.5 Schedule of properties proposed for local listing

Churchside	The Old Rectory
Main Road	Two Hoots Church Farmhouse Church Farm The Poplars The Cottage Church Cottage

	Holly Cottage Rose Cottage Rectory Gate 1-4 Post Office Row (inclusive) The Old School White Lion Inn Yew Tree House The Greenyard The Forge
Manor Lane	Fishpits Farmhouse

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).