

1	Introduction	2
2	Planning Policy Context	3
3	Summary of Significance	4
4	Location & Setting	5
5	Historic Development	9
6	Architectural Quality & Built Form	11
7	Open Space, Parks and Gardens & Trees	15
8	Assessment of Condition	21
9	Protection Offered by Designation	23
1	Local Planning Policies & Guidance	25
2	Street & Traffic Management	29
3	Trees, Open Space & Green Infrastructure Strategies	30
4	Enforcement & Remediation Strategy	31
A	Article 4 Directions	33
B	The Local List	36
■	References & Contact Details	
	References	39
	Contact Details	40

1 Introduction

1.1 The Haunton Conservation Area was designated in April 1977. When it was designated, a brief document called “Haunton Conservation Area” was jointly produced by Lichfield District Council and Staffordshire County Council. This appraisal and management plan will update this document and expand on it to meet present guidelines and best practise. The purpose of this document is to provide a basis for development control and for developing proposals and initiatives for the area in the future.

1.2 This work 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) published in 2012 requires Local Planning Authorities to take into account the significance of heritage assets and their setting 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 in early 2013. If approved then in line with existing policies of Lichfield District Council the Haunton 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

3 Summary of Significance

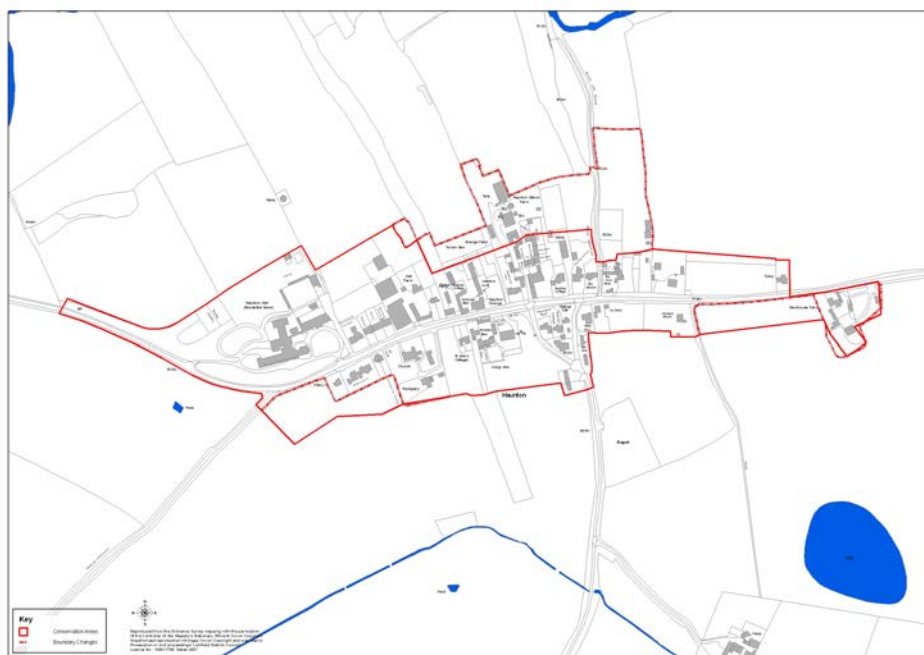
3.1 Haunton Conservation Area is significant for the following reasons:

- Haunton is a settlement with a recorded history dating back to the 10th Century.
- The village is linear in form with properties on either side of the main road, with only a couple of turnings off.
- Haunton is set within an agricultural landscape and the surrounding fields provide attractive views throughout the village, particularly to the east and west.
- Haunton contains historic buildings dating from the 18th and 19th centuries built from locally sourced materials in the vernacular style.
- Mature trees line the main road, as well as grass verges and soft landscaping emphasising the intimate relationship between the village and the surrounding agricultural countryside.
- Haunton has a strong Roman Catholic connection which has shaped the built form of the village

4 Location & Setting

4.1 The village of Haunton in Staffordshire, lies on the River Mease, within the parish of Clifton Campville. It is situated near the eastern edge of Lichfield District seven miles north of Tamworth and ten miles east of Lichfield.

4.2 The village is of a linear layout with an informal arrangement of development either side of Main Road and a few houses along Syerscote Lane which branches off to the south of Main Road. The whole of the settlement is included within the conservation area covering around 14.4 hectares, including around 65 houses. It is proposed to make some amendments to the northern boundary and southern boundaries to include land to the north of Grange Farm, Haunton Manor and the Yews Farm and to remove two parcels of land from south of Main Road.



Picture 4.1 Map of Haunton Conservation Area showing the proposed boundary changes

4.3 The village is set in open countryside to the south of the River Mease and is surrounded by agricultural fields. It's positioning near to the river within quality agricultural land is most likely the reason for the development of a settlement here. The rural character is enhanced by the absence of continuous terraces or formal groups of housing; an increasingly rare quality to be seen with the introduction of more rigidly arranged modern buildings, which can be seen at points along the Main Road.

4.4 The key features and interrelationship of spaces within the conservation area have been studied. This analysis has identified the enclosure, points of interest and legibility within the Haunton Conservation Area.

4.5 The village is of a linear layout, with development either side of Main Road with some branching down Syerscote Lane. The late 20th Century development has maintained this linear character of the village.

4.6 The general movement pattern through the village is along Main Road with a significant proportion of vehicular traffic running straight through the village from Harlaston to Clifton Campville or vice versa, and southwards along Syerscote Lane towards Tamworth.

4.7 Haunton does not have a distinct focal point. It primarily consists of housing, a small church hidden from immediate view by trees and a small area of open space. The location of Haunton Hall at the western entrance to the village, its clear signposting and it being the first building in sight when entering from this direction would make it a local landmark. The Grade II listed Haunton Grange, with its central location along Main Road could be considered to be the main landmark in Haunton, primarily due to its height and position adjacent to the main road but also due to its 19th Century architectural design.

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

4.9 Panoramic views are long distance views across broad landscape vistas. These views are across rolling countryside and are predominantly seen at the eastern side of the village where development is much sparser and views are less restricted by buildings and high hedge boundaries. These panoramic views add to the character of the village, showing its relationship with the surrounding rural countryside.



Picture 4.2 Panoramic view across fields towards Clifton Campville from the eastern entrance into Haunton. The spire of Clifton Campville Church is just visible on the horizon



Picture 4.3 Panoramic view across fields looking south from Main Road at the eastern entrance into Haunton

4.10 The view across to the east of the spire of the parish church in the neighbouring village of Clifton Campville which is most visible as from the eastern end of Haunton near to Newhouse farm is a very important view.

4.11 Views are shorter views, confined to a specific locality through routes or spaces. Views in Haunton are mainly along sections of Main Road where there are fewer bends restricting the views of the surrounding countryside. However, the majority of hedges which define the edges of agricultural land are substantial; rising to above eye level and restricting the views of the natural landscape. The views of countryside that can be seen from Haunton are where gaps have formed within the boundaries, providing a view of the rolling countryside far enough to provide more than a glimpse but not wide enough to offer a panoramic view. These views are important and significantly contribute to the character of Haunton.



Picture 4.4 View looking east down Main Road with Haunton Grange on the northern side.



Picture 4.5 View looking south across fields through a gap in the hedge boundary at the western entrance to Haunton.

4.12 Glimpses are intriguing glances towards intimate routes or spaces, which are usually terminated by development or landscape, thus adding to the intrigue. Due to the slight curves in the road, a view straight along Main Road from one end of Haunton to the other is restricted. This results in numerous glimpses to be seen throughout the village, creating an intriguing route for pedestrians. These add to the idyllic character of the village.



Picture 4.6 Glimpse view north on Syerscote Lane towards the point where it forks off into two lanes which form junctions onto Main Road.



Picture 4.7 Glimpse view west down Main Road due to a bend in the road, providing a glimpse of the 3 storey listed building; the Grange, on the northern side.

5 Historic Development

5.1 There is no record of the village of Haunton in the Domesday Survey of 1086, however it was listed in a document in 942 as Hagnatun. It is thought that at the time of the Domesday Survey however, due to its close proximity to Clifton Campville and it having the same landlord, it would probably have been recorded as the same place.

5.2 In the 13th Century, there were records of its name being Hagheneton and Hauneton. This led to the name Haunton which is believed to be Old English and have the meaning of 'Hagena's Farmstead'.

5.3 Haunton Hall is located at the entrance to the village from the west and is an irregular red brick mansion of a 19th Century date. It was originally built as a local manor house which was then acquired by the Order of Sisters of St. Joseph of Bordeaux and converted for use as a convent school. Modifications have since been made, dating from the 19th Century to include a brick chapel which was erected in 1848.

5.4 The original Roman Catholic Church of St. Michael and St. James was built in 1885, at the junction of Main Road and Syerscote Lane, then re-built in its current location, in pink sandstone in 1901-02 with a wooden bell tower and entrance porch. This together with Haunton Hall emphasise the strong local Roman Catholic association.

5.5 A prominent building in the village is Haunton Grange, an 18th Century red brick three storey Georgian farm house with sash windows, located in the centre of the village. Its height and frontage against the road make it a dominant building that accentuates the villages centre, however it does remain in keeping with the character of its surroundings.



Picture 5.1 Haunton Grange

5.6 Although the village is principally linear in form there were historically three roads running off the main road. At the west end of the village Twizzles Lane runs to the south and to the east end of the village Syerscote Lane runs to the south and Mease Lane to the north.

Twizzles Lane ran southwards and the 1884 OS map shows St Mary's school which no longer exists, just a short way to the south of Main Road. Today Twizzles Lane is a track. Mease Lane originally ran up to a ford over the Mease and then on to some cottages and a farmstead in what is now East Staffordshire. Today it is a track which soon peters out to a tree lined footpath. Syerscote Lane forks off from Main Road at two points, forming a triangular section of land when they meet. On the 1884 OS Map this is recorded as the site of the remains of the Church of St James. In 1885 the Catholic Church of St James was built on this site although today it contains four modern houses and a small area of open space known as The Green.



Picture 5.2 Map of Haunton from 1884 also showing the existing conservation area boundary

5.7 Development within the Conservation Area during the mid to late 20th Century while introducing some non-traditional architectural elements has broadly been sympathetic in plot size and building size to the surrounding area.

6 Architectural Quality & Built Form

6.1 Haunton is generally quite sparsely developed; the majority of houses are detached or semi detached and the remainder are large residential or farm buildings converted into individual housing units. The northern side of Main Road has a finer grain development than the southern side and development is also denser at the centre of the village and to the west of Syerscote Lane junction. East of Syerscote Lane, development becomes much less dense, with houses and farm buildings being spaced much further apart, separated by agricultural fields.

6.2 The village is characterised by housing of vernacular 19th Century architectural design which are spaced in an informal way with the majority of houses having large gardens. The plot sizes vary throughout the village, making the spacing between the housing unequal, however this adds too, rather than detracts from its character. Further adding to it is that the houses and farm buildings are not separated, emphasising the intimate relationship between the village and the surrounding agricultural countryside.

6.3 The majority of houses, including those built during the late 19th and 20th Century and particularly those built in the late 20th Century are set back from the road. This setting back from the road deviates from the earlier character of the village, however most of these houses also have strong boundary treatments at the front of the plots against the pathways in the form of brick walls, railings or hedges thus defining their private boundary and acting as a screen from the road. These boundary treatments help to minimise the visual impact of the modern developments and help maintain the traditional character of the village.

6.4 There is a broad variety of plot sizes and property sizes throughout the village with building styles changing slightly from house to house; however the continuity of the overall scale of buildings makes them sympathetic to one another, contributing to Haunton's character. Development is predominantly 2 storeys high with a couple of 3 storey developments namely Haunton Grange and Haunton Manor, and predominantly with 45° pitched roofs.



Picture 6.1 Listed Building Haunton Manor demonstrating how 3 storey and 2 storey buildings are of a similar scale



Picture 6.2 Showing changed in building style however remaining architecturally sympathetic.

6.5 There is an overall unity of building materials and architectural style that binds together the village of Haunton together as one idyllic settlement. However, individual houses are generally visually different, which is a result of their detailing, for example from window style and roof pitches.



Picture 6.3 Individual houses architecturally differ, but there is a unity of building materials.



Picture 6.4 Similar building materials used to enhance the character.

6.6 The predominant use of Staffordshire red brick with some Staffordshire blue brick detailing and traditional dark blue-brown clay tile vernacular further reinforces this cohesive character and creates a sense of identity for the village.

6.7 Despite Haunton having little open public space other than the small Green at the eastern Syerscote Lane junction, a green atmosphere is created by the number of mature trees that irregularly line Main Road, which softens and compliments the buildings and emphasises the rural nature of the village.

6.8 The historic buildings within Haunton are of a high quality. There are four Grade II listed buildings which have been designated as being of ‘special architectural or historic interest’. These are; Haunton Hall, dating back to c1820 with 20th Century additions in keeping with the original architecture; the Roman Catholic Church of St. Michael and St. James, dating back to 1885 with further building in 1901-02; Haunton Grange, the 3 storey red brick farmhouse dating back to early 19th Century; Manor Farmhouse and the attached stable, dating back to late 18th Century with some mid 19th Century additions.



Picture 6.7 Haunton Hall - now a residential care home



Picture 6.8 Roman Catholic Church of St Michael and St James



Picture 6.9 Haunton Grange



Picture 6.10 Manor Farmhouse

6.9 The appearance of the village is cohesive, with more recently constructed buildings being broadly sympathetic to the original 19th century developments through the use of materials that reflect the Staffordshire vernacular including timber windows (both sash and casement) and doors. These positively contribute to the character and appearance of the

Conservation Area. Some of the un-listed buildings however have been fitted with plastic windows and doors; where this has happened in historic building this has eroded the character of the conservation area and resulted in the loss of historic features.

6.10 Whilst the majority of houses reflect the character of the Conservation Area, there are some houses that can be described as 'neutral' in terms of their impact on the character. Those considered to be neutral are predominantly 20th Century developments. Despite them not positively adding to the character of the historic area, they neither detract from the overall character, as they are in most cases well screened from public view by mature trees, or set back from the road by large front gardens and soft landscaping.

7 Open Space, Parks and Gardens & Trees

7.1 The character of the Conservation Area is determined by more than the appearance of private development. Boundary treatments (walls, fences etc.), hard landscaping (paving, kerb edging, road surfaces etc.), natural features and open spaces affect the way in which the Conservation Area is perceived. Improvements and maintenance of traditional features can positively contribute to and enhance the character of the village, whilst loss of these can have a considerable detrimental effect by eroding the historical character.

7.2 The public-private boundaries are well defined throughout the Conservation Area and there are a variety of boundary treatments. Some traditional low stone and brick walls remain, including the stone wall acting as the boundary to the church. Traditional railings are also still present around Haunton Hall. The majority of 20th Century developments have boundary treatment in the form of Staffordshire red brick walls with some Staffordshire blue brick detailing. These are complementary to the existing boundary treatments, enhancing the character of the Conservation Area. Many of these properties also have hedges covering the walls or trees and vegetation, which enhances the leafy green sense of the village, enhancing its relationship with the open countryside.



Picture 7.1 Traditional iron railings defining the boundary to Haunton Hall.



Picture 7.2 Traditional stone wall defining the boundary to the Church.



Picture 7.3 Traditional low stone wall defining a residential plot boundary on Main Road.



Picture 7.4 Low stone wall defining a 20th Century residential plot boundary on Main Road.



Picture 7.5 Hedges defining a residential plot boundary on Main Road, with some stone detailing at the base.

7.3 Traditional kerb stones remain at points along Main Road, these are seen at the entrance to the listed buildings of the Church and The Grange, and at other points throughout. However the majority of traditional kerb stones have been replaced with concrete slabs. Where the traditional kerb stones remain, they should be kept where possible, as further loss of these could erode the character of the village.



Picture 7.6 Traditional kerb stones along Main Road.



Picture 7.7 20th Century concrete slabs replacing the traditional stones along Main Road.

7.4 Overall the street furniture is in keeping with the character of the conservation area. There is relatively little street clutter in Haunton with the only street furniture being; a bench situated on the Green; a post box; phone box; waste bin; and two wooden bus shelters. The mounting of street lights onto telegraph poles also helps reduce the street clutter. The phone box is a red K6 with a Tudor crown which means it dates from between 1935 and 1952.



Picture 7.8 Post box and phone box on Main Road.



Picture 7.9 Bench on The Green.



Picture 7.10 Wooden bus shelter and waste bin on Main Road.

7.5 With the exception of The Green at the Syerscote Lane junction, there is little open space along Main Road. Despite this, the village has a leafy feel due to the abundance of large private front gardens with soft landscaping, hedges and mature trees lining the road.



Picture 7.11 Soft landscaping to the front of houses lining Main Road.



Picture 7.12 Large private front gardens

7.6 Haunton also has grass verges along parts of the public footpaths on Main Road, creating a green corridor, further emphasising the intimate relationship between the village and the surrounding agricultural countryside.



Picture 7.13 Grass verges lining the public footpaths to the west of the village.



Picture 7.14 Grass verges and soft landscaping lining the public footpaths in the centre of the village

7.7 The location of Haunton, surrounded by open rolling countryside, adds to the rural scene of the village also. It provides idyllic rural views throughout the village, particularly at the west and east, through breaks in the hedge boundaries or from boundaries built at a lower level to provide these views. These further connect the village with the open countryside.

8 Assessment of Condition

8.1 The conservation area has relatively few areas which could provide opportunities for change or improvement in the future. As previously mentioned, the majority of buildings and landscaping are sympathetic to the character and surroundings of Haunton and are well maintained.

8.2 The appearance of the village is cohesive and the majority of the 20th Century properties could be described as 'neutral' in terms of their impact on the character of the Conservation Area. That is that they do not particularly add to the character of Haunton, nor do they detract from it either. Of these, it is particularly the houses that do not reflect the traditional Staffordshire vernacular that do not add to the character, for example, those houses with external walls that have wooden panelling or rendered finish.



Picture 8.1 wooden panelling exterior on Syerscote Lane.



Picture 8.2 Rendered finish exterior on Main Road.



Picture 8.3 Rendered finish and brick exterior on Main Road.



Picture 8.4 Rendered finish exterior on Main Road.



Picture 8.5 Noticeable 20th Century modern architectural style.

8.3 The few areas that could be considered to detract from the special character and appearance of the Conservation Area, are in the public realm, for example, some of the boundary fences are damaged and broken, along Syerscote Lane and around Haunton Hall.



Picture 8.6 Damaged railings surrounding Haunton Hall.



Picture 8.7 9 Damaged wooden fence defining the public private boundary of the field to the west of Syerscote Lane.

8.4 A more neutral element that could be improved would be some of the outbuildings such as garages that are poorly maintained in comparison to the surroundings. Despite these being on private property, they are visible from the public realm.



Picture 8.8 Deteriorating garage.



Picture 8.9 Deteriorating garage and barn.

8.5 A further element that detracts from the character of the conservation area is the loss of original features and their replacement with poor quality substitutions such as the installation of uPVC windows in traditional buildings within the Conservation Area. These relatively small changes gradually and incrementally erode the character of the village.

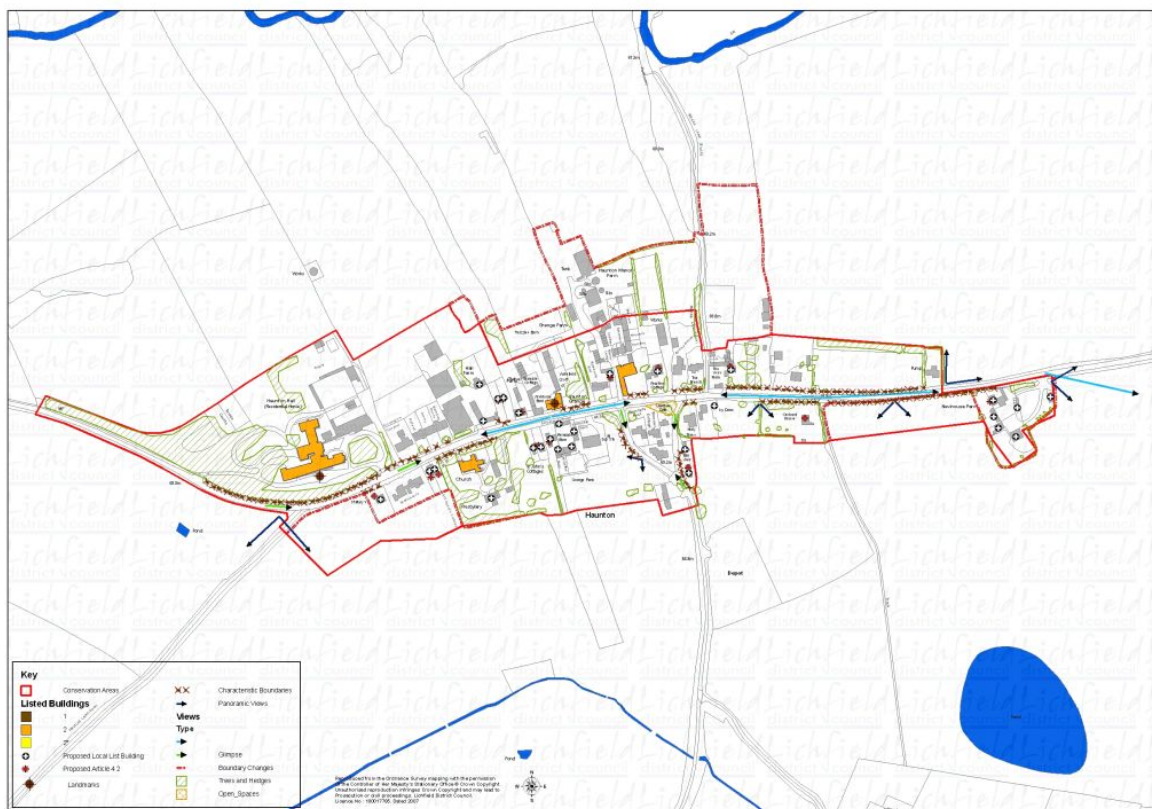
9 Protection Offered by Designation

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 PPS5 Practise Guide
LDF 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 PPS5 Practise Guide
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	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
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 9.1 Map of Haunton Conservation Area

1 Local Planning Policies & Guidance

1.1 Boundary Changes

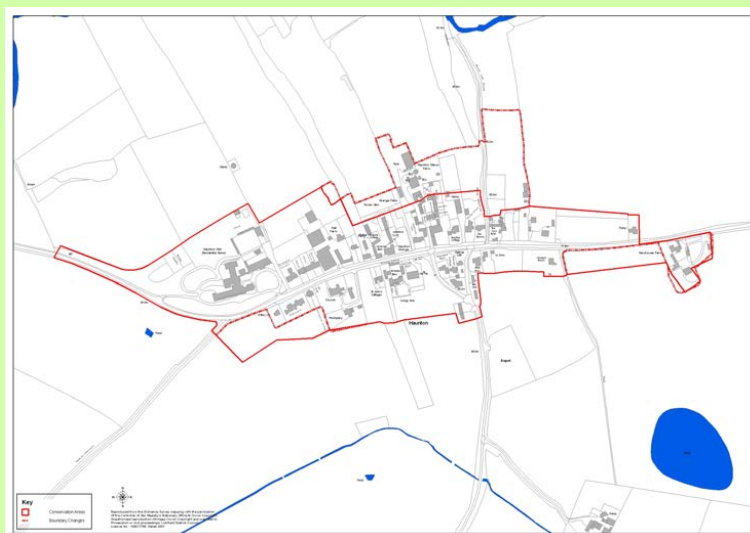
It is proposed to make a minor amendment to the Conservation Area boundary in order for it to follow a more logical route and avoid dividing property. Essentially, this is the alteration of the boundary along the northern border to incorporate additional land and also to remove some areas to the southern boundary. The justification for this is to prevent the dissecting of land and to ensure the boundary is properly defined

The remaining boundary will follow the route established in the 1977 Haunton Conservation Area document. This is a logical route surrounding the village development.

Action 1

The District Council will amend the boundary of the Conservation Area in the following areas;

- to include land to the north of Grange Farm, Haunton Manor Farm and The Yews Farm
- To remove a parcel of land to the south of Main Street opposite Haunton Hall
- To remove a parcel of land to the south of Main Street between Orchard House and Newhouse Farm



Picture 1.1 Boundary of Haunton Conservation Area showing proposed boundary changes

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 Haunton 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.

1.3 Article 4 Directions

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

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

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

Action 3

A) The Council will carry out further survey work and further public consultation in relation to the designation of an Article 4 direction within Haunton Conservation Area

B) Following this additional work the Council will progress the designation of an Article 4 direction on the dwelling houses in Haunton Conservation Area listed in Appendix A

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.

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

- 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.

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.

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 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, linear form of development; where it does not impinge on the setting of historic buildings; and where it does not result in the loss of important green open space.

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

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 2013.

2 Street & Traffic Management

Street and Traffic Management

2.1 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.

3 Trees, Open Space & Green Infrastructure Strategies

3.1 Landscape Setting and Views

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

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

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

Action 9

- 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.

3.2 Trees

Important individual trees, groups of trees and open green spaces should be retained. Care must be taken to conserve the mature trees lining Main Road and the open green space at the Syerscote Lane junction. The loss of these green open spaces and trees would be damaging to the area, by eroding its traditional idyllic character.

Action 10

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 Strategy

4.1 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 (2012 edition). None of these are within the Haunton Conservation Area.

There is currently 1 Conservation Area within Lichfield District which is considered, by English Heritage, to be at risk. Haunton 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 Haunton Conservation Area have been identified as being at risk.

Action 11

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

4.2 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 Haunton Conservation Area. If funds were to become available then these would be targeted at the most at risk listed buildings.

Action 12

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

4.3 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 it is resolved through effective communication between the Council representatives and the relevant party. However, if appropriate the Council will consider the commencement of legal action.

Action 13

Where appropriate the Council will take enforcement action against unauthorised works within the Haunton 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 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 Schedule of properties proposed for Article 4 Direction

Road Name	Properties
Main Road (north side)	The Yews Manor Lodge 1 & 2 St Charles Cottages Pear Tree Cottage Glebe Farmhouse
Main Road (south side)	St Mary's Cottage

Road Name	Properties
	1 & 2 St Edwards Cottages Orchard House Newhouse Farm Grange Farm 1 & 2 St Johns Cottages
Syerscote Lane	Elm View

Table A.1

A.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 dwellinghouse.
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.

Table A.2

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

- 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.
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Table A.3

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

Table A.4

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 cleverly 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 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

Road name	Properties
Main Road (north side)	1 & 2 St Charles Cottages Hall Farmhouse 'L' shaped barn to South of Hall Farmhouse Manor Farmhouse Pear Tree Cottage, The Yews Manor Lodge

Road name	Properties
	Glebe Farmhouse
Main Road (south side)	St Mary's Cottage 1 & 2 St Edwards Cottages 1 & 2 St Johns Cottages The Presbytery Grange Farm Old Cliffes Barn Ferndale Barn Syerscote Barn Scrumpy Cottage, Barn to west of Ivy Dene Orchard house Newhouse Farm Barnslade Barn 9m SE of Newhouse Farm Barn 2m S of Newhouse Farm
Syerscote Lane	Elm View Building 12m north of Elm View

Table B.1

B.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).

References

Publications

Staffordshire County Council and Lichfield District Council, 1977, Haunton 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/

English Heritage, Heritage At Risk Register, West Midlands, 2012
www.english-heritage.org.uk/publications/har-2012-registers/

Staffordshire Past Track, www.staffspasttrack.org.uk/

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For planning enforcement enquiries please contact our Enforcement Team

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E-mail: devcontrol@lichfielddc.gov.uk

For enquiries about trees please contact our Arboricultural Officer

Tel: 01543 308207/308185

E-mail: arboriculture@lichfielddc.gov.uk

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District Council House

Frog Lane

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