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1 Introduction

1.1 The Hints Conservation Area was designated in 17th October 1989 and it covers 22.1 hectares. When it was designated, a brief document called “Hints 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2.2 Planning Policy Statement 5 – Planning for the Historic Environment – was published in March 2010 and was superseded in March 2012 with the publication of the NPPF.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 Hints 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 The Hints Conservation Area is significant for the following reasons:

- It includes the grounds of Hints Hall including the system of water gardens, ponds and cascades.
- The village has a picturesque combination of residential and agricultural buildings situated on the wooded slopes of a valley.
- The village is set within rolling Staffordshire countryside, there are views of the open countryside from within the conservation area and these are a significant part of its setting.

4 Location & Setting

4.1 The village of Hints lies in the south-west of Staffordshire about 3 miles south-west of Tamworth and about 5 miles south-east of Lichfield, approximately half way between Weeford and Fazeley. The village is located just to the south of the Roman road of Watling Street which runs between Dover and Wroxeter. This section of Watling Street was formerly the A5 until the early 1990's when the new A5 dual carriageway was constructed just to the north.

4.2 The geology of the area is Permian Breccia and Sandstones to the south of the Bourne Brook and Bunter Sandstone to the north.

4.3 The village is quiet and secluded, with little traffic, as it does not provide a through route to any other settlements. It is situated on a slope between Watling Street to the north and the Bourne Brook to the south of the village. The River Borne is situated in a gentle valley and there are views across this valley from the village.

4.4 The Parish of Hints with Canwell, at the time of the census in 2001 had a population of approximately 400 people.

4.5 Hints is principally laid out along a single road, School Lane. Rookery Lane peels off to the south-west and leads to the entrance to Hints Hall and then to the Ford near to where the Mill and Forge once stood.

4.6 The two most prominent buildings within the village are St Bartholomew's Church and Manor Farm both of which are Grade II listed buildings.

4.7 The buildings within the village are well spaced. The narrow roads and the high boundary treatments provide enclosure and a sense that the village is compact. However, at the same time there is a feeling of spaciousness derived in part from the open space in the centre of the village and the numerous views out of the village to the open countryside beyond.

4.8 Within the setting of the conservation area outcrops which expose the underlying geology provide visual focal points within an otherwise gently undulating landscape. The gently sloping south facing slope with its well drained soil on which the village sits would have been a promising place to settle.

4.9 For the purpose of this appraisal three types of views have been identified which are panoramic views, general views and glimpsed views all of which are explained in more detail below. All three types of views are essential to the character of Hints. The conservation of these significant views would preserve the special character of the conservation area.

4.10 Panoramic views are long distance views across broad landscape vistas. There are numerous locations throughout the conservation area where panoramic views can be seen created by the variations in topography. Most are on the edges of the conservation area looking out over open countryside but some are across the conservation area in particular from the raised ground of the church yard.



Picture 4.1 Panoramic view of the pastureland to the south of the conservation area.



Picture 4.2 Panoramic view over the village from the church yard. Home Farm is in the centre of the view.



Picture 4.3 Panoramic view over open countryside just outside the conservation area. Photo taken from village hall with Rookery Lane in the bottom left hand corner.

Table 4.1

4.11 General views are shorter than panoramic views and are confined to a specific locality. There are many views along School Lane looking both northwards and southwards, there are views of both open countryside and wooded hills from between houses that reinforce the close connection between the village and the countryside.



Picture 4.3 General view up School Lane framed on both sides by high brick walls and mature trees



Picture 4.4 General view up School Lane with Manor Farm visible in the distance

4.12 Glimpsed views are intriguing glances towards intimate routes or spaces which are usually terminated by build development or natural features which adds to the intrigue. The winding course of School Lane enclosed on either side with walls, hedges or buildings provides glimpses of buildings and structures. A preponderance of mature trees also provides glimpses.



Picture 4.5 Glimpsed view of Manor Farmhouse from School Lane



Picture 4.6 Glimpsed view terminated by Rose Cottage

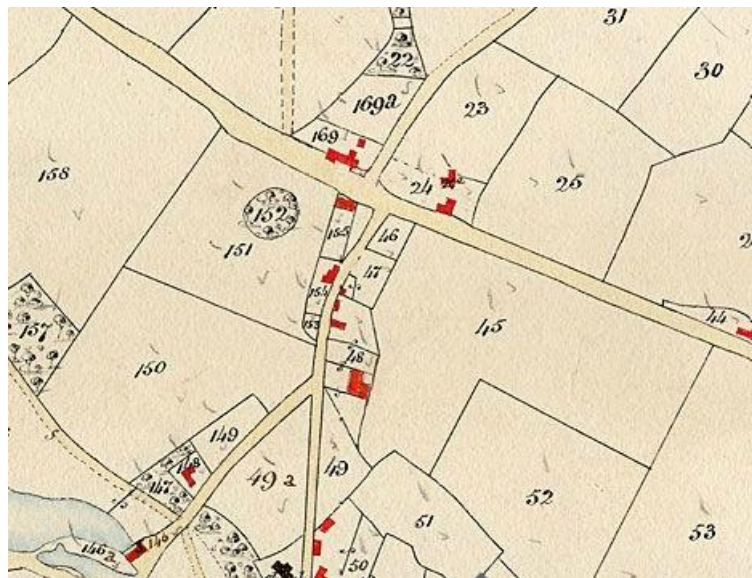
5 Historic Development

5.1 There is evidence of a settlement at Hints from the prehistoric period. Gold's Clump a mound immediately south of Watling Street is believed to be a prehistoric burial mound perhaps from the Neolithic or Bronze Age. The place name of Hints is derived from the Celtic work 'hynt' meaning a road which presumably relates to the settlements proximity to Watling Street which had been an established route long before the Romans arrived.

5.2 There is evidence of Romans settlement here in the form of crop marks revealed through aerial photography in fields to the north of Watling Street which are believed to be of Romano-British date. A lead ingot or 'pig' was dug up from Hints Common in 1792 which is two feet long and weighs around 150lbs. It is inscribed with 'IMP. VESP. VII. T. IMP. V. COS.' which dates it precisely to AD76.

5.3 In the Medieval period Staffordshire was a relatively poor and sparsely populated county. At the time of the Domesday book Hints lay within the vast Episcopal estate of Lichfield and was owned by the Bishop of Chester; it is recorded that there was arable land for seven ploughs.

5.4 In 1601, the land was bought by Ralph Floyer including Hints Hall, Hints Mill and a collection of farm buildings on the land between Bourne Brook and Watling Street. The estate remained in the same family until it was bequeathed to William Humberton Cawley in 1793. He immediately began rebuilding the Hall to create a large Classical house in landscaped grounds. The Bourne Brook was diverted and the former mill pond transformed in order to make an elaborate series of water gardens, ponds and cascades to the west.



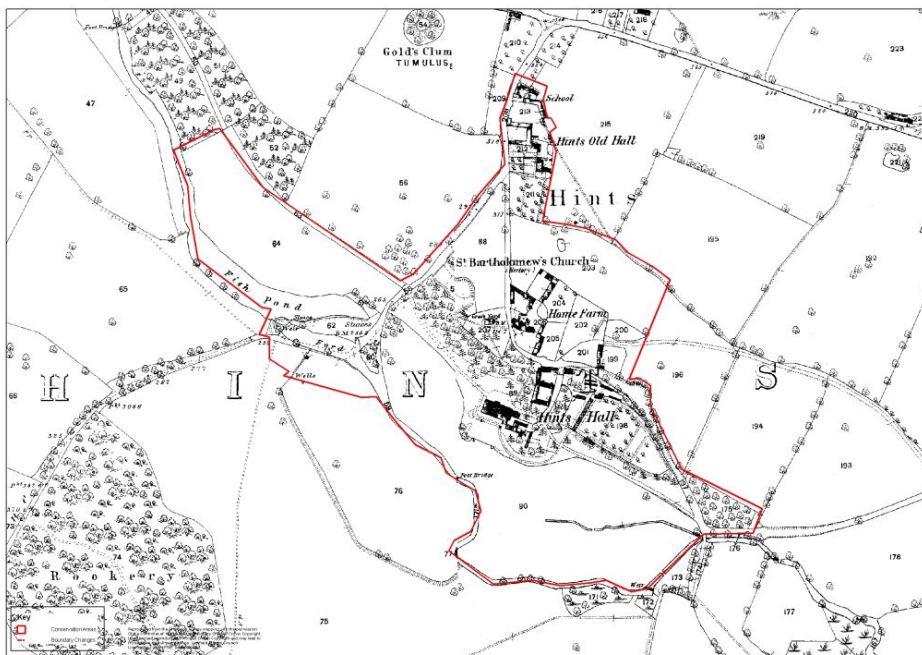
Picture 5.1 Extract from the Tithe Map of Hints from 1847. © Lichfield Record Office B/A/15. Reproduced on www.staffspasttrack.org.uk by courtesy of the Lichfield Diocesan Registrar.

5.5 The Bourne Brook, a tributary of the River Tame, which runs along the valley to the south has played an important role in the development of Hints, providing the power for a number of water mills in the late medieval period. It is likely that a mill had been in existence for some time before it was first mentioned in a documentary source in the 16th century. Iron had been worked in Hints since the 19th century and there was a hammer-mill and forge on the site as late as the early 18th century when it was leased to Robert Lawley of Canwell Hall.

5.6 In 1666, 42 households were listed at Hints in the Hearth Tax. In the same year Hints Hall was recorded as having 14 hearths so it was clearly a sizeable house. It was rebuilt in the 18th century with a large two storey Georgian house and then re-built again in the late 19th century.

5.7 In the late 19th century the Hall became the residence of James Chadwick, a cotton manufacturer. Chadwick was also responsible for the rebuilding of the present church in 1882 and the building of the vicarage, now known as Chadwick House.

5.8 In the 20th century, like so many large country houses before, Hints Hall was sold off in 1949 and then demolished in the 1960's although unusually it was replaced albeit by a much smaller house. Some of the outbuildings to the 1790's Hall survive and are now in residential use.



Picture 5.2 Map of Hints from 1884 showing the current conservation area boundary

5.9 In the mid 20th century a number of properties were built within what is now the conservation area. These vary in architectural quality but generally respect the historic pattern of development. In the late 20th century five large houses were built on the site of the walled garden of Hints Hall. The development of this historic part of the village precipitated the designation of the conservation area.

6 Architectural Quality & Built Form

6.1 Today Hints remains essentially a collection of farm buildings and dwellings arranged along School Lane.

6.2 The most architecturally and historically significance buildings are those that are Grade II listed, namely St Bartholomew's Church built in 1882-3 by Oldrid Scott, son of George Gilbert Scott and also the farmhouse at Manor Farm dating to the mid-18th century.

6.3 Other buildings of architectural and historical interest include the surviving buildings from the Hints Hall estate including the stables, the out buildings to Home Farm, Chadwick House, which was formerly known as the rectory, and the school.

6.4 All the agricultural buildings, stables and other outbuildings related to the farms or the former Hall have been converted to residential use.

6.5 The visual character of Hints is defined by its picturesque combination of residential and agricultural buildings situated on the wooded slopes of a valley. The quality of the village is one of space and privacy and almost of neglect due to its location on a quiet lane which no longer links to other settlements. The buildings are mostly set back from the lane in their own grounds or hidden behind high walls and thick hedges. Many mature trees fill the gaps between the houses and contribute a great deal to the character of the village, yet the view occasionally opens up across a paddock or into the valley below.

6.6 The range of building materials used is wide and many traditional building materials can be seen used within a small area and a small number of buildings. They are used in various combinations which gives rise to an assorted mixture of houses which is very pleasing to the eye.

6.7 The building materials most commonly used in vernacular buildings within the district of Lichfield are red brick with blue brick detailing and red plain clay roof tiles. Within Hints Conservation Area the red brick and red clay tiles are prominent, less so the blue brick detailing although it is used in boundary walls and as copings. Also found are slate roofs and rendered walls which when combined on a single building often suggests a more polite, formal architectural style but in the case of Hints these materials are found in combination with clay tiles and red bricks as a variation of the traditional vernacular. A couple of buildings have painted brickwork. A notable and unique feature is the use of the local sandstone which is used in buildings and also in boundary walls. Yellow sandstone is used for detailing in Chadwick House and its stables which in combination with red brick is the reverse of the adjacent Church which is yellow sandstone with red sandstone dressings. Yellow sandstone is also used for detailing and for copings on the former outbuildings to Hints Hall. Notable for its absence, with only one exception, is any evidence of timber framing. The exception is an exposed roof truss in the gable end of one property, despite this (mock) timber framing is a strong feature in the late 20th century development to the south of the village.



Picture 6.1 Red brick with slate roof - this building was formerly part of Hints Hall



Picture 6.2 Painted brickwork and a slate roof



Picture 6.3 Red brick with stone dressings



Picture 6.4 Rendered walls and a clay tile roof

6.8 Building styles vary significantly within the conservation area. The vast majority of properties are either one or one and a half storeys high with a handful at two storeys. Two notable exceptions are Chadwick House and Manor Farm which are both 2 ½ storeys although visually they read as three.

6.9 There is a vernacular agricultural style to the former out buildings to Manor Farm and Home Farm with a polite, classical style to Manor Farm House and also the remaining outbuildings to Hints Hall. There is the vernacular domestic style of the cottages. Approximately half the buildings within the village date to the mid to late 20th century and the style of these varies but the majority of them are standard of their time and do not specifically relate to the traditional architecture of the village.

6.10 Plots are generally large with most buildings being detached except where former agricultural and ancillary buildings have been converted to residential use. This creates a feeling of space and openness.

7 Open Space, Parks and Gardens & Trees

7.1 The natural environment is a key element in the special character and the appearance of Hints Conservation Area. The valley slopes down to the brook, part of which is covered in dense trees and part of which flows through open pastureland. Dense tree cover is found on some of the steepest slopes within the village in particular to the south and west of the church and it also encloses the southern part of School Lane.

7.2 The contrast between the open rolling hills surrounding much of the village, the open pastureland to the south of the village and the dense tree cover is a key part of the character and appearance of the conservation area and its setting. The variety of landscapes and natural features sits alongside the variety of architectural styles and materials to give the village an organic, eclectic character.

7.3 The built form of the village has been moulded by these contrasting landscape features so the built and natural elements work harmoniously together to form a discreet settlement nestled within the rural landscape of Staffordshire.



Picture 7.1



Picture 7.2

Natural features create both a sense of enclosure and a sense of openness within and immediately outside the conservation area.

7.4 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.

7.5 The public realm in Hints is generally informal and rural in character.

7.6 There are no pavements within the village and relatively few solid kerbs. Grass verges or boundaries such as brick walls define the edges of most roads. Concrete kerbs are used in some parts, most noticeably around the relatively new development to the south-east of the conservation area.



Picture 7.3



Picture 7.4



Picture 7.5

Informal and semi-formal edgings

7.7 Along the part of School Lane running through the centre of the village which is enclosed on both sides by high brick walls, there are gullies along either side of the road constructed of blue clay channelled pavers.

7.8 There are no road markings although there are some small speed limit signs. Aside from these signs there is relatively little street furniture. In the north of the conservation area, at the junction of School Lane and Rookery Lane there is a small cluster of street furniture in front of the village hall which includes two benches, a flag pole and some road signs. There are some telegraph poles but no lampposts. The lack of street furniture and other visual clutter contributes to the character and appearance of the conservation area, reinforcing its ageless rural, tranquil qualities.



Picture 7.6

There are no road markings along School Lane



Picture 7.7

There is a cluster of street furniture at the junction with Rookery Lane

7.9 The field in the centre of the village is a key part of its character and appearance. Its irregular shape, gentle sloping grassy land complete with sheep grazing on it (at the time of survey) is so quintessentially English being peaceful and timeless.



Picture 7.8 The open field in the centre of the village

7.10 The flat pastureland, with its meandering Brook and grazing horses (at the time of survey), to the south of the village also has a timeless quality to it.



Picture 7.9



Picture 7.10

Flat pasture lands with hills in the backgrounds

7.11 Boundary treatments are an important part of the character and appearance of an area. In Hints conservation area there is a broad palette of boundary treatments. Brick walls are the most common. These are principally high level walls often with blue brick bases and blue brick copings either half rounds or saddlebacks. In front of the church there is faded diaper work in the wall with blue brick headers used to form diamond patterns which are repeated all along the length of this wall. Of great significance are the sandstone walls within the village. These are found around the church yard both as cut ashlar stone in the gate piers and as coursed rubble along the boundaries. The remains of sandstone walls are also found at the base of some brick walls or within hedgerows. Hedges are also used as a boundary treatment. This contributes to the rural feel of the village. Other boundary treatments found within the conservation area include timber post and rails fencing and also close boarded fencing. Metal railings in the form of estate railings are found around the entrance to Hints hall and a few properties have metal gates. Some walls have been cement rendered and the render is failing in a number of places.

7.12 The variety of traditional boundary treatments within the village is visually pleasing and an important part of the character and appearance of the conservation area. Few non-traditional boundary treatments exist but where they do they jar with the otherwise cohesive palette of boundary treatments.



Picture 7.11

Red brick wall with blue brick diaper work just visible



Picture 7.12

Brick wall with incised render to create the appearance of ashlar.



Picture 7.13

Sandstone wall in churchyard



Picture 7.14

Estate railings albeit in poor condition

8 Assessment of Condition

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.



Picture 8.1 A modern house within the conservation area.

8.2 The only areas that could be considered to have a detrimental impact on the appearance of the conservation area is the vehicular access to the rear of the Manor Court range of converted barns. The entrance to this site is open to the road leaving the area of hard landscaping highly visible and also a stretch of close boarded fence which is in contrast to the majority of boundary treatments.



Picture 8.2

Poor quality hard landscaping



Picture 8.3

A stretch of close boarded fence

9 Protection Offered by Designation

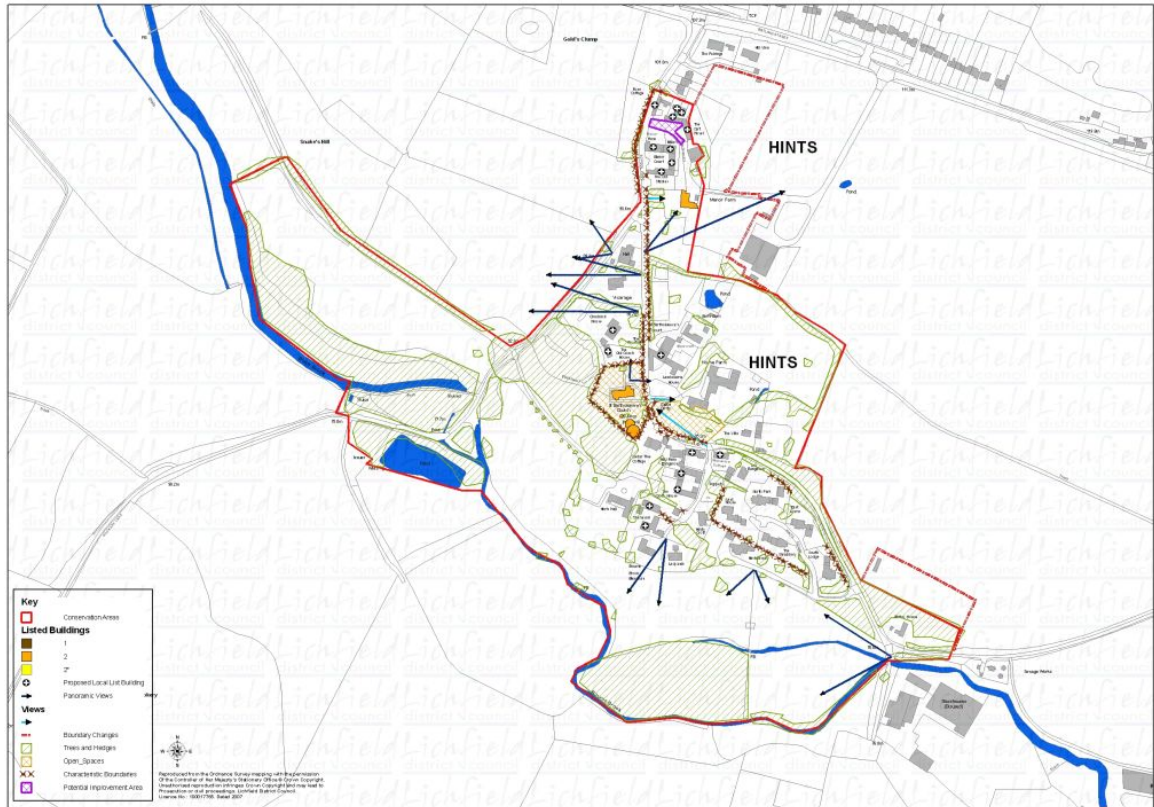
9.1 The important, overriding policy regarding a conservation area is that new development should pay special regard to the character or appearance of the conservation area, additional controls also exist to protect existing buildings and features from adverse change.

Means of Protection	Explanation	Sources of Information
National Planning Policy	Conservation Areas are designated heritage assets and as such there is a national presumption in favour of their conservation.	NPPF 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

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
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Table 9.1

10 Maps



Picture 10.1 Map of Hints Conservation Area

1 Local Planning Policies & Guidance

1.1 Boundary Changes

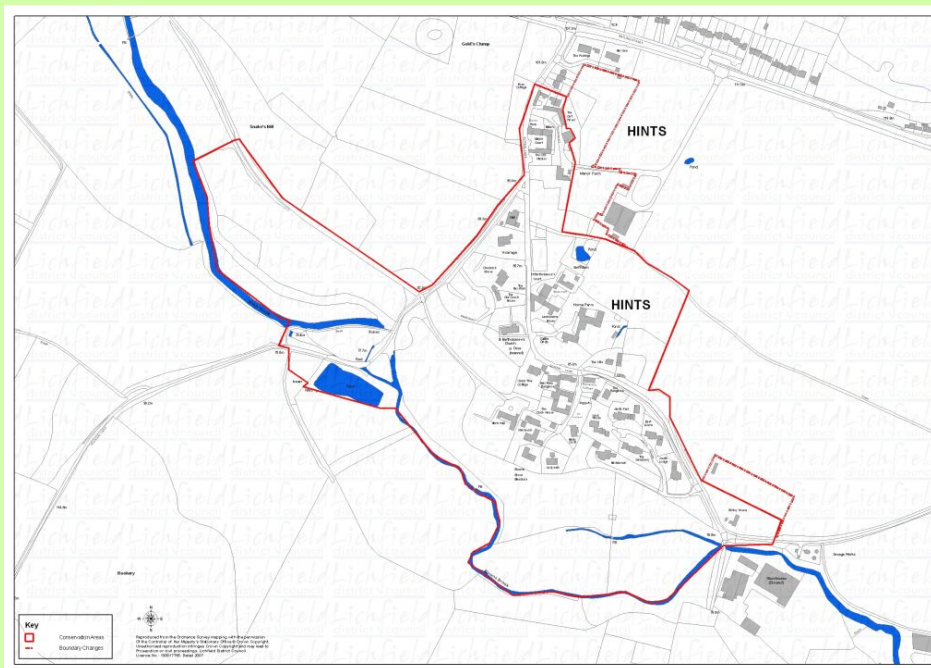
It is proposed to make some minor amendments to the Conservation Area boundary in order for it to follow a more logical route. This includes the alteration of the north-eastern part of the boundary to incorporate land to the east of Rose Cottage, Manor Court and Manor Farmhouse and also to include some land to the rear of Botley House.

The remaining boundary will follow the route established in the 1977 Hints 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 east of Rose Cottage, Manor Court and Manor Farmhouse
- to include land to the rear of Botley House.



Picture 1.1 Map of Hints 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 Hints 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 proposed to put an Article 4 direction on a number of properties within Hints Conservation Area. These properties are listed in Appendix A along with a schedule of the categories of development is it proposed to restrict.

Action 3

The Council will put an Article 4 direction on the dwelling houses in Hints 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 Regeneration & Enhancement

2.1 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 Hints Conservation Area.

Action 8

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

3 Street & Traffic Management

3.1 Public Realm

At present the streetscape and public realm within Hints 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 9

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.

4 Trees, Open Space & Green Infrastructure

4.1 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 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.

4.2 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 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.

5 Enforcement & Remediation

5.1 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). None of these are within the Hints Conservation Area.

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

Action 12

- 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.

5.2 Planning Enforcement

In some cases the development control process is not fully adhered to and planning permission is not always sought or implemented correctly. In these cases it is important that enforcement action is swift and effective. This will reinforce the message that the development control process is fair and that it must be followed in all cases. Usually, enforcement action does not result in legal action, but 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 Hints 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
School Lane	Rose Cottage Chadwick House Old Coach House Hints Hall House Woodview

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 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

Table A.2

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.3

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.

Table A.4

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.5

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
School Lane (east side)	Rose Cottage School House Barts Barn Moorcroft The Haystack Lambourne House

Road name	Properties
School Lane (west side)	Chadwick House Old Coach House
School Lane (south side)	Shenavall The Old Billiard Room Clock House The Poppits Hints Hall House Woodview

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

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

Hints with Canwell Parish web-site; <http://www.hints-village.com/>

Lichfield District Council, 1992, Hints Conservation Area Document

Staffordshire Past Track web-site; <http://www.staffspasttrack.org.uk/>

Contact Details

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Or

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Tel: 01543 308000

E-mail: devcontrol@lichfielddc.gov.uk

For planning enforcement enquiries please contact our Enforcement Team

Tel: 01543 308205

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

Or write to any of the above at:

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