

Little Aston Conservation Area Management Plan

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1 Introduction

1.1 A conservation area management plan sets out mid to long term strategy for the management of a conservation area. This document is informed by the recent Little Aston Conservation Area Appraisal which identified its special character and concluded by outlining some of the issues it faces.

National Policy and Legislative Context

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

1.3 This management plan is informed by the English Heritage document 'Guidance on the management of conservation areas' 2006.

Local Plan and the emerging LDF

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

1.5 The Local Plan will shortly be replaced by a Local Development Framework (LDF) which is part of the new planning system introduced by the Planning and Compulsory Purchase Act 2004. The conservation appraisal and the management plan will be complimentary to the conservation policies contained within the LDF.

Development Control Decision Making

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

Consultation

1.7 In line with existing policies of Lichfield District Council the Little Aston Conservation Area Appraisal underwent full public consultation prior to being adopted in February 2009. Furthermore the English Heritage document, Guidance on the management of conservation areas, states that, "involving the local community in their development is essential if the proposals are to succeed." Therefore this management plan will also be subject to full consultation.

Resources

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

2 Management Strategies

Buildings at Risk

2.1 The English Heritage Buildings at Risk Register is published annually and includes Grade I and II* Listed Buildings and Scheduled Monuments which are considered to be at risk.

2.2 There are currently 5 Listed Buildings and 4 Scheduled Monuments within the district of Lichfield on the English Heritage Buildings at Risk Register (2009 edition). None of these are within Little Aston Conservation Area.

2.3 There are currently 4 conservation areas within Lichfield District which are considered to be at risk. Little Aston conservation area is not one of these.

2.4 The Council is currently undertaking a Buildings 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.

2.5 No listed buildings within Little Aston Conservation Area have been identified as being at risk.

2.6 No unlisted buildings within the Little Aston Conservation Area have been identified as being at risk.

Action 1

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

Grant Funding

2.7 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 Little Aston Conservation Area.

Action 2

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

Article 4 Directions

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

2.9 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.

2.10 It is proposed to put an Article 4 direction on a number of properties within Little Aston Conservation Area. These properties are marked on the map in Appendix A along with a schedule of properties and a schedule of the categories of development it is proposed to restrict.

Action 3

The Council will put an Article 4 direction on dwelling houses in Little Aston Conservation Area marked as such on the plan attached in Appendix A.

Enforcement

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

Action 4

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

Additions to the statutory list and Register of Buildings of Special Local Interest

2.12 No buildings in Little Aston are proposed for addition to the statutory list.

2.13 However, other historic buildings have been identified, which do not fit the strict criteria for statutory listing but are important in the local area, which are marked as positive buildings on the map attached in Appendix B.

Action 5a

The Council will add the buildings marked on the map in Appendix B to the Register of Buildings of Special Local Interest.

2.14 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 register. The criteria for eligibility for the Register of Buildings of Special Local Interest are included in Appendix B and are published on the Council's web-site.

Action 5b

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

Enhancement Opportunities

2.15 The Little Aston conservation area is well maintained and there are currently no sites that have been highlighted as needing enhancement.

2.16 However, if specific areas are brought to the Councils' attention they will consider whether there is any relevant action to be pursued.

Action 6

The Council will, if the need arises, consider enhancement schemes for Little Aston conservation area.

Landscape setting and views

2.17 Important views include those towards St Peter's Church across the open land adjacent to the Church. Views down the principle roads, in particularly Roman Road are also important and rely on the spacing of the properties and the large amount of trees and greenery. Other important views are those towards and also the Beech Gate.

Action 7

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.

Trees

2.18 The predominance of trees within the streetscene is a central part of the character of the conservation area. Therefore, particular care must be taken to protect and manage the existing stock of trees. Development pressure is high within the conservation area and the potential impact on trees of any proposed development must be very carefully considered.

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

Action 8

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.

New Development

2.20 Any future development in the Conservation Area needs to preserve or enhance its character and appearance. The pattern and grain of the area is part of its character and appearance and this needs to be respected.

2.21 There is a mixture of architectural styles within the conservation area which contributes to its special character. Not all buildings positively contribute to this special character but where they do the removal of these buildings is unlikely to be supported. Furthermore the large plots, in which individually designed, large, detached properties sit is integral to the areas character, so development pressure for infill development or the sub-division of plots will be very carefully considered.

2.22 The use of appropriate traditional materials is important when extending and/or developing within the Conservation Area such as, but not exclusively, brick, clay tiles, painted timber windows and doors.

2.23 If the special interest of the conservation area is to be protected in the future, development should only be allowed where it will fit in with the existing historic form of development; where it does not impinge on the setting of historic buildings; and where it does not result in the loss of important green open space.

Action 9

The Council will continue to monitor all planning applications very carefully and ensure that new development does not have an adverse impact on the existing buildings or important landscape features of the conservation area in accordance with policy C2 in the Local Plan and the subsequent relevant policies that will be adopted in the forthcoming LDF.

Public Realm

2.24 The streetscape and public realm within Little Aston conservation area could benefit from a synthesis in design of street furniture including items such as street lighting which vary in style and design. The mixtures of style and design do not always complement the streetscape and the character of the area.

Action 10

The Council will work with all the stakeholders including Staffordshire County Council and EON to work towards achieving high quality and coherent style of public realm which will enhance the conservation area.

Traffic Management

2.25 No specific traffic management issues have been raised that relate to the roads within the conservation area.

Action 11

The Council will work in partnership with the County Council to monitor traffic flow within the Little Aston conservation area and will endeavour to solve any traffic issues that may arise in a manner that will not have a detrimental impact on the conservation area.

Monitoring

2.26 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 12

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

Appendix A Article 4 Directives

What is an Article 4 Direction?

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

What buildings can be covered by an Article 4 Direction?

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

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

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

Why are Article 4 Directions so important?

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

Schedule of properties proposed for Article 4 Direction

Aldridge Road	Numbers 6, 8
Forge Lane	Numbers 2, 4, 6
Hardwick Road	Numbers 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29
	Numbers 4, 6, 8, 10, 12, 16, 18, 24, 26
	Hardwick Lodge
Leslie Road	Numbers 3, 5
Little Aston Park Road	Silverwood
	Cherrytrees
	Lynwood
Newick Avenue	Numbers 1, 2, 4, 6
Roman Road	Tennal House
Rosemary Hill Road	Numbers 27, 29, 31, 43, 45, 47, 51, 53, 57, 61, 65, 69, 71, 77, 79
Thornhill Road	Number 8
Talbot Avenue	Squirrels
	Chesterfield
	Glencar
	Wentforth
	Coppice
	Oak House
	The House
	Laurel Garth
	Lamoma
	Maidment
The Conifers	

	Tall Trees
	Rowan
	Anglesey
	Strathmore
Walsall Road	Numbers 51, 53, 55, 59, 61, 63, 65, 69, 73, 75, 77, 90, 92, 94, 96, 113, 115, 117

Table A.1 Properties proposed for Article 4 Direction

Proposed categories of development to be restricted.

A.5 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

Part 1	
Class G	The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse

Table A.2

A.6 The Town and Country Planning (General Permitted Development) Order 1995

Part 2	
Class A	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
Class C	The painting of the exterior of any building or work
Part 31	
Class B	Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

Table A.3

Appendix B The Register of Buildings of Special Local Interest

What is the Register of Buildings of Special Local Interest?

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

What buildings can be included on the Register?

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

What is the impact of inclusion on the Register?

B.3 Inclusion on the Register 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 registers draw up policies which seek to ensure the retention of locally important buildings and that any development does not detract from the buildings or their settings.

Why is the Register of Buildings of Special Local Interest so important?

B.4 The Register is one of a palette of tools that the Council can use to help to protect historic buildings within the District. Not all buildings within a conservation area positively contribute to its special character and inclusion on the Register 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.

Schedule of properties proposed for for inclusion on the Register of Buildings of Special Local Interest

Endwood Drive	Half Penny Hatch
	Little Woodcote
	Evisa
	Pendower
	Gandria
Forge Lane	The Forge
Hardwick Road	Number 30 (Fosseway Restcare Home)

Keepers Road	Keepers Croft
	The White House
	Lymore
	Silver Birches
	Silverwood
	Glenaston
	Gwynfa
	Brookfield
	The Broom House
	Nether Barrow
Park Drive	Cornerhouse
	Trees
	Greenways
	Longfield
	Parkhouse

Table B.1 Properties proposed for inclusion on the Register of Buildings of Special Local Interest

Criteria for Proposed Buildings of Special Local Interest

- Special architectural or landscape interest i.e. is it the work of a particular architect or designer of regional or local note? Is the building/designed landscape a particularly good example of its type/style?
- Special historic (social, economic, cultural) interest. (Most buildings and places will fall into this category).
- Association with well-known local historic persons or events.
- Contribution to the streetscape/townscape i.e. a group of unrelated buildings that make up an aesthetically pleasing group or a view that offers an attractive scene. Buildings may be illustrative of a range of historic periods which, taken together, illustrate the development of the locality. Views may be famously recognisable and regarded as an historic asset in their own right for example, views of Lichfield Cathedral from various points around the city.
- Group value of buildings designed as an architectural entity, especially as examples of town planning (e.g. model villages, squares, terraces).