

# Mavesyn Ridware Conservation Area Appraisal and Management Plan

October 2014

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## 1 Introduction

**1.1** Mavesyn Ridware Conservation Area was designated on 3rd October 1974 and it covers 71.5 hectares. At the time of original designation, a conservation area document for the Mavesyn Ridware conservation area was published by Staffordshire County Council. This appraisal and management plan will update that document and expand on it to meet present guidelines and best practise. The purpose of this document is to provide a good basis for development management 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 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 2014. The draft document will be considered by the Council's Cabinet on 4th November 2014 and consultation will be taking place over winter 2014.

## 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** 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.

**2.3** 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.

**2.4** The draft document will be considered by the Council's Cabinet on 4th November 2014. If approved then in line with existing policies of Lichfield District Council the Mavesyn Ridware 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 this 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.

**2.5** In accordance with the English Heritage document "Understanding Place: Conservation Area Designation, Appraisal and Management", it is important to note that no appraisal can ever be completely comprehensive. If a building, feature or space is not mentioned, this should not be taken to imply that it is of no interest. Additional, more detailed, historic and archaeological information on the area can be obtained from the Historic Environment Record (HER) held at Staffordshire County Council. [www.staffordshire.gov.uk/environment](http://www.staffordshire.gov.uk/environment)

### 3 Summary of Significance

3.1 The Mavesyn Ridware Conservation Area is significant for the following reasons:

- The settlement of Mavesyn Ridware is located at a strategic crossing point where the River Trent was forded and has been a significant location for human occupation since the Neolithic period
- The settlement is surrounded by open farmland which separates it from the nearby settlements of Hill Ridware and Armitage.
- Mavesyn Ridware is an example of a settlement that has changed very little since the Medieval Period.
- There is a high concentration of buildings of national significance – including 2 two Grade I listed buildings and one Grade II\* listed buildings as well as six Grade II listed structures.
- The settlement is quiet and secluded. The single road through the settlement is a no through road.

## 4 Location and Setting

**4.1** Mavesyn Ridware is a small and secluded settlement situated in the Trent valley. It is located along Church Lane, a single track road which forms a loop off the B5014, the main road between Rugeley and Abbots Bromley, approximately 4 miles east of Rugeley and 6 miles north of Lichfield. The settlement has a very small population of between 50 and 70 individuals occupying around 18 dwellings. The hamlet forms part of what are locally known as The Ridwares, which includes the other nearby settlements of Hill Ridware and Pipe Ridware .



Picture 4.1 Aerial Map of the Conservation Area showing the current boundary

**4.2** The settlement lies on a flat area approximately 300m north of the present line of the River Trent. Directly to the south of the settlement is a small stream, the OS map from 1884 shows a weir across the River Trent to the west of the settlement (very close to where the West Coast Mainline now crosses the river) and what was known as the Mill Stream running towards the settlement which powered the now demolished Corn Mill. Today the weir and the westernmost section of the Mill Stream have disappeared and the source of this water seems to come from a large pool to the north-west of the settlement. The Mill Stream survives in part, running immediately to the south of the settlement and then on to the eastern boundary of the conservation area where it rejoins the River Trent.

**4.3** The properties within the settlement are scattered informally, with a loose cluster at the centre of the settlement, to the west of St Nicholas' Church. The settlement appears to have developed organically with no evidence of planned development.

**4.4** The dominant feature within Mavesyn Ridware is the Church of St Nicholas. It is an important historical building and its graveyard contains many tombs of the lords of the manor since the 12th century. The church dominates the heart of the settlement and is located

adjacent to a small piece of open land, which could be interpreted as a village green. This green provides some of the best view points within the area and allows the identification of key characteristics as well as informal groupings of buildings or individual properties.



Picture 4.2 Church of St Nicholas

**4.5** For the purpose of this appraisal two types of views have been identified. These are panoramic views and specific views which are explained in more detail below. Both are essential to the character of Mavesyn Ridware and should be taken into account when considering proposals for new development. The maintenance of these significant views would preserve Mavesyn Ridware's historic and idyllic rural character:

**4.6** Panoramic views are long distance views across broad landscape vistas. Panoramic views out from and across Mavesyn Ridware are mixed with views out over open countryside and clusters of houses interspersed with trees on the horizon. A number of features interrupt these panoramic views including electricity pylons which run across the fields to the north of the settlement, Rugeley power station can be seen to the west of the settlement and the West Coast mainline runs on a raised track along the south-western boundary of the conservation area. These panoramic views add to the character of the village, showing its relationship with River and the surrounding rural countryside but also showing the impact of 20th century development on the wider setting of the village.



Picture 4.3 View to the north with the cooling towers on the LHS and pylons running across the view



Picture 4.4 View of the hamlet from the north with St Nicholas' Church in the centre



Picture 4.5 View to the south with the Armitage Shanks works in the distance on the LHS and the Old Hall to the right.

**4.7** Specific views are shorter views, confined to a specific locality through routes or spaces. Views in Mavesyn Ridware are often framed by trees or hedges. These views are important and significantly contribute to the character of Mavesyn Ridware.



Picture 4.6



Picture 4.7



Picture 4.8

Views of Mill Pond from footpath, along Church Lane and view of church

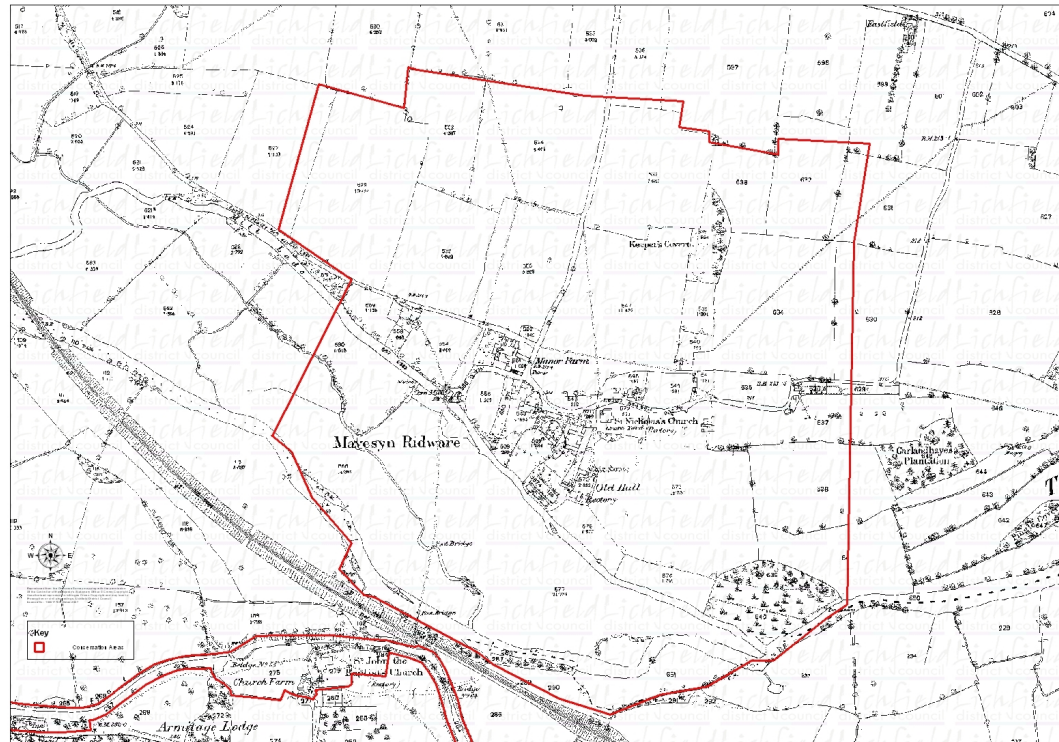


## 5 Historic Development

**5.1** The earliest farmers were attracted to the fertile Trent valley, as shown by the remains of a Neolithic causewayed enclosure located on the large flat fields beside the river, south east of the church, which was first built between 3000 and 2500 BC. A large central area is surrounded by three concentric ditches, excavated to form banks or ramparts which must have been impressive in their day. The enclosing banks are interrupted at intervals by entrances, or causeways which give these monuments their name. The monument is no longer visible from the ground, but aerial photographs have revealed its extent. The Mavesyn Ridware causewayed enclosure is significant because it is one of the most northern examples of this type of monument. There is another located near Alrewas, but the majority are found in the chalk downlands of Oxfordshire, Wiltshire, Dorset and Hampshire. Two Bronze Age (2500BC-800BC) round barrows are located near the causewayed enclosure, to the west and south-west of it and show that this area of the Trent continued to be an important site for a long period of time.

**5.2** The first documentary evidence of settlement is in the Domesday Book. It tells us that 'Rhydware' belonged to the Saxon Earl, Algar. Ridware means 'ford dwellers', 'rhyd', being the Celtic word for ford and 'wara' from the Anglo Saxon meaning 'inhabitants'. The River Trent was for a long period the boundary between the Celtic settlements and Anglo-Saxon incursions. We know that there was a ford here from the earliest times, later replaced by the stone High Bridge and the later cast-iron and modern road bridges. The ford was obviously an important feature in the landscape, and the combination of Celtic and Anglo-Saxon elements indicate the two populations were living side-by-side in the early days of Mavesyn Ridware.

**5.3** After the Norman Conquest, Mavesyn Ridware was given by William I to Roger de Montgomery, under whom it was held by Asceline, a Saxon. By 1130 it was in the ownership of Hugo Malvoisin a French knight, from whom the name 'Mavesyn' derives. There is no clear evidence as to how Malvoisin acquired the manor, but it seems likely that it was granted for services at the Conquest. Malvoisin founded the Manor and the Church in around 1140. The family continued as lords of the manor through ten generations until Sir Robert Mavesyn was killed at the Battle of Shrewsbury in 1403. He had two daughters, Elizabeth and Margaret and on Elizabeth's marriage to Sir John Cawarden in 1418 the lordship passed to the Cawarden family. The manor remained in the hands of the Cawardens until 1611 when John Chadwick became lord of Mavesyn Ridware through his marriage to Joyce Cawarden. The Chadwicks retained the manor until John de Heley Mavesyn Chadwick became bankrupt in 1883 due to gaming debts.



Picture 5.1 1884 OS Map of Conservation Area showing the existing boundary

**5.4** Since the turn of the twentieth century, a small number of properties have been built within the conservation area. Some, such as Old Hall House, appear to have been built in a similar location as an earlier building. One property is run as a Bed and Breakfast and another as a Residential Care home for the Elderly.



Picture 5.2 Evidence of the former mill and associated structures are still visible

## 6 Architectural Quality and Built Form

**6.1** A very high proportion of the buildings within the settlement are listed, with a total of 9 listed structures within the conservation area. These include 2 Grade I listed buildings, which is worthy of note as there are only 12 Grade I listed buildings in the district of Lichfield. There is also one grade II\* listed building and a further 6 Grade II listed buildings. As an average a very small percentage of buildings in England are listed so to have nearly 50% of buildings within Mavesyn Ridware listed clearly demonstrates the historical and architectural significance of the settlement.

**6.2** The buildings span a number of centuries from the 12th century church, the 14th century gatehouse and the 17th century tithe barn to the 18th century Old Hall. The 20th century saw some changes to the village, with a small number of dwellings being constructed, but these have not significantly eroded the overall character of the village.

**6.3** The earliest building in the village, as is commonly the case, is the church of St Nicholas. It was founded in 1140 although the earliest elements remaining today date from the 13th century. The church has a mediaeval north aisle and tower but the rest of the church was largely rebuilt in 1782. The medieval elements are built of sandstone and the 18th century elements are built of red brick in Flemish bond and with a slate roof.

**6.4** It is likely that there was a medieval manor house on the site of the Old Hall from the mid-12th century. There is no evidence of what this would have looked like but it would certainly have consisted of a Hall with outbuildings and would probably have been surrounded by a moat, of which, the surviving fish ponds may once have been a part. The Gatehouse is the oldest surviving element on this site, having been dated to 1391-92, it is a timber framed building of two storeys with a massive Crown Post Roof. The current Old Hall building was built in 1718.



Picture 6.1



Picture 6.2



Picture 6.3

The Old Hall, The Gate House looking south and looking north

**6.5** Other buildings of note within the conservation area include The Old Rectory, a 18th century re-building of a 17th century house which now operates as a Bed and Breakfast and the late 17th century, timber-framed, tithe barn within its grounds. Also Manor Farmhouse dating from the early 17th century with its wonderful sandstone boundary wall dating to the 16th century.



Picture 6.4



Picture 6.5



Picture 6.6



Picture 6.7

Clockwise from top left; The Old Rectory, Church Cottage, Manor Farm and The Tithe Barn

**6.6** Buildings are set along both sides of Church Lane, although the majority lie to the south side. Frontages of buildings are generally set back from the road, with mainly gravel and a few block paved driveways. The predominant materials used in building construction are red bricks, sandstone, blue clay tiles, slates and timber windows and doors.

## 7 Open Space, Parks and Gardens and Trees

**7.1** The settlement is surrounded on all sides by agricultural land, in use for both arable and pastoral farming. There are a number of individual trees dotted through the fields and field boundaries and some small clusters of trees surrounding the buildings themselves, mainly in rear gardens. Keepers Covert is a wooded area between the settlement and the main road.

**7.2** As the settlement is approached along Church Lane; hedges line both sides of the lane with glimpses of the open farmland through small gaps. Grass verges line the sides of the road and as the settlement itself is approached the properties are partly screened by hedges, mature trees and vegetation. A small grassed area that forms a miniature 'village green' has a single tree within it.



Picture 7.1 The small green at the centre of the village

**7.3** All these green elements form an important part of the character and appearance of the conservation area. They create a feeling of a small settlement nestling into the open countryside, secluded and peaceful, separated as it is from the hustle of modern life. The buildings sit comfortably within the natural environment and it is the harmony between the built and natural elements that makes this conservation area so special.



Picture 7.2

View along stream and remains of mill pond



Picture 7.3

**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, hedges, fences etc.) hard landscaping (paving, kerb edging, and road surfaces) and street furniture (street lights, benches etc) affect the way in which the conservation area is perceived. Small improvements, taken cumulatively, can make a significant impact and, conversely, the incremental loss of traditional features and their inappropriate replacement can have a considerable detrimental effect.



Picture 7.4 A Victorian letter box from the 1870's

**7.5** In Mavesyn Ridware the public realm consists mainly of Church Lane and grass verges. With no pavements and few kerbs the entrances to private properties generally merge with the public realm. Where kerbs are present they are made of granite setts. Most of the driveways are gravelled, some are paved or tarmaced. In front of Church Cottage there is an area of granite setts which is unique in the conservation area but which still has a feeling of informality.

**7.6** The settlement is characteristically informal with no provision of pedestrian areas, no kerbs, street lights, road signs and no street furniture. Wooden telegraph poles line much of Church Lane.



Picture 7.5



Picture 7.6

Views along Church Lane, note the grass verges and hedgerows

**7.7** Boundary treatments mainly consist of hedges and stone walls. The sandstone walls around the Manor Farm and St Nicholas' Church are an important part of the special character and appearance of the conservation area. There are some incongruous boundary treatments including the wall to the newer part of the cemetery and the timber fencing between Church Cottage and Mavesyn House.



Picture 7.7



Picture 7.8

Stone and brick boundary walls are traditional boundary treatments



## 8 Assessment of Condition

**8.1** Generally Mavesyn Ridware is a wonderful conservation area steeped in history with a rich variety of architecture of buildings complimented by a rich and mature natural environment. 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 Modern housing adjacent to the Old Hall and Gatehouse



Picture 8.2 Farms need large modern agricultural buildings.

**8.2** The only negative elements are those which harm the setting of the conservation area, in particular the views of Rugeley Power Station and the raised track of the West Coast Mainline which has trains running every few minutes throughout the day.



Picture 8.3



Picture 8.4

The cooling towers of Rugeley Power Station detract from the setting of the conservation area.



Picture 8.5



Picture 8.6

Other 20th Century developments detract from the setting of Mavesyn Ridware

## 9 Protection Offered by Designation

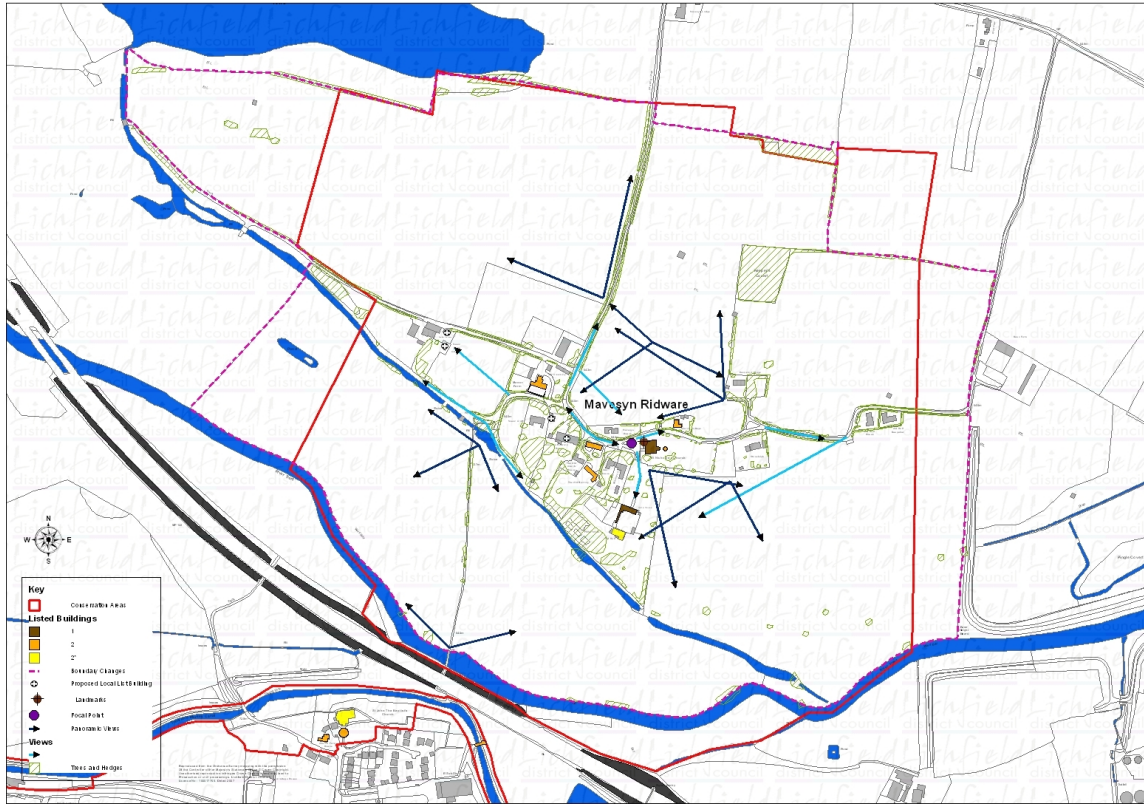
**9.1** The important, overriding policy regarding a conservation area is that new development should pay special regard to the character or appearance of the conservation area, additional controls also exist to protect existing buildings and features from adverse change.

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
Local Plan 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 and emerging Local Plan policies
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	Planning permission is required for the demolition of a building in a conservation area. It remains a criminal offence to fail to obtain planning permission prior to demolition.	Enterprise and Regulatory Reform Act 2013
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

<b>Means of Protection</b>	<b>Explanation</b>	<b>Sources of Information</b>
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 10.1 Appraisal Map of Mavesyn Ridware Conservation Area

## 11 Introduction

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

### 11.1 National Policy and Legislative Context

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.

This management plan is informed by the English Heritage document 'Understanding Place: Conservation Area Designation, Appraisal and Management' 2011.

### 11.2 The Local Plan

Current planning policies for Lichfield District, including those covering developments within conservation areas, are set out in the National planning Policy Framework (NPPF), the emerging Local Plan and the saved policies of the 1998 Lichfield District Local Plan. The first part of the new Local Plan, the Local Plan Strategy, is currently in examination and contains a suite of policies relating to developments within conservation areas. The conservation appraisal and the management plan will be complimentary to the conservation policies contained within the Local Plan.

### 11.3 Development Control Decision Making

A consistency of approach to determining planning applications is at the centre of a fair system of managing 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.

### 11.4 Consultation

The draft document is subject to approval by the Council's Cabinet. In line with existing policies of Lichfield District Council the Mavesyn Ridware Conservation Area Appraisal and Management Plan will go through full public consultation. Furthermore the English Heritage document, Conservation Areas: Designation, Appraisal and Management, states that, "involving the local community in their development is essential if the proposals are to succeed." Following this the final document will be submitted to the Council's Overview and Scrutiny committee before going to the Council's Cabinet and then Full Council for final approval.

### 11.5 Resources

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

## 12 Planning Policies and Guidance

### 12.1 Boundary Changes

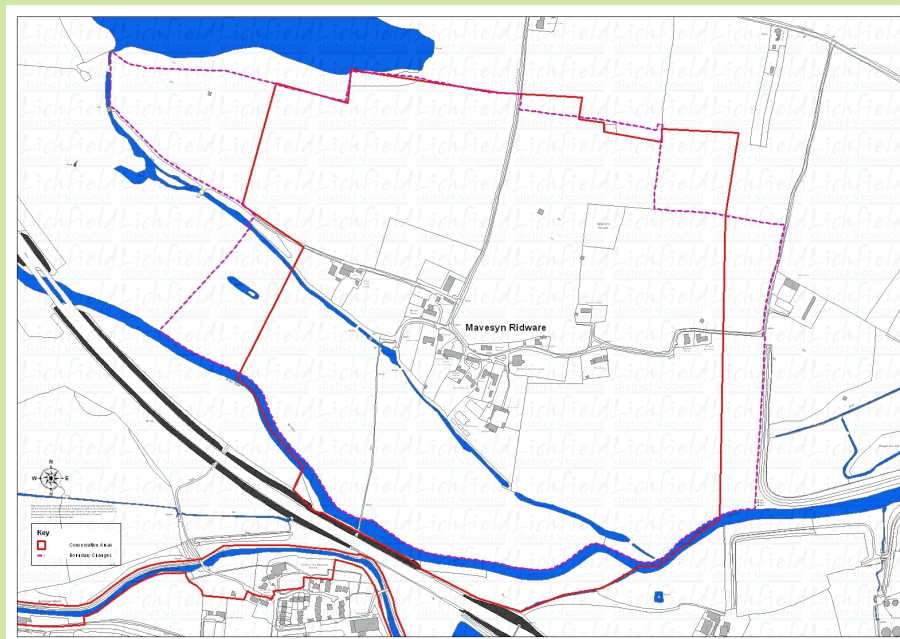
It is proposed to make minor amendments to the Conservation Area boundary in order for it to follow a more logical route. These amendments will include or exclude small parcels of land but will not include or exclude any properties. By amending the boundary so that it follows visible features in the landscape it will ensure the boundary is clearly defined as a legal entity both on a map but more importantly on the ground.

The remaining boundary will follow the route established in the 1974 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 a parcel of land to the west of the conservation area
- to include land up to Church Lane to the east of the conservation area
- to include and exclude small parcels of land on the fringes of the conservation area.



Picture 12.1

### 12.2 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 Mavesyn Ridware Conservation Area have seen the installation of plastic windows and doors, which have inadvertently had a negative effect on the area's character. Installation of solar panels can also harm the character and appearance of an area. 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.

## **12.3 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 Mavesyn Ridware Conservation Area. These properties are listed in Appendix A along with a schedule of the categories of development it is proposed to restrict.

### **Action 3**

The Council will put an Article 4 direction on the dwelling houses in Mavesyn Ridware Conservation Area listed in Appendix A

## **12.4 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.

### **12.5 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 5**

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

### **12.6 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 6**

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.

### **12.7 Supplementary Planning Documents**

The Council is currently working on a number of new Supplementary Planning Documents (SPD's) that will form part of the suite of documents that will make up the Local Plan. These include 'Sustainable Design', 'Historic Environment', 'Rural Development' SPD's which should be published in draft format in 2014 and 'Trees, Landscaping and Development' SPD which was published in draft format in 2013.

## 13 Regeneration and Enhancement

### 13.1 Grant Funding

The Council currently administers a small grants scheme available for works to historic buildings which are considered to be at risk. It will also support and assist where practicable groups or individuals seeking grant funding from alternative sources to carry out necessary works to historic buildings within Mavesyn Ridware Conservation Area.

#### **Action 7**

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

## 14 Street and Traffic Management

### 14.1 Public Realm

At present the streetscape and public realm within Mavesyn Ridware 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 existing red telephone kiosk is in a poor condition. It is a K6 model with a Tudor crown which dates it to between 1926 and 1953. Consideration should be given to improving the condition of the phone kiosk which is a prominent feature within the Streetscene.

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

#### **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.

## 15 Trees, Open Space and Green Infrastructure

### 15.1 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.

### 15.2 Trees and Hedgerows

Tree cover provides an important part of conservation area. Important individual trees, groups of trees, hedgerows and open green spaces should be retained. The loss of these green open spaces and trees would be damaging to the area, by eroding its traditional idyllic character.

The natural environment provides a rural background within which the village sits. Vegetation both growing wild around the stream and more carefully managed within the farmland, gardens and verges is inextricably linked to the special character and appearance of the village and thus is a vital part of the conservation area which should be preserved and enhanced.

**Action 10**

The Council will continue to work with landowners and other stakeholders to manage trees and hedgerows within the Conservation Area in a manner that recognises the important positive contribution they make to the character of the Conservation Area.

Where farm hedgerows (not domestic) form part of the setting of the conservation area both within the boundary of the Conservation Area or external to it, the council will seek to retain hedgerows that are assessed to be 'important' under the Hedgerows Regulations 1997

## 16 Enforcement and Remediation Strategy

### 16.1 Buildings at Risk

The English Heritage document 'Heritage at Risk' is published annually and includes all types of heritage assets including Grade I and II\* Listed Buildings and Scheduled Monuments which are considered to be at risk.

There are currently 3 Listed Buildings and 5 Scheduled Monuments within the district of Lichfield on the English Heritage Buildings at Risk Register (2013 edition). None of these are within the Mavesyn Ridware Conservation Area.

There is currently 1 conservation area within Lichfield District which is considered to be at risk but Mavesyn Ridware is not at risk.

The Council holds a Building at Risk Register of all the Grade II listed buildings within the District. The Tithe Barn in Mavesyn Ridware is considered to be at risk as its condition is poor and it is only partly in use.

#### Action 11

- a) The Council will continue to carry out a rolling Building 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. 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.

### 16.2 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 12

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

### 16.3 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 13**

- 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.



## 17 Appendix A - Article 4 Directions

### 17.1 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.

### 17.2 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.

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

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

### 17.4 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.

### 17.5 Schedule of properties proposed for Article 4 Direction

Road	Property
Church Lane	Bothy
Manor Lane	Manor Farm Cottage Stable Cottage

Table 17.1

### 17.6 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

**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.

**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

## 18 Appendix B - The Local List

### 18.1 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.

### 18.2 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.

### 18.3 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.

### 18.4 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.

### 18.5 Schedule of properties proposed for local listing

Road	Property
Church Lane	Outbuildings approximately 4m NW of Church Cottage Mavesyn Ridware Residential Home Bothy
Manor Lane	Manor Farm Cottage Stable Cottage

Table 18.1

### 18.6 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).

## 19 References

### Publications

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

Lichfield District Council, 1974, Mavesyn Ridware Conservation Area Document

### Web-based resources

English Heritage, The National Heritage List for England,  
<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

English Heritage, Heritage At Risk Register, West Midlands, 2013,  
<http://www.english-heritage.org.uk/publications/har-2013-registers/>

Mavesyn Ridware Parish Council, <http://www2.lichfielddc.gov.uk/mavesynridware/>

Staffordshire Past Track, <http://www.staffspasttrack.org.uk/>

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