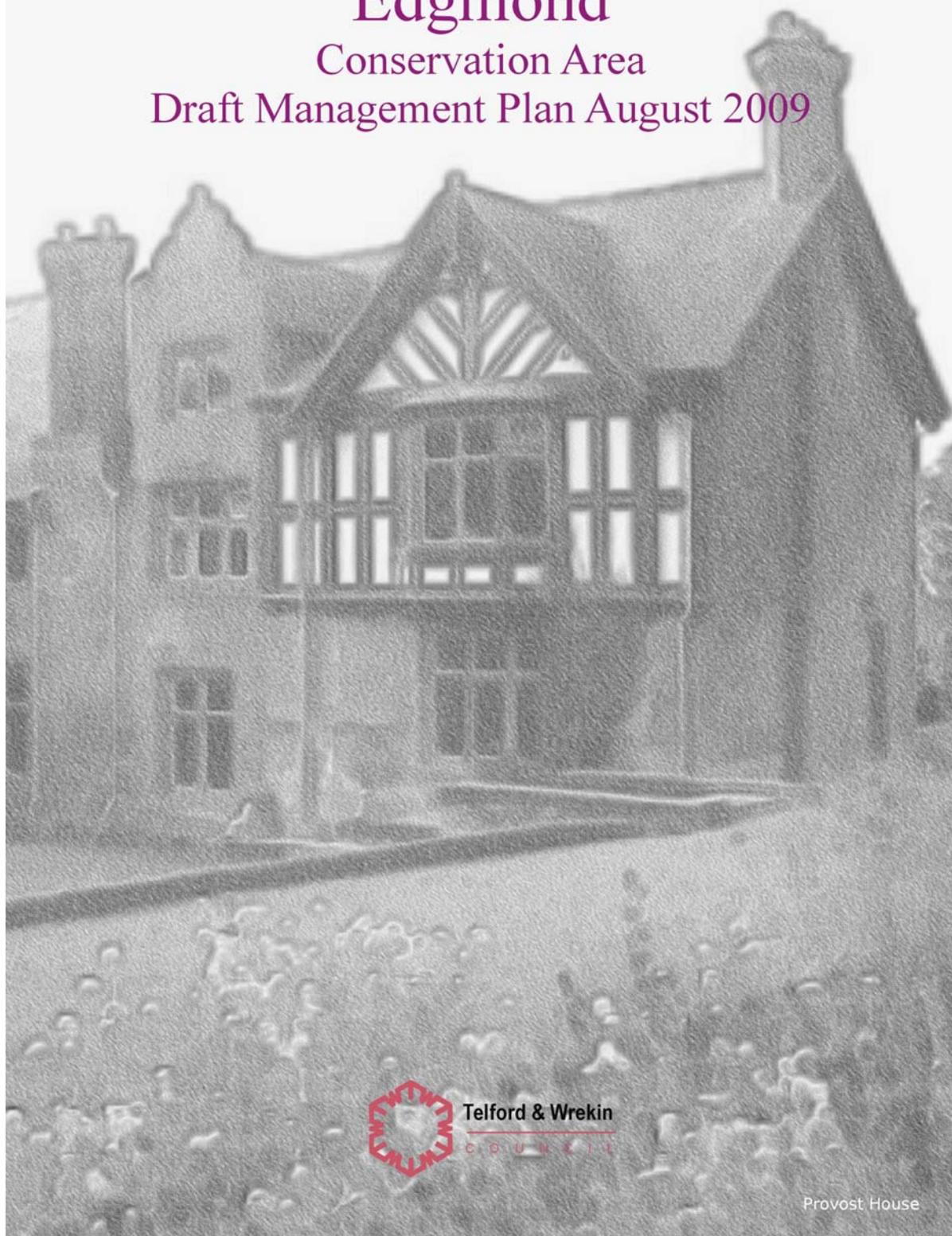


Edgmond

Conservation Area

Draft Management Plan August 2009



Telford & Wrekin
COUNCIL

Provost House

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1. INTRODUCTION

Conservation Areas were first designated in England and Wales under the Civic Amenities Act 1967. Following subsequent revisions, the principle Act concerning the designation of Conservation Areas is currently the Town and Country Planning (Listed Building and Conservation Areas) Act 1990. Additional information regarding the designation of Conservation Areas can be found in PPG15 Planning and the Historic Environment (1994). The Edmond Conservation Area was designated in March 1981. The map in Appendix 1 identifies the Conservation Area boundary and also identifies all the listed buildings within the boundary.

1.1 The purpose of the Management Plan

The purpose of the Management Plan is to complement and re-enforce local and national government policies regarding the preservation of historic fabric and character. The proposals set down in the Management Plan are intended to preserve and enhance the character and appearance of the Conservation Area and to assist with managing change in and around the boundary. This plan should be considered in conjunction with the conservation Area Appraisal carried out in January 2008.

1.2 Boundary changes

There are no current proposals to extend the Edmond Conservation Area, though conservation area boundaries are subject to constant review. Any proposed boundary changes will be subject to full public consultation before any subsequent adoption

2. POLICY BACKGROUND

2.1 Local Plan policies affecting the Conservation Area

Policy CS15: Urban Design within the LDF Core Strategy and saved policies in the Wrekin Local Plan contain a number of policies that affect the historic environment, it will seek to proactively use these policies to preserve and enhance the character of all the Conservation Areas within the Authority boundary. The policies affect all aspects of the historic environment including conservation areas, listed buildings, locally listed buildings and archaeology. Additionally there are other policies which are relevant to some conservation areas such as retail policy. These policies are used to determine whether an application for development is appropriate for the Conservation Area. These policies can be supplemented by additional policy guidance that can give more specialised and detailed information of how such policies will be interpreted or applied.

A list of the most relevant Local Plan saved policies are contained in Appendix 2, these saved policies will be incorporated into the new LDF Core Strategy Policy CS15. This is by no means an exhaustive list of relative policies and it is recommended that the Local Development Plan is consulted in full by applicants before any development takes place. Guidance on Conservation Areas can also be found in PPG 15 Planning and the Historic Environment (1994).

2.2 Decision making

All Council departments involved in decisions affecting change within the Conservation Area should understand the significance of conservation area designation and work corporately in a team approach to ensure that development decisions are appropriate for the historic context and will not damage the character of the Conservation Area and that such decisions are consistent.

3.1 Dwellings and subdivision of plots

There are approximately 75 properties in the current conservation area boundary in the Edgmond Conservation Area. They create the dominant character of the conservation area, and range from small yeoman's type cottages and farmsteads to large country houses and grand Victorian villa style properties, the larger properties mostly being set back from the road frontage behind boundaries of traditional sandstone and/or mature planting. Whilst some of these properties in or around the

conservation area are of 20th Century construction, the majority are of period character, having origins in the 18th and 19th Century.

The preservation of the character of these properties is central to the preservation of the character of the conservation area. Where buildings are listed, legal controls exist to prevent inappropriate change in both design and materials. Any works that will result in a material change to the appearance or fabric of the building will require Listed Building Consent; this applies to the building entire, front and back and to fixtures and fittings on the interior. Advice should always be sought from the Council's Conservation Officer before any works are carried out.

Where properties are not listed, certain permitted development rights are allowed, these can include door and window replacements for example. (Full details of permitted development can be obtained from Telford and Wrekin Planning Department on 01952 380380). In such cases we rely on the goodwill of residents to ensure appropriate change in design and materials. The Conservation Department can provide advice on design and materials appropriate for the conservation area. Currently most unlisted dwellings have continued to maintain the quality of their design and contribute positively to the conservation area. The Council will use its available powers to ensure that inappropriate change does not occur. These include the removal of permitted development rights under an Article 4 Direction (see section 3.7).

Development pressure within the conservation area is relatively limited, with most new development taking place outside the boundary. What little development pressure there is, centres around the subdivision of existing residential plots. The large plots associated with some of the larger properties within the conservation area should also be preserved as they contribute positively to the conservation area, applications for subdivision of residential plots for development will be resisted by the Council.

3.2 Highways/boundary treatments

The Conservation Area Appraisal clearly identifies the presence of sandstone boundary walls as being a key feature to the character of the conservation area. The Council will use its available powers to ensure that such boundaries are maintained and preserved. It will resist and applications involving demolition or partial demolition of any sandstone wall within the conservation area. This includes the creation of new vehicular or pedestrian accesses or the widening of existing accesses to

accommodate vehicles. Demolition or partial demolition within a conservation area requires Conservation Area Consent and this applies to boundary treatments also.

3.3 Trees and green spaces

Trees in conservation areas

Proposals to top, lop, fell or uproot trees in conservation areas require the consent of the council. You can seek advice from our Arboricultural Officer at Telford and Wrekin Services on 01952 384384.

Prior to such work being undertaken you should inform the council of your intentions, confirming where the tree or trees are, what work you wish to undertake and why. In cases of felling you should comment as to whether or not you intend any re-planting.

Tree Preservation Orders

There are a number of tree Preservation Orders within the boundary of the conservation area and along its boundary. A Tree Preservation Order (TPO) gives statutory protection to individual trees, groups of trees and woodlands. TPO's can be made by the council when they consider the tree(s) are of amenity value and there may be a risk of work being done to them that would harm that value. Hedges, bushes and shrubs cannot be covered, although individual trees and groups of trees within a hedge may be preserved.

Prior to doing work to such a protected tree ie, top, lop, fell or uproot, consent should be gained from the council. Within eight weeks of receipt, the council is required to either grant consent, possibly subject to conditions, or refuse consent. In circumstances where it is found necessary to refuse consent then there is a right of appeal against that decision. The Council will resist any application to remove trees within the Conservation Area unless it can be demonstrated that the tree is unsafe or in poor condition.

The council can, if it chooses, make an order which will come into effect immediately and will continue for six months, or until it is confirmed, whichever comes first. When the council confirms the order it can modify it, for example by excluding some of the trees.

The council will write to the owner and other interested parties, if an order is made. If you or anyone else wants to object to or support an order, write to Democratic

Services within the period they allow (usually one month from the date of letter) saying why and giving details of the relevant trees. The Borough Council will take these comments into account when it decides whether to confirm the order.

The owner remains responsible for the trees, their condition and any damage they may cause. The Planning Authority may be able to offer appropriate help and advice on how the trees should be managed.

There are a number of Tree Preservation Orders within the Edgmond Conservation Area boundary. Information on their location can be obtained from the Councils Offices at Darby House.

3.4 Public realm

Public realm refers to those items within the Conservation Area that do not constitute buildings, such as road signage and street furniture. Due to the compact nature of the conservation area, and its main route fronting a highway, there is little space for street furniture which is, at present, relatively unobtrusive.

3.5 Services

Where services such as gas or electricity meters, intruder alarms, air conditioning and extraction facilities are introduced to properties they should be confined to the rear where at all possible to avoid unsightly intrusions and clutter on frontages. Where this is not possible services should be located and designed sensitively to cause minimum intrusion. This is particularly so with satellite dishes which should not be placed prominently on the street frontage.

3.6 Vacancy and Building Maintenance

Vacancy

Vacancy is currently not an issue in Edgmond.

Maintenance

The Council will encourage and offer advice to owners and tenants on appropriate levels of maintenance; this will be available on the conservation page of The Council's web site and in hard copy by request. Lack of appropriate maintenance is the single biggest threat to the character and/or survival of period buildings in the Conservation Area. Maintenance is a necessary fact, and cost, of property ownership or tenancy and cannot and should not be avoided. A regular schedule of maintenance should be drawn up; the Council can advise owners and tenants on drawing up an appropriate maintenance schedule and advice on building repairs.

Properties within Edgmond Conservation Area are generally well maintained, however, it has been noticed that modern materials are creeping in to period properties. Modern materials, principally uPVC windows, doors, fascia boards and rainwater goods, are often perceived as 'maintenance free' and therefore are an appealing alternative to traditional materials for many homeowners. However, plastic architectural elements often fail to replicate traditional styles and generally have a detrimental effect on the character of period properties. There is no substitute for the quality of traditional designs and materials.

Where a property is listed the owner has a legal responsibility to maintain their property to a basic level and the Council may enforce this if it deems it

necessary. For unlisted buildings the Council has the power to serve a Section 215 Notice, for untidy buildings (see section 7: Enforcement Strategy). These powers can be enforced where the degree of disrepair is deemed to be detrimental to the character of the conservation area or the building itself.

3.7 Article 4 Direction

Best practice guidance from the management of conservation areas, produced by English Heritage, requires consideration of the use of Article 4 Directions to remove permitted development rights from dwelling houses fronting a highway. Such directions should only be used as a last resort, where agreement with residents to use appropriate materials and designs cannot be sustained. At present it is not necessary to implement such a measure as inappropriate change is not a serious issue in the area. However, during the life of the plan (5 years) works to windows, doors, porches, boundary walls, chimneys, roofing materials, exterior finishes,

creation of an access onto unclassified roads, and inappropriate extensions and alterations to dwellings will be closely monitored. If any of the above mentioned elements (or any other permitted development element not mentioned here) are deemed to causing detriment to the character of the conservation area, the Council can use its available powers to apply such a Direction. In such a case residents will be notified in writing.

3.8 Buildings of Local Interest

Buildings of local interest are protected under both the saved policies within the Wrekin Local Plan and within Core Strategy 15 in the new Local Development Framework. Demolition or partial demolition of these properties will be resisted, as will any alteration that is deemed to be detrimental to the character of the building.

There are currently no recommendations for additions to the Local List. The Council is always happy to receive any request for properties to be considered for inclusion, this should be done in writing with any supporting evidence. A copy of the Local List entries for Edgmond is available to view at the Councils offices in Darby House.

4. OPPORTUNITIES FOR ENHANCEMENT

4.1 Enhancement

Edgmond represents a well maintained conservation area, there are no vacancy issues and even where modern development has occurred it has not necessarily been wholly to the detriment of the conservation area. Therefore there are no 'problem areas' within the current boundary. Opportunities for enhancement will be actively monitored over the life of the Management Plan.

4.2 New Development

As mentioned in section 3.1 subdivision of existing residential plots for development will, in most cases, be resisted by the Council as this is likely to have a detrimental effect on the character of the residential element of the conservation area. Any new development proposed within the conservation area will be expected to respect the

general form of other residences within the conservation area; this includes design, materials, scale and massing. High density housing or housing that fails to reflect the character of the surrounding area will be resisted.

5. Archaeology

There are no Scheduled Ancient Monuments within the boundary of Edgmond Conservation Area. To the south-east of Edgmond Hall at OS grid reference SJ72151892 is Monks Pool, a fishpond of medieval or post-medieval origin and believed locally to be associated with the Provost's House. There has been little recorded archaeological excavation within the boundary of the Conservation Area. A 1965 excavation in the grounds of Ercall Hall School Garden revealed deposits ranging from Roman pottery and tessera to post medieval pottery. Additionally the remains of a boathouse believed to be C15th in origin.

Within a 500m buffer of the Conservation Area, the Newport to Birmingham and Liverpool Canal c. 1837 runs nearby with associated canal structures and archaeology including a WWII hexagonal pillbox at Edgmond Bridge. The potential for further archaeological deposits within the Conservation Area is an unknown quantity by virtue of the lack of opportunities for excavation. Edgmond Hall, The Provosts House and St.Peter's Church are likely to be areas of greatest potential due to age and undisturbed ground.

It is likely that the existing roads through Edgmond follow earlier medieval roads and trackways. As such these are unlikely to provide many archaeological deposits, though the perseverance of such routes is in itself an important landscape feature.

Under PPG16 Development and Archaeology, the Council has the right to ask for an archaeological assessment of any area in advance of development which may potentially disturb archaeological material. This can be anything from desk top survey and recording to a full excavation, depending on the potential for evidence. Requirements for such assessment will be on a case by case basis and with the agreement of the County Archaeologist.

6. Statement of Community Involvement

The Edgmond Conservation Area Appraisal was subject to public consultation during 2008. This Draft Management Plan will be subject to ongoing periodic

consultation with the local community, community groups and business owners as per the monitoring and review strategy (Section 8 Monitoring and Review).

7. ENFORCEMENT STRATEGY

7.1 Principle Powers

In addition to the planning policies referred to previously, the Local Planning Authority has at its disposal a number of powers available under the Planning Acts to ensure that issues affecting the historic environment are proactively managed. The principle powers available include;

Amenity of Land Notice (Section 215 Town and Country Planning Act 1990)

Urgent Works Notice – Listed Buildings (Section 54 Planning (Listed Buildings and Conservation Areas) Act 1990)

Urgent Works Notice – Unlisted Buildings (Section 76 Planning (Listed Building and Conservation Areas) Act 1990)

Repairs Notice (Section 48 Planning (Listed Building and Conservation Areas) Act 1990)

Compulsory Purchase Order (Section 47 Planning (Listed Building and Conservation Areas) Act 1990)

Planning Enforcement Notice (Section 172 Town and Country Planning Act 1990)

Listed Building Enforcement Notice (Section 9 Planning (Listed Building and Conservation Areas) Act 1990)

Conservation Area Enforcement Notice (Section 38 Planning (Listed Building and Conservation Areas) Act 1990)

Note: Where appropriate the LPA will see to recover costs from the owner in relation to works carried out to the property.

8. MONITORING AND REVIEW

Best practice set out by English Heritage in “Guidance on the Management of Conservation Areas” (2007) requires a regular review of all Conservation Area Appraisals and the creation and regular review of Conservation Area Management Plans. This review is to take place on a 5 year rolling program for all 7 of Telford and Wrekin Conservation Areas.

It is intended that the Edgmond Conservation Area Management Plan will be adopted by The Council following public consultation.

This Management Plan is applicable to the entire conservation area both within its current boundaries and within any future changes to the boundary within the life of this document.

Proposed boundary changes and any Article 4 Directions will be subject to separate public consultation if the changes are deemed appropriate.

Appendix 1: Relevant Planning Policies and Legislation

1.1 Core Strategy and Saved policies under the Wrekin Local Plan

The following policies related to and affecting development, alteration, demolition and advertising in Conservation Areas can be found in the Wrekin Local Plan which is available to view on the Councils website or at the Councils Offices:

- HE2 Demolition in Conservation Areas
- HE3 New Development in Conservation Areas
- HE4 Detailed Applications
- HE7 Facadism and Amalgamation of Plots
- HE8 Change of use and Upper Floor Conversions
- HE10 Advertisements
- HE11 Shop Fronts
- HE15 Demolition of Listed Buildings
- HE16 Alterations and additions to Listed buildings
- HE24 Historic Parks and Gardens
- HE25 Buildings of Local Interest
- HE26 Duke of Sutherland Cottages

The following policy in the Telford and Wrekin Core Strategy relates to and affects development, alteration, demolition and advertising in Conservation Areas. The Core Strategy is available to view on the Councils website or at the Councils Offices:

Policy CS15: Urban Design

1.2 Relevant national policy and legislation

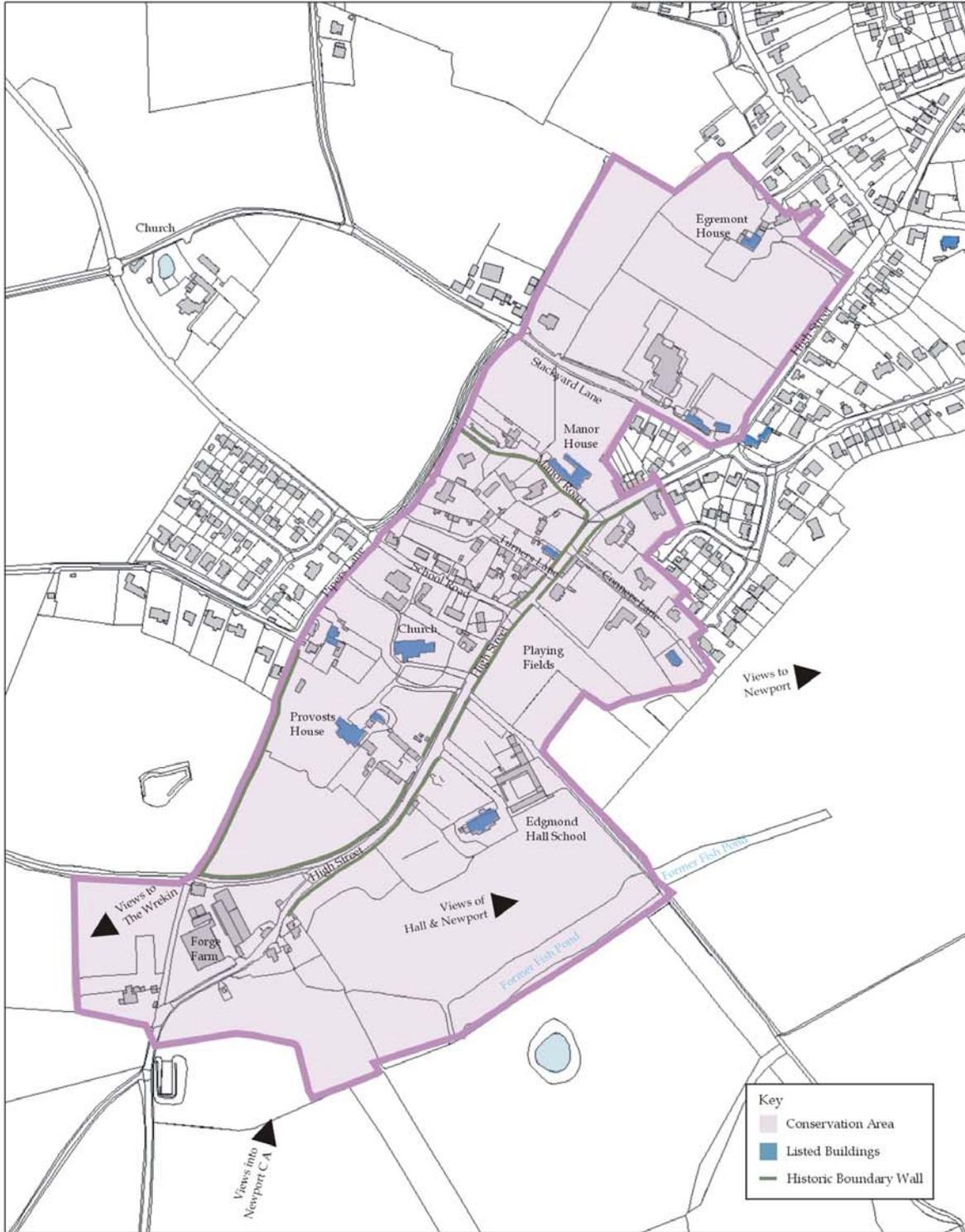
Planning (Listed Building and Conservation Areas) Act 1990

Ancient Monuments and Archaeological Areas Act 1979

PPG 15: Planning and the Historic Environment (DoE 1994)

PPG16: Archaeology and Planning (DoE 1994)

The General Permitted Development Order 1995




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