
East Staffs Borough Council

Barton under Needwood

Conservation Area Appraisal



Development Services
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1 Introduction

Barton under Needwood Conservation Area was designated in 1970 by Staffordshire County Council in recognition of the special architectural and historic interest of the area. The conservation area contains the historic settlement of Barton under Needwood.

Conservation areas were introduced through the Civic Amenities Act in 1967. The formalisation of conservation area designation came about with the Town and Country Planning Act 1990, which states in sections 69-71 that Local Authorities have been given the duty of designating conservation areas and formulating proposals for the preservation and enhancement of their character and appearance. Within East Staffordshire there are now 25 conservation areas. Designation of a conservation area is not intended to prevent new development in the area, but introduces an additional level of control for the quality of design, repair and maintenance in such areas. This should be undertaken in accordance with policies for the built environment set out in the East Staffordshire Local Plan (particularly policies BE1 and BE4-BE15).

Under section 69(2) of the 1990 Listed Buildings and Conservation Areas Act, the Council has a duty to review and appraise its conservation areas on a regular basis. A further duty was placed on Local Authorities in 2006 with the introduction of BVPI 219b requiring conservation area character appraisals to be written for all designated conservation areas. This appraisal has been prepared in accordance with English Heritage guidance on conservation areas contained within *Guidance on Conservation Area Appraisals* (2006) and *Guidance on the*

Management of Conservation Areas (2006), and in accordance with *Planning Policy Guidance 15: Planning and the Historic Environment* (PPG15).

1.1 Statutory background

Conservation areas can vary greatly in size and character, but generally it is the overall quality and interest of an area, rather than the individual buildings that justify designation. They remain a particularly important way of conserving the built environment.

Designation as a conservation area has a number of implications. Most importantly, the Local Authority is required to preserve and enhance the conservation area through its planning controls. It is also under a duty from time to time to "formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas" (Planning Listed Buildings and Conservation Areas (LBCA) Act 1990, s.71). Planning permission must also be gained for certain types of development which are elsewhere classified as permitted development, such as various types of cladding, dormer windows, satellite dishes and radio masts/antennae. Consent is further required for the demolition of buildings within conservation areas. Designation also brings controls over works to trees.

The protection of an area does not end with conservation area designation. PPG15 "Planning and the Historic Environment" urges Local Authorities to prepare detailed assessments of the special interest, character and appearance of their conservation areas. A character appraisal defines and analyses the special qualities and the architectural and historic

interest that warrants the conservation area designation. PPG15 states that "the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area". Character appraisals should therefore provide a framework against which development proposals can be assessed for their appropriateness in the historic environment.

1.2 Planning policy framework

The East Staffordshire Local Plan was formally adopted on the 20th July 2006. It provides a detailed framework for the future development of the District addressing the period 1996 to 2011.

Historic environment policy is primarily set out in Chapter 5, " Built Environment" with key policies that are relevant to the preservation and enhancement of the character or appearance of the Barton under Needwood Conservation Area including:

Policy BE1 - Design
Policy BE6 - Conservation Areas:
Development Principles
Policy BE7 - Conservation Areas:
Exceptions to Other Local Plan Policies
Policy BE8 - Listed Buildings: Protection of
Character
Policy BE9 - Listed Buildings: Exceptions
to other Local Plan Policies
Policy BE10 - Archaeology
Policy BE11 - Ancient Monuments
Policy BE12 - Removal of Permitted
Development Rights by Direction in Areas
of Special Quality

Policy BE13 - Advertisements
Policy BE14 - Shopfronts
Policy BE15 - Conversion of Rural
Buildings

1.3 The Purpose of the Conservation Area Appraisal

The Barton under Needwood Conservation Area Appraisal has been prepared in response to the guidance outlined above and, as such, fulfils the Council's obligations and duties under the Planning (LBCA) Act 1990, as well as complying with English Heritage's recommendations. The document may subsequently be adopted as a Supplementary Planning Document to the Adopted Local Development Framework, which would then make it a material consideration when considering applications for development within the conservation area.

It is intended that this appraisal will be used by the Council as guidance for assessing development proposals within the conservation area. The appraisal is also intended for use by residents, developers and the general public to understand the area's significance in order that the special interest and character will be preserved and enhanced for future generations. Omission of any particular building, feature or space should not be taken to imply that it is of no interest.

1.4 Methodology

A combination of on-site analysis and documentary research has been undertaken to provide an assessment of:

- existing activity and prevailing or former uses, and their influence on

the conservation area and its buildings;

- the architectural and historic qualities of the buildings and the contribution that these make to the conservation area;
- local building details and materials; and
- the quality of the public realm and the contribution made to the conservation area by green spaces.

Guidance will also be provided on the future management of the conservation area, with specific reference to:

- the extent of intrusion, damage and the presence of neutral areas;
- the general condition of the conservation area and problems, pressures and scope for change within it; and
- the scope for boundary changes to the conservation area.