Acknowledgement

Forward

1. Introduction

1.1 Purpose of the Appraisal

Text

1.2 Conservation area boundary changes \*if applicable\*

Text

1. Summary of Special Interest
   1. Summary of Special Interest

Text

* 1. Archaeological Interest

Text

* 1. Architectural Interest

Text

* 1. Historical Interest

Text

1. Location and Context
   1. Location and context

Text

1. Archaeology
   1. Summary

The following text is intended as a summary only. The reader is referred to Appendix 2 for a detailed account of the archaeological history of \*settlement name\*.

* 1. The Palaeolithic Period

Text

* 1. The Lower and Middle Palaeolithic

Text

* 1. Mesolithic

Text

* 1. Early settlement

Text

1. History

The following text is intended as a summary only. The reader is referred to Appendix 2 for a detailed account of the history of \*settlement name\*.

* 1. Early history

Text

* 1. Medieval period

Text

* 1. Early modern period

Text

* 1. Eighteenth century

Text

* 1. Nineteenth century

Text

* 1. Twentieth and twenty-first centuries

Text

1. Character and Character Zones
   1. General Character

The character of a conservation area is more than the style of any particular building type, character arises as a consequence of building types sharing a relationship with each other; how those buildings relate to characteristic street patterns; how spaces between those buildings are experienced; how open or well-treed spaces contribute to that area and the relationship with the surrounding landscape.

This section seeks to define the character of \*Settlement name\* Conservation Area in those terms but it should always be considered that the collective contribution of these elements is more than a sum of its parts.

* 1. Character Zones

\*Number\* zones of discernibly different character can be identified within the conservation area, based on their spatial character and architectural qualities, historical development and the contribution they make to the conservation area.

The features and individual characteristics of each zone that contribute to the character and appearance of the conservation area are summarised below. The boundaries of the Character Zones are mapped on page XX.

Character zone 1: Name

Text

Character zone 2: Name

Text

1. Spatial Analysis
   1. Scale, Layout and Urban Grain

Text

Text

Text

* 1. Important Entry Points

Text

* 1. Views

Views make an important contribution to our ability to appreciate the character and appearance of the conservation area. A representative selection has been identified in the appraisal that encapsulate and express the special and unique character of the conservation area (and in some cases the contribution of its landscape setting). These views are a selection only and are not definitive.

Three types of view have been identified. These are mapped on the interactive map and illustrated on the following pages. The selection is not exhaustive and other significant views might be identified by the council when considering proposals for development or change.

Townscape views within the conservation area which give a sense of the spatial character and development, and architectural quality of the village. Trees can play an important part in these views. (Views XX–XX).

Contextual views which look out to the landscape beyond the conservation area, and give an understanding of its topography and setting (Views L–Q).

Setting views from outside the conservation area, which enable its boundaries and rural setting to be understood and appreciated (Views R–V).

Some of these views are dynamic, in which moving along a street or path reveals a changing streetscape or landscape.

Particularly important townscape views include...

Key examples of contextual views are...

An important example of a setting view is...

* 1. Important Routes

**7.4.1 Vehicular**

Text

**7.4.2 Pedestrian**

Text

* 1. Public realm, street furniture and signage

Text

* 1. Boundaries

Text

* 1. Open spaces, trees and vegetation

The character of \*Settlement name\* Conservation Area is derived not just from the buildings in it, but also from open space inside and outside its boundaries. Open space contributes in three main ways:

It allows views across the conservation area and forms the setting to its historic buildings;

It defines the pattern of the historic settlement and its relationship to the landscape around;

It has historic interest in its own right.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important. For this reason, private gardens are excluded from this open space assessment; most of them are enclosed and of limited visibility. However, trees in private gardens are often visible from the surrounding area and their contribution is explored in more detail in Section 7.6.2 ‘Gardens’.

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). In addition, privately owned paddocks, orchards and meadows are included in this open space assessment; due to \*Settlement name's\* rural character, this type of open space can be found within and around the conservation area and are, unlike the majority of private gardens, open in nature and therefore usually quite visible.

Only parcels of land lying outside the conservation area that are directly adjoining the conservation area or in close proximity to it have been included in this assessment. The exclusion of parcels of land further afield does not mean that they do not contribute to the character of the conservation area. Any future developments involving these open spaces should take account of their contribution.

Individual parcels of land are assessed below and mapped on the map on page according to the extent of their contribution to the character and appearance of the conservation area: strong, some or none/negligible.

\*Number\* of the open spaces in the \*Settlement name\* area have been separately designated as Local Green Space in the \*document name and date\*. These are as follows:

• Text

• Text

• Text

7.7.1 Open space within the conservation area

Name, contribution

Text

Name, contribution

Text

Name, contribution

Text

Name, contribution

Text

7.7.2 Gardens

Text

7.7.3 River and Waterside Areas

Text

1. Buildings
   1. Collective contribution

The buildings, structures and spaces of the conservation area collectively contribute to its character but some particular buildings and spaces are worth noting, either for their positive contribution, or conversely, because they do not contribute to the defined character of the conservation areas. Where such exemptions from character occur (see section 8.4), their existence should not be relied on as a precedent for any further changes of a similar type, where this would result in a detrimental impact to the identified character of the conservation areas. Such elements may have some merit in non-heritage terms; however, with respect to the character of the conservation area, they may provide opportunities for its enhancement.

* 1. Ages and Architectural Style

Text

* 1. Materials

Text

**8.3.1 Roofs**

Text

8.3.2 Rooflights

Text

8.3.3 Satellite Dishes

Text

8.3.4 Chimneys

Text

8.3.5 Windows, Doors and Porches

Text

8.3.6 Date Stones and Plaques

There are a number of date stones and plaques within the area and these are important in understanding its history and special interest. These have relevance in their original positions and should be retained in situ. Their relocation should only be considered as a last resort, when other options are not viable.

* 1. Elements which do not contribute to character

The sites, buildings and structures mentioned below do not contribute to the character of the conservation area. This is not to say that they are not of merit in non-heritage terms, but simply that they are not part of the defined character of the conservation area. The purpose of identifying these elements is to define more clearly the character of the conservation area, to highlight opportunities for enhancement, and to indicate which elements should not be taken as precedents for the design of future developments.

8.4.1 Houses of modern construction

Some twentieth- and twenty-first century houses do not contribute to the character the conservation area, for various reasons, including scale, style, materials, proportions, fenestration and roof forms, relationship to plot and relationship to neighbouring buildings. These include:

Text

8.4.2 Inappropriate boundary treatments

There are some examples of boundary treatments that do not contribute to the unique character of the conservation area, including:

Text

Text

Text

1. Management risks, opportunities and recommendations
   1. Key risks and opportunities

The following analysis and recommendations have emerged from the assessment of \*Settlement name\* Conservation Area in the preparation of this appraisal.

Key risks and opportunities:

* Text
* Text
* Text
* Text
  1. Traffic and parking

Text

* 1. Signage and street furniture

Text

* 1. Replacement of windows, doors and architectural features

Text

* 1. Boundary walls and frontages

Text

* 1. Trees, open spaces and verges

Text

* 1. Churchyard/Boat yards

Text

* 1. Management recommendations

Recommendation 1

Text

Reason

Text

Recommendation 2

Text

Reason

Text

1. Boundary review \*if applicable\*

The boundary of the XX Conservation Area has been reviewed as part of the appraisal process and no amendments to the boundary of the area are currently proposed. This may need to be revisited following public consultation on this document. The boundary currently remains as illustrated opposite.

Or

The recommended amendments fall into \*number\* broad categories:

* Category one - Text
* Category two Text.

Each parcel of land has been carefully considered, with the conclusion that development could significantly impact the special character of the conservation area.

Note that the changes suggested below would require public consultation.

Category 1

Text

Category 2

Text

Appendix 1. Heritage Assets

Heritage assets

The National Planning Policy Framework 2021 (NPPF), notes that heritage assets are an irreplaceable resource and defines a heritage asset as :

***A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).***

**In determining applications, that affect heritage assets local planning authorities should take account of:**

1. **the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
2. **the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
3. **the desirability of new development making a positive contribution to local character and distinctiveness.**

There is special provision under para 198 for statues plaques, memorials and monuments, whether listed or not. For advice on submitting applications for works to heritage assets see page 48.

Designated heritage assets

Conservation Areas

Conservation areas were first introduced in the Civic Amenities Act of 1967. The provisions for Conservation Area designation and management are set out in legislation, that is the Planning (Listed Building and Conservation Areas) Act 1990. Government planning policy (as explained in the NPPF) and Government guidance (as described in the Planning Practice Guidance) provide further context on this. A Conservation Area is defined in the Act 1990 as an ‘*area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ .*

Historic England advises that Conservation Area designation is a process that aims to protect the wider historic environment. Areas may be designated for a number of reasons, these may include the quality of the architecture of its buildings, their layout, the use of materials, or a particular historic use or designed landscape. These features are judged against local and regional criteria, rather than national requirements. Conservation Areas should be coherent areas in which buildings, streets and spaces create clearly identifiable townscapes that are of special interest.

The responsibility for designating Conservation Areas lies with the local authority. The NPPF advises that in designating Conservation Areas, Councils should ensure that the area justifies such status through its architectural or historic interest. Local authorities also have a statutory duty under the 1990 Act to periodically review all their conservation areas and Historic England recommend that each area is reviewed every five years.

The Act also advises that it is the duty of requires Local planning authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas and to consult the public in the area in question, taking account of any views expressed. In the exercise by local planning authorities of planning functions within the Conservation Area the Act requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

The NPPF also advises that local planning authorities look for opportunities for new development within Conservation *Areas ‘to enhance or better reveal their significance’‘. And that ‘Not all elements of a ……. Conservation Area … will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ……. should be treated either as substantial harm under paragraph 201or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the Conservation Area ……. as a whole’ (paragraph 2023).*

Conservation Area designation brings the demolition of most structures under the control of local planning authorities, limits permitted development rights for extensions and alterations and requires consent for certain works, such as cladding. Works to trees within Conservation Areas also require Council agreement.

Under the Town and Country Planning Act 1990 it is an offence in a conservation area to fail to obtain planning permission for the demolition of unlisted buildings with a volume of 115 cubic metres or more or to demolish any gate, wall or other means of enclosure with a height of one metre if next to a highway or two metres elsewhere in a Conservation Area (section 196D). 

The Hart Local Plan Policy (Strategy & Sites) 2032 policy NBE8 is the key policy relating to the historic environment for development management purposes.

Policy NBE8 Historic Environment sets out an overarching policy approach towards planning applications that would affect heritage assets. The Local Plan also contains Policy NBE9 Design which includes a criterion relating to heritage assets and their settings.

Listed Buildings

Listed buildings are designated by the Government taking into account research and advice undertaken by Historic England.

Historic England advises that the principles of selection for listed buildings seek to ensure that all buildings up to 1700, which survive in anything like their original condition are listed, along with most buildings from 1700 - 1840. After this date, there was a significant increase in the number of buildings erected, and therefore, listed buildings from this period are less in number being limited to the best examples of particular building types.

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and consent is required for any works, demolition or alteration that would affect their *‘character as a building of special architectural or historic interest’*. It should be noted that curtilage structures in existence prior to 1948 are also counted as listed. When considering applications for works to a listed building, the Act requires local planning authorities to ‘*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’*.

There are currently XXX listed buildings and structures within XX Conservation Area. Full details of each listed building can be found within Appendix 2.

Non-designated heritage assets

These buildings and features, although not statutorily listed, have been identified by the Council as having a significant level of local value and are considered to make a positive contribution to the special character of the Conservation Area. The full list of criteria for identifying these buildings can be found in Appendix 3 of this document.

Details of each proposed local building of interest in the XX Conservation Area, including the reasons for designation, can be found within Appendix 4. These buildings/features will be subject to public consultation as part of the appraisal process and each owner will be contacted for their views on the proposed designation. Once agreed they will be included along with

designated historic assets on the Historic Environment Record, maintained by Berkshire Archaeology, and included in the Council’s Geographical Information System (GIS).

Significance

The NPPF defines significance as ‘*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’*.

It also advises that ‘*Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as*[*World Heritage Sites*](https://whc.unesco.org/en/list/)*, which are internationally recognised to be of Outstanding Universal Value. These assets are a valuable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations‘.*

Applications for works to heritage assets

The Council will require applicants to describe the significance of any heritage asset affected, including any contribution to their setting, and to assess the impact of the proposed works on this. This will normally take the form of a Heritage Statement. It should be noted that deliberate neglect will not be taken into account in any decision. Where there is a likelihood of archaeological significance, a desktop assessment should be included.

Appendix 2. History of the Conversation Area

Appendix 3. Schedule of Listed Buildings

Appendix 4. Locally Important Buildings and Features

Designation Requirements

Council’s agreed criteria for identifying buildings or features of local importance advises that to be considered as locally important at least two of the following criteria should be met:

1. Has architectural interest or quality

2. Is a landmark feature

3. Has a relationship with adjacent designated heritage assets in age, materials or in any other historically significant way

4. Individually, or as part of a group, should illustrate the development of the local area

5. Has significant historic associations with features such as a historic road layout, a park or a landscape feature (designed or natural)

6. Has historic associations with important people or past events

7. Reflects the traditional functional character or former uses of the area

8. Contributes positively to the character or appearance of the area

Appendix 5. Schedule of Locally Important Buildings and Features

Name

Description

Reason for designation:

Appendix 6. Legislation, Policies and Guidance

Relevant Planning Policy Context

Statutory Duties and National Planning Guidance

Town and Country Planning Act 1990 and Regulations

Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulations

The Ancient Monuments and Archaeological Areas Act 1979

NPPF, July 2021, Section 16: Conserving and enhancing the historic environment

NPPG 10 April 2014, last updated 23 July 2019: Advises on enhancing and conserving the historic environment.

Hart Local Plan (HLP)

The Hart Local Plan Policy (Strategy & Sites) 2032 policy NBE8 is the key policy relating to the historic environment for development management purposes.

With regards to the development plan, policy NBE8 Historic Environment in the Hart Local Plan (Strategy and Sites) 2032 sets out an overarching policy approach towards planning applications that would affect heritage assets. The Local Plan also contains Policy NBE9 Design which includes a criterion relating to heritage assets and their settings.

Neighbourhood Plan (NP)

Text

Historic England Advice/Guidance

Conservation Principles Policies and Guidance, April 2008

Managing Significance in Decision Making in the Historic Environment, Planning Note 2, 27th March 2015

Conservation Area Designation, Appraisal and Management : Historic England Advice Note 1, 25th February 2016

Local Heritage Listing Advice Note 7, 11th May 2016

Understanding Place: Conservation Area Designation, April 2017

Understanding Place: Historic Area Assessments, 7th April 2017

The Setting of Heritage Assets, Planning Note 3, 22nd December 2017.

Historic England [Living in a Grade I, Grade II\* or Grade II Listed Building | Historic England](https://historicengland.org.uk/advice/your-home/owning-historic-property/listed-building/)

Useful Contacts:

Historic England [Contact Historic England | Historic England](https://historicengland.org.uk/about/contact-us/)

SAVE Britain's Heritage [Home Page | SAVE Britain's Heritage (savebritainsheritage.org)](https://www.savebritainsheritage.org/)

SPAB [Home | spab.org.uk](https://www.spab.org.uk/)

The Gardens Trust [The Twentieth Century Society – Campaigning for outstanding buildings (c20society.org.uk)](https://c20society.org.uk/)

The Georgian Group [The Georgian Group | Promoting and protecting our Georgian heritage](https://georgiangroup.org.uk/)

The Victorian Society [The Victorian Society - Home | Facebook](https://en-gb.facebook.com/thevicsoc/)

The 20th Century Society [The Twentieth Century Society – Campaigning for outstanding buildings (c20society.org.uk)](https://c20society.org.uk/)

Purpose and Status of this Draft Character Appraisal

Conservation is defined in the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate, enhances its significance.” Conservation area appraisals are a tool which can help local planning authorities to manage change within conservation areas.

The NPPG advises that a good appraisal will consider what features make a positive or negative contribution to the significance of a conservation area, thereby, identifying opportunities for beneficial change or the need for planning protection.

**This Conservation Area Character Appraisal aims to:**

* Identify the significance of the designated heritage asset, i.e. the value of the asset to this and future generations because of its heritage interest (NPPF). This may be archaeological, architectural, artistic or historic interest. Significance derives not only from the assets physical presence but also from its setting.
* Increase public awareness and involvement in the preservation and enhancement of the area
* Provide a framework for planning decisions, in order to guide positive change and regeneration
* To review the conservation area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
* To highlight particular issues and features which detract from the character or appearance of the conservation area which offer potential for enhancement or improvement through positive management.

Appendix 7. Statement of community engagement

This appraisal has been undertaken as a community-led project with the full involvement of XXX Council and Hart District Council at every stage of the process. View locations and important local spaces have been identified by the XXX council and local stakeholders who have fed back on every stage of the process. Following the completion of the draft plan, which was agreed on by members of XXX Council and Hart District Council, this went to public consultation in XX XX. This was led by XX Council and was advertised on the website and in local media. All comments received were summarised, analysed by Hart District Council, XXX Council and their advisors and the draft updated to reflect local responses.

Appendix 8. References