

PECKFORTON

**CONSERVATION AREA CHARACTER APPRAISAL
AND MANAGEMENT STRATEGY**

Adopted 28th June 2007

NOTES

Since this appraisal was adopted it has been amended to include references to the following consequences of subsequent legislative changes:

- The requirement to prepare a Local Development Framework for East Cheshire, which will replace Crewe & Nantwich Borough Council's Adopted Replacement Local Plan 2011, as a result of the decision taken in Parliament on 18th December 2007 to replace the existing County Council and six local authorities with two unitary authorities on 1st April 2009;
- The need to submit a Heritage Statement with every application for planning permission within a conservation area as a result of Statutory Instrument 2008 No. 550 (which came into force on 6th April 2008). Town & Country Planning (General Development Procedure) Order 1995;
- The requirement to submit an application for planning permission for a different range of specific types of works within the curtilage of a dwellinghouse within a conservation area, which would normally be classed as permitted development, as a result of Statutory Instrument 2008 No. 675 (which came into force on 6th April 2008) and Statutory Instrument No 2362 (which came into force on 1st October 2008). Town & Country Planning (General Permitted Development Order) (Amendment) (England) and (Amendment) (2) (England) Orders 2008.

PREFACE

This Conservation Area Character Appraisal and its initial proposals was first prepared by Crewe and Nantwich Borough Council in 1999 in consultation with local residents and the Parish Council and has subsequently been reviewed and updated in conjunction with the Parish Council in 2007.

Its purpose is to clearly define those aspects of the Conservation Area's architectural and historic interest which make it special, review its boundaries and consider how its special character and appearance might be better preserved or enhanced.

It acts as a guide to lead further work in adopting a firmer framework for the management of the Conservation Area.

It fulfills the requirements of Sections 69, 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and guidance contained in Planning Policy Guidance Note 15: Planning and the Historic Environment 1994.

It is based on the guidance published by English Heritage in 1995/1997 relating to appraisals and management plans for conservation areas, which culminated in the publication of their consultation draft documents entitled Guidance on Conservation Area Appraisals and Guidance on the Management of Conservation Areas in February 2006.

It gives a brief introduction to the subject of conservation areas, their Character Appraisals & Management Strategies, a summary of the stages of consultation carried out in the preparation of this document, and, a description of the Conservation Area from its designation report in 1973 - to illustrate its brevity and the need for a more detailed assessment to assist in the preservation and enhancement of the Conservation Area.

It is structured to encompass a detailed factual and objective appraisal of the character and appearance of the Conservation Area (Part 1) and a management strategy which explains how the current legislative framework nationally and locally seeks to preserve and enhance the character and appearance of the Conservation Area (Part 2).

It also contains a series of proposals which seek to address the need to ensure that the special architectural and historic character and appearance of the Conservation Area is preserved or enhanced and a timetable for their delivery based on a programme of short, medium and long-term projects (Part 2).

It concludes with an outline of how subsequent changes will be monitored and the appraisal and management strategy reviewed and updated.

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1. Introduction

1.1 A conservation area is an area of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance.

1.2 The Borough of Crewe and Nantwich currently has 19 conservation areas and the majority of these were designated prior to the formation of the Borough Council in 1974. Information relating to these is dated and is therefore inadequate in terms of current requirements to identify and understand the 'specialness' of the area.

1.3 It is important to understand why a particular conservation area has been designated and current Government advice places great emphasis in having a comprehensive and robust understanding of what constitutes an area's special character or interest.

1.4 This understanding is important for both local plan and development control purposes and for the contribution it can make towards the formulation of proposals for the preservation or enhancement of the character and appearance of the area.

1.5 Character Appraisals are a tool for helping to understand the special interests of a conservation area and pro-actively managing that interest. It is intended that eventually each conservation area within the borough will have its own character appraisal.

1.6 This appraisal looks at Peckforton and is intended to provide a framework which will form a basis for the direction and management of the Borough Council's approach to the Conservation Area. It seeks to identify those components of the Conservation Area which make up its character.

1.7 Although the appraisal looks at the Conservation Area in some detail, it is not and cannot be comprehensive and the omission of any particular building, feature or space should not be taken to mean that it is of no interest.

2. Consultation

2.1 The initial Conservation Area Character Appraisal and its proposals as approved in its original form on 25th June 1998 formed the basis of consultation with local residents and the Parish Council on 30th December 1998 and it was subsequently adopted on 4th February 1999.

2.2 The Parish Council were re-consulted on the appraisal on 5th January 2007, to enable it to be reviewed and updated by the Borough Council's Conservation Area Sub Committee Evaluation Team (CASCET), comprising selected Members of the Development Control Committee and the Ward Councillor for Peckforton.

2.3 Following CASCET's consideration of the consultation responses received their recommendations on them were then approved by the Borough Council's

Development Control Committee on 28th June 2007, to enable the appraisal to be revised to incorporate: the amendments approved in both 1999 and 2007; factual updates; a management strategy identifying the current legislation relating to such areas, and, to set out a programme of work for the implementation of its proposals.

2.4 The continuing support of people within the Conservation Area is vital to a successful proactive management strategy aimed at reinforcing the area's special character.

2.5 The proposal to introduce an Article 4 (ii) Direction under the 1990 Town and Country Planning Act will be subject to a separate specific consultation exercise in the future.

3. Existing Designation

3.1 The Peckforton Conservation Area was designated on 27th September 1973 and the extent at of the settlement at that time is shown on **Map 2** of this document.

3.2 The early plan and form of the settlement in 1874 is shown on **Map I** of this document.

3.3 The following is an extract from the designation report for the Conservation Area in 1973, which formed the original evaluation of the Acton Conservation Area.

" Peckforton is a small rural settlement situated on the lower slopes of the Peckforton Hills, to the west of the River Gowy. The estate village contains a number of outstanding 17th century vernacular buildings, notably an attractive group of black and white half timbered cottages at the junction of Hill Lane and Stonehouse Lane. The winding road pattern and the domestic scale of the buildings give Peckforton a pleasant intimate atmosphere in a mature landscape setting. The informal grouping of the red brick and black and white half timbered cottages creates a sense of enclosure and yet affords fine views to the surrounding countryside ".

3.4 The original description of the character of the Conservation Area is brief. This appraisal seeks to draw out more comprehensive factors that gave rise to the description, based on Planning Policy Guidance Note 15 Planning and the Historic Environment which states at paragraph 4.2 that:

" It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and

thoroughfares; on the particular mix of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors, of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings “.

PART ONE

4. CHARACTER APPRAISAL

4.1 Boundary

4.2 The original Conservation Area boundary in 1973 was drawn to incorporate the various groupings of buildings which define the core of the Conservation Area and a small number of individual buildings which nestle in this otherwise landscape dominated settlement, as shown in **Map 2** of this document.

4.3 The boundary follows field and property boundaries incorporating not only the nucleus of the village as defined by buildings but also wider areas of open land which form and characterise the setting of the settlement when viewed from within it.

4.4 The buildings within the Conservation Area define views and help to contain the extent of the Conservation Area. Otherwise such is the attractiveness and value of the area that without them the scope of the Conservation Area would be greater.

4.5 The appraisal noted however that the boundary of the Conservation Area cut through buildings at Bank House and through property boundaries at Black and White Cottages and so proposed that it be extended to incorporate these definable property boundaries, as shown on Plan 1 of that appraisal and noted in paragraph 8.3 of Part 2 of this document.

4.6 During the re-consultation in 2007 a request to extend the boundary of the Conservation Area to include land to the south of Forestry Cottages to include its new garden boundary which was supported to take this into account and further rationalize the boundary, as noted in paragraph 8.4 of Part 2 of this document.

4.6 Another request to extend the boundary of the Conservation Area to include areas of land which formed part of the quarry area field boundary to include areas of tree cover and large oaks was not however supported, as the Area of Special County Value status would afford it protection.

4.7 General Setting

4.8 The overall effect is one of a secluded and isolated settlement embedded in a marvellously landscape dominated area. Peckforton is a highly attractive village which is enhanced by the heavily wooded slopes which roll down to the western boundary of the Conservation Area. It is ringed in by the Peckforton Hills to the west whose extensively tree covered slopes form a sweeping backdrop. To the east the setting becomes more open, undulating and characterised by less extensive tree cover. Trees and hedgerows however still form dominant elements of the view eastwards when viewed from the lower slopes of the Peckforton Hills.

4.9 As a linear settlement the northern and southern limits of the Conservation Area is defined by building groups acting almost as 'gateways' into this informally laid-out settlement.

4.10 The topography of the Conservation Area provides 'big views': in particular into the Peckforton Hills whose lower slopes break from the comprehensive tree cover into fields creating a seamless change from natural to built form where the distinctive buildings of the Peckforton Estate take over the eye. A strong contrast exists between intimacy and exposure which so characterises the Conservation Area.

4.12 During different times of the year sounds play an important part in the character of the Conservation Area. Because of its deep rural location the noise of farm activity or birdsong creates distinctive images and memories of Peckforton.

4.13 Townscape

4.14 The layout of the Conservation Area is characterised by its winding road pattern (Stonehouse Lane) with small clusters of buildings at significant points along the road. Further informal groupings of buildings enhance the informal arrangements of buildings to the road. Differing views develop because of the curving form of the road.

4.15 Two junctions at points along this road create strong focal points established not only because of the shape of each junction but also the form, scale and arrangement of buildings around them. Highlights along this route are provided by individual buildings while the strong continuity throughout the Conservation Area comes from the distinctive hedgerow and sandstone walls which form most of the property boundary treatments.

4.16 The range of settings is enhanced by the singular presence of Manor Farm which sits remote, but always noticeable, to the eastern side of Stonehouse Lane. Manor Farm is a powerful building in the Peckforton landscape which because of its remoteness and style forms an 'eyecatcher' within the townscape. It does however fit in the sequence of views along Stonehouse Lane despite the strong contrast between its scale and bulk and the other domestically scaled properties within the Conservation Area.

4.17 Architectural Character

4.18 As an estate village Peckforton is characterised by strong architectural forms which create and contribute to an architectural richness which gives Peckforton a heightened identity and sense of local distinctiveness.

4.19 Buildings are frequently characterised by strong gables which provide articulation to the built form. Above all however is the character provided by the distinctive chimney stacks - sometimes of massive scale relative to the building on which they sit - and the cast iron lattice windows (of varying patterns) which appear on many of the buildings. These express the estate style and are significant visual and architectural features within the Conservation Area.

4.20 Among the strong estate buildings are other more individual buildings which material it is often incorporated into gables in order to provide continuity and

connection among the buildings of the settlement. In these situations a brown/orange brick becomes the principal material most frequently in English Garden Bond brickwork. pre-date the Tollemache involvement in Peckforton. These add further to the architectural range of buildings and contrast successfully with the estate style with its picturesque traditions.

4.21 Decorative barge boards and finial decorations to the gables of the buildings are further distinctive elements of the estate style and provide further consistency at the small scale level of detail.

4.22 Buildings mostly are of a domestic scale and this noticeable characteristic is a further dimension of Peckforton's quality. Buildings which were built relatively compact in scale have remained so and still manage to meet the demands of modern-day living. This smallness of scale (even in ranges of buildings) is a strong feature of the built form within the Conservation Area. It also assists in making buildings such as Manor Farm the more memorable.

4.23 The proposal to introduce an Article 4 (ii) Direction to protect the character of unlisted buildings within the Conservation Area was raised in the appraisal, in order to retain the character and appearance of key features such as doors, windows and roof coverings on residential properties, in order to seek to preserve traditional appearance of these buildings and the overall ambience of the conservation area, is addressed in paragraph 8.6 Part 2 of this document.

4.24 Building Materials

4.25 There is a range of building materials among so few buildings which is used in such a way as to reinforce the strong architectural identity of the settlement rather than dilute it. Overwhelmingly there is a perception of black and white timber framing and brickwork in both buildings pre-dating the Peckforton Estate i.e. 17th century properties and among those buildings created by the estate.

4.26 Where timber framing is not the principal material it is often incorporated into gables in order to provide continuity and connection among the buildings of the village. In these situations a brown/orange brick becomes the principal material most frequently in English Garden bond brickwork.

4.27 In a location where red sandstone is found it is perhaps surprising that its principal use appears to be in the formation of boundary walls and hefty gate piers rather than buildings. However this sparing use works well and creates a definable characteristic. Few buildings are constructed of sandstone predominantly (the Sawmill and Rock Cottage being exceptions) but other buildings have elements where the local stone is used.

4.28 Roofs are largely and successfully unified by the consistent use of blue clay tiles. This helps enormously to integrate the buildings whatever material their shell is constructed from. These tiles have also developed a mellowness which now enriches the buildings.

4.29 Although clay tiles dominate exceptions exist where thatch is the roofing material and this vernacular tradition is vital to the interest and limited diversity of the range of materials used within the Conservation Area. The roof scape of Peckforton is highly successful due to the materials used.

4.30 Windows and chimney stacks form distinctive elements of Peckforton buildings and these are applied in consistent materials. Windows are often of cast-iron with varying patterns ranging from diamond shapes to hexagonal forms. Elsewhere windows are of the traditional multi-paned casement type and these equally contribute towards the strong characteristic defined by the buildings' windows. Chimney stacks are dominant roof scape elements richly embellished with brick patterns and contribute to the variety of building materials.

4.31 Colour is a vital element of the Peckforton Conservation Area; however it is its limited range rather than diverse range which makes it so noticeable. Black and white predominate and windows and gables frequently feature these colours. However, there is a consistent use of an estate red which is successfully applied to doors, window frames barge boards and rainwater goods. The use of this colour is a strong unifying element.

4.32 The floorscape within Peckforton is very informal and low-key there frequently being no footway, or where there is it being contained by grass verges. However two crossovers at Yew Tree House and Manor Farm are distinctive because of the use of setts giving a formal quality to these elements.

4.33 Natural Elements

4.34 As a consequence of its rural location Peckforton is overwhelmed by high quality tree cover at the large scale. It is impossible to view Peckforton without being struck by the impressive landscape setting and backdrop. Throughout the Conservation Area abundant hedges form boundaries. These along with the numerous individual trees create a rich and green setting for the Conservation Area.

4.35 The quality of the landscape setting is acknowledged by the status of the Peckforton Hills including the Conservation Area as an Area of Special County Value for Landscape.

4.36 The importance of existing trees is recognised throughout the Conservation Area and details of the existing controls on works to them are set out in paragraph 7.16 - 7.17 of Part 2 of this document.

4.37 Land Use

4.38 Land uses have played and continue to play an important role in forming the character of the Conservation Area. As an estate village there was a period when it existed very much as a working village and associated uses such as the Sawmill developed. This gave rise to particular types and forms of buildings which are important in helping to define the settlement's character.

4.39 Agriculture however was the principal reason for Peckforton's development and this has created the distinctive farmsteads and workers cottages which so strongly create Peckforton's identity.

4.40 Historical-land use patterns and development therefore play a strong part in Peckforton's character. Today the settlement is largely residential, the other land uses diminishing or disappearing with the changing influence and outlook of the Peckforton Estate.

4.41 Negative Features

4.42 Peckforton is a relatively unspoilt settlement and Conservation Area where traditions and 'estate' control have maintained a strong sense of quality and identity. Most elements of the Conservation Area are positive ones. Indeed a pleasing aspect of Peckforton apart from the location and buildings is that it is relatively uncluttered by highway paraphernalia; where it exists it tends to be low-key and reticent, easily absorbed by the high quality of the environment.

4.43 However, two pockets of recent development adjacent to each other in the vicinity of the former Sawmill have, by virtue of their development pattern of plots, distorted characteristics elements of the Conservation Area and are in direct contrast to the traditional character of the Conservation Area as noted in Plan 2 of the appraisal, reproduced in **Map 4** of this document.

4.44 Principal Visual Elements

4.45 **Map 4** of this document illustrates many of the visual elements described above.

PART TWO

5.0 MANAGEMENT STRATEGY

5.1 This section sets out the legislative framework of planning policies, guidance and controls applying to Peckforton, which together with the proposals identified in this appraisal, guide and control development within and adjacent to the village, its Conservation Area and its Area of Special County Value for Landscape and pay special regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area and its setting.

5.2 Together they form the Management Strategy for the Conservation Area and are embodied within:

- the planning policies contained in the Borough of Crewe & Nantwich Adopted Replacement Local Plan 2011;
- the additional guidance and controls set out in The Planning (Listed Buildings and Conservation Areas) Act 1990; Planning Policy Guidance Note 15: Planning and the Historic Environment 1994; The Town and Country Planning (General Permitted Development) Order 1995 and The Town and Country Planning (General Development Procedure) Order 1995, as amended.
- the proposed preservation and enhancement opportunities identified in the draft appraisal in 1997 and those approved following the consultations upon it in 1998 and in its update and review in 2007, which include proposed amendments to the Conservation Area boundary and the exploration of Article 4 (ii) Direction controls.

The relevant details of each are given below.

6.0 Planning Policies in the Local Plan

6.1 The existing Borough of Crewe & Nantwich Adopted Replacement Local Plan 2011 was prepared in accordance with The Town and Country Planning Act 1990 and was adopted on 17th February 2005.

6.2 The relevant policies within it which relate to Peckforton place restrictions on new development within the village and and its surroundings because of their Area of Special County Value for Landscape and open countryside designations, as identified on the Inset Map in the local plan and reproduced in **Map 5** located in the back of this document and listed below.

6.3 The conservation area designation seeks to ensure that the character and appearance of the Conservation Area, as is preserved or enhanced. The policy relating to this is Policy BE 7 of the local plan which is reproduced in full in **Appendix 2** of this document.

6.3 This is a material consideration which is taken into account when applying all the

relevant policies within the local plan which relate to Peckforton as listed below.

6.5 Relevant Local Plan Policies for Peckforton and its Surroundings

6.6 Built Environment:

- BE 7 Conservation Areas
- BE 8 Advertisements in Conservation Areas

6.7 Housing:

- RES 5 Housing in the Open Countryside
- RES 6 Agricultural and Forestry Occupancy Conditions
- RES 8 Affordable Housing in Rural Areas Outside (Rural Exceptions Policy)
- RES 10 Replacement dwellings in the Open countryside

6.8 Natural Environment:

- NE 2 Open Countryside
- NE 3 Area of Special County Value for Landscape
- NE 12 Agriculture and Quality
- NE 13 Rural Diversification
- NE 14 Agricultural Buildings Requiring Planning Permission
- NE 15 Re-Use and Adaptation of Rural Buildings for a Commercial Industrial or Recreational Use
- NE 16 Re- Use and Adaptation of Rural Buildings for Residential Use

6.9 Other Related Policies

6.10 In addition the following policies are applied to proposals for development with implications for archaeology generally and for works to all listed buildings and to all new development proposals, to protect archaeology, listed buildings and to promote good design:

- BE 16 Development and Archaeology
- BE 9 Alterations and Extensions to Listed Buildings
- BE 10 Changes of Use for Listed Buildings
- BE 11 Demolition of Listed Buildings
- BE 12 Advertisements on Listed Buildings
- BE 2 Design Standards

6.11 The full text of each of the above policies can be found in the Local Plan and viewed on the Borough Council's website (www.crewe-nantwich.gov.uk).

6.12 Although the Borough Council commenced work on the preparation of the next generation development plan, the Local Development Framework (LDF), in accordance with the Planning and Compulsory Purchase Act 2004, the decision taken in Parliament on 18th December 2007 to replace Cheshire County Council and its six local authorities with two unitary authorities necessitated the curtailment of work on that document.

6.13 As a result it is anticipated that work on a Cheshire East LDF for the new Cheshire East Council which will encompass the former local authorities of Crewe & Nantwich, Congleton and Macclesfield is likely to formally commence from 1st April

2009 which is the vesting day for the new Cheshire East Council.

6.14 For the foreseeable future therefore this Conservation Area Character Appraisal and Management Strategy will be linked to relevant key policies in the existing Crewe & Nantwich Adopted Replacement Local Plan 2011 - saved under the provisions of the Planning and Compulsory Purchase Act 2004.

7.0 Additional Protection and Controls Over Development

7.1 There are additional planning powers and guidance and statutory controls which seek to ensure that the character and appearance of a conservation area and its setting are preserved or enhanced in all new development proposals, which come into force following designation.

7.2 These are currently contained within The Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Guidance Note 15: Planning and the Historic Environment 1994 and The Town and Country Planning (General Permitted Development) Order 1995 and (General Development Procedure) Order 1995, as amended. They are summarized below:

7.3 New Development

7.4 When considering applications for development proposals for any buildings or land in a conservation area Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

7.5 Guidance contained in paragraph 4.14 of Planning Policy Guidance Note 15: Planning and The Historic Environment 1994 is that, in the Secretary of State's view, this is a material consideration which also needs to be taken into account in handling development proposals which are outside the conservation area but would affect its setting, or views into or out of the area.

7.6 In particular special regard needs to be paid to matters such as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design matters eg. the scale and spacing of window openings, and the nature and quality of materials. In the interests of harmonising the new development with its own building or site specific context and with its neighbouring buildings and land in the conservation area.

7.7 Permitted Development

7.8 The Town and Country Planning (General Permitted Development) Order 1995, as amended, requires the submission of a planning application for certain types of development within conservation areas which elsewhere are classified as 'permitted development'. To enable full consideration to be given to the impact of a wider range of development proposals on the preservation or enhancement of the character and the appearance of the conservation area.

7.9 These include works for the enlargement, improvement or alteration of a dwellinghouse - depending on the proposed size, height and location of the works; an enlargement consisting of an addition to a roof; the cladding of the exterior; the provision of a building, enclosure, pool or container within its curtilage; installing, altering or replacing a chimney, flue or soil and vent pipe, or, antenna or satellite dishes, or, solar panels on the dwellinghouse or within its curtilage - in key locations.

7.10 Full details of the limits and conditions which apply under the Order within and outside conservation areas can be found at www.planningportal.gov.uk , or, from Crewe & Nantwich Borough Council - who can also give advice on whether planning

7.11 permission is required. A standard form is available for the latter on the Borough Council's website www.crewe-nantwich.gov.uk , or, from the Planning helpdesk at the Municipal buildings in Earle Street, Crewe. CW1 2BJ. Tel: 01270 537502 or 537503. The Borough Council currently charges a fee for such advice.

7.12 Demolition

7.13 Within a conservation area certain types of demolition, which elsewhere can normally be carried out without planning permission, are more restricted and require a special type of consent known as Conservation Area Consent. This includes the demolition of a building with a total volume of 115 cubic meters or more; demolition of a gate, wall, fence or other means of enclosure over 1 metre high fronting a highway, waterway or open space (or over 2 metres elsewhere) and total demolition of pre 1914 agricultural buildings.

7.14 Proposed works involving substantial destruction of a building or demolition of the entire building except its facade may also require an application for Conservation Area Consent.

7.15 Trees

7.16 In a conservation area there is also a requirement to give the Borough Council six weeks notice of any intention of works to top, lop or fell trees which are not protected by a TPO. To enable full consideration to be given to the impact of such works on the need to preserve and enhance the character and appearance of the conservation area (paragraph 4.36 above).

7.17 An application form is available from the Borough Council's website www.crewe-nantwich.gov.uk , or, from the Planning Helpdesk at Municipal Buildings in Earle Street, Crewe. CW1 2BJ. Tel: 01270 537502 or 537503.

7.18 Design and Access Statements & Heritage Statements

7.19 All applications for Planning Permission, Conservation Area Consent or Advertisement Consent within a Conservation Area should now be accompanied by a Design and Access Statement and a Heritage Statement, explaining how the special character and appearance of the conservation area has been taken into account and how the proposals will preserve or enhance the character and appearance of the conservation area.

7.20 It is always possible that conditions may be placed on decision notices granting planning permission, listed building or conservation area consent, to require archaeological investigation.

7.21 Other Related Consents – Listed Buildings

7.22 Whilst it is not the purpose of this document to address in detail development proposals relating to works to Listed Buildings it should be noted that inside or outside a Conservation Area proposals to carry out works to alter, extend or demolish a Listed Building or any building attached to it will require Listed Building Consent.

7.23 In addition Listed Building Consent will also be required for works to pre 1948 buildings in the curtilage of the Listed Building where the works would affect the character of the Listed Building or curtilage building itself.

7.24 Proposals to carry out repairs to a Listed Building may also require Listed Building

Consent, depending on the scale of the works involved and the materials and techniques to be used and their effect on the Listed Building.

7.25 Planning Permission will also be required for works to erect, construct, maintain, improve or alter a gate, wall, fence or other means of enclosure if it is within or enclosing the curtilage of a Listed Building, or, for a new building, enclosure, pool or container situated within the curtilage of a Listed Building.

7.26 All current Listed Buildings within the Conservation Area are shown on **Map 3** of this document and identified in **Appendix 1**.

7.27 All applications for Listed Building Consent also need to be accompanied by a Design and Access Statement and a Heritage Statement, explaining how the special architectural or historic interest of the building will be protected and why the proposal is appropriate.

7.28 Advice on Proposals

7.29 This appraisal should not be relied on for a full determination of whether a proposal for development within the Conservation Area would be appropriate.

7.30 Advice on such matters at pre application stage can be obtained by either writing to :

The Planning Department, Crewe & Nantwich Borough Council, Municipal Buildings, Earle Street, Crewe. CW1 2BJ

giving full details of the proposed works and their location and photographs is possible, or, by telephoning the Planning Help Desk on 01270 537502 or 537503 and asking to speak to the duty planning officer emailing the planning helpdesk at planning@crewe-nantwich.gov.uk giving full details of the proposed works and their location.

8.0 Proposals Arising from The Appraisal

8.1 The preservation and enhancement opportunities noted in the appraisal seek to better preserve or enhance the character and appearance of the Conservation Area. They are summarised below and action to date noted:

8.2 Conservation Area Boundary

8.3 In the appraisal it was proposed that the boundary of the Conservation Area should be amended to include an area of land to the rear of Bank House and Black and White Cottages to incorporate definable property boundaries (paragraph 4.5 above), as shown in Plan 1 of the 1998 appraisal.

-This proposal was approved when the appraisal was adopted on 4th February 1999 and the boundary was subsequently amended, as shown on the Inset Map in the Adopted Replacement Local Plan 2011 and reproduced in **Map 2** of this document.

8.4 The request made as a result of the 2007 consultation that the boundary of the Conservation Area boundary should be extended to include land to the south of Forestry Cottages to include its new garden boundary (paragraph 4.6 above), as shown on **Map 2** of this document.

-This recommendation was approved when the appraisal was re-adopted on 28th June 2007 and now awaits implementation.

8.5 Article 4 (ii) Direction

8.6 In the appraisal it was proposed that the loss of traditional features on buildings within the Conservation Area needed to be brought within planning control by the establishment of an Article 4 (ii) Direction whereby specific rights to make alterations to or remove features such as doors, windows and roof coverings without the need to seek permission can be withdrawn, in order to preserve the traditional appearance of these buildings and the overall ambience of the Conservation Area (paragraph 4.23 above).

8.7 It proposed that a scheme of Article 4 (ii) controls outlined in Appendix 1 of the 1998 appraisal, as reproduced in **Appendix 4** of this document, would be subject to a later separate and specific consultation exercise. As this concept needed to be explored given that a number of buildings within the Conservation Area are not listed but nevertheless play an important role within the Conservation Area.

-This recommendation was approved when the appraisal was adopted on 4th February 1999, still awaits such a consultation and may now need amending to take into account the impact of subsequent changes to the General Permitted Development Order in relation to Permitted Development Rights for residential properties and the issue still awaits such a consultation.

8.8 Related Issues Raised in the 2007 Consultations– written guidance

8.9 The issue of the need for written guidance for property owners to advise them of what being in a conservation area means, the restrictions which apply, their rights

and responsibilities was raised in the 2007 consultation responses from a number of conservation areas in the Borough of Crewe & Nantwich who were re-consulted on their appraisals at the same time as Peckforton.

-This recommendation was approved on 28th June 2007, and awaits action to take into account the impact of the subsequent changes to the General Permitted Development Order in relation to Permitted Development Rights for residential properties (as noted above after paragraph 8.7 above), and, to take into account the potential for a joint approach on the subject in conjunction with the officers of the East Cheshire Borough Council following vesting day on 1st April 2009.

9.0 Delivery Plan

9.1 A delivery plan for the preservation and enhancement opportunities has been devised, based upon the actions outlined in this report. Its premise is that the programme will entail short, medium and long term projects.

9.2 Short term projects would aim to be delivered within 18 months to two years, medium term within 3-4 years and longer term would be over 5 years, as outlined in **Appendix 4**.

9.3 The delivery plan is a notional one at this stage, as resources and other competing work commitments may cause some over run. In addition discussions with the Parish Council land and property owners etc may need to be undertaken as work on the projects progresses. As a result the Delivery Plan and timetable can only be indicative at present, but with the aim of giving some structure and coherency to the programme of initiatives arising. Some allowance has been made for all of these in **Appendix 4**.

10.0 Monitoring, Review and Update

10.1 As work on the projects evolves and as and when significant events dictate changes resulting from them will be monitored and this document will be amended or reviewed, with an overall aim of updating the Appraisal and its Management Strategy every five years.

**APPENDIX 1
LISTED BUILDINGS**

<u>Listed Buildings</u>	<u>Grade</u>
Hill Lane Cottage, Hill Lane	II
Manor Farm Cottage & yew Tree Cottage, Stonehouse Lane	II*
Green Cottage & Mill Beck Cottage, Stonehouse Lane	II
Smithy Cottage, Stonehouse Lane	II
Rock Cottage, Stonehouse Lane	II
Black & White Cottage, Stonehouse Lane	II
Manor Farmhouse, Peckforton Hall Lane	II
Farm buildings east of Manor Farm	II
Stone Elephant and Castle in cottage garden	II

Source: Department of the Environment Register 29th October 1984

APPENDIX 2
POLICY BE.7 CONSERVATION AREAS

CONSERVATION AREAS WILL BE PRESERVED AND ENHANCED BY THE FOLLOWING MEANS:

- DEVELOPMENT INVOLVING DEMOLITION OF AN UNLISTED BUILDING WILL NOT BE PERMITTED WHERE THE BUILDING MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA: UNLESS THERE IS CLEAR AND CONVINCING EVIDENCE THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO SUSTAIN EXISTING USES, OR FIND VIABLE AND COMPATIBLE ALTERNATIVE USES; AND THAT THESE EFFORTS HAVE FAILED. THESE EFFORTS SHOULD EMBRACE FINANCIAL, STRUCTURAL AND TECHNICAL MATTERS.
- DEMOLITION OF AN UNLISTED BUILDING MEETING THE ABOVE CRITERION WILL ONLY BE PERMITTED IF DETAILED PROPOSALS FOR THE RE-USE OF THE SITE, INCLUDING ANY REPLACEMENT BUILDING OR OTHER STRUCTURE, HAVE BEEN APPROVED.
- DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD HARM THE CHARACTER, APPEARANCE OR SETTING OF A CONSERVATION AREA;
- A NEW BUILDING WILL NOT BE PERMITTED UNLESS IT WOULD HARMONISE WITH ITS SETTING BY BEING SYMPATHETIC ON SCALE, FORM AND MATERIALS TO THE CHARACTERISTIC BUILT FORM OF THE AREA, PARTICULARLY THE ADJACENT BUILDINGS AND SPACES;

AN ALTERATION OR EXTENSION OF A BUILDING WILL NOT BE PERMITTED UNLESS IT WOULD HARMONISE WITH THE BUILDING AND THE CONSERVATION AREA BY:

- RETAINING, AND WHERE NECESSARY, RESTORING TRADITIONAL FEATURES SUCH AS SHOP FRONTS, BOUNDARY WALLS, PAVED SURFACES AND STREET FURNITURE;
- REFLECTING THE SCALE, FORM AND CHARACTER OF THE BUILDING; AND
- USING MATERIALS TRADITIONALLY CHARACTERISTIC OF THE AREA.

A NEW SHOP FRONT OR FASCIA WILL NOT BE PERMITTED UNLESS IT IS IN PROPORTION WITH THE BUILDING AND IN CHARACTER

WITH THE ARCHITECTURE OF THE BUILDING AND IT'S SETTING.

Justification

The aim of designating Conservation Areas in the Borough is to conserve and enhance the special character of these areas by preserving existing buildings and features and promoting their appropriate enhancement. This can be achieved by careful control of development both within and adjacent to the Conservation Area.

The Local Planning Authority has a duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas. Developers may be asked to contribute towards the implementation of these schemes where there is a clear link between the development and the scheme.

Where the character and appearance of a Conservation Area is threatened by unsympathetic permitted development, the Local Planning Authority may seek a restriction of permitted development rights, under Article Four of the Town and Country Planning General Development Order 1988 (as amended).

It is important that in exercising its planning duties the Local Planning Authority pays special attention to the need to enhance and preserve Conservation Areas by considering the need to prevent the loss or damage of buildings that make a positive contribution to the character or appearance of a Conservation Area. Demolition of such buildings will only be permitted in exceptional circumstances; and subject to detailed plans for any redevelopment being acceptable to the Local Planning Authority.

Outline planning applications are generally unacceptable in Conservation Areas. Proposals need to be examined in detail in order to assess the impact of the development proposal on the character of the area.

Source: Crewe & Nantwich Adopted Replacement Local Plan 2011

OUTLINE OF PROPOSED ARTICLE 4(ii) DIRECTION

**THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

Where the development would front a highway, a waterway or open space:-

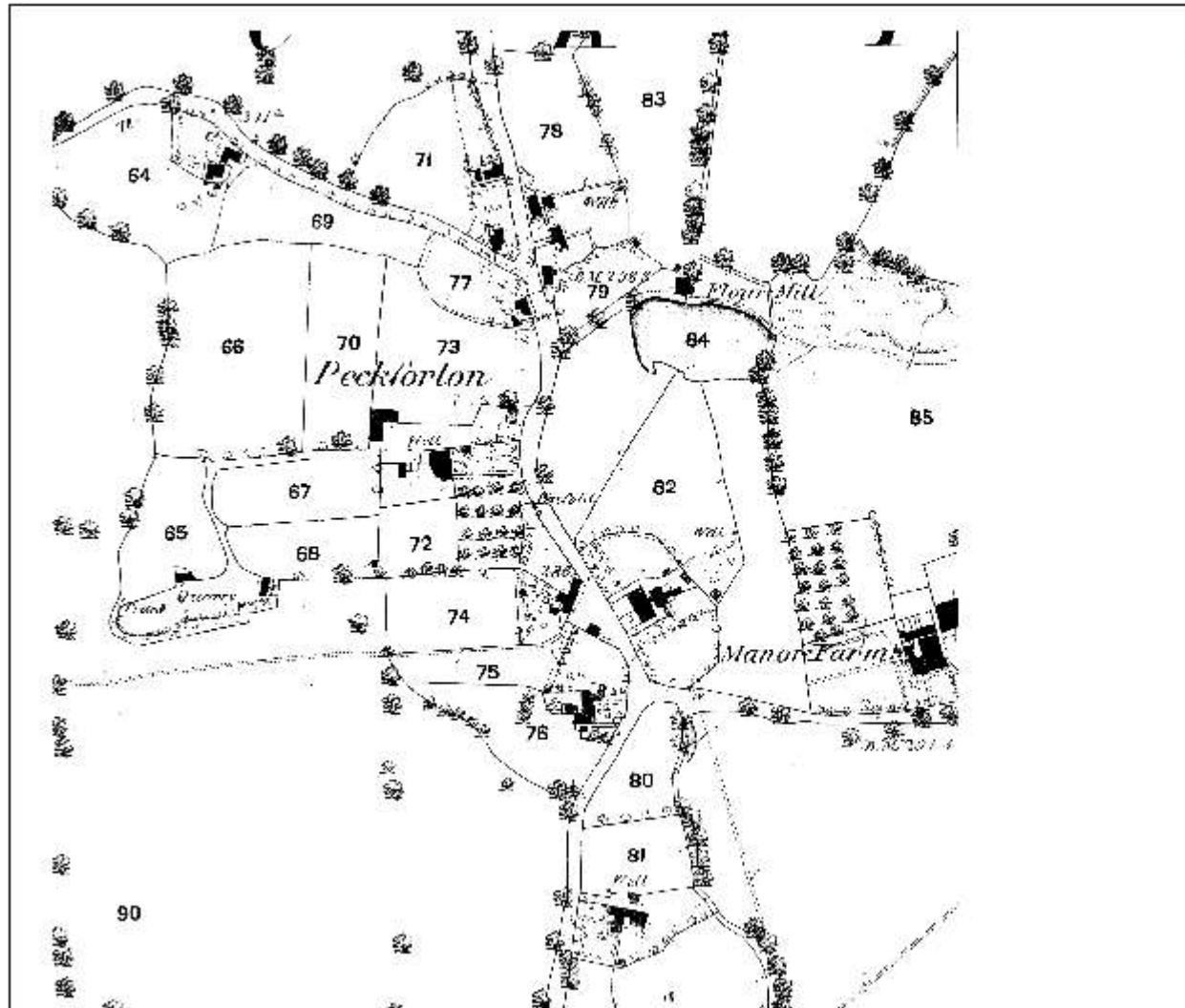
1. The enlargement, improvement or other alteration of a dwellinghouse.
2. The alteration of a dwellinghouse roof.
3. The erection of a porch outside any external door of a dwellinghouse.
4. The building within the curtilage of a dwelling of a building, enclosure, swimming or other pool, which is incidental to the enjoyment of the dwelling.
5. The creation of a hardstanding within a dwellinghouse curtilage.
6. The installation or replacement of a satellite dish on a dwelling or within its curtilage.
7. The erection or removal of a chimney on a dwellinghouse.
8. The erection or removal of a gate, wall, fence or other means of enclosure.
9. The painting of a dwellinghouse, or any curtilage building

**Source: Crewe & Nantwich Borough 1999 Peckforton Conservation Area
Appraisal**

**APPENDIX 4
DELIVERY PLAN – Peckforton**

Proposal	Short Term (18 months to 2 years) or previously.	Medium Term (within 3-4 years)	Long Term (over current 5 year period)	Notes
1. Conservation Area Boundary: Include land to rear of Bank House, Black & White Cottages.	Completed			Amended following adoption of appraisal in 1998.
2. Conservation Area Boundary: Land at Forestry Cottages.	●	●		Amendment awaits implementation, following approval in 2007.
3. Article 4 (ii) Direction		●	●	Specific consultation exercise, yet to be actioned.
4. Written Guidance for property owners about the Conservation Area	●	●		Joint approach, yet to be agreed with fellow officers for East Cheshire Borough

● denotes notional period for action to be taken to deliver proposal



Map 1

Peckforton Conservation Area

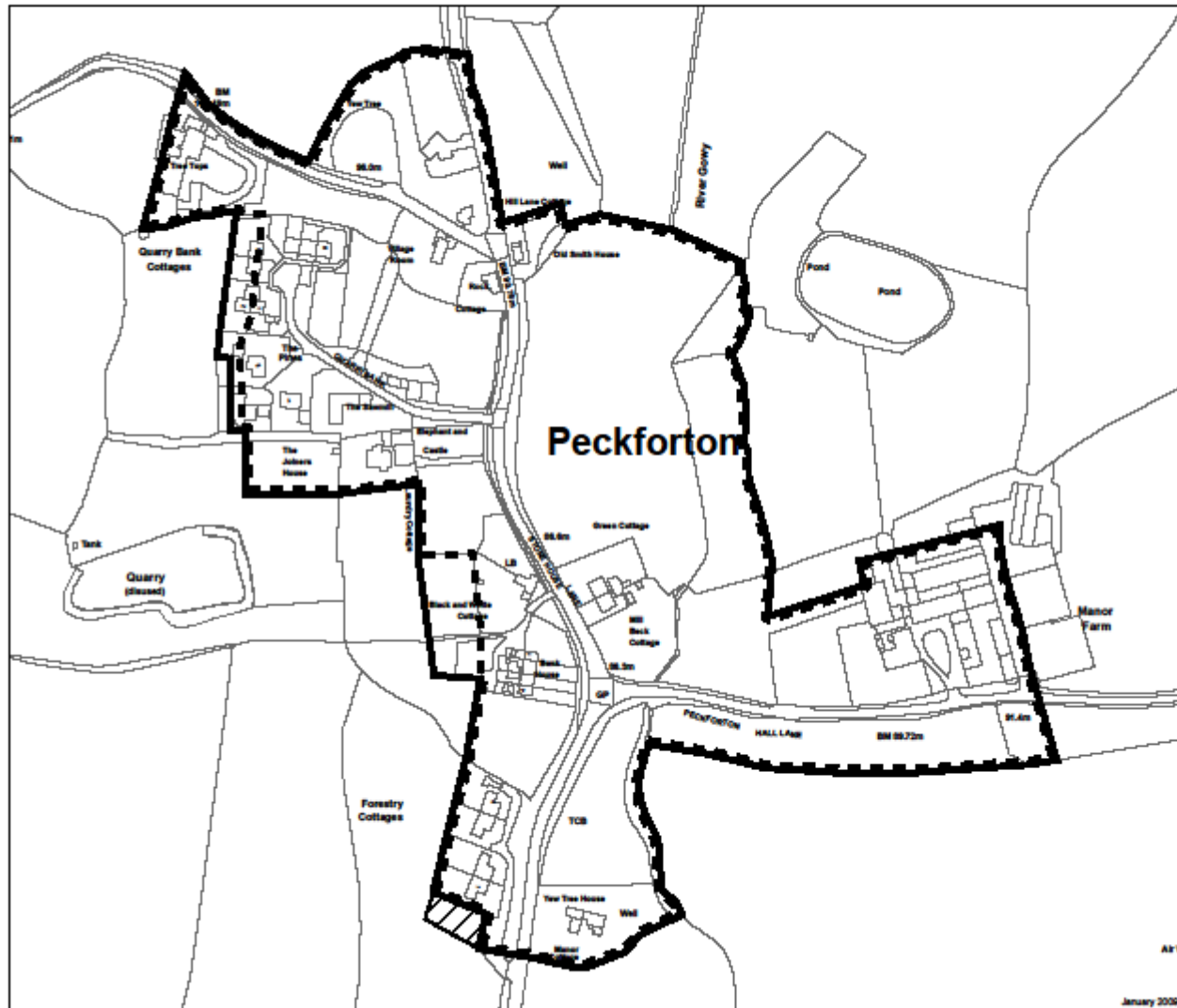
Ordnance Survey Map LIV.4
First Edition 1874




Z

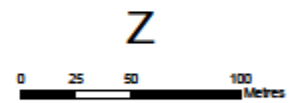
source: Chester Records Office

Peckforton Conservation Area

As Designated, Amended and Proposed





-  Existing Conservation Area Boundary (1999)
-  Original Conservation Area Boundary (1973)
-  Proposed Extension to Conservation Area (2007)



source:
 Cheshire County Council
 Designation Report September 1973,
 and Crewe and Nantwich Borough Council
 Appraisal Report 1999 & 2007

Peckforton Conservation Area

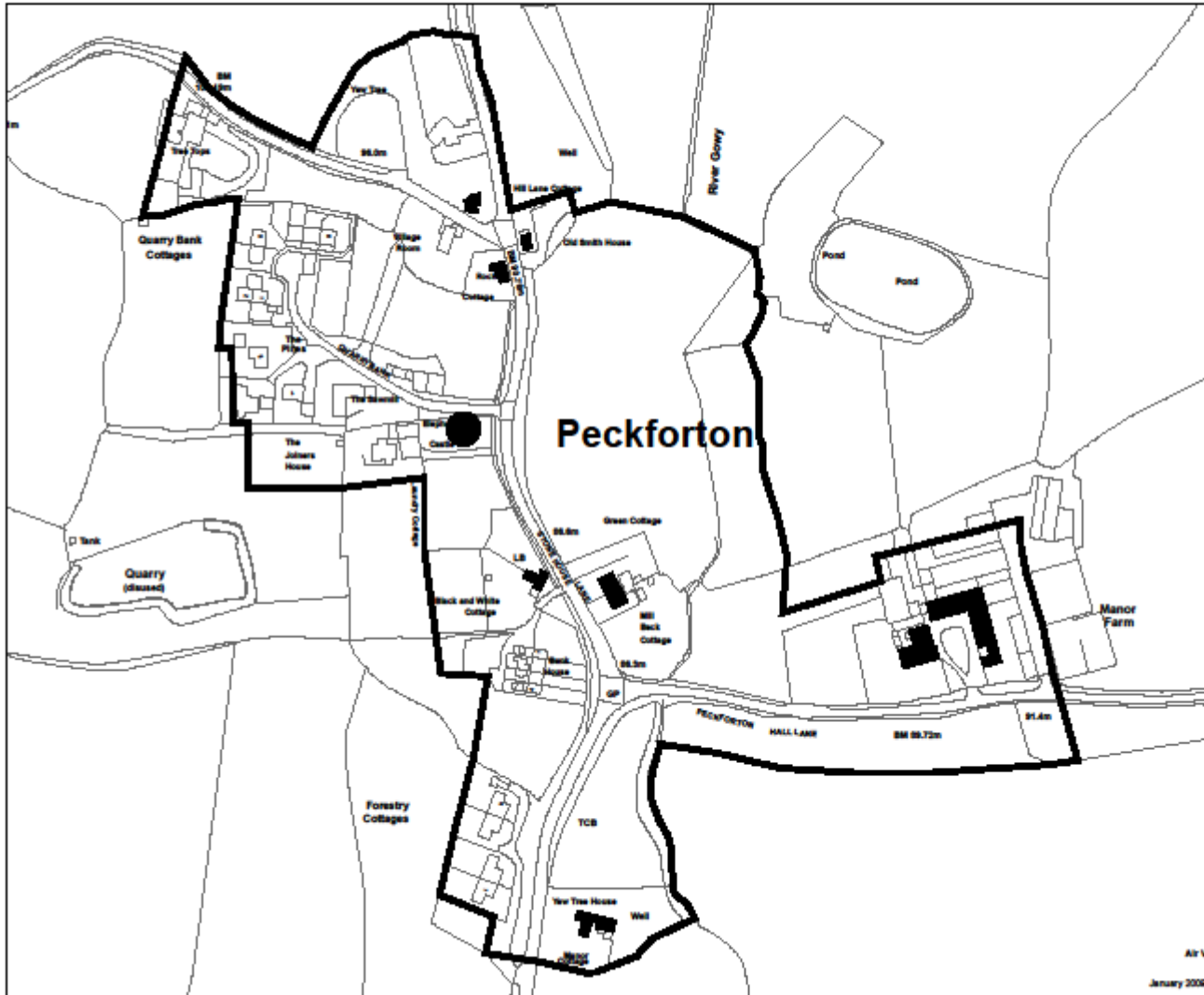
Listed Buildings

-  Existing Conservation Area (1999)
-  Listed Buildings









0 25 50 100 Metres

SOURCE:
Department of Environment Register of
Listed Buildings 29th October 1984.



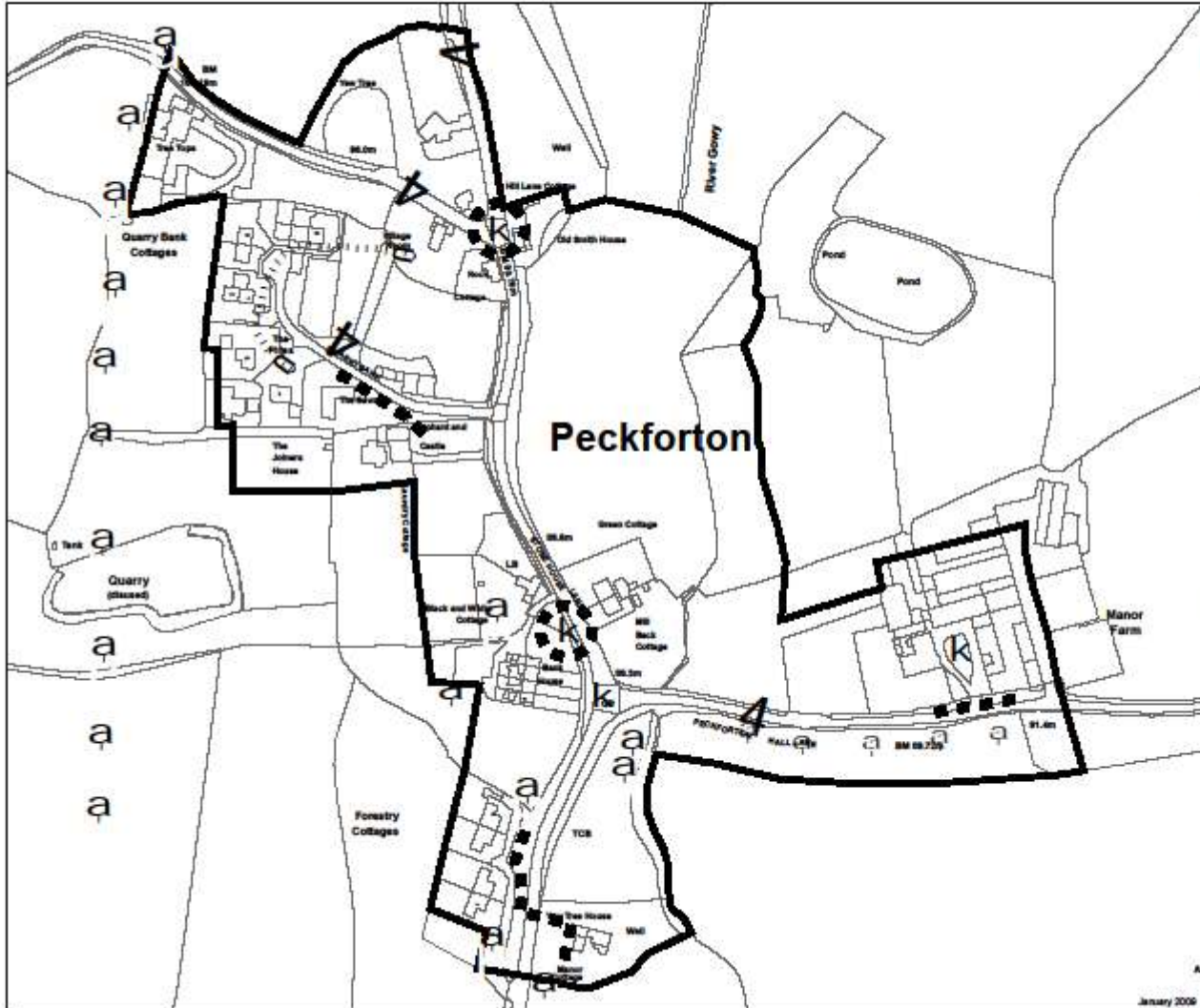
Peckforton Conservation Area

Principal Visual Elements

-  Existing Conservation Area Boundary (1999)
-  Important Buildings/Groups
-  Areas of Limited Contextual Value
-  Focal Points/Sense of Place
-  Views into/out of Conservation Area
-  Visually Important Trees/Planting



source:
Crewe & Nantwich Borough Council
Appraisal Report 1999



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