

# Basford Conservation Area Appraisal and Management Plan



August 2007



# **BASFORD CONSERVATION AREA**

## **CHARACTER APPRAISAL**

### **AND**

## **MANAGEMENT PLAN**

If you have any queries about this document or would like further information please: -

- Telephone 01782 742408: or
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- Visit the civic offices: or
- Email the Conservation and Urban Design officer at [planningapplications@newcastle-staffs.gov.uk](mailto:planningapplications@newcastle-staffs.gov.uk): or
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Development Control Division  
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# **BASFORD CONSERVATION AREA**

## **CHARACTER APPRAISAL AND MANAGEMENT PLAN**

### **Character Appraisal**

#### **1. Introduction**

The concept of Conservation Areas was first introduced in the Civic Amenities Act 1967, and is now an established and valued element of the planning process. A conservation area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. It is a combination of features, including, buildings, street patterns, spaces, vistas, landmarks and other features that give a conservation area its special and distinctive character. There are currently 20 Conservation Areas within the Borough.

Basford Conservation Area was designated by the Borough Council on 31<sup>st</sup> January 2006 (Plan BS1) and its extension, including properties on the north side of Sidney Street was approved by the Council on 21<sup>st</sup> August 2007. A Conservation Area Appraisal, was undertaken in draft as part of the designation process. The Appraisal and a management plan have now been produced to protect the special character and appearance of Basford Conservation Area. A wider conservation and heritage policy document is being produced by the Council to cover the whole Borough and will be adopted as a Supplementary Planning Document (SPD) to the Local Development Framework’s Core Strategy. This SPD will be supported by the adopted Conservation Area Appraisals, which will strengthen the local planning policies.

#### **2. Purpose of the Appraisal**

This document appraises the suitability for Conservation Area status and outlines the special and important elements within the proposed area. It also defines any negative or neutral aspects of the proposed area. The document is intended as a framework to guide future decisions in the area and any features or structures omitted from this document must not be assumed to lack special interest due to the omission.

#### **3. Planning Policy Context**

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 of this Act stipulates that in determining a planning application, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area. This document should be read in conjunction with current national planning policy guidance – PPG15: Planning and the historic environment.

The policies on Conservation Areas are contained within Newcastle-under-Lyme Local Plan 2011 and form the basis for determining planning applications for development. The Appraisal should be read in conjunction with these policies and the emerging Local Development Framework, and will form a material planning consideration.

The Borough Council has a duty to review its conservation area designations, to consider any new areas from time to time, and to formulate and publish proposals for their preservation and enhancement. Local Authorities are now monitored on their performance in relation to conservation areas, in terms of the total number of Conservation Areas in the Borough, the percentage of these Conservation Areas that have an up-to-date character appraisal and the percentage with published management proposals and the effectiveness of the management.

Designation seeks to preserve and enhance the special character of the area as a whole through imposing additional controls over demolition, development, advertisements and protection for trees. For instance: -

- Anyone wishing to demolish a building in the conservation area must first obtain special consent from the Borough Council as local planning authority.
- New buildings should be designed to respect the special character of the Conservation Area but should not reproduce poor quality mock designs of existing buildings.
- The Borough Council has adopted policies for controlling advertisements in Conservation Areas in the Borough. Local Plan policies are set out in the Management Plan.
- Anyone proposing to cut down, top, lop, uproot and so on any tree in the Conservation Area must give the Borough Council six weeks prior notice of their intention.

The designation of a conservation area requires the Borough Council to consider positive steps to enhance the special character and appearance of the area. In certain instances the owners of appropriate historic buildings may be able to obtain discretionary grant aid from the Borough Council for the repair and restoration of their property.

#### **4. Location and setting**

Basford is a suburb on the border of the Borough of Newcastle-under-Lyme and the City of Stoke-on-Trent and founded, originally, on a hazardous turnpike road running between Newcastle-under-Lyme and Leek and the village of Basford was begun by the building of an inn or public house at the top of Basford Bank in 1769. A majority of the dwelling houses in the village were built of brick in batches or blocks in the late 19<sup>th</sup>/early 20<sup>th</sup> Century.

The Conservation Area is located within an urban area about one mile to the north east of Newcastle-Under-Lyme Town Centre and comprises of the



upper part of Curzon Street, Sydney Street and part of Lower Oxford Street in Basford – (Plan BS1).

The area is characterised by wide streets with wide pavements, rows of terraced or semi-detached housing with back alleys laid in setts. The closure of the Lower Oxford Road and the Etruria Road junction to through-traffic has given the area a quiet village quality with little vehicular traffic. Many of the kerbs are stone with few areas of replacement facilitating disabled persons access.

Many historic, architectural features survive, but there are some elements which could be improved through repair and restoration.

Allotment gardens, located at the east ends of Sydney Street and Curzon Street on the eastern boundary of the Conservation Area, are accessed from the rear alleyways linking the terraced streets. The allotment gardens create a feeling of space and openness allowing for extensive views to the north. Some of the garages at the rear of the Alma Grove terrace have driveways providing additional space, which reduces the pressure for car parking typically a problem in terraced streets.

## **5. Historic development and archaeological significance**

Basford is a good example of a 19<sup>th</sup> and early 20<sup>th</sup> Century Victorian and Edwardian local architecture and contains a mix of terrace housing and larger detached or semi-detached dwellings and split into two areas, either side of the A53. The north area is within the Borough of Newcastle-under-Lyme and the southern area is within the City of Stoke-on-Trent. The A53 Road, originally the turnpike road from Newcastle-under-Lyme to Leek, ran through an area which only became developed and populated after the Industrial Revolution. The development of the pottery industry resulted in dwellings being built in the surrounding areas to accommodate pottery workers. There are no records of potential significant archaeology within the Basford Conservation Area.

Most of the area of the Conservation Area formerly comprised the grounds and estate of Basford Hall shown on the Ordnance Survey Map of 1881. This plan shows that former Cooper Lane originally ran from the main Etruria Road to the Hall to the north. This lane now forms the eastern side alleyway to Sydney and Curzon Streets and the rear of the terraced houses on Lower Oxford Road and, apart from this, the area has lost any vestiges of the former estate. The best buildings are thought to have been designed by local architects, such as A R Wood and Longton.

## **6. Spatial and Character analysis**

The morphology of the area is characterised by wide straight roads in a grid pattern with wide pavements with minimal road markings. The compact and fine grained form and pattern of the development, both regular and relatively built-up with continuous building frontage, helps to create a sense of

enclosure. This is not unduly claustrophobic, because the wide roads create, in contrast, a sense of space and openness.

The plots are divided frequently into small units, with the regular pattern of terraced housing creating a regular rhythm of development defining the townscape character. The properties have relatively small front gardens behind walls with gate piers and small back yards containing outbuildings, and the totality presents a continuous building line. This regular pattern of development is significant for its period and should be maintained when any new development occurs.

### **Boundary Features**

Brick boundary walls are distinctive features of the area and vary in height depending, generally, on whether they front or are to the rear of the terraced properties. Some walls retain original coping stones and stepped brick features and, as important characteristics, should be retained.

Many roads still retain stone kerbs and stone setts at the edges and alleyway entrances. The back ally behind the terrace of 15 to 33 Curzon Street is laid in setts and gently graded to aid water surface run-off. These features are part of the historic character and should be retained.

At present there are no large or distinctive trees or hedges in the Conservation Area and vegetation is generally confined to gardens.

Historic street name signs, often fixed directly to the terrace properties, are distinctive and should be retained to avoid modern unsympathetic street name signs, which add to the visual street clutter. Replacement signs should be sympathetic to the character and appearance of the area and, preferably, fixed to buildings and walls.

### **Key Views**

Views are afforded from the Conservation Area, from Curzon Street, Sydney Street and the allotments, to Stoke-on-Trent and countryside beyond. Other views are restricted, channelled along the streets or alleyways and are also a distinctive aspect of the area. These views should be retained.

The skyline, made up of a regular pattern of chimneys and “roofscapes”, is also distinctive and should be retained as characteristic of the area.

### **Alleyways**

Alleyways are a distinctive feature in the Conservation Area and are vital to movement within the area. The back alleyway to Alma Grove leads to the gardens of the properties and, although outside the Conservation Area boundary, contributes to its character through its openness, the trees and vegetation it contains and as a backdrop. The side alleyway running along the west side of the allotments and beyond, formerly Cooper Avenue is unadopted and unmetalled and gives pedestrian access. This network of alleys is a distinctive feature and its character should be protected, including the surface materials and surviving boundary features.

## **7. Special Interest in the Conservation Area**

The following analysis sets out the details of what creates the special character and appearance of the Conservation Area. It is a combination of these individual details that contributes and creates the overall character of the Conservation Area. There are no statutory listed buildings within the Conservation Area, but the three residential terraces included within it are distinctive, have architectural merit and contribute to the special character and appearance of the Conservation Area. The majority of buildings make a positive contribution to the character of the area – (Plan BS2).

### **Lower Oxford Road: - Alma Grove**

Alma Grove terrace located on eastern side of Lower Oxford Road, completed in 1904 - according to the inscription on the central gable, comprises of 10 properties each with a distinctive character and good architectural detailing. The properties are typical in that they have small front gardens and rear yards.

The main terrace is built of smooth red brick in Flemish bond. At each end of the terrace the first pair of houses have a plain clay tile roof, with the second pair (on both sides) having a stepped-up roof with one large mid-slope dormer to each property and a central small gable with stone coping. The rafters are visible under the eaves on all properties and the remaining four of the original six chimneys have decorative brick courses. The two newer chimneys are in plain matching brick and serve numbers 21, 23 and 25. Numbers 11, 13, 19 and 21 have a mid-slope dormer with flat roofs, lead lining on the sides and each has a different window type.

The original windows, where they survive, are sliding sash windows to the ground and first floor with large lower sections and smaller rectangular mullioned panes to the upper section. The windows in properties numbers 17, 21, 23 and 25 have been replaced with uPVC on the whole frontage of the property. Capping stones to the bay windows, keystones and windows sills have been painted.

The first floor of each property has two windows; the larger windows above the bay are split into two vertical sections separated by a Tuscan column with the smaller rectangular window above the front door.

All front doors have a brick arch with a stone painted keystone, with the front door set back in a recessed porch. Although the front doors on some properties have been fixed to the front face to create an internal porch, the majority of properties retained front doors in their original, recessed position. The front door archway alternates with each pair of houses, with the two outer pairs of the terrace, the stone impost of the arch having no detail, and alternate ones being fluted. There is projecting brickwork below each of the first floor windows.

Numbers 21 and 25 have lost the original roof design of the bay windows and have plain clay tiles with lead flashings. The details of the bay window roofs

also alternates in property pairs between castellated bay roofs and arched bay roofs.

All the properties on the terrace have retained their original gate pillars and low brick wall capped with stone stepping up along the entire terrace. Some of these walls have modern railings. Historic photographs will be invaluable in guiding potential reinstatement schemes to ensure an authentic and uniform approach is taken to maintain the area's distinctiveness.

### **1, 3 and 5, Lower Oxford Road**

This three property terrace has similar features and styling to Alma Grove, but is oddly unsymmetrical in that number 1, facing Curzon Terrace, is one large property with numbers 3 and 5 forming the other half of the terrace. Numbers 1 and 3 have mid-slope dormers in two different designs (the dormer to number 3 being in uPVC) on the front elevation with number 5 having two mid-slope dormers abutting the chimney on the side elevation. The three chimneys have decorative brick coursing and retain the original pots.

All the ground and first floor windows are timber sash window with large lower panes with mullioned rectangular upper sections with leaded diamond detail to the upper section of the window. All upper storey windows are narrow and rectangular. A decorative brick feature runs horizontally around the centre of the building and the four bays are all pitched with small clay tile roofs with lead detail.

At Number 1, one of the front doors has been replaced with a narrow rectangular sash window in place of the second door. All three doors are recessed with similar detailing to Alma Grove.

The large, new dwelling developed in the former garden of Number 1, Lower Oxford Road and was granted permission in 2005 before the Conservation Area was designated. Whilst the development goes some way to repeating the distinctive pattern and scale of existing development, greater planning control over the detailed design now afforded by Conservation Area status might have produced a higher quality building.

### **Odd numbers 15 to 33, Curzon Street**

This terrace of 10 separate properties is built in smooth red brick with each property having a front bay window, front door, one large and one small first floor window, one large mid-slope dormer window and one small half dormer window in a multi-strutted half gable. There are attractive views of this distinctive terrace from Lower Oxford Road.

The properties have large front bay windows set on a low brick plinth with flat roofs, with 3-light windows above at first storey level. Some original windows remain, while some properties have uPVC dormer windows and Number 29 the front bay window has been replaced in uPVC. Some of the recessed porches have been enclosed with glazing. The terraces are set back from the road behind a 2 metre wide pavement and a low brick wall, which at Numbers 15, 17, and 19 have been altered. Numbers 22 and 24 lack distinctive

architectural detail and, therefore, make little contribution to the special character of the area

### **Sydney Street**

Built around the turn of the century, this individual terrace is built in smooth red brick in stretcher bond with slate roofs and large chimney stacks including some original pots. The houses are double-fronted with a symmetrical central porch, raised arched architraves with key stone and motif and recessed doorways. Originally seven properties, Number 8 has been subdivided into two, while Numbers 12 and 14 have different porch details. The bay windows are set on brick plinths and have simple flat lead covered roofs. Low brick walls front these properties with painted stone and some of the original gate piers have been lost.

The windows in the terrace have been altered, but some original sash windows still survive with a larger lower pane and the smaller top section divided into four by glazing bars,. Some properties have only replaced the bay windows; some are stained with an untraditional dark finish, some are made of uPVC. At Number 14, uPVC sliding sash windows have been installed. Of all the terraces within the Conservation Area this has the most altered windows and, it is imperative that the remaining original features, especially sash windows, are retained to help preserve the special character and appearance of the area as a whole, as windows are such a key element of the appearance of an elevation of a property.

Number 111, built on an infill plot on the corner of Sydney Street and Oxford Road, does not reflect fully the style of surrounding buildings nor contribute to the special character and appearance of the area.

## **8. Negative Features or Issues which Detract from the Special Character and Appearance of the Conservation Area**

The loss of distinctive architectural and certain historic features detract from the special character and appearance of the Conservation Area. The loss of these important features can be due to a lack of awareness or knowledge of alternatives such as: -

- Loss of traditional historic windows and doors, including altering the size of openings and replacement with non-traditional materials;
- Loss of historic frontages, walls, railings, gates and gate piers and their replacement with unsympathetic alternatives;
- Poor quality new development can dilute the special character and appearance of an area;
- Need for regular maintenance to ensure longevity of historic features including general property maintenance, such as clearing gutters and repairing roofs etc;
- Loss of vernacular surface materials, such as stone setts, stone kerbs and street signs some attached to buildings and walls.

## **9. Buildings of Local Architectural or Historic Interest**

There are a number of buildings in the Borough while not of national interest and, therefore, not included in the Statutory List prepared by the Secretary of State, are of local architectural or historic interest. These buildings warrant preservation and retention and the legislation allows the Borough Council to prepare a “local list” of such buildings and to include appropriate policies in the Development Plan to confer a measure of protection on them. Once the policies have been adopted they will be given considerable weight in determining planning applications.

In the Basford Conservation Area, Alma Grove terrace is of local architectural or historic interest and is afforded a measure of protection by being situated within the Conservation Area and by the control of minor developments through the Article 4(2) Direction.

## **10. Summary of issues**

The Conservation Area is mainly characterised by well-proportioned individually styled brick dwellings, built in terraces with their individual features combining to create an attractive environment in which to live. A second prevailing type of building style is the brick and half rendered semi-detached house, where the ground floor is in plain unpainted brick. These buildings are later and of less architectural interest than the brick terraces and many have lost their original windows, which are now in uPVC.

New development, if acceptable in policy terms, must respect the historic and architectural context of the Conservation Area and should “*not necessarily*” copy existing styles but create sensitive, sympathetic and good quality modern architecture so that the quality and special character and appearance of the Conservation Area is not downgraded or diluted.

Many parties including owners and tenants, the former Statutory Undertakers, the Highway Authority, amenity bodies and the Borough Council are responsible for ensuring that the area retains its special character and appearance and these groups should work together to ensure its future. The Management Plan, which should be read in conjunction with this Appraisal, will help to guide, manage and monitor development and appropriate change in the Conservation Area.

Many of the original windows and other architectural features are still intact and contribute significantly to the special character and appearance of the area. These are now afforded protection under the Article 4(2) Direction under the Town and Country Planning (General Development) Order 1995, confirmed by the Borough Council in August 2007. Under the Direction permitted development rights have been removed and minor development requires planning permission – see the Management Plan, Section 10.

The Basford Conservation Area will experience development in the future and, accordingly, the Appraisal, as a snapshot in time, will need to be modified and updated to influence and manage future change. The Appraisal and

Management Plan process has helped to raise awareness amongst residents and others to the importance of the special character and appearance of the Conservation Area and how it can be preserved and enhanced.

## **11. Management Plan and Proposals**

The guidance in the Basford Conservation Area Management Plan seeks to preserve or enhance the special character and appearance of the Conservation Area and assist in managing change without compromising the quality of the historic environment. It also complements the Basford Conservation Area Character Appraisal which defines the special interest of the area and its architectural detail.

Conservation is not just about preservation, but because all places will change and evolve, it is also about enhancement. Newcastle-under-Lyme Borough Council is committed to the enhancement and improvement of all its Conservation Areas, including Basford. Many of the main issues and considerations about the design and specific policies to control development within Conservation Areas are set out in the Development Plan Policies “saved” in the Newcastle-under-Lyme Local Plan 2011.

One of the key components of this Management Plan for Basford is to manage change through the application of policy guidance, both generic as set out in National Planning Policy Guidance and the local Development Plan policies. To help in preservation and enhancement The Borough Council’s Conservation and Urban Design Officer is happy to advise on the repair and reinstatement of historical and architectural features and help source appropriate contractors, builders, materials etc.

## **Opportunities for Enhancement in the Conservation Area**

In principle, enhancement aims to reinforce the distinctive character and appearance of the Conservation Area and to seek to improve sites or features identified in the Appraisal as harming the Conservation Area through opportunities presented by the redevelopment of sites or by development. Enhancement can also be proactive through the proper management or repair of the townscape, reinstatement of historic architectural features or ground surfaces.

New development must consider and respect the context of the Conservation Area and should not necessarily imitate existing styles, create sensitive, sympathetic and good quality modern architecture so that the quality, the special character and appearance of the Conservation Area is not downgraded or diluted.

### **New Buildings**

There will be a presumption against any new building or development which will adversely affect the setting and the special character and appearance of the Conservation Area. New buildings should adopt similar siting and position, density, height, form, mass and proportion to the existing buildings, and should be of good design and not simply be a poor replica design, a

pastiche made up of existing architectural features and styles in order to “fit in”, apparently, with the special character and appearance of the Conservation Area. It is important to choose a good architect who understands the issues and the special interest and context of Conservation Areas. This is emphasised in the Development Plan and set out in detail in Local Plan Policies B9, B10 and B13 set out in Appendix 2

### **Alterations and extensions**

There will be a presumption against any alteration or extension to existing buildings which will adversely affect the setting and character of the Conservation Area: see Local Plan Policies B9, B10 and B13 in Appendix 2.

### **Windows and doors**

Repair rather than replacement is the preferred option, and the use of uPVC and aluminium for windows and doors are not generally suitable materials for use within the historic environment. It is not a requirement under the Building Regulations to install uPVC windows: see Local Plan Policies B9 and B10 in Appendix 2. Whilst previously, the alteration of windows and doors was permitted development and did not require planning permission, these rights have been withdrawn under the Article 4(2) Direction and now a planning application is likely to be required to make such minor changes to properties: see below. The additional control seeks to retain the original historic or architectural features, which combine to create the area’s special character and appearance.

### **Roofs and Chimneys**

There is a presumption against planning permission being granted for works to the roof, which involve the removal of chimneys even if they are not in use, as this would adversely affect the special character and appearance of the Conservation Area: see Local Plan Policies B9 and B10 in Appendix 2. These minor developments are now controlled through the application of the Article 4(2) Direction.

### **Demolition**

Demolition of buildings within the Conservation Area will not be permitted unless the building to be demolished can be proven to have a harmful or negative impact upon the Conservation Area and appropriate proposals for a suitable replacement building have been approved. Partial demolition does not require Conservation Area Consent, although some control is gained through the application of the Article 4(2) Direction, particularly in relation to any partial demolition of boundary walls along front gardens or rear alleyways. This will help to retain traditional brick walls as the case for demolition would need to be properly made to justify planning permission.

### **Walls, enclosures and fences**

There will be a general presumption against the removal of all historic features such as stone walls, railings and fences, which make an important contribution to the special character and the appearance of the Conservation Area. Planning permission may be required to erect or remove these features under the Article 4(2) Direction.



### **Views**

Section 6 of the Appraisal sets out the need to retain and enhance important views to, from and within the Conservation Area: see Local Plan Policies B9, B10 and B13 in Appendix 2

### **Streetscape**

Basford Conservation Area is characterised by a limited amount of street clutter, signage and furniture. The County Highways Authority will be requested to adopt and apply sympathetic use of traffic signs and materials to respect the special character and appearance: a similar practice should be applied in all Conservation Areas in the Borough.

### **Enhancement Grant Scheme**

When funding becomes available, the Borough Council will consider setting up a specific grant scheme to help to repair or restore historic architectural features in the area. For example boundary walls, which require some remedial work, or architectural detailing on buildings such as the repair or reinstatement of historic windows. This will enable residents to repair and enhance features, which may have been damaged or lost and it may also provide the incentive for an improved quality of development, particularly where planning permission is required under the Article 4(2) Direction.

The Borough Council will continue to operate its Conservation and Heritage Fund providing discretionary grant aid for the repair and restoration of historic buildings, principally for listed buildings and eligible buildings within Conservation Areas.

### **Enforcement**

It is vital that appropriate enforcement action is taken to reinstate or mitigate unauthorised development which harms or damages the character and appearance of the Conservation Area. Residents may be required to submit retrospective planning applications for work already undertaken after the Article 4(2) Direction was approved by the Borough Council in August 2007 and the Council will consider the necessary action to mitigate the impact of the unauthorised development and rectify the damage to the special character and appearance of the Conservation Area.

### **Management of trees in the Conservation Area**

Six weeks prior notice must be given to the Borough Council before the removal, lopping, cutting or uprooting of any tree within the Conservation Area.

There are a number of trees and groups of trees protected by Tree Preservation Orders (TPO) in the Conservation Area and the adjoining areas and these are generally located in private gardens. Permission is required from the Borough Council to carry out any works to these trees and it is

essential to contact the Landscape Development Section of the Operational Services Directorate to check if any tree is within a TPO.

There is one general TPO (T6/88) for the Basford area covering individual trees and groups of trees within some of the gardens along Lower Oxford Road, Curzon Street and Sydney Street. There is also a specific order within the curtilage of Number 1, Lower Oxford Road (T6/88), which contained protected trees that were removed without permission. Subsequently, the trees removed were required to be replaced.

## **Removal of Permitted Development rights under an Article 4(2) Direction**

The Conservation Area designation places certain specified restrictions and controls over the development within the area. These restrictions, however do not necessarily protect some of the important elements which contribute to the special character and appearance of the area, such as those specified in the Appraisal - decorative architectural detail. Many areas, especially residential areas like Basford, undergo gradual and small scale change which cannot be managed successfully through the planning process, because minor alterations, which constitute permitted development, can take place without the need for planning permission. Over time this process can erode and damage the special character and appearance of the area.

The Borough Council has carefully determined which Permitted Development rights to remove in order to prevent insensitive development and help protect the architectural character and the local heritage of the area. This is shown graphically on Plan BS3 and set out below under the Article 4(2) Direction made under the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2. The Direction applies to elevation/face of the building fronting a highway or open space and, in the Basford Conservation Area, means elevations which also front the rear and side alleyways.

Residents must now submit a planning application for minor development that formerly was Permitted Development giving the opportunity to preserve and enhance the special interest of the Conservation Area by avoiding the loss of distinctive historical and architectural features.

**The following Permitted Development rights for dwelling houses have been removed within Basford Conservation Area, to help to protect its special character.**

- **Part 1 – Class A**

The enlargement, improvement or other alteration of a dwellinghouse.  
*(All extensions to the side and front of properties and other alterations and improvements, including enclosure of existing porches and frontage alterations and additions, including alterations to chimneys, the application of render to existing brickwork and the erection of porches. Alteration to window materials and casements on the building frontages.)*

- **Part 1 - Class C**

Any other alteration to the roof of a dwellinghouse.

- **Part 2 - Class A**

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

- **Part 31 - Class B**

Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

## **Community involvement**

The local community supported the decision to designate Basford as a Conservation Area and showed their support in the form of a petition to the Borough Council. This local support is vital to help preserve the special character and appearance of the Conservation Area and helps inform new residents on the aims and controls, which affect the area.

It is essential that the various organisations, groups, businesses and individuals collaborate and work together towards the preservation and enhancement of the Conservation Area and to avoid development, which might harm its special character and appearance.

## **Appendix 1**

### **Existing Conservation Area Controls**

In addition to the normal planning permissions, planning permission is also required from the Borough Council for:-

- Extension or alteration to a dwellinghouse which, cumulatively with other extensions and outbuildings added since 1948, would increase it by more than 50 cubic metres or 10 %, whichever is the greater.
- Extension or alteration to an industrial building or warehouse which, cumulatively with other extensions and outbuildings added since 1948, would increase it by more than 10 %.
- Erection of any building within the curtilage of the dwellinghouse of any building with a cubic content greater than 10 cubic metres shall be treated as the enlargement of the dwellinghouse.
- Alteration to roof shape and materials, including the insertion of dormer windows.
- Erection of any antennae or satellite dishes on an elevation (including chimneys) facing a highway.
- Installation (including a replacement which differs from the original) or alteration of an antenna or any apparatus which includes or is intended for the support of such an antenna unless carried out in an emergency.
- Anyone proposing to cut down, top, lop, uproot and so on any tree in the conservation area must give the Borough Council six weeks notice of their intention.
- Cladding the exterior of a dwellinghouse with stone, artificial stone, timber, plastic or tiles.
- Demolition of a (whole) building with a volume of more than 115 cubic metres.

## **Appendix 2 - Relevant Local Plan Policies**

### **Policy B9: Prevention of Harm to Conservation Areas**

The Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas.

### **Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area**

Permission will be granted to construct, alter the external appearance or change the use of any building only if its proposed appearance or use will preserve or enhance the character or appearance of a Conservation Area. This will be achieved by the following criteria being met: -

1. The form, scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailing respect the characteristics of the buildings in the area.
2. The plot coverage characteristics respect those of the area.
3. Historically significant boundaries contributing to the established pattern of development in the area are retained.
4. Open spaces important to the character or historic value of the area are protected.
5. Important views within, into and out of the area are protected.
6. Trees and other landscape features contributing to the character or appearance of the area are protected.

### **Policy B11: Demolition in Conservation Areas**

Consent to demolish a building in a Conservation Area will not be granted unless it can be shown that each of the following is satisfied:

- i) The building is wholly beyond repair, incapable of reasonably beneficial use, of inappropriate design, or where its removal or replacement would benefit the appearance or character of the area.
- ii) Detailed plans for redevelopment are approved where appropriate.
- iii) An enforceable agreement or contract exists to ensure the construction of the replacement building where appropriate

Where Conservation Area Consent is granted for the demolition of structures of historic interest, the Council will seek to ensure that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.

### **Policy B12: Provision of Services in Conservation Areas**

All new utility services in Conservation Areas must be laid underground and ducted within buildings. Opportunities should be taken wherever appropriate to relocate existing services underground. External features of utility services

such as junction boxes, lighting etc shall be designed, located and coloured so as to be as unobtrusive as possible.

**Policy B13: Design and Development in Conservation Areas**

Applicants for planning permission should demonstrate how they have taken account the need to preserve or enhance the character or appearance of Conservation Areas in the design of their development proposals.

**Policy B14: Development in or Adjoining the Boundary of Conservation Areas**

In determining applications for building in a Conservation Area, special regard will be paid to the acceptability or otherwise of its form, scale and design when related to the character of its setting, including, particularly, the buildings and open spaces in the vicinity. Because of this and to allow the impact of a proposal on the special architectural and historic character and appearance of the Conservation Area to be evaluated, outline planning permission will be resisted for proposals in a Conservation Area. Exceptionally, where proposed development immediately adjacent to the Conservation Area would be likely to affect the Conservation Area adversely, similar constraints may be applied.

**Policy B15: Trees and Landscape in Conservation Areas**

Trees and landscape features which contribute to the character and appearance and are a part of the setting of a Conservation Area will be retained. Where consent is given to remove protected trees conditions will be imposed to require trees of the appropriate species and size to be planted and replaced if they die within 5 years.



# Basford Conservation Area

Extended August 2007

## Key



Basford Conservation Area boundary  
designated January 2006,  
amended August 2007

## Plan BS 1



1:1,250 at print size A4

0 12.5 25 50 75 100 Metres

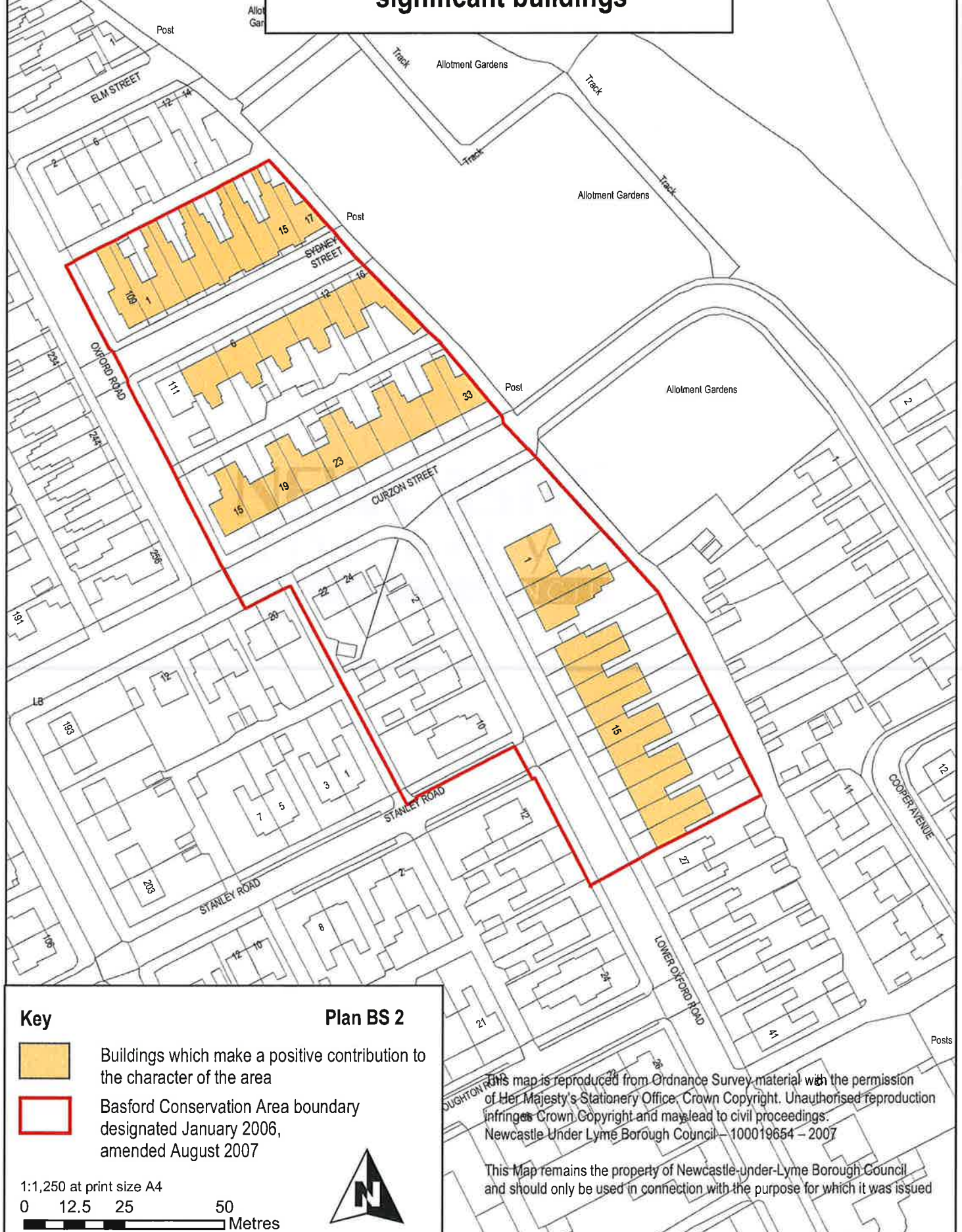
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# Basford Conservation Area - significant buildings



## Key



Buildings which make a positive contribution to the character of the area



Basford Conservation Area boundary designated January 2006, amended August 2007

## Plan BS 2

1:1,250 at print size A4

0 12.5 25 50  
Metres



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