

Butterton Conservation Area Appraisal and Management Plan



August 2007

BUTTERTON CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

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- Visit the civic offices: or
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Butterton 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.

Butterton Conservation Area was designated by the Borough Council on 31st January 2006 (Plan BT1). 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 Butterton Conservation Area. A wider conservation and heritage policy document will be produced by the Council to cover the whole Borough and will be adopted as a Supplementary Planning Document (SPD) to the Local Development Frameworks 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 area. It also defines any negative or neutral aspects of the area. As this document is intended as a framework and guide to future decisions on the area, any features or structures omitted from this document must not be considered of no 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 when considering planning applications for development.

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 plans and the effectiveness of this management.

Designation seeks to preserve and enhance the special character and appearance 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 and 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

The Conservation Area is set in countryside approximately 3 miles from the centre of Newcastle-Under-Lyme and half a mile west of the M6 motorway. The village is accessible along three narrow, single track (with passing places) roads and, although in close proximity to the M6 motorway, is in a tranquil countryside setting. The village of Butterton is spread over half a mile with houses sporadically placed along the village's two main streets. It splits into two distinct areas, the village and the Butterton Old Hall estate properties, which both have a rural setting surrounded by farmland with extensive countryside views.

The village is a thriving local community and has few commercial properties. Access to the village is via three narrow lanes which reduces the amount of vehicular traffic to and through the village.

The area is dominated by arable fields and some woodland and the name of the village is believed to be a combination of 'butter' and 'tun,' which is Old English for a settlement, farm or estate.

The Conservation Area lies within the Landscape Park of the former Butterton Hall and includes the group of buildings situated around the site of the old Butterton Hall, St Thomas Church, the surrounding woodland, Butterton Dyke and extends to include Park Lodge.

Park Road runs from the Lodge at the North West edge of the estate, in a south-westerly direction, through the Conservation Area to the A5182 Trentham Road and connects to the A53 via Butterton Lane. The former Newcastle to Shrewsbury turnpike road intersects Park Road at the Lodge and both roads through the Conservation Area are constructed as single track, tarmac roads with passing paces, but without road markings.



Park Lodge, a Grade II Listed Building, is a low, single storey stone property designed by Sir John Soane and surrounded by stone walls, 1.2m or so high, and sandstone walls feature widely throughout the Conservation Area. The Gate Piers immediately south-west of the Lodge are also Grade II Listed; groups of mature trees surround the Lodge and stone retaining walls extend along Park Lane to these gate piers.

Included within the area are the collection of cottages and structures around the former Butterton Nursery and Butterton House, which were originally the estate buildings to the Hall including the former stables, which now a house (Park House) and a Grade II Listed Building in its own right. With the exception of Butterton House most of the buildings in this group have been remodelled and converted into residential use.

5. Historic development and archaeological significance

While Butterton Village includes the hamlets of The Lymes and Shutlanehead and also Trentham Road (A5182), the Conservation Area only encompasses the Village, the old hall site and the church of St Thomas; often referred to as the "Church in the wood" due its setting amongst trees. There is evidence of a settlement on the site since Norman times, but the village name has

changed over the centuries (Butereton, Butertun) and during the eighteenth century it was called Millstone Green.

The area was shaped by the Swinnerton, later the Pilkington family who owned the hall built at Butterton. The original village of Butterton was relocated by the family being situated too close the old hall and was rebuilt quarter of a mile from the Butterton Hall grouping of estate houses along the former Shrewsbury to Newcastle-Under-Lyme turnpike road. Old Ordnance Survey maps show the location of the former Butterton Hall, built in the mid 19th Century, to the south of the Conservation Area boundary in an open area, where the ruins and some foundations survive.

There are several buildings, believed to have been designed by Sir John Soane, in the surrounding area including Park Lodge and Butterton Grange Farm. The Old Butterton Hall was demolished to make way for the present Hall in the mid 19th Century, the remains of this 16th Century Hall has been repaired to be preserved as a ruin and is a Grade II Listed structure.

6. Definition of special interest

There are five buildings or structures of special architectural or historic interest in the village - see Plan BT2 and these are: -

St Thomas Church	Grade II*
Ruins of Old Butterton Hall	Grade II
Park Lodge	Grade II
Gate piers at Park Lodge	Grade II
Park House	Grade II



The Church of St Thomas

The parish church of St Thomas, built in 1844 for Dame Mary Pilkington by Thomas Hopper, is believed to be based on an earlier design for a church (never built) in the village, which used the plans of a Norman church from northeast Italy. It is built in a cruciform shape from sandstone in a Romanesque style with a low tower with a squat octagonal spire. The stained glass windows are

believed to be of late 19th early 20th century design and origin. The tower was for some years in need of repair and restoration and an extensive repair and restoration scheme, funded by English Heritage, the Borough Council, the Church and the local community was successfully completed in 2007.



Ruins of Old Butterton Hall

The ruins stand in the grounds of the extensively restored Park House and consist of two connected two storey sections of wall. The building, built in red sandstone in the 16th century, was extensively repaired in 2006 and is preserved as ruin. The setting of this structure with formal gate piers, entrance and ground surfaces is now perhaps overly formal and archaeological research is required to ascertain the original form and location of these features.



Park Lodge

Park lodge, single storey, built from ashlar sandstone of typical modest design, was the entrance lodge set at the entrance to the drive to Butterton Hall. It is believed to have been designed by Sir John Soane in the early 19th Century, but was extensively and perhaps somewhat unsympathetically enlarged some years ago including flat roofed extensions and a garage with a suburban style door.

Estate lodges are always important buildings as they are both a tangible historic record and visible landmarks and, in this case, of the former estate and Hall. The setting of the listed lodge is, therefore, important and boundary treatments need to be carefully controlled to maintain the special architectural and historical character and appearance.

Gate piers at Park Lodge

The gate piers, set next to Park Lodge, are early 19th Century and are located at the entrance of the old drive to the former Hall, now Park Lane and a metalled public highway. Parts of the gate's original iron hinges still survive.



Park House

Park House was designed in the early 19th century, possibly by Thomas Hopper, as a stables and coach house to the second Butterton Hall. This former coach house, built around a courtyard, is well designed and proportioned and is now in residential use.



Other historic buildings which contribute to the character of the Conservation Area

Butterton House

A farmhouse has existed in this location probably since the 16th Century though the present house is probably 19th Century. Although not a Listed Building, Butterton House is an impressive three storey residence sitting well within its mature landscape and contributes significantly to the character and appearance of the estate and Conservation Area. It has timber sash windows with fine mouldings and details and those on the south and west elevations appear to have been reduced in height with stone lintels inserted below the original flat brick arches.

The farm outbuildings were sold in the mid 1980s and converted into residential accommodation in 1990s. The conversions are not especially sympathetic to the original character of the farm buildings: for instance the windows in a variety of materials, porches, curtilage development of low garden walls, trellis and so on present a suburban appearance, which has led to a loss of the original uniformity of character and appearance.

Walled garden at Butterton Nurseries

The historic walled garden is an attractive feature within the Conservation Area, which it is desirable to retain. Planning permission for four dwellings was granted by the Borough Council as enabling development to fund the repair, restoration and retention of wall. The wall as an exceptionally high structure of unusual design and, although not a listed structure is a distinctive and historic feature, contributes to the special character and appearance of the Conservation Area.

7. Special historic interest

The many historic stone walls characterise the Conservation Area including the walls at the junction with Butterton Lane and Park Lane and the listed Park Lodge gates. Most sections of walls, which are a key feature part defining the special historic interest of the area have been repaired and restored, while those at the former nurseries are under repair.

Butterton Dyke, lying within the Conservation Area close to the Lodge Gates and surfacing in Church Wood, is a rare geological formation where volcanic lava has been intruded into the local sandstone layer which it breaches at points at the surface. Charles Darwin was particularly interested in this formation and a piece of this Dolomitic Dolerite from the Dyke, and called the “Millennium Rock” travelled to the MIR Space Station in 1998/1999 spending 380 days in space circling the Earth.

The ruins of the Grade II Listed 16th Century old Butterton Hall are visible from various locations in the Conservation Area. The old hall was partly

demolished in 1924 after a new hall was designed and built by William Hopper (a surveyor and architect) in 1849. After been unoccupied for six years this second hall was also demolished.

The parish boundary stone set in fields between the village and the Church of St Thomas was placed during the 13th Century to mark the boundaries between Hanchurch, Swynnerton and Newcastle-under-Lyme.

8. Spatial and Character analysis

The special character and appearance of the Conservation Area comprises the combination of the following features and areas: -

The Conservation Area includes fourteen dwellings, a house and a grouping of buildings, built on the edge of the small village of Butterton in a rural countryside. The Village is surrounded by arable farming land marked by hedges and mature trees and set within soft rolling hills. The buildings in the Conservation Area are built with sandstone (St Thomas' Church, Park Lodge and Park Lodge) or brick (Butterton House and its converted outbuildings).

The views are afforded to the countryside to the north and east and include the M6 Motorway, partly set within a cutting, and to Seabridge. Key views are obtained from the gate piers by Park Lodge and North West over the fish pond over the Motorway and beyond.

Both roads to the village are winding, single-track roads with passing places, high hedges and no road markings save at road junctions and result in the village being secluded. There is little traffic movement through the village and there are no pavements or street furniture with the exception of the new timber posts at the new entrance to Park Lodge. The attractiveness of the Village is enhanced by the absence of "street clutter" and this characteristic should be preserved and enhanced.

The area is characterised by sandstone walls, which are usually built to the road edges, and hedgerows enclosing the former estate and bounding farmland. There is a short section of metal, estate style fencing between the rear entrance of Butterton House and the access to the former fish pond.

Vegetation, greenery and trees

Large areas of woodland and trees within and adjacent to the park are key features of the Conservation Area and form an integral part of its historic landscape. The Conservation Area includes the large Beech trees at the junction with the old Turnpike road and the group of large mature trees along Butterton Lane between Park Lodge and Butterton Nurseries: The mature woodland between the Church of St Thomas and the site of the former Butterton Hall, and extending to Butterton Dyke; and the line of trees extending south to the Church, known as Church Wood. Substantial groups of trees around the Lodge, including Church Wood as well as individual trees are protected by Tree Preservation Orders made in 1955 (Plan BT 3).

Other features

The fish pond, probably an unconfirmed remnant of the former medieval estate and, together with the substantial stretches of hedgerows throughout the area, should be retained and preserved.

Access - Network of footpaths

There are many footpaths within the Conservation Area, some of them historic, which enable people to enjoy the rural aspect of the area. Key routes lying just outside the Conservation Area are paths from the A53 through the village to the Church. This path continues northwards from behind the Church through the Church Wood then turns north easterly from the woodland towards the stable block at Park House. The first edition of the Ordnance Survey shows a number of paths leading from the second Butterton Hall to the Church and within the woodland.

9. Negative Features or Issues which detract from the special character and appearance of the Conservation Area

There are certain issues and features which detract from the special character and appearance of the Conservation Area some of which may be capable of amelioration or enhancement. Conservation Areas are usually historic areas where fragmentation of ownership has occurred over time. In this instance of the historic estate has become fragmented as a prelude to development,



which has led to the loss of architectural or historic features. The conversion of former estate buildings and other non-residential buildings into residential use has introduced domestic and sometimes suburban architecture, which rest uneasily with the former historic park and its rural setting. This has resulted in: -

- Unsympathetic extension of buildings within the Conservation Area, such as Park Lodge, the addition of domestic porches to former agricultural buildings, the insertion of new openings and windows and the use of uPVC to replace traditional timber. uPVC windows are rarely appropriate in historic buildings in Conservation Areas and the loss of the fine mouldings, detailing and glazing bars would normally be resisted.
- Services located above ground, particularly alongside and crisscrossing Park Road, create inharmonious visual clutter and every opportunity should be taken to put overhead services underground and remove wires from buildings.
- The design of certain developments in the Conservation Area, including extensions, have not considered or paid sufficient respect to the

historic context of the former estate. All future development must give proper regard to preserving and enhancing the special character and appearance of the area and this must be set out clearly in the design and access statements required for all proposals seeking planning permission.

- Inappropriate boundary treatments to properties, which when suburban in design, are not in keeping with the rural setting of the Conservation Area.
- Noise from the M6 Motorway permeates most of the area and the drone of the traffic disturbs the tranquillity of the area. Within the more built-up parts of the Conservation Area this is reduced, helped by the topography of the land falling away to the south east.

10. 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 Butterton Conservation Area, Butterton House is of local architectural or historic interest and is afforded a measure of protection by being situated within the Conservation Area and the control of minor developments under the Article 4(2) Direction.

11. Summary of issues

The relative peace and tranquillity of the Park creates an attractive and pleasant environment for the setting of the Conservation Area. Its character comprises its rural landscape, extensive views, trees, and the character and appearance of its buildings some of which are of special architectural or historic interest. The appraisal clearly identifies that the Butterton Park Estate contains both architectural and historic landscape interest justifying Conservation Area status. The character of the landscape historically has been moulded by the former owners of Butterton Hall and its Park.

The following features have been identified as being important to the special character and appearance of the area: -

- A rural location characterised by the single track roads without kerbs, little street furniture or signage clutter;
- Historic sandstone walls and old brick-built estate buildings set in an agricultural landscaping characterise the area;
- The historic buildings sit well within the existing setting of the former historic parkland
- Sandstone walls and gate posts help to define the entrances and edges of the historic park.

- Agricultural landscapes and woodland areas containing large mature trees, which provide attractive views and vistas, a sense of place and enclosure.

The character of the Conservation Area is dynamic and always changing. The appraisal is a snapshot in time and must be modified and updated to reflect future change. Many parties are responsible for helping to ensure that the area retains its special character and appearance, and it is the involvement of many working together, which will ensure its future, including owners and tenants. The Management Plan, which should be read in conjunction with this appraisal, will help to manage, monitor, control and guide development and change within the Conservation Area.

Conservation is not just about preservation and there should be a life cycle of buildings for the future of the area. Conservation Areas are about preserving character and not individual buildings for the sake of it. All places have evolved over time and Butterton is no exception.

New development if acceptable in policy terms must consider the context of the Conservation Area and should not necessarily copy existing styles but sensitive good quality modern architecture is essential so that the quality of the appearance of the conservation is not downgraded and diluted.

12. Management Plan and Proposals

The guidance contained within the Butterton Conservation Area Management Plan is intended to preserve or enhance the character and appearance of the conservation area and assist in managing change without compromising the historic environment. It is intended to complement the Butterton Conservation Area Character Appraisal now that the Appraisal has defined the special interest of the area.

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 Butterton. 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 Butterton 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

General principles for enhancement should be aimed at reinforcing the defining character of the Conservation Area. It can take the form of redevelopment of sites, if acceptable in policy terms, where these sites are identified in the appraisal as having a detracting impact on the character of the Conservation Area. It can also be proactive enhancement which includes the management or repair of the landscape, reinstatement of historic features, or surfaces.

It is of key importance that Butterton lies within the Green Belt and, therefore, benefits from Local Plan Policy S3: to retain the openness of the Green Belt and resist development. In addition, the Conservation Area and the surrounding countryside have been identified as a high quality and characteristic area controlled and protected by Policy N19: Landscape Maintenance Areas, which restricts development which would erode this special character such as changes in land use and agriculture.

New Buildings

There will be a presumption against any new building or development which will adversely affect the setting and character of the Conservation Area. New buildings should be sited in a similar positioning and density height as the existing buildings, see Local Plan Policies B9, B10 B13 and Policy S3 in Appendix 2. They should also not attempt a poor replica design of existing styles in order to `fit in` to the character of the area. It is important to choose a good architect who understands the issues.

Alterations and extensions

There will be a presumption against any alterations or extensions to existing buildings, which will adversely affect the setting and character of the Conservation Area, see policies B9, B10 and B13 in Appendix 2. Green Belt Policy S3 helps to ensure that any extensions or alterations are well designed and not disproportionate to the existing dwelling.

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 negative impact upon the Conservation Area and adequate proposals for a suitable replacement can be approved. Partial demolition does not require conservation area consent but, some control is re-established through the adoption of the Article 4(2) Direction, particularly in relation to any partial demolition of boundary walls or other characteristic architectural or historic features.

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 play an important part in the character and the appearance of the Conservation Area. Where there is an Article 4(2) Direction, planning permission may be required to erect or remove these features.

In addition Policy N12 resists the removal of any trees shrubs or hedges affording additional protection to visually significant trees shrubs or hedges especially where they contribute to the special character and appearance of the Conservation Area.

Views

Section 8 of the Appraisal set out the need to retain and enhance important views to, from and within the Conservation Area: see policies B9, B10 and B13 in Appendix 2.

Streetscape

Butterton Village is noticeable for the lack of pavements, road markings, street furniture and lighting. This lack of formal treatment of the roads creates a rural and quiet feel to the village and efforts should be made to retain this character by not allowing a proliferation of signs and posts. A flexible approach from the County Highways department should be applied in the Conservation Area.

Enhancement Grant Schemes

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 lost or damaged 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 when unauthorised development takes place, enforcement action is taken to put back or mitigate any damage caused to the special character and appearance of the Conservation Area.

Minor development that was previously permitted may now require planning approval and residents may, therefore, be required to submit retrospective applications for work already undertaken since the Article 4(2) Direction was approved by the Borough Council. 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

The natural landscape and trees are key components in the special character and appearance of the Conservation Area and, generally, these should be protected. The removal of hedging is to be discouraged, and six weeks prior notice must be given to the Borough Council in advance of any removal, lopping, cutting or uprooting of any tree within the Conservation Area. There are an extensive number of trees, groups of trees and woodlands in the Conservation Area protected by a number of Tree Preservation Orders, and permission is required from the Borough Council to carry out any works to these trees. The Borough Council's Landscape Section in the Operational Services Directorate is happy to advise on these matters.

The Appraisal Plan shows for illustrative purposes only the group and area Tree Preservation Orders. Individual protected trees within the Conservation Area, however, are not shown on the Plan and it is important to check with the Local Planning Authority before any work to trees is undertaken, particularly as the orders are over 50 years old. The Borough Council has begun the process to review all the Tree Preservation Orders in the Borough, of which there are about 153 and this will take time. Woodlands and groups of trees need proper management including maintenance, felling and replanting to ensure their futures.

In addition to the protection of trees and hedgerows, set out above, Development Plan Policy N12 resists the removal of any visually significant trees, shrubs or hedges and this will afford further protection for the character and appearance of the Conservation Area.

Removal of Permitted Development rights – Article 4(2) Directions

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, walls, windows and so on. Some developments cannot be controlled or managed through the planning process because minor alterations, which constitute permitted development, can take place without the need for planning permission. Over time this 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 and this is 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 an elevation or face of the building fronting a highway or open space.

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 Butterton Conservation Area, to help to protect its special character and appearance.

- **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

A good way to help protect the character and appearance of the Conservation Area as happened in Butterton is to raise awareness and keep the community involved in the designation process and any subsequent enhancement. 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 S3: Development within the Green Belt.

Within the Green Belt, as shown on the Proposals Map, there will be a presumption against any form of development, subject to a number of criteria (See Local Plan).

Policy N19: Landscape Maintenance Areas

The Council will seek to maintain the high quality and characteristic landscapes in Landscape Maintenance Areas as shown on the Proposals Map. Where development can be permitted, it will be expected to contribute to this aim. Within these areas it will be necessary to demonstrate that development will not erode the character or harm the quality of the landscape.

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:

- i) The form, scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailing respect the characteristics of the buildings in the area.
- ii) The plot coverage characteristics respect those of the area.
- iii) Historically significant boundaries contributing to the established pattern of development in the area are retained.
- iv) Open spaces important to the character or historic value of the area are protected.
- v) Important views within, into and out of the area are protected.
- vi) 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

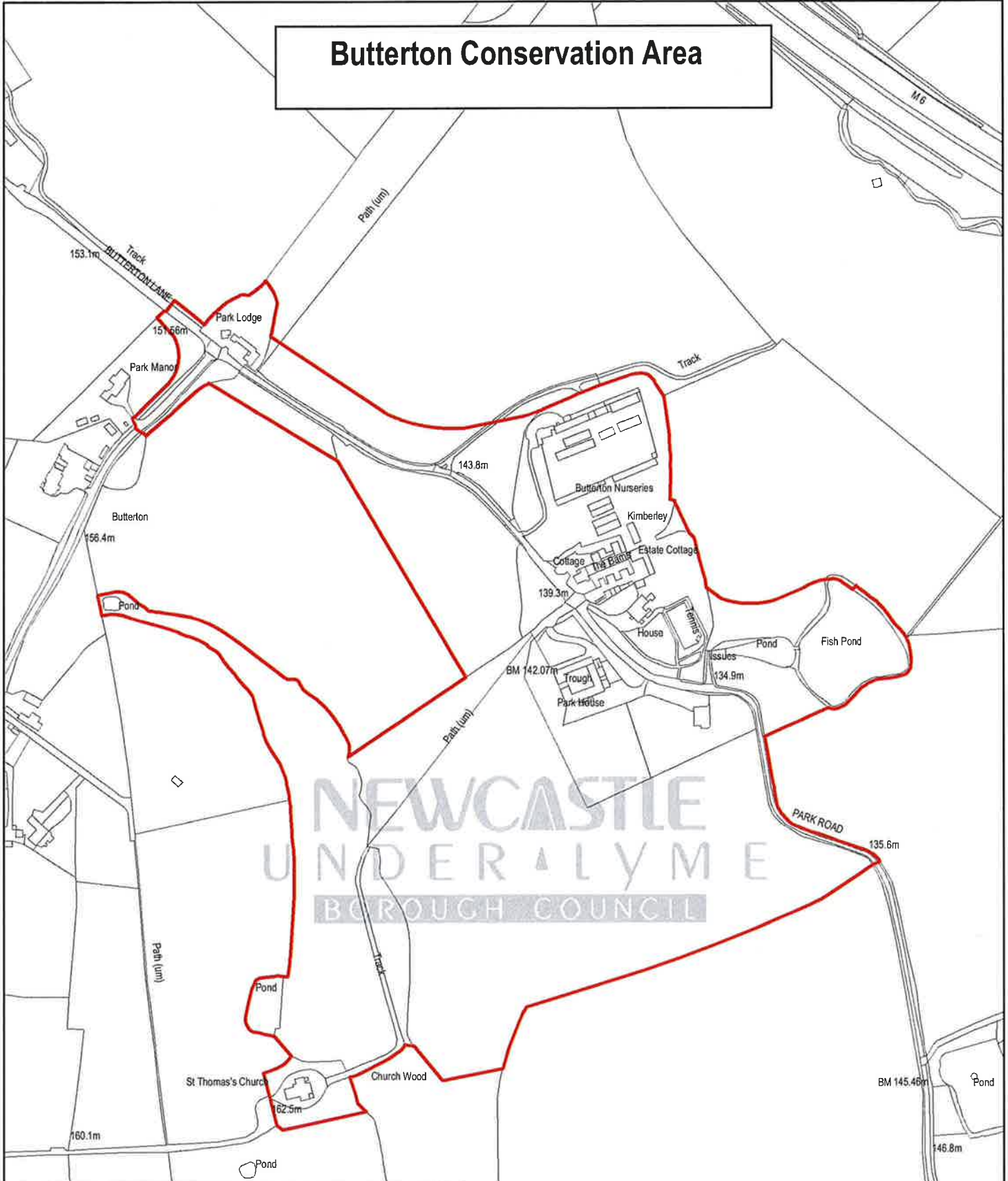
In determining applications for building in a Conservation Area, special regard will be paid to the acceptability or otherwise of its form, scale and design when related to the character of its setting, including, particularly, the buildings and open spaces in the vicinity. Because of this and to allow 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.

JVBB/LW
616/26
November 2007

Butterton Conservation Area



NEWCASTLE
UNDER LYME
BOROUGH COUNCIL

Plan BT1

Key

 Butterton Conservation Area boundary designated January 2006

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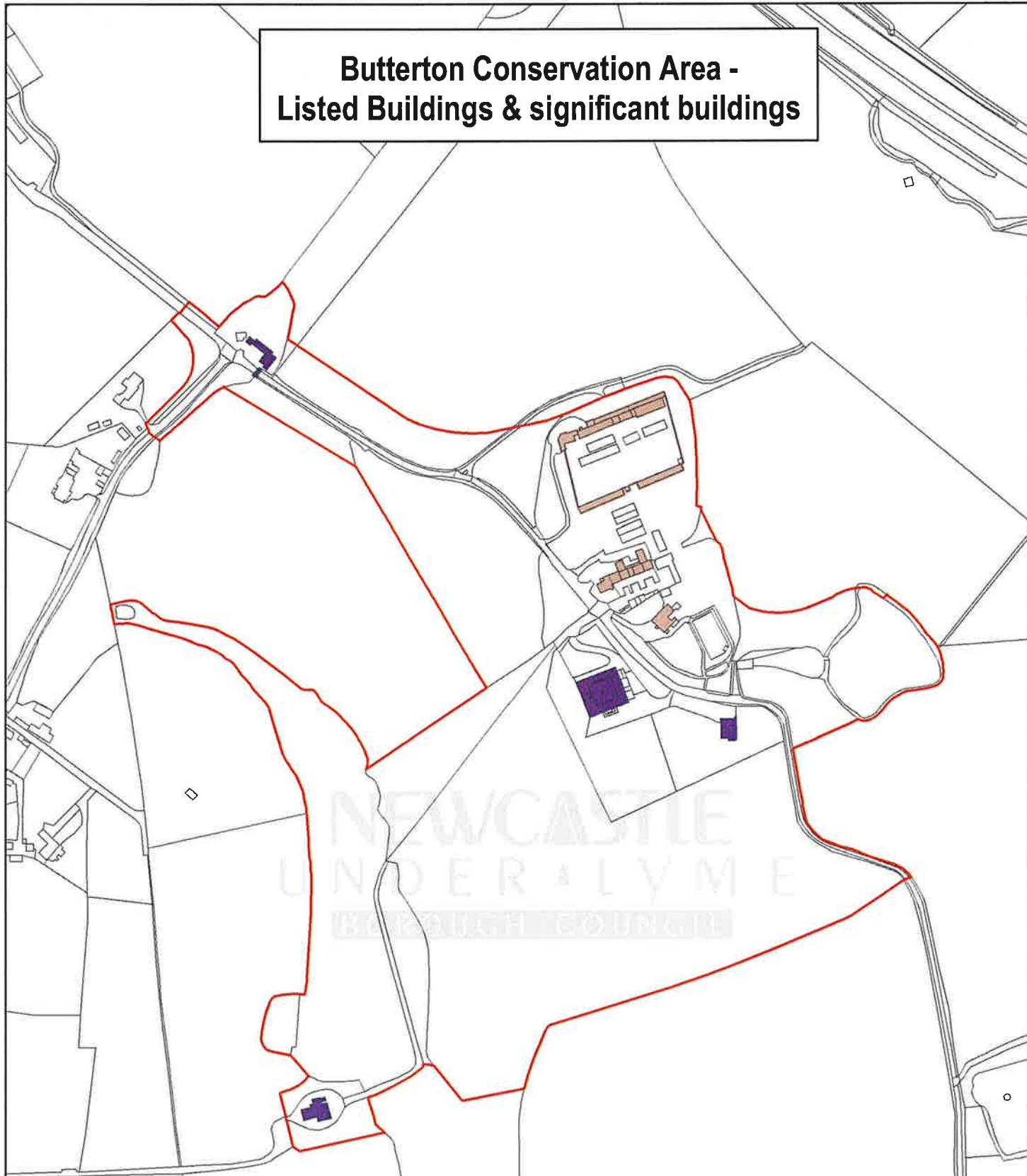
0 25 50 100 150 200 250 Metres






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Butterton Conservation Area - Listed Buildings & significant buildings



Key

-  Butterton Conservation Area boundary
-  Buildings which make a positive contribution to the area
-  Listed Buildings

Plan BT2

N

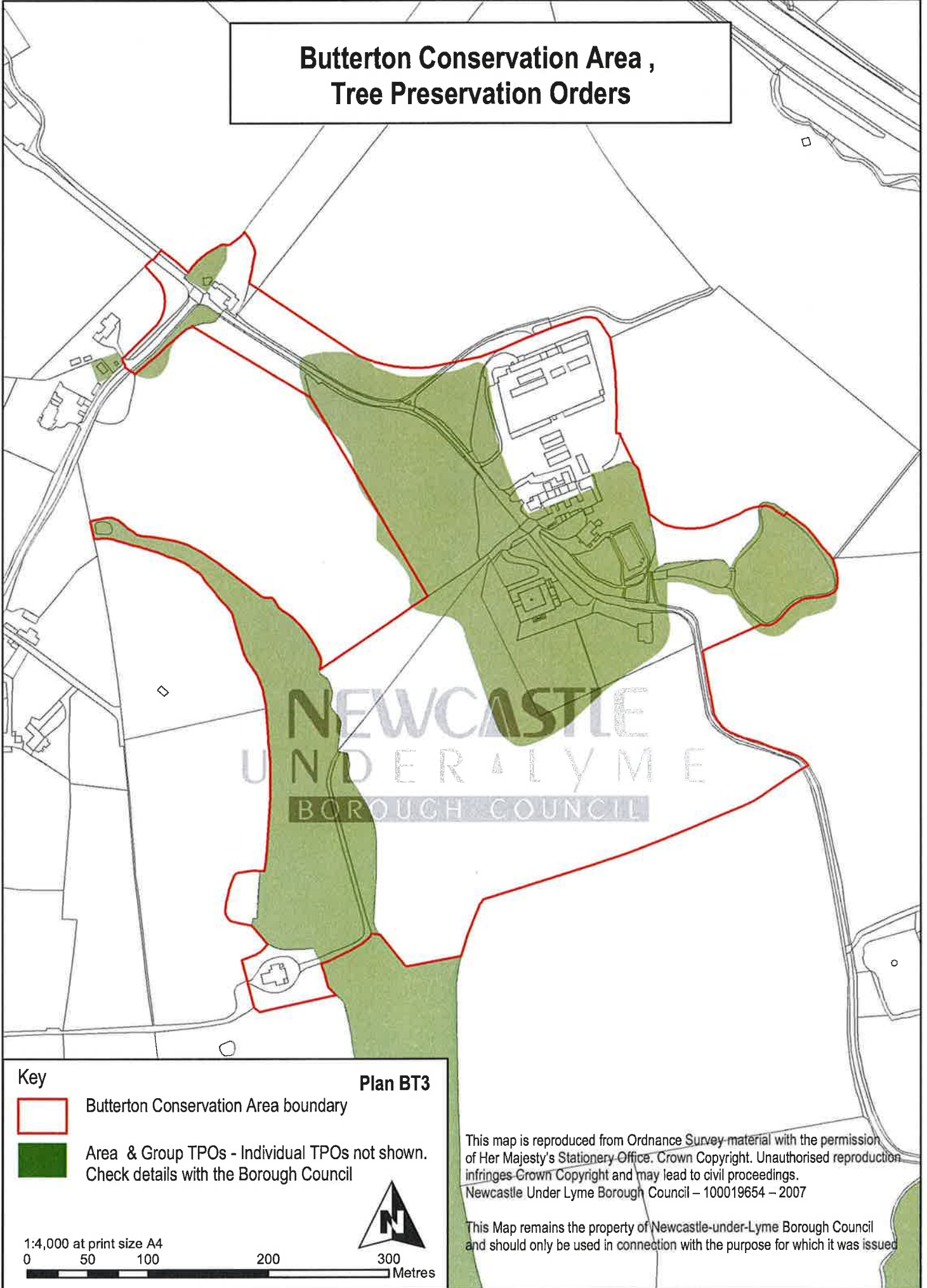
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Butterton Conservation Area , Tree Preservation Orders



Key

-  Butterton Conservation Area boundary
-  Area & Group TPOs - Individual TPOs not shown. Check details with the Borough Council

Plan BT3

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