South Northamptonshire Council
Planning Policy and Regeneration Strategy Committee
21 March 2018

Hulcote Conservation Area Appraisal and Management Plan 2018

Report of Interim Director Planning and Regeneration

This report is public

Purpose of report

For Members to consider whether they wish to adopt the following:
- Hulcote Conservation Area Appraisal and Management Plan and the revised boundary of the Hulcote Conservation Area.

1.0 Recommendations

1.1 The meeting is recommended:

To approve the revisions to Hulcote Conservation Area boundary and to adopt the Hulcote Conservation Area Appraisal and Management Plan.

2.0 Introduction

2.1 The Hulcote Conservation Area Appraisal and Management Plan have been produced as part of a rolling programme of works, which includes the review of all the conservation areas within South Northamptonshire, undertaken by the Design and Conservation Team.

2.2 The Conservation Area Appraisal looks to identify and analyse the distinctive character of an area derived from its unique topography, historic development and features such as buildings, streets, layout and form.

2.3 The Management Plan seeks to outline opportunities to enhance the area and identify threats to its character and appearance. This determines a series of action points outlined to address these issues.

2.4 A clear and comprehensive appraisal of the character of a conservation area provides a sound basis for development control and for developing initiatives for improving the area. A clear definition of those elements which contribute to the special architectural or historic interest of a settlement will provide a robust framework for the future management of that settlement against which applications can be considered.
2.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 also places a duty on Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. Conservation area management proposals should be published as part of the process of area designation and review. Their aim is to provide guidance through policy statements to assist in the preservation and enhancement of the conservation area.

2.6 A full list of all conservation areas and maps for each of the areas is available on the South Northamptonshire Councils website at:

http://www.southnorthants.gov.uk/690.htm

3.0 Report Details

3.1 Hulcote Conservation Area was first designated in March 1978, reviewed in 2005, and was reviewed once more in 2017 at which time it was proposed to alter the boundary. A review of the conservation area boundary, character appraisal and management plan was undertaken in order to comply with the duty placed on Local Planning Authorities by the Planning (Listed Buildings and Conservation Areas) Act 1990 to review and consider boundary revisions to their conservation areas from “time to time”.

3.2 In November 2017 public consultation was undertaken on a draft Conservation Area Appraisal and Management Plan for Hulcote. The following changes were proposed:

- The inclusion of the land to the rear of Manor Farmhouse, which although within the properties boundary, seems to have been overlooked for inclusion within the Hulcote Conservation Area when last reviewed.

3.3 The draft conservation area appraisal and management plan was released for public consultation in line with recognised best practice and the Council’s Statement of Community Involvement. Copies of the document were made available on the Design and Conservation pages of the Council’s website and at the Council Offices in Towcester. The appraisal and management plan was considered by Hulcote Parish Meeting on Thursday 7 December 2017. 5 written responses were received, all in agreement with the recommendations with some comments, during the public consultation and these are attached in Appendix 1.

4.0 Conclusion and Reasons for Recommendations

4.1 A Conservation Strategy for South Northamptonshire has been prepared and subjected to public consultation. Conservation area appraisals are an important way of ensuring that this aspect of policy framework is up-to-date, robust and of the greatest value in the consideration of development proposals within conservation areas.

4.2 Up-to-date conservation area appraisals will assist the consideration of planning applications in the areas covered by the appraisal from the point at which they are adopted, and will also assist the implementation of the West Northamptonshire Joint Core Strategy and the emerging South Northamptonshire Local Plan.
4.3 It is for these reasons that it is recommended that the revisions to the boundary of the Hulcote Conservation Area be adopted along with the Hulcote Conservation Area Appraisal and Management Plan.

5.0 Consultation

1st draft, public consultation    Monday 13 November 2017 – Monday 1 January 2018

6.0 Alternative Options and Reasons for Rejection

6.1 The following alternative options have been identified:

Option 1: To agree the recommendations as set out in the report

Option 2: To amend the recommendations

Option 3: Not to agree the recommendations

7.0 Implications

Financial and Resource Implications

7.1 Any expenditure in relation to the conservation area reviews for the villages will be from existing resources.

Comments checked by:
Cecilie Booth, Interim Deputy Section 151 Officer, 03000 030106
cecilie.booth@cherwellandsouthnorthants.gov.uk

Legal Implications

7.2 Conservation areas may affect residents of the district, business and other parties. Works that can usually be undertaken to the land and property as ‘permitted development’ may be restricted in conservation areas.

7.3 If adopted, the Hulcote Conservation Area Appraisal and Management Plan will become part of the evidence base for the forthcoming Local Plan and represent a material consideration in the planning process.

Comments checked by:
Nigel Bell: Interim Legal Services Manager Law and Governance
Tel: 01295221687
Email: nigel.bell@cherwellandsouthnorthants.gov.uk

8.0 Decision Information

Wards Affected

Towcester Mill
Links to Corporate Plan and Policy Framework

To preserve what is special.
To protect quality of life.
To enhance performance

Lead Councillor

Councillor Roger Clarke
Portfolio Holder for Planning and Environment

Document Information

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<tr>
<td>Appendix 1</td>
<td>Responses of public consultation Hulcote Conservation Area Appraisal and Management Plan</td>
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<td>Appendix 2</td>
<td>Hulcote Conservation Area Appraisal and Management Plan</td>
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<tr>
<td>Report Author</td>
<td>Katherine Harrison</td>
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<tr>
<td>Contact Information</td>
<td>01327 232381</td>
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<td></td>
<td><a href="mailto:Katherine.harrison@southnorthants.gov.uk">Katherine.harrison@southnorthants.gov.uk</a></td>
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<tr>
<td>HCAA 01</td>
<td>Liz Mordue (Archaeological Advisor)</td>
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<tr>
<td>HCAA 02</td>
<td>Clive Fletcher (Principal Adviser, Historic Places) Historic England</td>
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| HCAA 03   | Helen Garton (Local Resident) | Dear Katherine  
Thanks for returning my call this morning. As you have asked I am putting my comments on the draft in writing below. The Conservation Area Appraisal and Management Plan looks a very comprehensive and useful document.  

p4 and throughout Our property was sold to us as Manor House. It is definitely not The Manor, and has not been a farmhouse since the second world war. I think it should therefore be referred to as Manor House  

p5 changes to the boundary. I understand the logic of the boundary to the conservation area following the boundary of our property, and therefore being extended to the concrete road, as marked in Fig 2. Following the same logic, the boundary at the rear of Hulcote Lodge should also be extended to the concrete road which is their boundary.  

p10 Saxon settlement. Coming into the village along Hulcote Lane there is a ditch in the woodland on the right, set slightly back from the road, running parallel to the road, through the pond and on towards Easton Neston, ending just behind the redundant barn which has just been sold. Ian Lorman, the former tree officer at SNC, told me that this was a Saxon ditch and would have marked the boundary of the Saxon village. It would | • Noted and Amended |
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<td>have had a pallisade fence on one edge. He called it a special name which I am afraid I have forgotten.</td>
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<td>p16</td>
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<td>The Old School Room. As far as I am aware the School Room has never been referred to, or used as, a parish hall. I am doing an oral history project with former estate workers and all of them refer to it as the School Room. Sunday School was taught there, and occasional whist drives held in the building, but it has always been known as the School Room. The Phone Box is in fact listed.</td>
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<td>p23</td>
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<td>The outbuilding in fig 31 is attached to Manor House, and has a common boundary. It is known as the Woodyard.</td>
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<td>p24</td>
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<td>You are right, the central doors of the detached cottages are blind, even though some have door furniture – there are no hinges. You mention (p23) that the bricks were from the local Hesketh kiln; on the southern wall of one of the detached cottages (No 4) can be seen two bricks stamped “The Earl of Pomfret 1815”. You talk about the cottage windows having 2 light “gothic” style casements. I noticed the other day that there are a few of what must be original windows left, which match the blind windows having 6 panes in each arched frame. Whereas most of them now have only 3 panes per frame. I attach a photograph which shows both.</td>
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p29 Management Plan: The text under Boundary walls seems to conflict with that under Open Spaces. 3 Boundary Walls says that "new boundaries should be clearly delineated" and that "development set back from the street should be encouraged to create strong boundary treatments", but No 5 Open Spaces says "need to preserve and where appropriate enhance the character of open spaces". In an area such as the redundant farm buildings behind us, both would appear to apply and thus the guidance is not obvious.

3 Boundary Walls suggests that “any new boundaries should be constructed of suitable stone” yet it is only the two large houses that have stone boundaries. The cottages are divided by hedges and picket fences.

This item made me think of the low privet hedge that used to sit delineate the green in front of both lines of cottages, and which was ripped out in 2006. At the time Grainger undertook to replant it, which they never have. Its removal changed the nature of the green. No doubt it is too late now, but it serves to show the importance of a document like this.

p32 Parish Meeting – our civil parish organisation is a Parish Meeting rather than Group

I hope these comments are helpful with best wishes

HCAA 04 004 Parish Meeting (Hulcote and) The minutes of the Meeting that discussed the Hulcote Conservation Area Appraisal Consultation are dominated, not by the • Noted
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<td>Easton Neston)</td>
<td>consultation itself, but by concerns about the ineffectiveness of the Council’s Enforcement Policies. Very specifically, we discussed the direct actions we should be taking to protect the very significant investments we've all made, as house and land owners, in preserving Easton Neston's historic inheritance. The Local Planning Authority, in designating conservation areas, is seen as doing nothing more than paying lip-service to its statutory requirements to preserve and enhance the special character of those areas. This shouldn't be seen as in any way as reflecting on the high quality of the work you are doing for us, for which we are extremely grateful; the appraisal is generally in line with what we wish for ourselves. Quite simply, in my view, I'd prefer you to express our regret that the burden for protecting our historic legacy is being born by the community rather that those elected and paid to protect it for us.</td>
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<td>HCAA 05 005</td>
<td>Councillor Chris Lofts (Ward Member)</td>
<td>I haven't been contacted by residents in Hulcote about the appraisal so assume there are no local concerns and I am generally supportive of the document. The only comment I have is that, as the document shows in figure 22, the northern aspect of the village has unrestricted views to open countryside which is unusual. Is there an option to include the</td>
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<td>• Noted- Historic England advise the following: Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by</td>
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### Hulcote Conservation Area Responses (2017/2018)
**Monday 13 November 2017-Monday 1 January 2018**

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<td>field to the north of the village in the conservation area designation to protect this view?</td>
<td>designation as a conservation area) but it can protect open areas particularly where the character and appearance concerns historic fabric, to which the principal protection offered by conservation area designation relates. As such it would be inappropriate for me to recommend the inclusion of the field to the north since it is predominantly agricultural and has no physical historic fabric on the land. However Conservation Area designation and its highlighted areas of special interest (such as views etc) are a material consideration in the planning process and due regard should be given to these features.</td>
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