

# **Belbroughton Conservation Area Appraisal Cabinet**

**3<sup>rd</sup> October**

## **Belbroughton Conservation Area Appraisal and Management Plan**

Relevant Portfolio Holder	Cllr. Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Wards Affected	Belbroughton
Ward Councillor Consulted	Yes
Non-Key Decision	

### **1. SUMMARY OF PROPOSALS**

- 1.1 To obtain agreement to revisions to the boundaries of Belbroughton Conservation Area, in order to include areas previously omitted, which contribute to the special architectural and historic character of the area and to rationalise the boundaries so that they relate to identifiable physical boundaries. Having sought member support for the revised draft appraisal, full consultation and engagement process was carried between 16 July and 24 August 2012.

### **2. RECOMMENDATIONS**

- 2.1 The Belbroughton Conservation Area Appraisal and Management Plan, including boundary amendments is approved and its contents endorsed as a material consideration for planning purposes.

### **3. KEY ISSUES**

#### **Financial Implications**

- 3.1 The cost of producing and consulting on the Conservation Area character appraisal, and future costs involved in advertising the boundary amendments is being met by the existing Strategic Planning team budget. So far only officer time minimal printing costs and £64 for venue hire have been accrued, the costs of placing the formal notices to advertise the change of Conservation Area Boundary are likely to be in the region of £300.

#### **Legal Implications**

- 3.2 The Council has a statutory duty under s69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate any areas which they consider to be of special architectural or historic interest as Conservation Areas. The Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its Conservation Areas.

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- 3.3 If the designation is approved, formal notifications would be sent to each owner/occupier affected by boundary changes and the designation advertised in the Bromsgrove Advertiser and London Gazette. Notifications would also be sent to English Heritage and the Land Registry. There is no statutory right of appeal against Conservation Area designation.

## **Service / Operational Implications**

- 3.4 There is a statutory requirement under section 69 of the Planning Listed Buildings and Conservation Areas Act 1990, that Local Planning Authorities from time to time consider whether there are further parts of its area which should be designated as conservation areas. A district-wide assessment of conservation areas designated many years ago should be considered carefully to see if they are still of special interest or whether the original interest has been eroded by subsequent changes or redevelopment, necessitating boundary changes or even de-designations.
- 3.5 The Belbroughton Conservation Area review has highlighted some potential boundary changes against the following criteria:
- It should have a readily identifiable homogenous area of distinct architectural quality and or historic interest, which is desirable to preserve or enhance
  - Where landscape features which are an integral part of the historic built environment, they should be included
  - Boundaries should be tightly drawn, but where necessary include the immediate setting which forms the heart of the area. They should relate to easily identifiable physical plot boundaries
  - Buildings and man made features should be included where they:
    - Have the qualities of age, style, and materials or any other characteristics, which reflect those of at least a substantial number of the buildings in the conservation area
    - Contribute positively to the setting of buildings within the conservation area
    - Individually or as part of a group serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth
    - Have significant historic association with established features of the existing conservation area, such as street layout, burghage plots, or landscape features
    - Posses landmark quality
    - Reflects the traditional functional character of, or former uses within, the area

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- Has significant historic associations with local people or past events
  - A publicly used building where its use and internal space contributes to the character or appearance of the conservation area
  - Have strong sense of place
- 3.6 There are no proposals to de-designate any parts of the existing Conservation Area. The village is still worthy of Conservation Area status despite the widespread harm caused to unlisted domestic buildings by the replacement of original or earlier timber windows with uPVC white-framed windows.
- 3.7 There are 15 separate new areas proposed for inclusion in the Conservation Area each one of which satisfies at least one of the requirements listed above. They are as follows:

### **1) Church Farm Barn and Cow Shed and adjoining buildings and curtilages**

Both of these mid-18th century farm outbuildings are listed structures, built of brick on sandstone bases with ornate stone dressings. They have been recently renovated and converted into dwellings and their contribution to the group setting of the nearby listed buildings (Church House and Holy Trinity) has been significantly enhanced. The extension proposal extends eastwards and southwards to Bradford Road including land now occupied by a late 20th century dwelling and a detached house from the 1930s. The proposal consolidates the entry point into the village, linking in with the listed buildings of 7/9 Bradford Road and marking the boundary with arable farming to the south and west. Curtilage buildings sandwiched between the barns and Church House are also included as they contribute to the group value.

### **2) Land to the Rear of Church House**

The existing boundary of the Conservation Area cuts across the formal gardens to the rear of Church House. This should be extended to a clearly defined physical boundary to the rear of the curtilage of Church House at a point where it meets the public footpath entry into the village. The land includes some significant groups of trees, which demarcate the footpath entry into the village.

### **3) Extension to Holy Trinity Church graveyard**

The existing boundary cuts directly across the graveyard. The proposed extension would include the entire graveyard, up to the field boundary on the western edge, beyond which is open countryside.

### **4) Consolidating boundaries on the N.W. corner of the village**

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The amendment here is again to rationalise the existing boundaries, which cut across gardens and meadows adjacent to Belne Brook.

## **5) Land either side of Kidderminster Road**

Little Brookfield and Brent Eleigh though both enlarged by modern extensions retain their positive historic merit. Their inclusion marks the north-west boundary of the Conservation Area along well-defined field boundaries.

## **6) Former chapel off Forge Lane**

A straightening of the boundary here would include the Primitive Methodist chapel, a building converted to commercial use which still maintains a strong historical presence. Primitive Methodism was a major movement in England from c. 1810 until the Methodist Union in 1932.

## **7) Nos. 3 - 7 Hartle Lane**

These 3 buildings once constituted the eastern perimeter of the village centre before modern development began to shrink the distance between Belbroughton and Hartle. Coronation House (No. 3) is dated 1902 while the Parish Room at No. 7 was built in the 1930s. Both are largely unaltered contributing positively to the historic village streetscape and the setting of the Talbot public house.

## **8) 32 and 34 High Street**

The proposal here is to include all the rear gardens attached to the dwellings that are within the Conservation Area rather than having the boundary cut across the gardens as is currently the case.

## **9) 44 High Street**

Former police station now in residential use.

## **10) 71, 73 and 75 High Street**

Minor amendments to the boundary of the Conservation Area are suggested to the rear of the gardens, to accord with garden boundaries, rather than cut across them.

## **11) 77 and 79 High Street**

These late Victorian dwellings set in spacious gardens are significant street features contributing to the character of the street as it sweeps up the hill into the village. The wall to No. 77 is made up of split millstone wheels, a modern reminder of its Belbroughton's past industrial era.

## **12) Springfield (No. 62 High Street)**

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This imposing 3-storey painted brick Georgian dwelling, which is grade II listed, seems to have retained much of its original character. Occupying an elevated position, it is a prominent landmark building overlooking the public green, Belne brook, the entrance to Dark Lane and the former site of Belbroughton Mill. The dwelling, together with its immediate historic surroundings, is an area of significant historic interest, which merits inclusion in the Conservation Area.

### **13) Belne Cottage and Nos. 3 - 7 Holy Cross Lane**

Although Belne Cottage is a mid to late 20th century dwelling it is a good well-mannered example of its age complementing the symmetry of the 3-bay Edwardian cottages next door. Together they help define the entry into the village and merit inclusion in the Conservation Area.

### **14) Dark Lane**

On the south side of Dark lane, opposite the curtilage to Yew Tree House, an outbuilding to Field House Farm presents a landmark frontage which is visible for some distance westwards along the lane towards the junction with Holy Cross Lane. The unusually detailed elevation is an essential part of the cherished scene, giving this western end of Dark Lane as it enters the village a sense of place. The building is of architectural interest with 6 matching slender chimneys, ornate gablets, diaper brickwork and a corbelled brick corner. It contributes significantly to the historic and architectural interest of this north eastern edge of the village environs and should therefore be included in the Conservation Area.

### **15) Yew Tree House**

This listed (grade II) early 19th century stuccoed villa is set in a landscaped parkland setting containing important evidence of the system of millponds, weirs and spillways built along the course of the Belne Brook. The gardens are entered in Richard Lockett's list of locally significant parks and gardens in "A Survey of Historic Parks and Gardens in Worcestershire" and the millponds are intact survivals from Belbroughton's industrial history - the recent loss of the Nash Works millpond enhances their historic significance. The site is a significant feature of historic interest which merits inclusion in the Conservation Area.

- 3.8 A copy of the appraisal has been attached to this report and includes a set of management and enhancement proposals under Part 2. This is not an absolute list but outlines the main issues which need to be addressed and possible tasks and timescales. The main management issues it is felt need to be addressed are:

- Modern infill
- Former Nash Works

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- Loss of historic detailing
- Locally listed buildings
- Gardens and their boundaries
- Ponds and streams

## **Customer / Equalities and Diversity Implications**

- 3.7 The Strategic Planning team has carried out a public consultation exercise to gather views on the proposed boundary amendments and the draft appraisal. Consultation letters were sent to every resident who would be included in the boundary, and an exhibition displayed at Belbroughton Post Office supplemented by full hard copies of the draft appraisal held at the Council House. The deadline for comments to be submitted was Friday 24th August 2012. The public consultation has been carried out in line with current legislation and adopted standards contained in the Bromsgrove District Council Statement of Community Involvement (SCI). The result of this consultation can be seen in appendix 2

## **4. RISK MANAGEMENT**

- 4.1 Risk Register: Planning and Regeneration  
Key Objective Ref No: 5  
Key Objective: Effective, efficient, and legally compliant Strategic Planning Service  
Key Control: Carry out Conservation Area character appraisals and management plans in accordance with national planning guidance  
Action: 5.6, Carry out Town Centre and Belbroughton Conservation Area appraisals

## **5. APPENDICES**

- Appendix 1 – Belbroughton Draft Conservation Area Appraisal and Management Plan  
Appendix 2 – Response summary table

## **AUTHOR OF REPORT**

Name: David A. Thomas  
E Mail: d.thomas@bromsgrove.gov.uk  
Tel: 01527 881343