



South
Cambridgeshire
District Council

Teversham conservation area

Draft council policy (Ref:DCV0039)



2006

1.0 INTRODUCTION

1.1 The Teversham Conservation Area was designated on 8 January 1998. This document aims to fulfil South Cambridgeshire District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of these areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the commitment made by policy EN29 in the adopted Local Plan.

1.2 This section to report on public consultation and confirm the status of the appraisal as supplementary planning guidance / document.

2.0 WHAT ARE CONSERVATION AREAS?

2.1 Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

2.2 When a Conservation Area has been designated, it increases the council's powers, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed whilst the rights that owners have to do works to their properties without the prior need to obtain planning permission (known as 'permitted development rights') are reduced or may be taken away. Stricter controls are also exercised over the design of new buildings, and owners must give the council six weeks' notice of their intention to carry out works to trees. Planning applications affecting a Conservation Area must be advertised on site and in the local press to give people the opportunity to comment.

3.0 OVERVIEW OF THE AREA

3.1 Teversham is a small village centred around the junction of the old Cherry Hinton and Fulbourn drove roads. The handful of historic buildings around the church and green provide an indication of the original village's character. However, this nucleus has been surrounded by C20 development, mostly to the south and east, which has occurred since 1940.

3.2 A strong hedgeline on the school's boundary defines the western edge of the village. Views of the school playing fields and open countryside beyond can be gained through gaps in this hedgeline. Looking out of the village from the

western end of Church Road, the aircraft hangers of Cambridge Airport are clearly visible.



View west along Church Street towards the airport



Bend in Church Street

3.3 The green is a pleasant, albeit small remainder of the original, open green space that, together with the church, forms the focal point of the village.



View west along Church Street

3.4 The north side of the Conservation Area is characterised by strong boundaries (walls, mature trees and hedges) which screen the buildings from the street, allowing only glimpsed views of many of them.

3.5 The southern edge of the Conservation Area is

much more modern in character with only a very small number of historic buildings and has a much less defined sense of enclosure. It also provides most opportunities for enhancement.

4.0 A BRIEF HISTORY OF THE VILLAGE

4.1 Teversham church and the village centre lie near the junction where the drove roads from Fulbourn and Cherry Hinton met before they led to the fens. The original village was presumably located in this area, close to the head of the watercourse that runs into Quy Water. There is evidence of Bronze Age and Roman settlement in the area.

4.2 Land in Teversham was given to Ely by Brihtnoth in 991, and a church, which is one of only 3 in South Cambridgeshire to be mentioned in the Domesday Book, seems to have been built on this estate. At this time the village was known as 'Teuuresham', although the meaning is not known.

4.3 Ely's Manor House may have stood near the church on the site of Teversham Hall which was rebuilt in the C19. The estate, known as the Manor of Bassingbourn and Warburton, was given to Gonville and Caius College by Thomas Willows a

Cambridge glove maker in 1503.

4.4 From the Middle Ages building was probably concentrated along one street (the Fulbourn drove road) following a curving course southeast from the church and towards the moat around Dengaines (D'Engaines) Manor House. Today this is Manor Farm, which lies to the southeast of the Conservation Area. The street's northern end was probably called Church Lane from the 1540s.

4.5 The population was at least 27 in 1086, but by the C15 there were only 15 households. In 1664 there were 25 families. The plague spread from Cambridge to the village in 1666 where it caused the death of 32 people. By 1801 there was a total of 154 people rising to 276 by 1881. In the C20 the village's location close to Cambridge led to substantial growth and by 1996 the population was some 2620, some of this being accommodated on the estates towards Cherry Hinton.

4.6 At enclosure in 1810 (although the award was delayed until 1815 and which covered 1043 acres of field and commons) only 9 houses and 13 cottages were standing. Almost all the 45-50 dwellings reported by the mid C19 stood along



Extract from 1903 Ordnance Survey map

the High Street, or close to it, as did most of the 11 houses and 44 cottages recorded in 1910. The number of dwellings doubled to 164 between 1931 and 1951, and another 90 were added in the 1950s and a further 60 in the 1970s.

4.7 With the exception of the manorial homesteads, few houses survive from before 1800. The Rose and Crown, the village's sole public house, was recorded in 1764, but has subsequently been rebuilt and the current building dates from the early C20.

4.8 The parish has always been devoted primarily to arable farming. By the mid C14 arable cultivation was undertaken in four open fields, which by 1794 extended to 600 acres together with some 100 acres of common pasture. Sheep were recorded from 1086 through to the mid C20.

4.9 Allens (Aleys) Farm is possibly named after John Aleyn who was active in the Teversham area in the C13. Aleys Manor and Manners Farm belonged to the Savoy Hospital in London, later passing to the St Thomas's Hospital in 1553. It remained in the hospital's ownership throughout the C19 before being sold in the early C20. By 1937 the farm was worked by G P Hawkins Ltd who put it up for sale in 1953.

4.10 At enclosure the three main roads linking Teversham to neighbouring villages were left to follow their ancient, slightly curving courses, as was the Cambridge to Newmarket Road, which was called The Portway by the C14, and The Causeway after 1600. In 1972 the old road leading northwest from Church Lane was closed and a new bypass, now known as Airport Way was built.

5.0 GEOLOGY AND LANDSCAPE SETTING

5.1 Teversham lies almost entirely upon gault clay, overlaid in the far northwest with gravel and in the east with peat. The land is about 10m above sea level and is effectively flat, but slopes down to an area of fen in the northeast and to Caudle ditch in the southeast.

5.2 The parish of Teversham lies within the eastern part of the basin of the River Cam between the Caudle Ditch (which bounds Teversham Fen) on the southeast and a small tributary of the River Quoy which runs northeast from the village. A pocket of low lying fen stretches between Teversham and Great Wilbraham to the east.

5.3 Cambridge Airport immediately to the west of the village is a large, flat grassy field which separates the village from Cambridge City. Airport Way Road Side Verge (RSV) is a County Wildlife Site and creates a definite green edge to this side of the village.

5.4 The village lies on the boundary between the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and West Anglian Plain Natural Area, and the East Anglian Chalk Landscape Character Area and Natural Area. Teversham is surrounded by mainly high quality agricultural land and lies within the Cambridge Green Belt.

5.5 The key landmark of the village is the Church of All Saints. This is the only building of any substantial height in the village and is reasonably prominent as a result. The flat topography surrounding the village means that the tower is visible from the open countryside to the west, south and north of the village.

6.0 ARCHAEOLOGY

6.1 Bronze Age flint artefacts, including an arrowhead were found in small quantities in the south of Teversham during investigations of a Roman building and a bronze axe from Manor Farm was probably dumped with sugar beet brought in from the same field. Two ring ditches visible from aerial photographs are also from this period. The gravel area around Newmarket Road attracted settlement in the Iron Age and a large site from the Middle Iron Age that was excavated in Fen Ditton extended into the north of Teversham parish.

6.2 A Roman villa near Fulbourn Drift is visible on aerial photographs. Undated ditches found beneath ridge and furrow close to the village centre may also date to Roman times and in the northwest of the parish close to the airfield a very late Roman settlement, mostly dating later than 350AD was discovered when a new road was built in 1997. Walls of timber-framed buildings were found, and tesserae and tiles on site suggest another substantial building nearby.

6.3 To the northeast of the parish lies Fleam Dyke, a Saxon earthworks, designated as a Scheduled Ancient Monument and a Site of Special Scientific Interest. The moated medieval site at Manor Farm off the southern end of the High Street is also a Scheduled Ancient Monument. Today the site includes a much-altered C17 farmhouse.

7.0 TOWNSCAPE ANALYSIS

Church Road (north side)



View east along Church Street

7.1 The north side of the road is defined by a strong boundary wall which stretches from The Rectory to the Church of All Saints. Behind the wall, a canopy of mature trees and a hedge in front of the school, screens the buildings from the street, allowing only glimpsed views of them. Only when the road begins to curve at the green does the road open up, although the bend closes views south towards High Street.



Teversham C of E Primary School

7.2 Teversham C of E Primary School is situated at the western entrance to the village (map:A). The oldest part of the school, in 'Tudor Gothic' style, dates from 1861 when the rector gave land just east of the rectory for the school and school teacher's house to be built. The original part of the school is constructed of gault brick with stone detailing and has a slate roof with decorative ridge

tiles and alternate rows of fish-scale slates. In 1956, the old assembly hall was modernised and two new classrooms were added. The school was extended again in 1985 and further accommodation was provided in 2003.

7.3 Next west, is No. 30, The Rectory, which is Grade II Listed and set back from the road behind a rebuilt brick boundary wall and tree screen (map:1). It was built in 1819 by James Webster, to the west of an earlier rectory house which stood northwest of the church. The removal of later additions to the east and north sides has since left the two-storey gault brick and slate roofed house as it was when built in 1819. Its original rectangular plan conforms to a standard pattern of rectory houses, including a study for the incumbent near the front door. It remained the incumbent's residence until c1980.

7.4 Beyond is No. 24 Church Road, a 1960s bungalow which sits beneath a canopy of trees and is set back from the road behind an older brick boundary wall which runs into the church boundary wall. It is an infill development that breaks the historic connection between the rectory and the next building along the road, the Church of All Saints.



Church of All Saint and War Memorial

7.5 The Church of All Saints is Grade II* Listed and set within its churchyard which is bordered by a wall interspersed with flint (map:2). The church dates from the C13, but was re-fenestrated and re-roofed in the C14 and was re-consecrated in 1393. The west tower was erected in the C15 and the church was extensively restored and re-roofed in 1863. The main building is of clunch (now partly cement rendered) with Barnack limestone footings and quoins and a tiled roof; the west tower is pebblestone with Barnack dressings. The c1920 Grade II Listed war memorial lies in the

southeastern corner of the churchyard (map:3). Long views over the surrounding fields are gained from the rear of the churchyard.

7.6 Continuing along the road, a large grassy verge edged with low wooden bollards follows onto a rough track which leads to Nos. 6, 8 & 10 Church Road. The track is bordered by deep verges edged with the same wooden bollards. Looking east from the northern end of the track, pleasant views are gained over open countryside. Along the eastern side of the track is No. 6 Church Road, a Grade II Listed C17 thatched cottage with a C19 addition (map:4). It is timber-framed and plastered with some painted brick casing and is virtually hidden from view behind a large hedge.



Track to Alwyns Barn

7.7 No. 6 is separated from Nos. 8 & 10 (the most northerly buildings of the village) by an open grassed area edged by the same wooden bollards. Nos. 8 & 10 are on the site of Allens Farm and fall outside the Conservation Area boundary. No. 8 retains the name Allens Farm House and is a 1950s brick built detached house, hidden from the track behind a hedge. No. 10 is Alwyns Barn, a 1990s residential conversion of a C19 brick and slate roofed barn which is set behind two outbuildings, presumably all remnants of Allens Farm (map: B). The green and secluded setting of Nos. 6-10 evokes a peaceful rural feel.

7.8 Returning to the road, which begins to curve southwest, the Green is the remnant of a larger village green that was encroached upon in the C17. It is a pleasant space bounded by the same low wooden bollards that edge the grassy verge by the church. Several trees stand in the small open grassed area. By the roadside is a wooden bench, an anvil, a Norwegian spruce tree and a wrought-iron village sign. The anvil and Norwegian spruce commemorate a member of the Borley family who

worked the village smithy.



Village Green, with village sign and anvil



Access to Borley Brothers Engineering

7.9 Along the southeastern side of the green, a narrow access road, bordered by an avenue of trees, leads off Church Road to the Borley Brothers Engineering firm's premises. These are built on the site of the demolished smithy forge, which was part of the Teversham Hall estate, and like immediately outside the boundaries of the Conservation Area. The large single storey warehouse to the rear of the site contrasts sharply with No. 6 Church Road (see above) which it overlooks. A brick built two-storey modern detached house (2b Church Road) sits on the

southeastern side of this access road, obscured behind mature vegetation.

7.10 Continuing along the road, beyond a drainage ditch is a hedge boundary, behind which sits a modern red brick and rendered two storey dwelling (2a Church Road). This is accessed from the drive leading to Teversham Hall, a grand view of which is obtained from the road, looking through the gap in the hedge up the drive. The timber bollard and chain-link fencing which borders the road is not an appropriate boundary treatment for a property of this quality.



Teversham Hall

7.11 Teversham Hall is a Grade II Listed farmhouse built in 1837 to a design by the London architect Thomas Ward (with a later addition) on the site of part of the old hall (map:5). It is of grey gault brick with a slate roof behind a corniced parapet. Its substantial grounds have been encroached upon by the installation of Teversham Engineering Ltd. in the outbuildings to the rear and west of the hall. The firm has separate access off the High Street.

Church Road (south side)



The Old House, No. 1 Thulborn Close

7.12 Crossing the road to the south side of Church Road, the only building within the Conservation Area boundary on the eastern half of this road, is the Grade II Listed No. 1 Thulborn Close (The Old House), a farmhouse of late C16 or early C17 origins (map:6). It is one of the few surviving houses from before 1800 and may incorporate timbers from an earlier open hall. It was mostly rebuilt in brick in the C19 and is now rendered with a tiled roof.



Teversham Motors

7.13 Outside the Conservation Area boundary, the north-west side of the entrance to Thulborn Close is flanked by an unattractive garage (Teversham Motors) and forecourt with petrol pumps. The building is a modern large shed type structure and the forecourt is inevitably littered with vehicles. This is a negative intrusion into the streetscene.

7.14 The majority of the south side is outside the Conservation Area boundary as it is characterized by modern, mostly buff brick detached houses, with the conspicuous exception of No. 13, which is red brick. Most of these properties sit behind reasonably sized front gardens with mature shrubs and low boundary walls fronting the street. The large numbers of HGVs parked in the vicinity of No. 9 (part of Borley Brothers Engineering) is another imposition upon the streetscene.

7.15 Lady Jermy Way (leading to Lapwings Close), at the western end of the village, is an recent housing development of historical pastiche designs facing the street. It was developed on a former greenfield site within the Conservation Area boundary.



Lady Jermy Way



West end of Church Street, looking towards the recent housing development

7.16 The south side of the street, most of which is outside the Conservation Area, is comparatively open, and loses its sense of enclosure at the western end with a very low boundary wall and a building which fails to adequately define the corner.

High Street (north side)



Rose & Crown Public House

7.17 The high hedge boundary of Teversham Hall continues round into the High Street and up to the Rose and Crown Public House, which is a two storey grey brick and slate roof property with original (mostly 8/8) sash windows (map:C). It is now the village's only public house, though previously No 43 High Street was also an Inn. Recorded since 1764, the present, attractive early C20 building has ornamental bargeboards and a pentagonal bay to the front. Its setting is spoilt by the unattractive, open car parking area to the west.



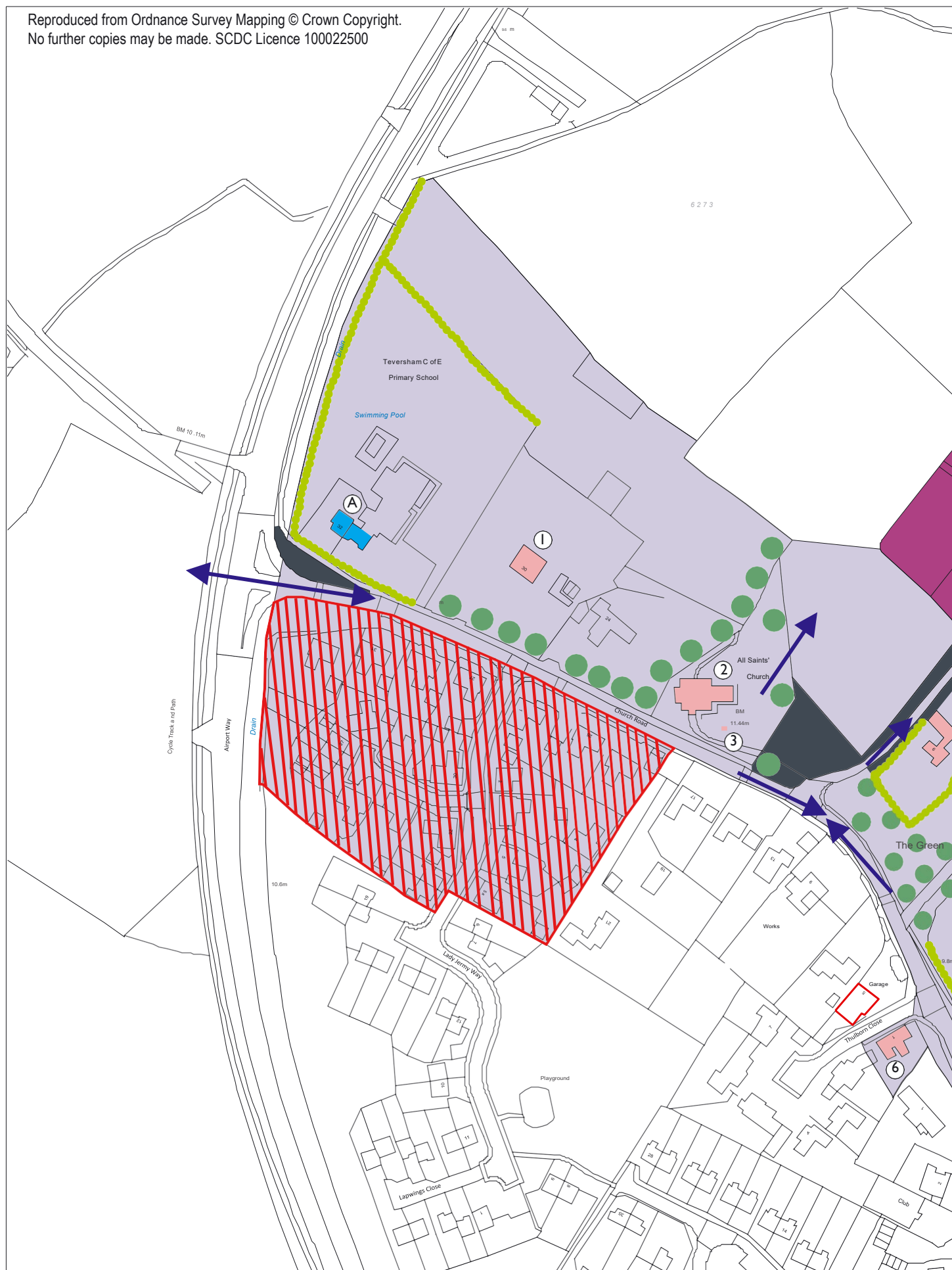
C20 semis & public house parking area

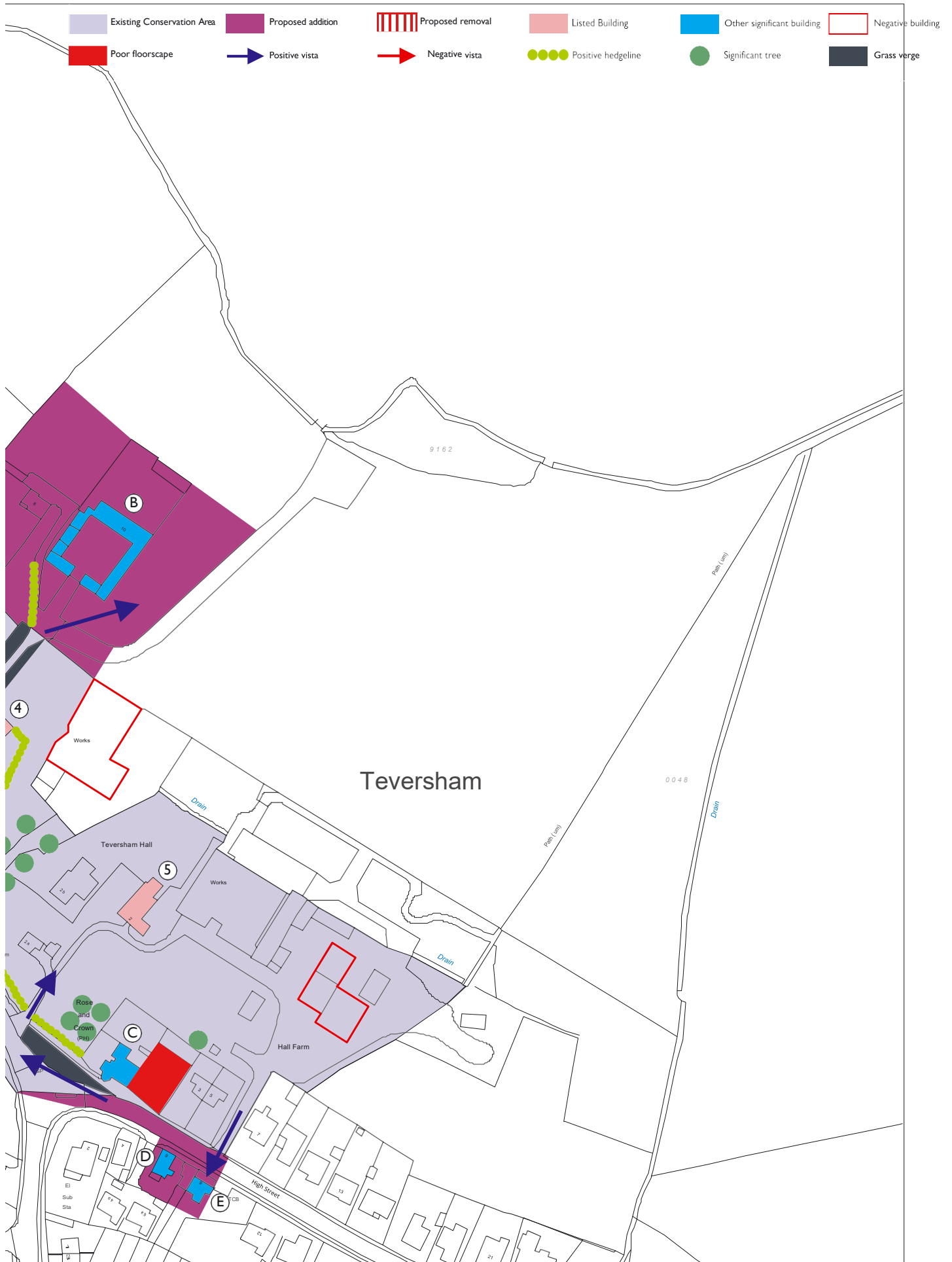
7.18 Next west is a pair of mid C20 semi-detached brick and render houses set behind open front gardens. Adjacent, is the access track to Teversham Hall Farm which is now the location of Teversham Engineering Ltd.



C19 barn & outbuildings at Teversham Hall Farm

7.19 Teversham Hall Farm retains a large C19 agricultural building which is surrounded by modern shed-type industrial structures. There is also a small area of mobile homes and some older outbuildings which relate to the hall. The traditional buildings form an attractive group; their setting is however marred by the modern accretions.





High Street (south side)



Spurgeon's House



No. 8 (The Manse)

7.20 No. 6 (known as Spurgeon's House) has a plaque commemorating the baptist preacher, Charles Haddon Spurgeon (1834-92) who gave his first sermon in Teversham (map:D). The white rendered house with slate roof appears to be of C19 origin, and although significantly altered, still retains some historic interest. No. 8 (The Manse) is also of C19 origin, but now has modern fenestration and a recent porch (map:E). Between these two properties is a small pantiled garage block.

8.0 KEY CHARACTERISTICS

8.1 Scale: With the exception of the church, no domestic building exceeds 2.5 storeys in height. The industrial / agricultural buildings are mostly large modern single storey sheds, although the traditional agricultural buildings are substantial brick built structures.

8.2 Walling Materials: The majority of domestic and older agricultural buildings in the village are brick-built; the older properties of gault brick, the modern properties of buff brick with a few red

brick exceptions. The two surviving pre-1800 houses are both partly timber-framed and rendered and the church is of stone. The modern industrial buildings are usually sheet-metal clad with brick bases.

8.3 Roofing Materials: Most buildings have tiled or slated roofs, the exceptions again being the pre-1800 houses which have thatched roofs and the modern industrial buildings some of which have corrugated mineral sheet roofs.

8.4 Roof forms: Most buildings have pitched roof forms except for the church tower and the modern industrial buildings. The grander buildings such as Teversham Hall have parapets.

8.5 Chimneys: Although most buildings have chimneys, they are not particularly prominent, but add interest and variety to the skyline.

8.6 Location on the plot: The vast majority of buildings within the Conservation Area sit parallel with the street, but set back behind generous front gardens on the north side of the Conservation Area. The newer buildings tend to sit closer to the footpath edge as they have smaller front gardens.

8.7 Windows and doors: Most buildings have casement windows of varying ages and materials, however, the more substantial traditional buildings such as the rectory have sliding sashes. Some of the Lady Jermy Way properties also have (replica) sash windows.

8.8 Boundaries: These are a prominent feature of Church Road, particularly the north side, and create a sense of enclosure although the buildings are set back from the street. They are not particularly evident elsewhere in the Conservation Area. Strong hedgelines are also a key feature of the western end of the Conservation area.

8.9 Vistas: Views of the surrounding countryside from a few points throughout the village provide a rural setting.

8.10 Trees: Trees are important to the character of the village and frame views towards the bend on Church Street. There are significant groups along Church Street and the green, and numerous mature trees and shrubs in gardens.

8.11 Spaces: The small areas of grass such as the green and the few roadside verges within the village evoke a rural feel. Some spaces such as the churchyard allow attractive views over the surrounding fields.

9.0 PROPOSED CHANGES TO THE CONSERVATION AREA BOUNDARY

Additions

9.1 Allens Farmhouse and Alwyns Barn (Nos. 8 & 10 Church Road) are important to the history of the village and they close the view down the track leading to them from Church Road. Together with No. 6 Church Road, they form an attractive small group of buildings which contribute positively to the character of the village and it is therefore, proposed that they be included within the Conservation Area boundary.

9.2 Nos. 6 & 8 High Street, although much altered, are survivals from an earlier stage of the village's development and No. 6 is especially important because of its historical connections with Spurgeon the baptist preacher. It is, therefore, proposed that they be included within the Conservation Area boundary.

Removals

9.3 Lady Jermy Way is a modern housing development that was constructed on a greenfield site in the 1990s. Now that the land has been built on, there is no need to retain this area within the Conservation Area boundary. The boundary can be modified to exclude them without compromising any other parts of the Conservation Area.

10.0 ENHANCEMENT OPPORTUNITIES

10.1 Many of the streetlights throughout the village are of a rather utilitarian design out of keeping with the rural setting of the village. The exceptions are the handful of 1950s streetlights still in place. The more traditional streetlights should be retained and repaired whilst the modern streetlights could be replaced with a more appropriate design.



Church Street (east end)

10.2 Although, outside the Conservation Area, the removal of the intrusive garage and forecourt of Teversham Motors from such a prominent location in the village would significantly improve the setting of the Conservation Area. Alternatively, some form of appropriate screening would lessen the impact of the building and associated vehicles. The same is true of the vehicles outside the Borley Brothers property, again outside the Conservation Area, but impacting upon the setting of the village.



Street clutter

10.3 There is a clutter of signage and street furniture at the entrance to Teversham Hall Farm and at the junction of Church Road and High Street. This stretch of the High Street, together with the open car parking area of the Rose and Crown Public House, provides an opportunity to significantly improve the streetscene by rationalising the street paraphernalia, and screening the car parking area from the street or improving the landscaping. The streetscape would be significantly enhanced by the relocation of overhead cables to underground, though this work would need to be carried out with care to ensure tree roots are not damaged and that proper reinstatement is undertaken.

10.4 The timber bollard and chain-link fencing of Teversham Hall is unsuitable for this higher status building and would be better replaced with a more appropriate boundary wall. Encouraging other property owners to provide more suitable fences or walls or hedges would also improve the appearance of the village, particularly along the

south side of Church Road.

10.5 The District Council may seek to make 'Article 4 Directions' to retain traditional detailing on the exterior of non-listed buildings within the Conservation Area, where such details have not already been lost.

10.6 Subject to the availability of adequate funding, the District Council may make discretionary grants available towards the repair of certain historic buildings and structures within the district. These grants are made to encourage the use of traditional materials and craft techniques and are generally targeted at Listed Buildings, though visually prominent non-listed buildings within Conservation Areas may also be eligible for grant aid. More specific advice on the availability of grants, as well as on appropriate materials and detailing, is available from the Conservation Section within Development Services Directorate at the District Council.

11.0 POLICIES TO PRESERVE THE CHARACTER OF THE AREA

11.1 These policies should be read in conjunction with those in the South Cambridgeshire Local Plan. Summaries of relevant policies are provided in Appendix A, but it is advisable to consult the Local Plan itself.

11.2 In considering the design of new buildings or extensions to existing ones, the council will take into account the impact of the proposal on the setting of Listed Buildings and the character and appearance of the Conservation Area. Section 8 of this document sets out some of the key characteristics which need to be considered if a design is to fit comfortably with its neighbours. The following will also be important in determining whether a new development is acceptable:

Scale - buildings should not exceed two and a half storeys in height. Pitched roof forms are typical of the area, but care must be taken to ensure that the roof proportion is appropriate for the building and location. Any dormers etc should be appropriately detailed and scaled and rooflights ideally only provided on less visible slopes.

Location on the plot - buildings should respect the established set-back building line unless there are good reasons for bringing the building line forward.

Materials - Teversham has a relatively limited

palette of materials with different types being more suitable for buildings of particular types or scales. Care should be taken to ensure that, for example, high status materials such as stone are not used for deliberately low-key buildings.

Colours - traditional colours for paint and render in the village would have been subdued earthy tones. Encouragement should be given to ensure that very strident colours are not used in new developments to avoid them over-dominating the traditional buildings of the village.

11.3. Boundaries, and in particular the walls and hedges, are very important to the character of the village along Church Road and those identified in this report should be repaired and retained. When new buildings are being considered, or new walls or fences erected to surround existing buildings, it is important to ensure that the style and material chosen is appropriate for the type of building and its location within the village.

11.4 Trees are an important feature of the village's character and they should not, therefore, be removed when they contribute positively to the character of the village generally or the setting of specific buildings or groups. Where such trees have to be removed for safety reasons replanting with appropriate species should take place. Owners of the significant tree groups should be encouraged to undertake an arboricultural survey to ensure that trees are replaced as they become over-mature to ensure that the form of the groups is maintained.

11.5 The District Council will encourage the Highway Authority and statutory undertakers to reduce the visual clutter and impact of plant, road signs and other street furniture. Where signs are needed, their size should be kept to the minimum allowable and, wherever possible, they should be fixed to existing features rather than being individually pole-mounted. Appropriate designs and colours for street furniture will be encouraged and necessary but unattractive plant should be appropriately screened.

1.0 RELEVANT PLANNING POLICIES

Cambridgeshire Structure Plan (adopted October 2003)

PI/2 Protection of sites of archaeological, historical or architectural value.

P7/6 Local authorities will protect and enhance the distinctiveness of the historic built environment.

South Cambridgeshire Local Plan (adopted February 2004)

This section summarises the main Local Plan policies that are relevant to Conservation Areas.

SE10 Protected Village Amenity Areas

HG10 The design and layout of residential schemes should be informed by the wider character and context of the local townscape and landscape.

HG12 Extensions and alterations to dwellings should be in keeping with local character.

EM6 Small scale employment in villages.

SH6 Resistance to loss of shops in villages.

CS7 Utility companies to be urged to place pipes, fibres, wire and cables underground where this would not have unacceptable environmental impacts.

CS8 location of telecommunications installations to minimise visual impact.

CS9 Protection of village pubs and recreational facilities.

EN1 Importance of maintaining character and distinctiveness.

EN4 Protection of the historic landscape, whether or not they are statutorily designated.

EN5 Retention of trees and hedges in new developments.

EN15 Protection, preservation and enhancement of known and suspected sites of archaeological importance.

EN16 Public access to archaeological sites and records.

EN17 Building preservation notices and spot listing of buildings of archaeological or historic interest to protect unlisted buildings.

EN18 Presumption against demolition of Listed Buildings.

EN19 Recording and salvage if consent for demolition is granted.

EN20 Unsympathetic extensions to Listed Buildings.

EN21 Preservation or salvage (including public record) of fabric or features of Listed Buildings where consent for extensions or alterations is granted.

EN22 Imposition of conditions to protect the fabric and character of buildings.

EN23 Preservation of the character of roofs of Listed Buildings, in particular long straw and gault clay roofs.

EN24 Use of planning powers to secure the sound repair of Listed Buildings.

EN25 Maintenance of register of 'buildings at risk'.

EN26 Considerations to be applied when considering the conversion of Listed Buildings to new uses.

EN27 Applications for planning permission and Listed Building consent will not be considered separately. Requirement for the consideration of Listed Building applications and planning applications, including the need to consider the full effects of proposals on the building and its setting.

EN28 Requirement to submit illustrative and technical material to allow the impact of proposals affecting a Listed Building, its curtilage and wider setting.

EN30 Requirement for applications for planning permission in Conservation Areas to be accompanied by

sufficient details to allow their impact to be assessed.

EN31 High quality of design, planting and materials connected with landscaping of developments in Conservation Areas.

EN32 Controls over consent for demolition of buildings in a Conservation Area.

EN33 Salvage of materials and pictorial record if consent for demolition in a Conservation Area is granted.

EN34 Retention of the character, materials, features and details of unlisted buildings in Conservation Areas.

EN35 Restrictions of permitted development rights to safeguard elements of the character of Conservation Areas.

EN36 Control over external cladding which affect the character of Conservation Areas.

EN37 Control over location and design of meter boxes on Listed Buildings.

EN38 Need to retain traditional shopfronts and their details.

EN39 Controls over design of advertisements and signs on Listed Buildings and in Conservation Areas.

EN40 Controls over design of advertisements and outside Conservation Areas. Area of Special Control is in place.

EN41 Coordination of planning permissions and consent for demolition or felling of trees in Conservation Areas.

EN42 Promotion of enhancement schemes in Conservation Areas.

EN43 Statutory undertakers and utility companies should consult and seek to agree works in Conservation Areas.

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