

Appendices:  
3



**NORTHAMPTON**  
BOROUGH COUNCIL

## CABINET REPORT

|                     |  |
|---------------------|--|
| <b>Report Title</b> | <b>Kingsthorpe Conservation Area &amp; Kingsthorpe High Street and Manor Road Conservation Area Appraisal and Management Plans and Extension of Kingsthorpe Conservation Area Boundary</b> |
|---------------------|--|

**AGENDA STATUS: PUBLIC**

|                                    |                                     |
|------------------------------------|-------------------------------------|
| <b>Cabinet Meeting Date:</b>       | 8 <sup>TH</sup> February 2017       |
| <b>Key Decision:</b>               | No                                  |
| <b>Within Policy:</b>              | Yes                                 |
| <b>Policy Document:</b>            | Yes                                 |
| <b>Directorate:</b>                | Regeneration, Enterprise & Planning |
| <b>Accountable Cabinet Member:</b> | Councillor Tim Hadland              |
| <b>Ward</b>                        | Kingsthorpe                         |

### **1. Purpose**

---

- 1.1 To seek Cabinet approval to the adoption of Conservation Area Appraisal and Management Plans for the two Conservations Areas in Kingsthorpe, following public consultation in November/December 2016 and an extension to Kingsthorpe Conservation Area boundary.

### **2. Recommendations**

---

It is recommended that Cabinet:

- 2.1 approves the adoption of the Conservation Area Appraisal and Management Plans for Kingsthorpe Conservation Area and Kingsthorpe High Street & Manor Road Conservation Areas (Appendices B & C).
- 2.2 agrees an extension to the Kingsthorpe Conservation Area boundary to include the Old Institute building on Kingswell Road and associated land within the Conservation Area designation.

### 3. Issues and Choices

---

#### 3.1 Report Background

- 3.1.1 A Conservation Area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Building Act) as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The purpose of conservation areas is to provide a broader form of protection than listed building control. It recognises that historic buildings and architecturally interesting buildings do not exist in a vacuum but in a particular urban and rural context which provides a setting for the building and may have a special character or appearance which it is desirable to preserve. Conservation Area designation introduces controls over the way owners can alter or develop their properties and also controls work to trees. There are 21 Conservation Areas in Northampton, two of which are in Kingsthorpe: Kingsthorpe Conservation Area, surrounding the village green and St John the Baptist Parish Church, which was one of the first Conservation Areas to be designated in Northampton in 1970 and was extended in 1976, and Kingsthorpe High Street/Manor Road Conservation Area, which was designated in 1987.
- 3.1.2 The Listed Building Act places a continuing statutory duty on local planning authorities to undertake a periodic review of each Conservation Area and its boundaries to ensure that it still justifies its special status and to determine whether any boundary revisions are necessary. Local planning authorities are also under a duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas. Appraisal and Management Plans have so far been adopted by the Council for 17 of the 21 Conservation Areas.
- 3.1.3 A review of the two conservation areas in Kingsthorpe was undertaken in 2016, resulting in the preparation of draft Appraisal and Management Plans for each of the two Conservation Areas. These recommend the retention of them as two separate Conservation Areas but with a minor extension to Kingsthorpe Conservation Area to include the Old Institute building on Kingswell Road and associated land, on account of the positive contribution it makes to the character and appearance of the area.
- 3.1.4 Public consultation on the draft appraisal and management plans for each area was held between 8<sup>th</sup> November and 20<sup>th</sup> December 2016. Letters and explanatory leaflets were sent to all addresses in the two conservation areas and the appraisal documents were available on the Council’s web site and at Kingsthorpe and Central Libraries. The Listed Building Act requires that the local planning authority’s proposals for the preservation and enhancement of a Conservation Area be formulated and submitted for consideration at a public meeting and that the local planning authority take into account any views expressed. Kingsthorpe Conservation Area Committee held a meeting to discuss the draft documents which was attended by 15 residents.
- 3.1.5 In total, 15 representations were received, with seven responses in respect of Kingsthorpe Conservation Area and eight regarding High Street & Manor Road Conservation Area. A summary of the responses is attached (Appendix A).

## **3.2 Issues**

3.2.1 Wherever appropriate, suggestions and corrections that were received have been incorporated into the revised documents that are recommended for adoption, particularly where they are of a factual nature (Appendix B & C). Two main issues were highlighted through the consultation process: the possible merger of the two Conservation Areas and the benefit of making an Article 4 Direction in Kingsthorpe Conservation Area.

### **3.2.2 Merger of the Conservation Areas**

The first issue is whether the two existing Conservation Areas should be merged into one larger Conservation Area; the majority of responses on this subject were in favour of a creating a single Kingsthorpe Conservation Area. However, the designation as two separate Conservation Areas appropriately reflects the different characteristics of the two areas, with the area surrounding the village green and church having a distinct nucleated character and appearance compared to the compact and linear pattern of development along High Street and Manor Road. On balance, it is considered that the two Conservation Areas should remain separate.

### **3.2.3 Article 4 Direction**

The second main issue is whether an Article 4 Direction should be introduced in Kingsthorpe. Such orders have been made in six Conservation Areas in Northampton and it means that planning permission is required to make alterations affecting the external appearance of houses in the area. The responses received to the consultation, however, indicate little public support for such a measure in Kingsthorpe and the suggestion is not therefore being recommended to Cabinet.

## **3.3 Choices (Options)**

3.3.1 Cabinet could choose to:

- a) adopt the Appraisal and Management Plans with changes made as a result of the consultation, as recommended;
- b) adopt the Appraisal and Management Plans with other changes, or;
- c) adopt the Appraisal and Management Plans with no changes.

3.3.2 Option a) is considered the most appropriate as it would provide the two Conservation Areas with up-to-date Appraisal and Management Plans that have been subject to public consultation.

## **4. Implications (including financial implications)**

---

### **4.1 Policy**

4.1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that it is the duty of a local planning authority from time to time to review conservation areas and to determine whether any further parts of their area should be designated as conservation areas.

4.1.2 The appraisal documents are in accordance with policy contained in the National Planning Policy Framework and guidance produced by Historic England. Policy E26 of the Northampton Local Plan is also relevant.

## **4.2 Resources and Risk**

4.2.1 Designating and reviewing conservation areas is a statutory duty and is part of the remit of the Policy, Heritage and Environment group. There will be some financial cost in advertising by statutory press notice the extension to Kingsthorpe Conservation Area boundary. This will be met through the existing Conservation service budget. The costs associated with any future enhancement projects will be considered separately and will be the subject of a separate report

4.2.2 Adoption of the Appraisal and Management Plans will assist the Council in safeguarding the special character and appearance of the two Conservations Areas as they will be material considerations in the determination of planning applications and planning appeals. Without up-to-date Appraisals, there is a danger that the special interest and character that justified designation could be eroded.

## **4.3 Legal**

4.3.1 As set out above. Additionally, notice of designation, with particulars of its effect, is required to be published in the London Gazette and one local newspaper. The cost of advertising will be met from existing budgets. There is no duty to notify owners and/or occupiers individually although criminal liability under the Listed Building Act commences from the date of designation.

## **4.4 Equality and Health**

4.4.1 No significant adverse impacts on those with protected characteristics have been identified. An Equality Impact Assessment Screening has been undertaken and approved.

## **4.5 Consultees (Internal and External)**

4.5.1 Individual letters and a leaflet summarising the draft appraisal were sent to all properties in the two Conservation Areas and Kingsthorpe Conservation Area Committee was consulted. The ward member has been consulted.

## **4.6 How the Proposals deliver Priority Outcomes**

4.6.1 The appraisal relate to strategies in the Corporate Plan to protect the environment and Love Northampton by celebrating the towns history and heritage.

## **4.7 Other implications**

4.7.1 None

## **5. Background Papers**

---

- 5.1 Planning (Listed Buildings and Conservation Areas) Act, 1990 Section 69;
- 5.2 Paragraphs 127 & 141 of the National Planning Policy Framework (published by HM Government, March 2012);
- 5.3 Historic England Advice Note 1 – Conservation Area Designation, Appraisal and Management (Historic England, February 2016).

## **6.0 Appendices**

---

Appendix A: Summary of responses received

Appendix B: Kingsthorpe Conservation Area Appraisal & Management Plan

Appendix C: Kingsthorpe High Street and Manor Road Conservation Area Appraisal & Management Plan

**Ian Gray, Interim Director, Regeneration, Enterprise & Planning**