

CABINET

18 MARCH 2009

HAMBLEDON CONSERVATION AREA CHARACTER APPRAISAL AND  
MANAGEMENT PLAN

REPORT OF HEAD OF ECONOMIC AND CULTURAL SERVICES

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RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

Hambledon was designated a Conservation Area in May 1970. A character appraisal and management strategy has been developed over recent months in liaison with the local parish council and in line with English Heritage guidance on the production of such documents. The Hambledon Conservation Area Character Appraisal and Management Strategy project has been informed by the work of professional consultants and specialist officers, but also by local opinion gathered through a six week public consultation exercise.

The character appraisal assesses the quality and character of the conservation area and describes Hambledon's historic development. It identifies detractors and opportunities for enhancement, and identifies 'positive' unlisted buildings. The management strategy puts forward a number of proposals, including recommendations for a significant extension of the original conservation area boundary and the introduction of Article 4 Directions. It provides a policy framework for managing change in the conservation area without compromising the quality of its historic environment. It also identifies actions and priorities to support future management and future review of the conservation area.

The adopted document will be part of the evidence base for the emerging Local Development Framework. It will also be a material consideration in determining

planning applications and Conservation Area Consent applications in the Hambledon Conservation Area.

This paper outlines the development of the appraisal and management strategy, and asks Members to approve and formally adopt the final draft documentation at Appendix 1.

#### RECOMMENDATIONS:

That Cabinet:

1. adopts the Hambledon Conservation Area Character Appraisal and Management Strategy at Appendix 1.
2. endorses the boundary extension proposed at paragraph 10 of the Management Strategy at Appendix 1.
3. authorises the Head of Economic and Cultural Services in consultation with the Portfolio Holder for Heritage, Culture and Sport to make any minor changes prior to publication.

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### HAMBLEDON CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

#### REPORT OF HEAD OF ECONOMIC AND CULTURAL SERVICES

#### DETAIL:

##### 1 Background

- 1.1 Local Planning Authorities (LPAs) have a duty to designate conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined in the Act as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. The LPA also has a responsibility to review its conservation areas and publish proposals for their preservation and enhancement. Government guidance is held in PPG 15 ‘Planning and the Historic Environment’ and further detailed guidance is given in two documents by English Heritage listed in the ‘Background Documents’ at the end of this report.
- 1.2 Hambledon Conservation Area was designated in 1970 but although a technical statement was produced at the time, in common with many other conservation areas in Winchester District, no character appraisal was produced. The production of the Hambledon appraisal was prioritised when funding was allocated from the Council's Planning Delivery Grant in 2006/07.

##### 2 Project Summary

- 2.1 In January 2007, a consultancy called The Conservation Studio was commissioned to undertake the appraisal and produce recommendations for the management strategy. The consultancy was also asked to review the conservation area boundary. The survey and desktop research took place in the early spring of 2007 and this included a walkabout with representatives of the local community. An internal draft was produced for officer comment in May of that year and this was revised for the Public Consultation Draft, published in print and on the City Council's website on 28 August 2007. Exhibition panels explaining the purpose of the study were placed throughout the consultation period in Hambledon Village Hall and the consultation was launched at a public meeting on 4 September 2007. A questionnaire was also produced and this was made available on the website as well as at the exhibition. The consultation period closed on 16 October 2007.
- 2.2 Comments arising from the public meeting and consultation process have been taken into account and the document has been revised accordingly.

The Public Draft document was broadly welcomed although there were a number of factual errors which have now been corrected. The final draft is attached at Appendix 1 for Cabinet approval subject to any minor editing changes and insertion of further photographs where necessary.

- 2.3 It should be noted that at the time of writing this report, officers were awaiting final comments from the parish council. It is anticipated that comments will be received before this Cabinet meeting and that they will also be broadly supportive, although further minor changes may be incorporated if appropriate. It is proposed that any such changes be made in consultation with the Portfolio Holder for Heritage, Culture and Sport.
- 2.4 Once the final draft has been approved and final amendments made, the intention is to make the document available primarily on the Council's website with printed copies available on request for a small charge. Actions recommended in the report will be implemented as appropriate and as resources allow through the Council's usual business planning process. Such actions will include the formal change of the conservation area boundary, which will require further public notification and advertisement.

### 3 Purpose and Structure of Document

- 3.1 The Hambledon Conservation Area Character Appraisal and Management Strategy document identifies the character and qualities of the conservation area in a combination of text, maps and photographs. It highlights key issues and puts forward proposals for its management over the oncoming years. The document will provide Winchester City Council with a valuable tool to inform its planning practice and policies for the area.
- 3.2 The 'Character Appraisal' section assesses the quality and character of the conservation area and describes Hambledon's historic development. It identifies unlisted historic buildings which make a positive contribution to the character of the conservation area and these are identified as 'positive buildings' on the appraisal map and are described in the text. This section of the document also identifies detractors and other positive features of the area which affect the character of the area. Opportunities for enhancement are also identified.
- 3.3 The 'Management Strategy' section of the document sets out proposals for the management of the conservation area in the form of a series of issues and recommendations for improvement and change. These issues include:-
  - (a) Loss of architectural features which could be controlled or limited through the introduction of Article 4(2) Directions. Under such a direction, applications for planning permission will be required for specified categories of minor development specified which would otherwise have been classed as 'permitted development'. Such applications would be free of charge.
  - (b) Control of 'positive buildings': these are buildings which are unlisted but make a positive contribution to the character of the conservation area (as

defined in the appraisal document and indicated on the appraisal map). Their contribution could be preserved or enhanced through resistance to demolition, and also through careful consideration of proposed extensions and alterations to ensure that the design of alterations is as sympathetic to the qualities and character of the buildings as possible.

(c) Inclusion of buildings as necessary in the Council's revised Buildings at Risk Register, and positive moves to ensure such buildings are returned to a reasonable state of repair.

(d) Encouraging the use of traditional building and repair methods through the provision of free officer advice and publications.

(e) Control of poorly sited satellite dishes and other accretions through greater use of the Council's existing enforcement powers.

(f) The City Council will make the Department for Culture, Media and Sport aware of any buildings within the conservation area which it feels should be considered for statutory listing.

(g) Particular care will be taken in assessing the quality of design of new development within the conservation area

(h) The City Council will encourage the preservation of the historic field pattern in and around the conservation area including encouragement to create biodiversity strips and the protection of hedgerows and trees.

(i) Significant trees will be protected using existing powers under the Planning Act and the Parish Council could consider producing a tree management plan in consultation with the local community.

(j) Special consideration will be given to the protection of existing views into and out of the conservation area when considering planning applications.

(k) The City Council will ask Hampshire County Council to consider ways of slowing down through-traffic within the conservation area with measures which will not have an adverse impact on the character of the area.

(l) The County Council will be encouraged to maintain the historic street surfaces by carrying out repairs using traditional methods and materials.

(m) Article 4 Directions will also be considered in the area for the protection of flint walls which are characteristic of the conservation area.

- 3.4 The original boundary of the conservation area was tightly drawn around the core of the village which the conservation area was first designated back in 1970. As part of the Appraisal process, the area around this central core was surveyed in detail. In addition, comments were received following the walkabout with representatives from the local community, which included an inspection of the landscape setting of the village. As a result of these

investigations, a number of extensions are recommended to the existing conservation area to encompass fully the area which is considered to be of special architectural and historic interest. Also included are landscape areas which provide the *setting* to the conservation area, as recommended by English Heritage in their guidance on the Management of Conservation Areas. The resultant proposed extension of the conservation area encompasses areas of both the built and natural environment affecting historic buildings as well as the landscape setting to the village including historic parkland.

- 3.5 The process for extending the boundary is a simple one and does not require further public consultation, although there are legal requirements to publicise the change in The London Gazette and a local newspaper and to notify the Secretary of State for the Department of Communities and Local Government

#### 4. Conclusion

- 4.1 The Hambledon Conservation Area Character Appraisal and Management Strategy will provide a useful tool for the Council to manage change within the conservation area in a sustainable way. The Management Strategy aims to protect and enhance the distinctive qualities of the conservation area and its natural landscape setting. Members are therefore requested to formally adopt the document, to sanction the proposed boundary extension and to authorise any final minor amendments to be made by the Head of Economic and Cultural Services in consultation with the Portfolio Holder for Heritage, Culture and Sport.

#### OTHER CONSIDERATIONS:

##### 5. CORPORATE STRATEGY (RELEVANCE TO):

- 5.1 The appraisal and strategy directly support the corporate commitment to a high quality environment.

##### 6. RESOURCE IMPLICATIONS:

- 6.1 The project was part funded by the Planning Delivery Grant allocation. There are minor costs associated with the notification of the boundary change which will be absorbed by existing budgets. Delivery of other actions proposed by the management strategy may be dependent on City Council, County Council or other partner resources. These would be considered as part of the usual business planning process, but some of the recommendations may be implemented through change of practice and would not then incur any additional costs.
- 6.2 The introduction of Article 4 Directions – referred to in paragraph 3.3 above – would require owners of buildings to make applications for planning consent for specific proposals which would previously have been classified as ‘permitted development’ and therefore not required consent. Although there would be no charge to the applicant, there would be a small associated additional workload for the Planning Management and Historic Environment

services. Moreover, the limited controls proposed are such that it is unlikely that any successful claims for compensation could be made for loss of value if subsequent planning applications are refused.

#### BACKGROUND DOCUMENTS:

(A) English Heritage guidance on conservation areas and the conservation area appraisal process can be found at [www.english-heritage.org.uk/server/show/nav.1630](http://www.english-heritage.org.uk/server/show/nav.1630)

(B) Planning Policy Guidance Note 15 can be found at [www.communities.gov.uk/publications/planningandbuilding/ppg15](http://www.communities.gov.uk/publications/planningandbuilding/ppg15)

(C) Working papers held in the Economic and Cultural Services division show previous drafts and principal changes arising from the professional and public consultation process.

#### APPENDICES:

Appendix 1: Hambledon Conservation Area Character Appraisal and Management Strategy (Final Draft).

Appendix 2: Aerial photograph and Ordnance Survey map showing proposed extension to conservation area

Copies attached for Cabinet Members, Group Leaders and Chairman of Principal Scrutiny Committee only. A further copy has been placed in the Members' Library and it can also be viewed on the internet via the following link:

<http://www.winchester.gov.uk/CouncilAndDemocracy/ElectedRepresentatives/Committees/CommitteeMeeting.asp?id= SX9452-A783CE56&committee=780>