

Full Council 1st December 2021

Report Title	Isham Conservation Area Character Appraisal and Management Plan
Report Author	George Candler, Executive Director of Place and Economy George.candler@northnorthants.gov.uk

List of Appendices

Appendix A – Revised Isham Conservation Area Character Appraisal and Management Plan

Appendix B – Revised Isham Conservation Area Boundary Map

Appendix C – Representations received to the consultation and officer responses

1. Purpose of Report

- 1.1. To consider representations received in response to consultation on a draft Isham Conservation Area Character Appraisal and Management Plan together with a proposed amendment to the conservation area boundary and to determine whether to adopt a revised version.

2. Executive Summary

- 2.1 The council has a duty to formulate and publish proposals for the preservation and enhancement of conservation areas and then to actively manage their protection and physical improvement through the exercise of its planning functions.
- 2.2 Consultation has taken place with interested parties on a draft Conservation Area Character Appraisal and Management Plan and a proposed revision to the existing conservation area boundary for Isham. A number of representations were received as a result. These comments have been considered by officers and a number of amendments are proposed as a result. The proposal has been considered by the Planning Policy Executive Advisory Panel and the Executive. The decision on whether to adopt the revised documents and formally amend the conservation area boundary rests with Council.

3. Recommendations

- 3.1 It is recommended that the Council:
- a) Adopt the Revised Isham Conservation Area Character Appraisal and Management Plan as set out in Appendix A; and
 - b) Revise the Isham Conservation Area Boundary as set out in Appendix B.
- 3.2 Reason for Recommendations – To accord with the Council’s duty to formulate and publish proposals for the preservation and enhancement of conservation areas and then to actively manage their protection and physical improvement.

4. Report Background

- 4.1 Every local planning authority has a duty to determine which parts of their area are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance, and to designate those area as conservation areas. They also have a duty from time to time to review the past exercise of those functions.
- 4.2 The review of the existing conservation area and the creation of an appraisal and management plan for Isham Conservation Area was part of an on-going programme of work by the Borough Council of Wellingborough intended to provide all of the borough’s conservation areas with suitable appraisals.
- 4.3 Isham Conservation Area was designated in March 1980, but the related character appraisal and management plan was not required at that time. A draft appraisal and management plan together with a proposed amendment to the conservation area boundary was considered by the Borough Council of Wellingborough’s Development Committee on 18th January 2021. The Committee resolved that consultation be undertaken with interested parties. The report and minutes are available to review at the following link:
- https://www.wellingborough.gov.uk/meetings/meeting/1191/development_committee
- 4.4 Consultation took place for 6 weeks between 25th January 2021 and 8th March 2021. All properties within the existing and proposed boundary were sent a letter informing them of the proposals and inviting comments. All documents were made available on the Council’s website and the Parish Council, ward councillors, Historic England, Wellingborough Civic Society and Northamptonshire County Council were also consulted.
- 4.5 An authority’s justification for designation of a conservation area, as reflected in the appraisal of an area’s special architectural or historic interest and its character and appearance, are all factors which will be taken into account in considering planning applications within and adjacent to conservation areas.
- 4.6 Character appraisals relate to the recognition and reinforcing of townscape quality and the encouragement of high standards in new design. Character appraisals of conservation areas will render the North Northamptonshire Joint Core Strategy Policy 2 more capable of effective implementation.

- 4.7 Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Any demolition, development or construction in conservation areas will generally need planning permission. The local planning authority must also be notified 6 weeks before any work on trees begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, to create a Tree Preservation Order (TPO) to protect it.
- 4.8 The appraisal was undertaken and the documents prepared by Place Services on behalf of the council. Place Services is a recognised Historic Environment Service Provider (HESPR) with the Institute of Historic Building Conservation (IHBC), and a Registered Organisation with the Chartered Institute for Archaeologists (CIFA). They have a proven track record of undertaking Conservation Area Appraisals for clients across the West Midlands, Hertfordshire, Essex, and Suffolk. These are completed in line with national and local policy and guidance.

5. Issues and Choices

- 5.1 In response to the consultation, comments were received from 21 respondents including residents, the parish council, the neighbourhood plan group, and the local ward councillor. These comments covered a number of issues, but a large number of the comments related to how the appraisal and management plan referred to, and considered, car parking issues. All of the comments received are set out in **Appendix C**.
- 5.2 Officers of the Council and Place Services have carefully considered all of the comments received and individual responses are set out in **Appendix C**. A number of amendments have been suggested as a result which can be broadly summarised as:
- Amending the appraisal to give further consideration to car parking;
 - Including the Cemetery and Bier House within the conservation area;
 - Referring to several additional significant views within Section 3.3; and
 - Correcting errors/typos.
- 5.3 It is recommended that the council adopts the revised Isham Conservation Area Character Appraisal and Management Plan as set out in Appendix A and amends the Isham Conservation Area Boundary as set out in Appendix B.
- 5.4 Should the council decide to amend the conservation area boundary there is a requirement to notify the Secretary of State and Historic England. The authority is also required to publicise the designation by placing a notice in the London Gazette and in at least one local newspaper circulating in the area.
- 5.5 In addition to the legal requirements, it is suggested that the council write to all properties within the boundary of the existing and proposed conservation area informing them of the designation and setting out broadly the implications of the designation. All those who responded to the consultation process should also

be notified of the decision, once made. The Conservation Area Character Appraisal and Management Plan will be available on the website.

6. Implications (including financial implications)

6.1 Resources and Financial

- 6.1.1 The cost of the review of the conservation area and the preparation of the associated documents by Place Services has been met from existing agreed budgets. There will be a small additional cost incurred as a result of designation due to the requirement to give notice of the designation in the London Gazette and a local newspaper.
- 6.1.2 The designation of conservation areas brings additional planning controls and considerations. This will result in more planning applications being required and the need to notify the council of works to trees. This will therefore require additional officer time; however, this is not anticipated to be significant. When submitting an application, in most cases there will be a planning application fee. However, for some types of consent, e.g., listed buildings and planning permission for relevant demolition in a conservation area and works to trees, no application fee is required.
- 6.1.3 Some of the management proposals may have cost implications. As noted in section 5.3 there are funding opportunities available (National Lottery Fund, S106 agreements and Partnership Schemes in Conservation Areas). Any proposals resulting in a requirement for additional resources would be subject to an additional specific report.

6.2 Legal

- 6.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sections 69 and 70 set out the local planning authority's duties regarding the designation of conservation areas.

6.3 Risk

- 6.3.1 There are no significant risks arising from the proposed recommendations in this report.

6.4 Consultation

- 6.4.1 Details of the consultation undertaken are set out in the main body of the report. Comments received and officer responses to those are included at Appendix C.

6.5 Consideration by Executive Advisory Panel

6.5.1 The proposals were considered by the Planning Policy Executive Advisory Panel on 19th August 2021. During discussion on the report, Members sought clarification that residents who already had unsympathetic uPVC windows in place would not be forced to replace them with timber. It was confirmed that any future replacement would be like for like but timber was recommended, however timber to uPVC would be potentially more problematic. It was noted that whilst the parish council were in general agreement with the proposals, they had raised a number of points that they did not support, and officers were requested to further assist the parish council with their concerns. Following the discussion, members resolved to recommend to the Executive that the revised Isham Conservation Area Character Appraisal and Management Plan be adopted and that the Isham Conservation Area be amended.

6.5.2 Following the Executive Advisory Panel, the Senior Planning Officer met virtually with representatives of Isham Parish Council and the ward member to address the concerns raised. The Landscape Officer also met a representative of the parish council at the cemetery to discuss the implications of the proposed designation on works required to trees. A further virtual meeting took place with Place Services so that the parish council and ward councillor could better understand the justification for the proposed conservation area boundary and the appraisal. As a result of the discussions, it has been agreed that, if the proposal is accepted by the Council, a more detailed list of FAQs will be prepared and provided to all those affected expanding on the advice relating to works on trees.

6.6 Consideration by Executive

6.7 The proposal was considered by the Executive on 30th September 2021 who recommended that the Council adopts the revised Isham Conservation Area Character Appraisal and Management Plan and revises the Isham Conservation Area boundary as set out in Appendix B.

6.8 Consideration by Scrutiny

6.8.1 This report has not been considered by Scrutiny.

6.9 Climate Impact

6.9.1 Some works to properties seeking to enhance climate change impact such as uPVC double glazing, external insulation and some renewal energy installations would require planning applications as a result of the designation. The climate impact would need to be balanced against the impact on the special historic interest of the area when determining those applications.

6.10 Community Impact

6.10.1 There will be an increase in the applications required for certain types of development. The Conservation Area will provide greater protection for that part of the village considered to be of special architectural or historic interest, which it is desirable to preserve or enhance.

7. Background Papers

- 7.1 Committee report to the of Borough Council of Wellingborough Development Committee on 18th January 2021
https://www.wellingborough.gov.uk/meetings/meeting/1191/development_committee
- 7.2 [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)