CONSERVATION AREA ASSESSMENT

Policy & Conservation Section
Northampton Borough Council
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Introduction

Conservation Areas were first introduced by the Civic Amenities Act in 1967. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Authorities to designate as Conservation Areas “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Local Authorities also have a duty to review the Conservation Areas from time to time.

Section 71 places a duty on Local Authorities to formulate and publish proposals for the preservation and enhancement of their Conservation Areas.

The primary objectives of Conservation Area designation are:

♦ to preserve worthy buildings and prevent their demolition unless this is shown to be the only suitable action;
♦ to ensure that redevelopment, renovation or the extension of existing buildings will harmonise with other buildings in the area;
♦ to preserve or enhance the setting of the area;
♦ to encourage positive schemes for the restoration of buildings within the area.

The purpose of this assessment is to provide guidance for owners and occupiers on how the preservation and enhancement of the character and appearance of the area can be achieved. It will also provide a sound basis for the assessment of planning applications and will help identify proposals for preserving and enhancing the character and appearance of the area.

The Conservation Area

The Conservation Area was designated on 25th June 1986 following a period of consultation with amenity organisations, local businesses and residents. The boundary has not altered since designation.

The Conservation Area is situated in the eastern quarter of the town centre and straddles a primary access route into the town centre. It is nucleated around the tranquil St Giles Church and Church yard, bounded by Cheyne Walk, York Road, St Giles Terrace and Spring Gardens, forming a tight boundary around a primarily Victorian area of distinct character. The building types vary from grand villas to more modest Victorian terraces. One of the primary characteristics of the area is the careful attention given to architectural detailing and use of high quality materials – evident in most building types – which cumulatively adds to the character of the area. It is essential that these characteristics are retained and where necessary restored for the benefit of the local community and future generations. The southern boundary adjoins the Derngate Conservation Area.

Archaeology

St Giles Conservation Area lies within the Medieval walled area of Northampton’s historic town core and the southern and eastern boundaries broadly follow the line of the historic wall and town defences.

Archaeological investigation within this part of town has been relatively limited, although excavation and observations during development works have demonstrated the survival of buried archaeological remains associated with the development of the town from the 12th century onwards.
Ownership

The majority of the properties are either owned by private individuals or commercial institutions. The largest landowner within the Conservation Area is the Church of St Giles.

History and Development

In the 12th century only London and Lincoln were bigger towns than Northampton and during the 13th century Northampton was considered the most important town in the Midlands, by then a Royal Burgh with its own constitution. Northampton was the administrative centre of the surrounding Shire, a function first recorded in the Anglo-Saxon Chronicle of 921. The town received its first Charter in 1189 from Richard I.

The Medieval Church of St Giles and the tranquil churchyard dominate the area and provide a central focus for the Conservation Area. St Giles is the patron saint of cripples and beggars. The Church dates from the 12th century but was largely rebuilt in 1616 following the collapse of the tower, which severely damaged the building. Robert Browne, founder of the Congregational Church movement, spent much of his life in Northampton and following his death in the castle gaol, was buried in the churchyard.

The St Giles Charity was established in 1547 to care for the poor within the Parish. This was later extended to cover the whole of the town as funds exceeded need. St Giles Church was large enough to hold the General Assembly, an annual event where those who were to govern the town were selected. This was to change in 1553 when All Saints was made the Municipal Church. The first Sunday School at St Giles was established in 1786.

The roads of St Giles Street, St Giles Terrace and Spring Gardens all pre-date 1610. Cheyne Walk and York Road were laid out in the early part of the 19th century, and follow the alignment of the old Town wall, which bounded the eastern side of the town until the 15th century. The original Town Wall was extended in 1311 bringing the St Giles Parish into the town. As a punishment for supporting the Roundhead cause during the Civil War, the town walls were demolished in 1662 following an order from Charles II.

Adjoining the area, along Bedford Road, is Becket's Well where Thomas à Becket is supposed to have taken respite having fled Northampton Castle following his trial in 1164. The present structure, replacing an earlier well-head, was erected in 1843.

Much of the development of the area occurred in the early to mid 19th century. The buildings along Spencer Parade, nos 1-12 York Road and the villas in the southern part of Cheyne Walk are all shown on Wood & Law's map of 1847. St Thomas's Hospital (74 St Giles Street) dates from 1834, while the Primary School (now St Giles Church Centre) and 1-8 St Giles Terrace were built around 1860. Most other buildings are later 19th century. The only modern buildings in the area are the YMCA in Cheyne Walk and a large extension to the rear of 7 Spencer Parade.

Primary Uses

The majority of buildings within the area are Victorian with a range of fine villas and elegant rows of red brick terraces. These buildings would have been residential properties for the wealthier residents of the town but are now primarily in office use. This change has been beneficial in ensuring that the buildings, many of which are listed, are kept in economic use and well maintained. A more recent trend has seen some of the properties converted back into residential use.
Landscape Features
The villa gardens of the nineteenth century fronting Cheyne Walk and Spencer Parade create an interesting composition of houses set in their own grounds. The properties are generally well set back into the plot and are surrounded by boundary walls and planting creating a visual separation between the private and public environment.

Some of the characteristic hard landscaping elements and planting still survive in Cheyne Walk and Spencer Parade and although these elements are humble, they are none the less important in creating the distinctive character of the area.

Street Descriptions
Through the street description it is important to identify the area’s architectural and historic qualities, those areas of distinctive townscape value and those areas which would benefit from improvement. The character of the area varies from street to street primarily because of its town centre location which has seen considerable change over many decades. The area is characterised by its nucleated development form, relatively low building heights and high levels of architectural and design detailing.

St Giles Street
Only a short stretch of St Giles Street is located within the current boundary of the Conservation Area. The north side consists of a group of buildings, many of which are listed, which make an important contribution to the Conservation Area by virtue of their elegance, detailing and sense of place in the street scene. It is dominated by an elegant row of three storey red brick properties dating from 1883, with timber sash windows (nos 81 to 87), designed in Carolean style by Matthew Holding, an eminent local architect responsible for many buildings in Northampton. These would have originally been houses for some of the town’s more affluent residents. They are now in sympathetic business use which ensures the buildings are well maintained.

The southern side has two buildings within the Conservation Area both of which are visible when travelling south down St Giles Terrace. St Thomas’ Hospital (no. 74) was built in 1834 in Gothic style as an Almshouse, and is a Listed Building (illustration, p. 1). No. 76 (above) is included on the Local List.

The Manna House, located on a prominent site at the corner of St Giles Street and Hazelwood Road, is not currently within the Conservation Area but makes an important contribution to the locality and street scene – it is therefore recommended that the boundary be amended to include this building (see p. 7).
St Giles Terrace

St Giles Terrace links St Giles Street and Abington Street to the north. The southern half of the terrace is dominated by the church on the east side and the church school on the west side built 1858-61 and designed by E. F. Law (below).

The Church of St Giles (front cover) dates from the 12th century and dominates the area. Of particular interest is the fine Romanesque doorway, a 19th century reconstruction of Norman work. A particularly beautiful example of Victorian glass painting is displayed in the magnificent East window.

Beyond the church on the eastern side is an elegant terrace of red brick Victorian buildings (predominantly in business use) which provide a transition from the peaceful atmosphere of St Giles to the busy shopping area of Abington Street.

The terrace survives largely intact, with timber sash windows and front boundary railings, and offers an insight into the street in times gone by. There is a modern office building opposite which, due to the line of the road, can be clearly seen when travelling north along the street (and in the illustration below of St Giles Church Rooms). Although this is not located within the Conservation Area, the design of the building is unsympathetic to the area and the adjacent Listed Buildings and therefore conflicts with the historic character of the street.

Spencer Parade

On its north side is located St Giles Church which nestles within the tranquil churchyard which forms the nucleus of the Conservation Area. St Giles Churchyard is the only significant public green space in the Conservation Area and forms an important ‘green lung’ for this busy town centre area.

East of the churchyard there is a fine row of three early 19th century properties (nos 9-11) in classical style, rendered, with shallow front garden areas and low walls. Only one of these remains in residential use with the remaining two converted for business purposes. The properties are characterised by their attention to detail with canted bays, sash windows and elegant iron canopy porches.

The southern side (illustration p.1) boasts an impressive row of villas, perhaps even more so than those of Cheyne Walk. The varied architectural styles enjoyed in the early 19th century ‘mediaevalist’ period abound here, with designs ranging from Jacobean, with multi-gabled façades, to ‘Tudorbethan’ with battlements and pinnacles. The properties are set back from the road and many have retained their garden areas which add to their sense of grandeur. Unfortunately some of the boundary walls have either been removed or reduced in height, which has had a detrimental impact on the Conservation Area. Where possible the opportunity to re-instate the boundaries should be taken. Again, these formerly residential properties would have been the homes of the town’s wealthier residents and are now solely in business use.
Spring Gardens
This is a one-way street linking St Giles Street and Derngate and is a narrow, quiet backwater, dominated by the garages and blank walls giving rear access to the properties facing Cheyne Walk. There is a small group of Victorian buildings on the east side which reflect the former use and atmosphere of the area, and which retain the majority of their architectural features.

The west side of the street was formerly lined with a row of similar properties and therefore the remaining few are an important survival which make a positive contribution to the area. These terraced properties are not currently within the Conservation Area but it would be prudent to extend the boundary to include these buildings within the designated area. Further down the western side, the telephone exchange dominates the area; its scale and materials forming an oppressive visual weight.

Cheyne Walk
The western side is dominated by large Victorian villas on large plots, built during the early 1800’s. During the late 1800’s these properties overlooked open farmland and it wasn’t until the 1930’s that this open land was developed to facilitate hospital expansion. The elevated location gave views over the valley which must have been impressive and therefore these properties would have been very desirable amongst the town’s wealthy.

The size of the properties means that most of them are now in business use. This has ensured that the buildings remain in use and are well maintained. However, some buildings have been unsympathetically extended and one has been lost to redevelopment, replaced by the YMCA in 1957. The properties are largely individual in design, but each displays careful attention to architectural detailing, adding to the character of the Conservation Area.

The east side is bounded by the ironstone wall forming the boundary of the Hospital campus. Whilst the wall makes a contribution to the Conservation area, many of the hospital buildings are of modern design and have a poor relationship with each other and the Conservation Area.

Cheyne Walk is a heavily-trafficked road with traffic lights at both ends. It is regularly choked with stationary vehicles, which detracts from the Conservation Area.

York Road
York Road is lined on both sides by attractive Victorian terraced properties of modest size, many of which are still in residential use. The buildings of the south-western terrace are listed and have retained their architectural features, giving a balanced and visually pleasing view north from the junction of Billing Road.
The same can be said of the terrace on the south-eastern side which makes an important contribution to the street scene. These buildings, however, are not listed and have suffered some rather unsympathetic alterations in the past which have been detrimental to the area. It is important to both maintain and enhance the character of the Conservation Area and the Council will endeavour to encourage the reinstatement of these features when the opportunity arises.

The north end of York Road has a far more commercial and busy character. The proximity with the primary shopping area of Abington Street results in more pedestrian and vehicular movements. Most of the buildings on both sides of the road are used for business purposes and some have suffered unsympathetic alterations detrimental to the Conservation Area. Again, the Conservation Area status should be used as a vehicle for the reinstatement of lost features.

Proposed boundary amendments
As part of the reappraisal it is considered appropriate to make a number of amendments to the current Conservation Area boundary.

Becket's Well – this structure is rather separated from the main body of the Conservation Area and gives the impression of being an afterthought for inclusion. The structure is Grade II Listed and is therefore well protected under the current listed building legislation and it is considered that inclusion within the Conservation Area provides no additional benefit. It is therefore proposed to exclude the structure from the Conservation Area.

Spring Gardens – located on the west side of Spring Gardens is a group of red brick Victorian houses which remain largely intact. Evidence from O.S. Maps shows that the street was once lined with similar properties. This remaining group is therefore an important historic survival which would benefit from protection. Whilst the telephone exchange does not add anything to the Conservation Area the development potential of the site will impact greatly on the area. It is therefore proposed to include the street within the Conservation Area.
St Giles Conservation Area Assessment

St Giles Street - the western end of St Giles Street falls within the boundary of Derngate Conservation Area; the eastern end within St Giles. The central portion, however, is not included in either which has resulted in a few anomalies which are detrimental to the overall historic character of the town centre. Inclusion within a conservation area will protect those elements which make a positive contribution to the area and facilitate greater consideration for opportunities to preserve or enhance.

On the south side, St Giles Church buildings (the “Manna House”) occupy a prominent location on the corner of St Giles Street and Hazelwood Road. This property is not currently within the Conservation Area but makes an important contribution to the street scene and therefore the boundary should be extended to include it. The character of the remaining part of St Giles Street is more appropriate to Derngate Conservation area.

The revised boundary is shown on the map overleaf.

Areas for Enhancement

St Giles Street South

On the south side of St Giles Street, adjacent to the Manna House, is a single storey office building which is in current use by the Citizens Advice Bureau. The building, formerly the public offices for the telephone exchange, is of a modern design not sympathetic to the Conservation Area. Appropriate redevelopment which is complementary to the surrounding buildings would be advantageous.

Spring Gardens

Is dominated by the telephone exchange building which, in its elevated position, building height and external appearance dominates the local environment. A building of a more appropriate scale and form would benefit the character and appearance of the Conservation Area.

Article 4 Directions

Owners of residential properties can undertake some alterations to their property without the need to apply for planning permission - this is known as “permitted development” (permitted development rights only apply to buildings in single residential use, and not to flats or businesses).

The Town and Country Planning (General Permitted Development) Order 1995 enables local planning authorities to remove specified permitted development in sensitive locations by introducing Article 4 Directions. These are used only in special cases where alterations which could normally be undertaken without planning permission would have an adverse effect on the local environment.

Article 4 Directions are generally (though not exclusively) used as a tool in conjunction with Conservation Area designation to strengthen the protection afforded to those elements which form part of, or add to, the character and appearance of the area. Such directions are not used lightly but are given careful consideration before introduction.

It is considered that an Article 4 Direction would be appropriate for St Giles’ conservation area because there is evidence that the cumulative effect of some minor alterations has eroded the character of the area with a generally negative effect.

It is important that this erosion of character of the conservation area is avoided in the future.

It is proposed to make an Article 4 Direction which will result in the need to apply for planning permission for the following works:

♦ Alterations to windows and external doors
♦ Construction of new porches, or alterations to existing ones
♦ Removal or alteration of fences, railings or boundary walls
♦ Changes in roof coverings (e.g. from slates to concrete tiles)
♦ External painting
♦ Alterations to chimney stacks
♦ Provision of off-road parking visible from the street
♦ Installation of satellite dishes

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Government Advice

The primary Government advice relating to Conservation Areas is contained in PPG 15: Planning and the Historic Environment. This document offers clear advice on the designation of Conservation Areas and the importance of assessing the area’s special interest appropriately.

English Heritage offers advice on undertaking Conservation Area appraisals and this statement has been prepared in accordance with this advice.

Local Plan Policy

The Northampton Local Plan was adopted in June 1997. The plan sets out the Council’s aspirations for protecting and enhancing the Borough’s historic assets and states how applications affecting Conservation Areas will be assessed. These policies will be strengthened by this character appraisal, which will offer greater detail regarding those elements which give the area its distinctiveness.

Demolition in Conservation Areas

Conservation Area Consent is required for certain demolition work within a Conservation Area:–

♦ The demolition of a building with a cubic content of more than 115 cu m.
♦ The demolition of wall, fences or gates above 1 metre in height and abutting the highway (2 metres elsewhere)
♦ Buildings subject to a statutory order or notice.

In the case of a Listed Building a separate Listed Building Consent is also required.

Listed Building Consent

Listed Building Consent is required for the demolition of, or any works of alteration or extension which would affect the character or appearance of a Listed Building. The regulations apply to both external and internal alterations. For the purposes of Listed Building control any object or structure which is fixed to the building or has formed part of the land since before 1st July 1948 are also treated as part of the Listed Building.

Repair works do not normally require listed building consent. However, it is always advisable to consult the Council’s Conservation Officers before commencing work to a Listed Building.

The Council has published a list of buildings considered to be of local importance (Local List) and will endeavour to secure the long term future of these buildings.

Trees

The Town and Country Planning Act 1990 makes provision for the protection of trees in the interests of amenity and the Act makes special provision for trees within Conservation Areas. Well-established trees make an important and positive contribution to the local environment and therefore it is essential to safeguard these features for the benefit of the community. Trees over 76mm (3”) in diameter within the Conservation Area are automatically protected from damage or felling. Six weeks prior written notice must be given to the Local Authority for any works likely to affect a tree within a Conservation Area (this includes work which may affect the roots). Within that time the Local Authority may decide to make a Tree Preservation Order. Once a tree is protected by a Tree Preservation Order it is an offence to cut down, uproot, prune, damage or destroy a tree without the written consent of the Council.

Design Guidance

In Conservation Areas detailed examination of the design, siting and layout of development proposals of all types is necessary to achieve a high standard of development and to preserve the character of the area.

The Council will be issuing design guidance relating to listed buildings and conservation areas.

Contact Details

For further conservation advice please contact the Building Conservation team:

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ST GILES' CONSERVATION AREA
MANAGEMENT PLAN

This management plan complements the Conservation Area Assessment, which highlights the area's architectural and historical importance, aspects of which define the character of the area, making it worthy of designation. The management plan is essential to protect and actively manage the area, and should therefore be viewed alongside this assessment.

**Conservation Area Boundary.**
The St Giles' Conservation Area was designated in June 1986, and is one of the conservation areas focusing on the Town Centre.

The boundary was amended in September 2006 to include an extension to the west and a small exclusion to the south-east.

**Preservation of Existing Character.**
Under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities have a duty to formulate and publish proposals for the preservation and enhancement of the appearance or character of Conservation Areas.

**Building Styles and Materials.**
The area is to the east of the town centre, and although it maintains its relationship with the town centre, it is predominantly made up of offices and residential units rather than retail units.

The St. Giles' Conservation Area really marks the end of the retail part of the town's centre and because of this, it does not have a commercial feel and appearance to it, as it lacks the shops which generate a greater flow of pedestrians. The area is predominantly Victorian in character, and building types vary between small Victorian brick terraces to detached stone villas. All of the buildings represent quality and attention to detail, and this is something which must be taken into account for any works to be carried out in the area.

The varying architectural styles within the Conservation Area contributes to a wide range of use of materials, but not one building type or style is dominant enough to produce a unifying effect in the area. Despite the wide use of different materials, the handling of them will always have an impact on the overall aesthetic appeal of the building. It is therefore vital that any work carried out is done sympathetically to the building, including repairs, alterations and new build, and that any work is done with high quality materials and to a high standard.

**Alterations and Extensions.**
Any extensions or alterations to dwellings will have to be of a high standard of design, not compromising the overall character of the area. They should form an overall positive contribution not solely to the building to which they belong, but also to that of the street scene and area as a whole.

However, certain permitted development rights have been removed by an Article 4 Direction (see below), which will affect some alterations and extensions to properties. It is important to note that certain buildings do not have any permitted development rights, namely commercial properties and apartments.

**New Development**
Any new development should make a positive contribution to the area, which respects and harmonises with the existing buildings. Emphasis is on design and materials of high quality, being sympathetic their design and detailing.

Any design proposals should take into consideration the relevant Article 4 direction, as some propositions, such as external painting and the provision of off-road parking visible from the street, are likely to have a detrimental impact on the conservation area.

New development will be managed by planning applications and conservation area consents, as and when submitted.

**Vacant Buildings**
The best short- and long-term future for any building is for it to remain in use. Vacant buildings are a concern in all Town Centres and applications which propose the reinstatement of a building’s use will be looked upon favourably. Uses of a building will contribute to the Conservation Area’s character and appearance, and proposed uses will be considered on their impact on the area.
Demolition

Due to the high-density nature of the area, any demolition will affect the appearance of the conservation area. Therefore any proposals for demolition will be strictly monitored, as it is vital that the replacement building will not be detrimental to the area’s appearance and character. New development will be considered as previously stated and before any demolition is granted.

Removal of Permitted Development Rights - Article 4 Directions

The Conservation Area consists of a variety of commercial and residential properties. Buildings in a single residential use, i.e. not including flats and businesses, can benefit from certain permitted development rights. However, these permitted rights can be removed by an Article 4 Direction, for which planning permission must be obtained if works covered by the Article 4 want to be carried out.

Where an area of local heritage value exists, the restriction of permitted development rights may be enforced to preserve and enhance the character of the Conservation Area. Two types of Article 4 Directions are used – 4(1) being those approved by the Secretary of State, and 4(2) which do not require the Secretary of State’s approval. Article 4(2) directions are commonly used by councils if a Conservation Area is deemed to require a higher level of protection than can be offered purely by the Conservation Area designation.

All minor works and alterations within the Conservation Area are currently controlled by the following Article 4(2) Directions:

- Alterations to windows and external doors
- Construction of new porches, or alterations to existing ones
- Removal or alteration of fences, railings or boundary walls
- Changes in roof coverings (e.g. from slates to concrete tiles)
- External painting
- Alterations to chimney stacks
- Provision of off-road parking visible from the street
- Installation of satellite dishes

The overall appearance of the area, with regular application of these directions will manage any changes, controlling the visual impact of any changes and allowing regular monitoring of adherence to these directions. Any breaches will be pursued.

Regular monitoring will take place in case the Article 4 needs to be reviewed.

Areas for Enhancement

The St Giles’ Conservation Area Appraisal does not highlight any particular areas for enhancement. Instead, there are two properties within the Conservation Area that are regarded as having a negative impact on the area.

They are as follows:

- The Citizens Advice Bureau - This is adjacent to Manna House, which is an important Locally Listed building within the Conservation Area (for further information on Locally Listed Buildings, see section below).

- The Telephone Exchange - a modern building which dominates its plot and its local environment.
There is little that can be done about these two buildings, as they are both in current use, and replacing them, although the desired move, is not a viable option. Both buildings are not in keeping with the character and scale of the area, and if plans to re-develop the sites are ever proposed in the future, then more appropriate designs will be sought from the applicants.

**Streetscape**

The streetscape is an important part of an area, as it gives the area its overall character and impressions are formed from the quality, condition and appearance of it. It can be affected by many factors, in either positive or negative ways, from general appearance and tidiness to shop signs, advertisements, trees and road signage.

Carefully designed and well-managed streets are essential if the public realm is to be a successful interactive space between pedestrians and cyclists along with the safe management of traffic. The retention and enhancement of local qualities such as streets, public spaces and their related cultural signals, will help to sustain an area’s prosperity and quality of life.

As the St. Giles’ Conservation Area has a high concentration of pedestrian and vehicular use, the streetscape is an essential means of easy navigation for all users. Its character and readability combine to provide a safe and user-friendly environment. The local Highway Authority will be approached to establish an agreement as to how sensitive sites will be dealt with, to include the treatment of items such as highways signs and street surfaces.

**Control of Advertisements**

The St. Giles’ Conservation Area forms one of the conservation areas that cover the Town Centre. As the area comprises of a wide range of businesses, the predominant use being as offices, advertisements are inevitable. The area also has a high proportion of residential dwellings, and it is important that the area does not lose this distinct character, as it is vital to the area’s identity.

Although advertisements are generally permitted, outdoor advertisements will affect the character and appearance of a conservation area, possibly having a significant impact on it. As PPG 15 para.4.31 highlights, it is desired that any advertisements will either preserve or enhance the character or appearance of a conservation area, and this will be taken into account when considering granting consent for proposed advertisements in such an area.

**Listed Buildings**

There are currently 18 listed entries within the St. Giles’ Conservation Area. Their appearance and preservation is controlled through the application for Listed Building Consent when proposals come through for their alteration (inside and out) or extension.

The majority of buildings in the Conservation Area comprise of unlisted buildings, which are, however, protected from uncharacteristic development by the Article 4 Direction.

Any building within the Conservation Area will need to apply for consent for any work to be undertaken, including demolition. Again, permitted development rights have been removed by an Article 4 Direction. Listed Buildings will need Conservation Area Consent as well as Listed Building Consent.

**Locally Listed Buildings**

In addition to those which are statutory listed, there are many buildings which are of local architectural and/or historic importance. The Council has produced a separate Local List of those buildings which are deemed locally significant.

In the St. Giles Conservation Area, 5 buildings are included on the Local List. As they contribute to the overall area, it is important to carefully monitor any proposed changes.

These buildings will not enjoy the full range of protection of those which are statutory listed, but they will be given due thought and concern when applications are submitted, and have the additional protection of the Article 4 Direction.

**Monitoring Change**

Any changes will initially be managed via any planning applications, including Listed Building and Conservation Area consents.

Visual surveys of the area at regular intervals will also provide a mechanism for monitoring change within the area. A photographic record of the area will be made and kept up to date, along with the Character Appraisal. A photographic database will log images of
areas of specific interest, concern or uncertain future, which will then be reviewed and updated at regular intervals.

A logbook recording any significant changes permitted through planning applications will provide an overview of accepted changes within the area. This will provide a quick reference tool for queries about future proposals within the area.

An annual inspection will take place to monitor the Conservation Area, and in the first instance, this will take the form of a visual survey.

**Protection of Trees and Green Spaces.**

Despite the urban nature of the conservation area, there are a number of trees within it, which contribute positively to the area. The appearance and character of the area is enhanced by the presence of these trees, and it is therefore important that any work which is necessary for their maintenance, is carried out in a positive manner.

Any work involving trees within the Conservation Area will require 6 weeks notice to the Local Authority before any works are carried out.

**Enforcement.**

National and local policy will be enforced, and in cases where this is necessary, it will be carried out in a fair, clear and consistent manner. Information and advice will be available before any formal enforcement is taken, to discuss the circumstances of the case, to provide an opportunity to resolve any problems before any formal action is taken.

Where immediate action is deemed necessary, an explanation to why action is to be taken will be given and confirmed in writing.

Any enforcement action does not remove any rights to appeal.