

# Executive

## KIDLINGTON CONSERVATION AREAS: RESPONSES TO DRAFT APPRAISAL AND DESIGNATION OF CONSERVATION AREAS AT CROWN ROAD AND LANGFORD LANE WHARF: APPROVAL OF FINAL APPRAISAL

11 May 2009

### Report of Head of Planning and Affordable Housing Policy

#### PURPOSE OF REPORT

Local Authorities have a duty under the Planning (Listed Building and Conservation Areas) Act 1990 to review Conservation Areas from time to time.

This report is public

A copy of the Appraisal document is circulated separately with the agenda

#### Recommendations

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The Executive is recommended:

- 1) To resolve, under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to approve the Kidlington Conservation Areas appraisal, to extend the boundaries of Church Street, High Street and The Rookery Conservation Areas, and to designate Crown Road and Langford Lane Wharf Conservation Areas with immediate effect.

#### Executive Summary

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##### Introduction

- 1.1 This report sets out the comments received on the draft appraisal, on the proposed extensions to the existing Conservation Areas and on the proposed new designations. It indicates the amendments to the appraisal that are considered appropriate in response.

##### Proposals

- 1.1 To approve the Appraisal of Kidlington's Conservation Areas.
- 1.2 To extend the boundaries of the Church Street, High Street and The Rookery Conservation Areas and to designation two additional Conservation Areas at Crown Road and Langford Lane Wharf.

## Conclusion

- 1.3 To approve the Kidlington Conservation Areas appraisal, to extend the boundaries and make new designations with immediate effect.

## Background Information

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- 2.1 This report is in accordance with Paragraph 9.48 of the Adopted Cherwell Local Plan 2001 and paragraph 9.89 of the Non-Statutory Cherwell Local Plan 2011, which state that the Council will from time to time propose new or review existing Conservation Areas.
- 2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 does not require local planning authorities to undertake public consultation prior to designation but this Council considers it to be good practice. It does require Conservation Areas to be reviewed from time to time and for proposals for preservation and enhancement to be submitted to a public meeting.
- 2.3 Church Street Conservation Area was designated in 1974 to include the historic core of the village which remained south of the church, including the properties south of the former village green and Rectory Farm complex, together with an expanse of fields to the east of Church Street. The area was reviewed in 1991 and 1996.
- 2.4 High Street Conservation Area was designated in 1991 to include the 18<sup>th</sup> and 19<sup>th</sup> century 'suburb' quality dwellings on the north of the street, together with the more vernacular properties on School Road, all of which lined the former village green. The area was reviewed in 1996.
- 2.5 The Rookery Conservation Area was designated in 1991 to protect the historic enclave of late 18<sup>th</sup> and 19<sup>th</sup> century limestone properties with early 19<sup>th</sup> century plot boundaries, surrounded by modern development. The area was reviewed in 1996.
- 2.6 Crown Road and Langford Lane Wharf are two additional areas of historic interest which have remained despite the growth of modern development around them. Crown Road marked the western boundary of the larger of the two village greens prior to Inclosure and the mix of vernacular and polite architecture has changed little over the past two centuries. Langford Lane Wharf is the junction of three forms of transportation (the Oxford Canal, the railway and road system) which aided the growth of the village after the 18<sup>th</sup> century. Requests from local people have led to the investigation of both of these areas with a view to designation as conservation areas.
- 2.7 Public consultation took place on the draft Conservation Areas Appraisal following consultation with, and the approval of, the portfolio holder on 23<sup>rd</sup> March 2009.
- 2.8 The appraisal was available to download from the Council's website and in hard copy from Bodicote House and available to view at Banbury library, Bicester Library, Kidlington Library, Exeter Hall and the Central Area Mobile Library.
- 2.9 A public exhibition was held in Exeter Hall, Kidlington, on the afternoon of 26<sup>th</sup> March followed by a presentation to the Annual Parish Council Meeting the same evening. Posters were put up in the village and leaflets were delivered

to every house within the proposed new designations and proposed extensions - over 100 in total. The event was well attended; 45 copies of the appraisal were made available for residents to take with them and questionnaires were available asking for comments on the appraisal, the conservation area boundary revisions and the new designations. The comments received are recorded in the sections following 3.3.

- 2.10 The appraisal comprises an outline of the development of the village, including its history, followed by an analysis of the established character of the conservation areas including their land use, settlement pattern, building types and styles, construction materials, features of special interest and means of enclosure. The homogenous character of the historic elements of the village is enhanced by the almost universal use of limestone and vernacular styling, with the more polite architecture reflecting Kidlington's rising status in the 19<sup>th</sup> century.
- 2.11 The appraisal also contains a Management Plan comprising proposals for preservation and enhancement of the Conservation Areas, justification for the boundaries of the Conservation Area and proposed amendments and the effects of Conservation Area designation.

### **Key Issues for Consideration/Reasons for Decision and Options**

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- 3.1 The existing Conservation Areas cover the surviving historic elements of the village, concentrating on the area south of the Parish Church (Church Street), north of the commercial centre (High Street), and west of the former green/common (The Rookery). New designations are proposed to cover the area surrounding the canal wharf to the northeast of the former station (Langford Lane Wharf), and an additional area west of the former green/common (Crown Road). The area is defined by local materials used in traditional styles within a variety of vernacular and polite properties with differing expanses of vegetated plots. The appraisal concludes that there are additional areas that are also worthy of Conservation Area designation and that the boundaries be extended to include them. These are illustrated as indicated on the following figures in the Conservation Area Appraisal:
- 3.2 Extensions to existing Conservation Areas:
- Church Street (fig. 10)
    - The Moors: historic properties west of the Kings Arms public house to Thornbury House, including a small enclave of properties south of the road.
    - Mill Street: historic properties east of the current boundary, including the terrace of brick-built dwellings on the northern side of the road, and a terrace of limestone dwellings and the Six Bells public house on the south side of the road.
    - Mill Street: the terrace of small shops and a modern property with expansive garden and boundary wall at the eastern end of the road
    - The Fields: an area northeast of the church containing remnants of the former Scheduled Ancient Monument, believed to be Roman in origin.
  - High Street (fig. 15)
    - School Road: the continuation of the former village green boundary towards the southern section of Church Street Conservation Area. The properties are of comparable age and style to the remainder of School

Road, and designation would preserve the remaining properties which would once have overlooked the village green

- Green Road: a former polite dwelling which has been extended to form 4 properties, this building is comparable with the properties on School Road and High Street.

- The Rookery (fig. 17)
  - Lyne Road: the terrace of properties opposite the entrance to Chorefields and the two properties behind. These properties are contemporary with those within The Rookery and retain their historic frontages

### 3.3 New proposed designations:

- Crown Road (fig. 21)
  - properties on the western side of the road including Exeter House and the former Grove Farm complex. These properties once overlooked the larger village green/common and the road led to Grove Farm, which has 16<sup>th</sup> century origins.
- Langford Lane Wharf (fig. 25)
  - the wharf cottages north of the canal, the Wise Alderman public house and associated outbuildings. The vernacular appearance of these properties, together with their historic connections to the transportation system, is of interest both historically and architecturally.

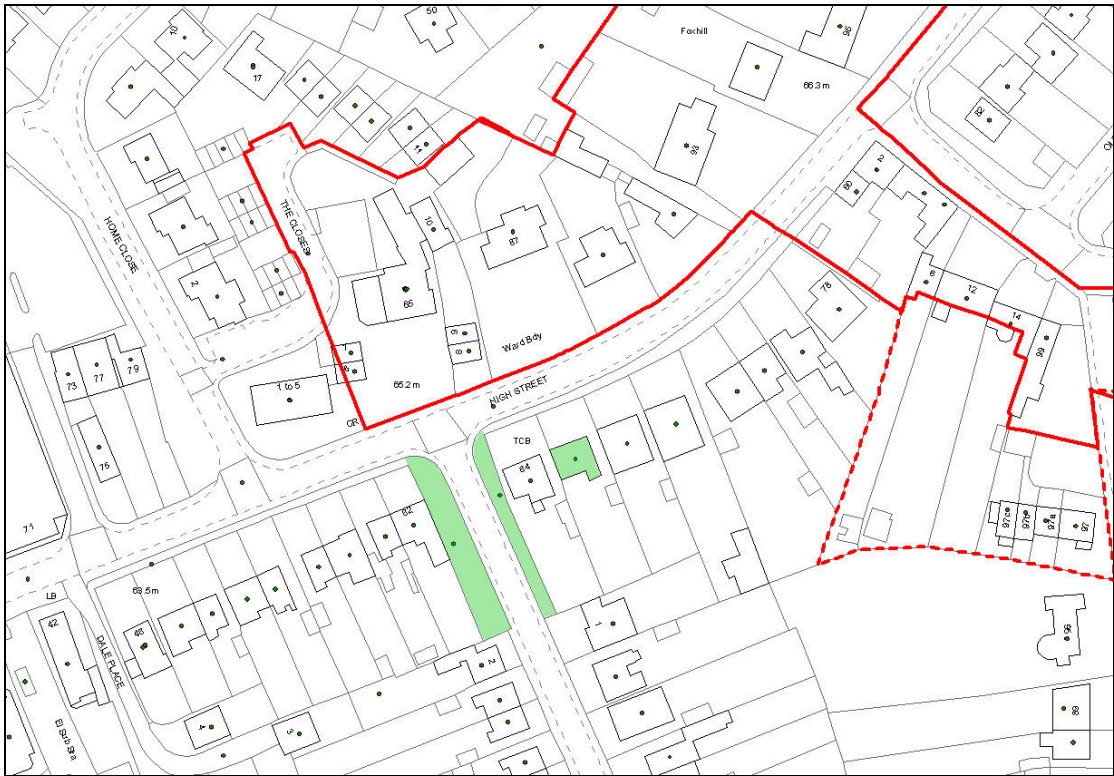
### 3.4 Areas proposed for exclusion:

- A small area of fields on the east of Church Street Conservation Area. The boundary is proposed to be brought in west in line with the existing public right of way due to a lack of historic or architectural interest
- Very minor adjustment to the boundary around The Rookery Conservation Area to exclude very small areas of 20<sup>th</sup> century development

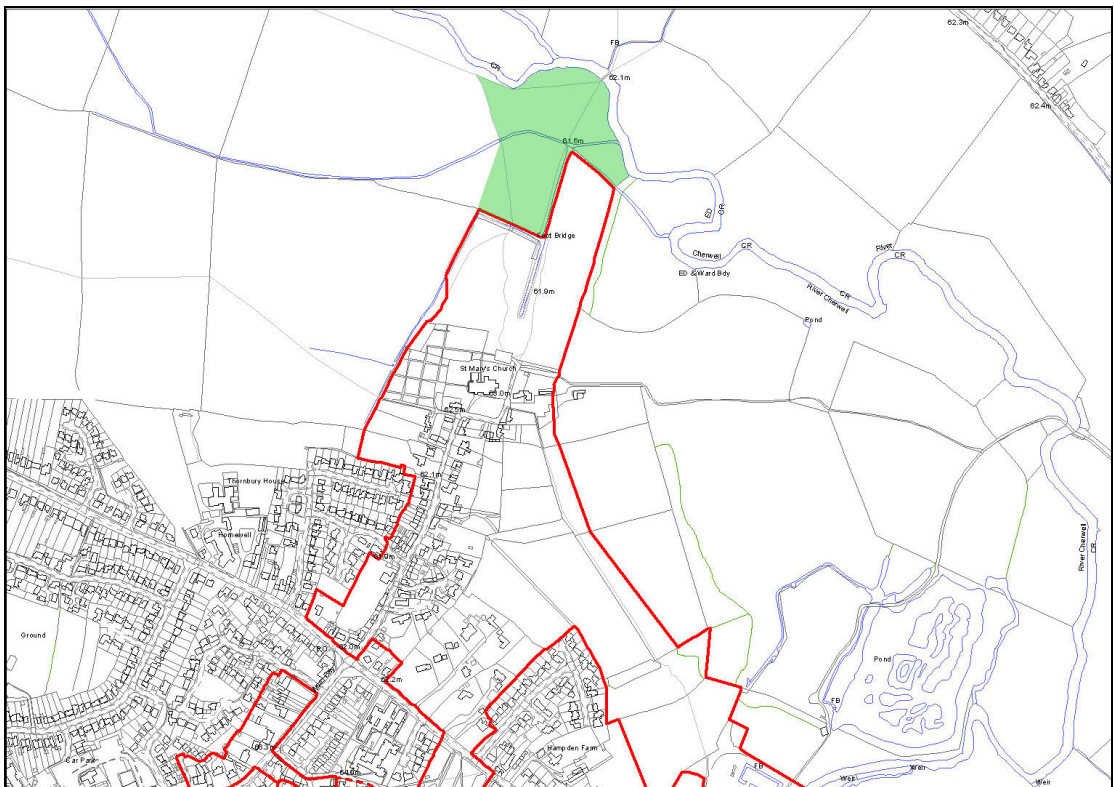
### 3.5 Feedback from the Public Meeting and Questionnaires

### 3.6 There was strong support for the proposed extensions from both the public meeting and the returned questionnaires. Suggestions for additional areas to be designated were:-

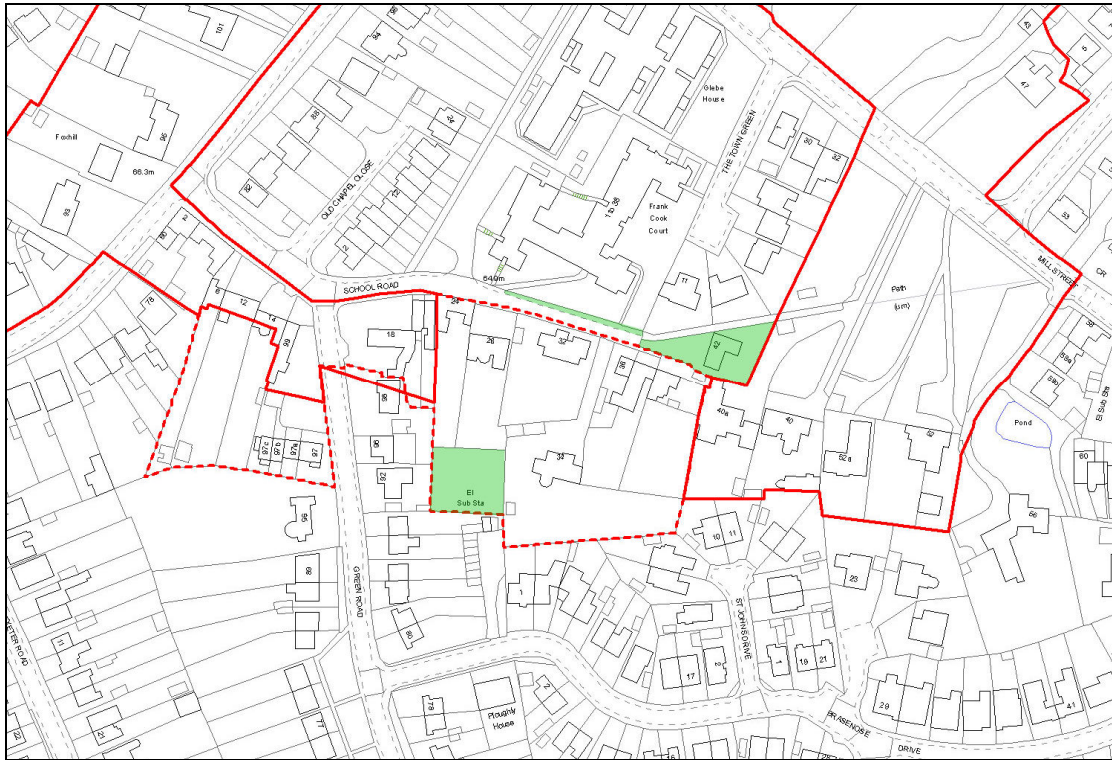
- 66 High Street and the areas of grass at the entrance to Exeter Road, on the grounds that it was part of the former village green and fruit orchards, and that 66 High Street is the sole remaining unchanged building of its type in the area: after consideration, officers concluded that there is no evidence from old maps that the village green extended this far and so the area does not have enough historic merit to justify its inclusion, and is also difficult to create a contiguous boundary with the remainder of High Street Conservation Area;



- the northern area of St Mary Fields up to the river: after consideration, officers concluded that, although of ecological interest, the area was not of intrinsic historic or architectural interest as required by PPG 15 and is in any case be afforded protection by virtue of constituting the setting of the Conservation Area, being located in the flood plain of the River Cherwell and being in the Oxford Green Belt



- the orchard to the rear of 24-28 School Road, 42 School Road, and the hedgerow opposite the proposed extension to School Road: the inclusion of the orchard can be supported and as it lies within historic plot and retains a fine limestone boundary wall. The inclusion of 42 School Road could not be supported, as the property sits on what would have been the open site of the village green, and is of later construction of no particular architectural or historic merit. The inclusion of the hedgerow could not be supported as it appears from documentary evidence that the village green was unenclosed and so it must be of later date.



- 3.7 There were concerns raised over the lack of control within a conservation area. Stronger controls over the replacement of windows and doors were sought, as were the controls over signage and service providers being required to use sympathetic materials for re-instatement following works within a conservation area.
- 3.8 There were concerns raised over the detrimental visual effect caused by the amount of overhead wires within the Conservation Areas. Residents were advised that the District Council has no powers to enforce change in this area.
- 3.9 Those attending the exhibition were interested in the role of Conservation Areas as protection against inappropriate development, rather than to protect against all development.

The following options have been identified. The approach in the recommendations is believed to be the best way forward as this will enable the Council to publish the finalised version of the Appraisal which will then become a material consideration to be weighed against other considerations in the determining of planning applications within the Conservation Areas and their setting.

<b>Option One</b>	To approve and to publish the Conservation Area Appraisal including the proposed extension to the boundaries and designation of the new Conservation Areas at Crown Road and Langford Lane Wharf
<b>Option Two</b>	To not extend the Conservation Areas nor to designate the two new Conservation Areas
<b>Option Three</b>	To make further changes to the Kidlington Conservation Areas Appraisal as members see fit

## **Consultations**

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<b>Kidlington Parish Council</b>	Endorsed the appraisal and recommended its adoption by the Executive. The Parish Council had earlier suggested the inclusion of the 'pocket park' at Langford Lane and was pleased to see that it had been added to the consultation draft.
<b>Cllr Michael Gibbard</b>	Made no formal representations; verbal support given throughout the consultation process
<b>Cllr Maurice Billington Cllr Neil Prestidge Cllr Christopher Pack</b>	Made no formal representations; verbal support was given at the public meeting and exhibition and at the earlier meeting with the parish council.
<b>Local Residents</b>	Comments are discussed in detail under headings 3.5 to 3.9 and in the table attached at Appendix 1
<b>Richard Oram, County Council Archaeologist</b>	Made no formal representations
<b>English Heritage</b>	<i>The extension of the existing conservation areas and the designation of Crown Road is supported; Langford Lane Wharf is not considered to be worthy of designation (see Appendix 1 for full details).</i>
<b>British Waterways</b>	Made no formal representations
<b>Kidlington and District Historical Society</b>	Informal support given; formal representations expected to be made following meeting on 21 <sup>st</sup> April and, if received, officers will provide a verbal update at the meeting.

## **Implications**

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<b>Financial:</b>	Financial effects - There are no financial implications arising from this report. The costs of preparing the Appraisal and the public consultation are met from the approved revenue budget and the Council does not operate any grant aid scheme that would be triggered by the Appraisal.  Comments checked by Eric Meadows, Accountant 01295 221552
<b>Legal:</b>	The Council has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 to identify those parts of its area that are worthy of designation as a

conservation area and to designate them as such and to review them from time to time. The Council is complying with its statutory duty in this respect.

Comments checked by Nigel Bell, Assistant Solicitor  
01295 221687

**Risk Management:**

The Conservation Area Appraisal proposes new areas for designation, it analyses the special character and appearance of the areas and sets out proposals for the management of the areas. Having been publicly consulted upon, the Appraisal will become a material consideration in the determining of planning applications within the designated areas and will be used by Inspectors in considering appeals. In failing to identify the special character or designate those areas as conservation areas, the Council could put at risk the character or appearance of the area.

Comments checked by Rosemary Watts, Risk Management and Insurance Officer 01295 221566

**Wards Affected**

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Kidlington North  
Kidlington South

**Corporate Plan Themes**

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Theme 6: Protect and enhance the local environment  
Theme 8: Rural Focus  
Theme 10: Focus on Cherwell's People

**Executive Portfolio**

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Councillor Michael Gibbard  
Portfolio Holder for Planning, Housing and Economy

**Document Information**

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<b>Appendix No</b>	<b>Title</b>
Appendix 1	Kidlington Conservation Area Questionnaire Responses
<b>Background Papers</b>	
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