



## **Officer Delegated Decision**

**Published on** 3 February 2022

**Decision:** Hethe Conservation Area Re-Appraisal

**Decision taker:** Assistant Director Planning and Development

**Decision Date:** 16 December 2021

**Source of delegation:** Constitution Part 3: Officer Scheme of Delegation

**Is decision subject to Call-in?** No

**Deadline for Call-in:** N/A

**Is decision key?** No

**Is decision exempt?** No

**Is decision urgent?** No

## **Summary**

The Planning (Listed Buildings and Conservation Areas) Act 1990 comprises legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, 'the character and appearance of which it is desirable to preserve or enhance'. Local planning authorities have a duty under the Act to consider boundary revisions to their conservation areas 'from time to time'.

Hethe Conservation Area was designated in March 1988 and last reviewed in July 1993. An updated appraisal has been produced as part of a rolling programme to keep conservation areas within Cherwell up-to-date.

A consultation on the draft document took place between 27 March 2018 and 27 April 2018. This report sets out the comments received on the draft Conservation Area Appraisal and on the proposed changes to the boundary. The report requests that both the proposed changes to the Conservation Area boundary and the amended Conservation Area Appraisal, are approved under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") with immediate effect.

Seven alterations to the boundary were proposed in the draft appraisal. There are twelve recommended changes to the proposed boundary following the consultation, including some minor changes which reflect Land Registry mapping and the updated 2020 OS base mapping.

In brief, the changes involve:

- i. Inclusion of area of shrunken medieval village earthworks following support for inclusion of this area during the consultation.
- ii. Changes to reflect land ownership, boundaries and development since last appraisal.
- iii. Changes to reflect land ownership, boundaries and development since last appraisal.
- iv. Changes to reflect 2020 OS mapping
- v. Inclusion of strips of land leading back from properties along The Green and Main Street to Hethe Brook.
- vi. Changes to reflect 2020 OS mapping
- vii. Boundary change to remove modern agricultural sheds from the boundary.
- viii. Boundary change to include former village school, rural paddock, stone boundary walls which all make a positive contribution to the Conservation Area.
- ix. Changes to reflect 2020 OS mapping
- x. Changes to reflect 2020 OS mapping
- xi. Changes to reflect 2020 OS mapping
- xii. Changes to reflect 2020 OS mapping.

The Conservation Area Appraisal identifies and analyses the distinctive character of an area derived from its unique topography, historic development and features such as buildings, streets, layout and form.

The Conservation Area Appraisal includes a Management Plan which outlines opportunities to enhance the area and identifies threats to its character and appearance. A series of action points are outlined to address these issues (**Appendix 1**, Chapter 10).

The appraisal of the character of a conservation area provides a sound basis for development management, for developing initiatives for improving the area and for assisting with plan-making. A clear definition of those elements which contribute to the special architectural or historic interest of a settlement provides a robust framework for the future management of the historic environment of that settlement, against which applications can be considered.

## **Decision**

### **Resolved**

- (1) That, following consultation with the Lead Member for Planning the adoption of the Hethe Conservation Area Appraisal, 2021 following its re-appraisal is approved.

### **Reasons for Decision**

The Conservation Area Appraisal has been reviewed and consulted upon. An updated appraisal has been produced as part of a rolling programme to keep Conservation Areas within Cherwell up-to-date. The appraisal provides a sound basis for development management, for developing initiatives for improving the area and for assisting with plan making.

## **Alternative Options Considered**

The following alternative options have been identified and rejected for the reasons as set out below.

*Option 1: To seek further amendments to the Conservation Area Appraisal.*

Officers consider that the reviewed Conservation Area Appraisal which proposes no changes to the Conservation Area boundary is in the best interests of preserving the district's built heritage.

*Option 2: To oppose the proposed changes – would result in the AD Planning and Development reconsidering those changes.*

Officers consider that an updated appraisal and Conservation Area boundary are in the best interests of preserving the district's built heritage.

## **Conflicts of Interest Declared and Dispensations Granted by Head of Paid Service**

None

## **Attachments**

Report to Assistant Director - Planning and Development

### **Decision Notice completed by:**

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