

# WEST NORTHAMPTONSHIRE COUNCIL PLANNING POLICY COMMITTEE

28 February 2023

**Rebecca Breese – Planning, Built Environment and Rural Affairs**

Report Title	Newnham Conservation Area
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## Contributors/Checkers/Approvers

<b>Legal</b>	Theresa Boyd	07/02/2023
<b>West S151</b>	Martin Henry	01/02/2023
<b>Other Director/SME</b>	Stuart Timmis	01/02/2023
<b>Communications Lead/Head of Communications</b>	Becky Hutson	02/02/2023

## List of Appendices

**Appendix A – Written Responses**

**Appendix B – Survey Responses**

**Appendix C – Newnham Conservation Area Boundary Map**

**Appendix D – Local List Candidates**

**Appendix E - Details of Article 4(1) Direction**

### **1. Purpose of Report**

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To consider the responses to the consultation exercise on the draft Newnham Conservation Area Appraisal and Management Plan and propose changes to the appraisal and further steps to implement the outcomes.

### **2. Executive Summary**

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- 2.1 The report sets out the recommendations for the adoption of the conservation area boundary as set out in Appendix C, the adoption of the revised Newnham Conservation Appraisal and Management Plan as a Supplementary Planning Document, the inclusion of buildings on the Local List, and proposals for an Article 4(1) Direction at Appendices D and E. It includes details of how the statutory consultation was undertaken, the results of the consultation and the proposed resulting actions (Appendices A, B and C).

### **3. Recommendations**

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- 3.1 It is recommended that Planning Policy Committee:
- a) Agrees that the conservation area boundary as set out in Appendix C be designated and supersedes the designation that was made in 1998.
  - b) Agrees that the proposed changes to the Newnham Conservation Area Appraisal and Management Plan in response to representations, as set out in Appendices A and B be approved.
  - c) Agrees that delegated authority be given to the Interim Head of Planning and Climate Change Policy to make further minor editorial changes to the Newnham Conservation Area Appraisal and Management Plan including to reflect that the document will be in its final adopted form.
  - d) Agrees that the Conservation Area Appraisal and Management Plan for Newnham be adopted as a Supplementary Planning Document.
  - e) Agrees the Local List entries for Newnham set out in Appendix D.
  - f) Agrees that an Article 4(1) for Newnham in accordance with the proposals in the conservation area appraisal and management plan be made subject to consultation (Details of Article 4(1) Direction in Appendix E).
  - g) Agrees that delegated authority to confirm the Article 4(1) Direction be given to the Interim Head of Planning and Climate Change Policy in the event that there are no objections received in response to the consultation on the Article 4 Direction.

### **4. Reason for Recommendations**

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- The proposals fulfil the statutory duty of the council to review and designate conservation areas where they meet appraisal criteria.
- The proposals accord with legislation and the council's planning policies.
- The proposals will provide the council with the tools to preserve and enhance the heritage of Newnham, which contributes to the historic character of the West Northamptonshire area. Without these tools the special historic interest of the village may be harmed or lost.
- The proposals are consistent with previous decisions made to designate conservation area boundaries and adopt Supplementary Planning Documents for other towns and villages in the area.

### **5. Report Background**

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- 5.1 The Council has a statutory duty under the 1990 Planning (Listed Building and Conservation Areas) Act to review its conservation areas and to designate conservation areas where they meet appraisal criteria. At its meeting on 26th April 2022, the council resolved that consultation should take place on the draft Conservation Area Appraisal and Management Plan for Newnham. The consultation is now complete.
- 5.2 The proposals at Newnham suggested amending the conservation area boundary to include properties on Mounts Lane, School Hill and Badby Road, as well as a small revision to the boundary on Daventry Road.
- 5.3 The proposals also identified candidates for the Local List, all being situated in the proposed conservation area.
- 5.4 The appraisal also made proposals for an Article 4(1) Direction to cover the conservation area. The proposals suggest removing PD rights within Class A of Part 1 of Schedule 2 to the Order, these being the enlargement, improvement or other alteration of a dwelling house which would affect the principal elevation or elevations fronting a highway, waterway or open space; and Class B or Class C of Part 1 of Schedule 2, these being the alteration or addition to the roof of any dwelling house. The addresses proposed to be affected by the removal of these PD rights are set out at Appendix E, along with a plan of the affected area.
- 5.5 As per recommendation g) above, it is requested that the Committee delegates confirmation of the Article 4(1) Direction for Newnham to the Interim Head of Planning Policy, in the event that there are no objections received in response to the consultation on the Article 4 Direction.

#### **Responses to consultation**

- 5.6 Seventeen responses were submitted in total during the consultation; fourteen via email and three by online survey.
- 5.7 Several of the responses objected to part of the extension on Mounts Lane, where some modern properties had been proposed for inclusion. These properties had been included where they were located between historic properties, and also in order to join the existing conservation area on Mounts Lane to that on Weedon Road, leaving as few gaps as possible. Mounts Lane is an historic route which is likely to provide evidence for the early development of the settlement, and as such plays an important part in the history of the village. It is accepted that not all of the properties proposed for inclusion have any architectural or historic merit. As such, the proposed extension at BA1 will be amended to include only Dunster Cottage, Lester Cottage, Linnet Cottage, Woodview Cottage, Dolphin Cottage and Swallows Barn, all of which can be identified on the 1884 Ordnance Survey map, and likely all date from at least the mid-19<sup>th</sup> century. This area of the designation will also continue to include the historic stone walling which fronts the properties on Mounts Lane.

- 5.8 Three responses queried why Newnham Hall and Newnham Windmill had not been included within the proposed designation. Both of these heritage assets are listed at grade II, and so are afforded protection in the first instance through the listing regime. Secondly, Newnham Windmill, whilst undoubtedly a local heritage asset of some significance, is located at a distance from the village across several fields, and there are no view paths between them. It is therefore not possible to extend the designation to include it. Newnham Hall (and the nearby listed Dicks Farm) is similarly a self-contained grouping of assets, and protected by the listing system. Its relationship to the village, including how it developed and the history of the site prior to its construction, is explained in the appraisal.
- 5.9 There were several responses which queried the need for Article 4(1) Directions, particularly where materials were not historic. Article 4(1) Directions are put in place to remove permitted development rights in order to preserve or enhance the character or appearance of a conservation area. Where materials are not necessarily historic but maintain or make a contribution to the traditional character of the area, it may be considered expedient to restrict their alteration. Furthermore, Article 4 Directions used across wider areas help to preserve the overall character and appearance of the conservation area, which is the primary objective.
- 5.10 The parish council expressed overall support for the proposals, aside from the extension at BA1 (comments covered at 5.5 above), and also submitted a number of general questions which are set out in the responses at Appendix A.
- 5.11 One addition was suggested to the Local List- Newnham Chapel, School Hill. This building has been assessed against the Local List criteria and has met the threshold and therefore is proposed to be added to the Local List.
- 5.12 Neither Historic England nor County Archaeology sought any changes.

## **6. Issues and Choices**

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- 6.1 Conservation area status and an adopted appraisal and management plan, which has the status of a Supplementary Planning Document (SPD), adds weight to the consideration of non-designated heritage assets in decision making. It also provides detail for applicants and decision makers on the special interest of the conservation area as a designated heritage asset. The proposed conservation area boundary and appraisal and management plan have been produced with the aim of providing proportionate and effective means of protecting the special architectural and historic interest of Newnham for the benefit of present and future generations.
- 6.2 The alternative options would be not to endorse the designation of the conservation area boundary and the adoption of the Newnham Conservation Area Appraisal and Management Plan as a Supplementary Planning Document, not to endorse the candidates for the Local List, and not to 'make' the Article 4(1) Direction.

- 6.3 Not endorsing the boundary designation, the adoption of the appraisal and management plan, not endorsing the candidates for the Local List, and not ‘making’ the proposed Article 4(1) Direction would leave the council without valuable tools with which to protect and enhance the special architectural and historic interest of Newnham.

## **7. Implications (including financial implications)**

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### **7.1 Resources and Financial**

- 7.1.1 Adopting the appraisal, designating a new conservation area boundary and making Article 4 directions would have no material financial effects. Minor costs for placing adverts in the London Gazette and a local newspaper will be covered from existing budgets.

### **7.2 Legal**

- 7.2.1 Supplementary Planning Documents (SPDs) are defined by the Planning and Compulsory Purchase Act 2004. The detailed requirements for SPDs and their adoption are provided by the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 7.2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 7.2.3 The SPD would supplement existing policies, predominantly the West Northamptonshire Joint Core Strategy and the Settlements and Countryside Local Plan (Part 2) 2020.
- 7.2.4 Directions under Article 4 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (No. 596) require planning permission to be obtained for works which would otherwise be permitted development.
- 7.2.5 A claim for compensation can be made to the Local Planning Authority if planning permission is refused or granted subject to conditions other than those conditions imposed by the General Permitted Development Order 2015 (as amended). However, no compensation for the withdrawal of certain permitted development rights is payable if the Local Planning Authority gives notice of the withdrawal between 12 months and 24 months in advance.
- 7.2.6 The proposal requires the making, publicising and confirmation of an Article 4 Direction in accordance with the legal process and procedures prescribed by Schedule 3 of the General Permitted Development Order 2015 (as amended).

### **7.3 Risk**

- 7.3.1 There are no material risks foreseen in the endorsement of the conservation area designation, adoption of the appraisal and management plan or the making of the Article 4(1) Direction.
- 7.3.2 Not endorsing the conservation area designation, adoption of the Appraisal and Management Plan and the making of the Article 4(1) Direction would be likely to weaken protection for heritage in Newnham and thus increase the risk of its loss.

### **7.4 Consultation**

- 7.4.1 The Newnham Conservation Area Appraisal and Management Plan consultation document was subject to a formal eight-week public consultation which began on 6<sup>th</sup> June 2022 and ended on 9<sup>th</sup> August 2022. This followed an initial online exhibition held in June 2021. An online public session was held during the consultation period on July 19<sup>th</sup> and was attended by members of the public. The information from the session was subsequently published on the Council's website.
- 7.4.2 The process for this type of Article 4 Direction requires that the direction be "made" and notice given by the LPA specifying a minimum period of 21 days, including the date on which the period is to commence, during which representations are to be made to the LPA (paragraph 1 (4)(d), Schedule 3 of the GPDA 2015 (as amended)). Any representations received during this period must be taken into account by the LPA in deciding whether to confirm the Article 4 Direction. Only if an Article 4 Direction is confirmed does it have legal effect. Following consultation the matter would be brought back to Planning Committee for the direction to be confirmed or not.

### **7.5 Consideration by Overview and Scrutiny**

Not applicable

### **7.6 Climate Impact**

- 7.6.1 The designation of the conservation area and adoption of the Appraisal and Management Plan as a Supplementary Planning Document are unlikely to have a negative impact on the climate.

### **7.7 Community Impact**

- 7.7.1 It is unlikely that the adoption of this document would have any material effect on crime or disorder.
- 7.7.2 The proposed course of action should not have any perceptible differential impact on people with protected characteristics.

- 7.7.3 Endorsing the designation of the conservation area boundary and the adoption of the conservation area appraisal and management plan as an SPD would assist in conserving the historic character of Newnham and contribute to preserving the character of places which make up West Northamptonshire. As such, it would support the well-being of residents and those who work in or visit Newnham and the wider area.

## **8. Background Papers**

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Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework

Planning (Listed Building and Conservation Areas) Act 1990

The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) Regulations 2020


West Northamptonshire Council Planning Policy Committee Report 26<sup>th</sup> April 2022 -  
Permission for consultation on draft Newnham Conservation Area Appraisal and  
Management Plan and proposed boundary.

## Appendix A- Written responses

Respondent	Comments	Suggested Officer Response	Suggested Action
Andrew Banks	<p>The following comments are in the order of the draft and include a few very obvious corrections which have probably already been made. The main comments concern the excellent descriptive and historical parts of the draft, not the policies, recommendations, etc, with which I generally agree.</p> <p>1. Historical Development, Page 20, para 1 You refer to the footpath east of the Nuttery as shown in Fig 7. Yet Fig 7. In my download excludes both The Nuttery and the footpath. Also, what is the second 18th century map you mention in the first sentence?</p>	<p>Comments noted.</p> <p>This reference should refer to Figure 8, where the southern village boundary follows the footpath south/ west of the Nuttery. This will be amended. The second map referred to is the 1765 "New &amp; Old" enclosure map, which is also attributed to Collis, and is likely a copy of the first.</p>	<p>No change.</p> <p>Page 20, para 1, amend as follows: "Some type of village boundary is also shown <u>as can be seen on the map at Figure 8</u>, and the southern extent of the boundary follows the historic footpath from Preston Capes Road through to the fields east of The Nuttery (see Figure 7 &amp; 8)."</p>





Respondent	Comments	Suggested Officer Response	Suggested Action
		<p>will be amended to reflect the shared ownership between the Woodland Trust and The Nuttery.</p>	<p>Page 27, section 7.5, para 1, amend text as follows: "At The Nuttery on Manor Lane, the walnut <u>cobnut</u> orchard here has survived in similar form and is managed <u>in part</u> as a Woodland Trust site. <u>The other part is owned as part of the residential property The Nuttery.</u>"</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Page 27, para 1 (Public open spaces) Should you use the word "private" for the churchyard and The Nuttery in a section headed "Public Open Spaces"? Maybe omit it or substitute "quiet" or "intimate"?</p> <p>It is difficult to describe The Nuttery simply. From pre-enclosure times most of what is now the orchard was part of the same plot as the house on it. In 1764, the owner (and probably builder) also owned a few strips in the big fields and so received a small land award. In the nineteenth century the house and plot (already a nuttury) were acquired by the Marriotts of Newnham House. Shortly before the last Marriott in Newnham sold it to us in 1991, she gave the larger part of the wood (about <math>\frac{3}{4}</math>) to The Woodland Trust, but retained about 200 trees which we continue to manage in the traditional style. The Woodland Trust decided not to change the name for their new site, which sometimes leads to confusion. At some point, pretty much the whole orchard was underplanted with snowdrops and they became a very successful second crop, co-existing happily with the hazels. Many of the snowdrops remain, although no longer in rows. (We open our part of the orchard once a year in snowdrop time in aid of the parish church.) Too much information! But how to correct the references in the draft without a history lesson? Incidentally, the orchard is not at the rear but at the south and west sides of the house (although possibly behind it in earlier centuries when there was once a door into the lane at the end of the cobbled pavement).</p>	<p>This is an understandable point, and alternative wording will be used for clarity.</p> <p>The changes suggested above to other points will clarify the mixed ownership and management of the Nuttury orchard.</p>	<p>Page 27, section 7.3, para 1, amend text as follows: "Two more secluded, <u>private quiet</u> spaces are the churchyard and The Nuttury."</p> <p>No further change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Could I suggest that the main descriptive sentence is amended to the following or something similar, leaving references to management until the Trees section (see below) where you already talk about it? "<i>The Nuttery is a Victorian cobnut orchard found at the end of Manor Lane beside the house of the same name. It has a very secluded character, with numerous avenues through the trees. Many snowdrops, long since planted in the avenues as a second crop, also remain. In about 1990 the then owners of the house gave around three quarters of the orchard to the Woodland Trust to preserve and keep open for public enjoyment.</i>"</p> <p>Page 27, para 3 (Trees) Towards the end of this paragraph you mention "orchards to the south of The Nuttery". What is meant? The nut trees to the south of our house, both in our part and the Woodland Trust's, form an integral part of the Nuttery orchard, which is dealt with elsewhere in more detail. So exclude this reference? If you then move the main sentence about The Nuttery to the end of the paragraph, you can get the sentences dealing with bits and pieces of orchard out of the way first.</p> <p>The existing sentence about The Nuttery begins after you describe "remnants" of a fruit tree orchard at The Banks, and says: "At The Nuttery in Manor Lane, the walnut (sic!) orchard has survived in similar form" Do you mean as a remnant? It is intact, the same size as always, save for the tiny strip on the west side recently partly lost to make space for Hazeldean (which you have spelt more normally as Hazeldene). You</p>	<p>The suggested changes above should provide sufficient clarity.</p> <p>This refers directly to the property The Nuttery. To provide clarity this will be altered to state the property.</p> <p>This should read more clearly as it has survived relatively intact, as in it has a similar form to its depiction in historic</p>	<p>No change.</p> <p>Page 27, para 3 Section 7.5,  Add text as follows:  "orchards to the south of The Nuttery (the house itself)"</p> <p>Page 27, para 3, Section 7.5, alter text as follows:</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>can see the plot round the house on the 1764 pre-enclosure map. Parts of the orchard where the trees may now appear to have been lost have merely been coppiced, the forestry practice essential to preserve and rejuvenate them. The Woodland Trust only manage their part. We manage the remainder, following the traditional practices of our predecessors. May I suggest the following new wording or something similar for that sentence. Taken together with the above suggestions for para 1, I think it covers the same ground as your draft, but more accurately.</p> <p><i>"At The Nuttery in Manor Lane, the coppiced cobnut orchard has survived intact and is managed in the traditional manner, both by The Woodland Trust and privately. The nuts ceased to be sold commercially in 1985."</i></p> <p>Page 29, view 4 You refer to Marriott's House, but in the maps earlier in the draft you call it Newnham House, which I think has long been its actual name, even when the Marriotts, who bought our house as a farm cottage in the 19th century and sold it to us in 1991, owned it.</p>	<p>mapping. This will be clarified with new text.</p> <p>This should read Newnham House. This will be changed.</p>	<p>"At the Nuttery on Manor Lane, the <u>walnut-cobnut</u> orchard has survived <del>in a</del> <u>similar form largely as depicted on historic mapping, save for a small strip on the western side where Hazeldean now stands."</u></p> <p>Page 29, para 6, Section 7.6, alter text as follows:</p> <p>"...clear view of <u>Marriotts Newnham House</u> from Manor Lane..."</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Page 31, view 26 Although it was built by us loosely in the style of a traditional farm shed and barn, the tall part of our house to the left of the painted brick wall in the photo is actually a music room. Does it matter? For correctness you could omit "and adjacent barn". We are glad it gave you the impression we intended to create!</p> <p>Page 40, Fig 24 Map At the bottom there is a view line marked V28 but it does not appear in the photos or text. Yet it seems to me that it is significant because it touches on something you have omitted to mention, perhaps intentionally. The Nene Way is the most important footpath to pass through Newnham, and we see the many walkers who use it as they pass our kitchen window. The eastward direction of the footpath from The Nuttery shown on your maps is misleading because it is just a kink to get over a stile on the old path to Dodford and Weedon before it turns south west over the stream (the Nene) to Little Everdon. This is a very beautiful section of the Nene Way and the old county council walkers' guide made it its prime example of ridge and furrow scenery. When ascending to Newnhams from the stream the view northwest over the green fields to the village and conservation area is one walkers will treasure, despite the existence of the small sewage works. That view is roughly the line V28 on your map. Do you think it would be worthy of mention and inclusion, as giving extra value to the conservation area and also touching on the importance of the Nene Way for the village's profile?</p>	<p>The reference to the barn will be removed.</p> <p>The image and text for View 28 have been omitted in error. They will be added to the final version to reflect the view on the map.</p>	<p>Page 31, para 4, Section 7.6, Alter text as follows:  "a prominent dwelling and adjacent barn which stands"</p> <p>Page 31, Section 7.6, add new text as follows:  <u>"V28: There is a long view towards the church from the footpath which runs to in an east-west direction south of the village (part of the Nene Way). From the east it also provides</u></p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Page 44 , Fig 25, Map for open space analysis</p> <p>Following on from the above comments on the views of the conservation area from the Nene Way, is there a case for formally recognising their moderate significance and for "colouring purple" the two fields to the south of The Nuttery and the other houses in Manor Lane. It would link the adjoining fields already coloured purple as S6 and S7.</p> <p>If your team have already walked down to the stream and back and considered the matter, maybe there are reasons why you decided to treat these fields as insignificant, compared with significant areas S6 and S7. But if it was not walked, there is certainly a case for doing it.</p> <p>Also, shouldn't the narrow strip of the field S6 between the track and our boundary be coloured purple? It is the same field and the same grass, and includes an ancient hedgerow.</p>	<p>Having revisited this area, the contribution made by the views into the village and the importance of the presence of the Nene Way to how the village (and by extension the conservation area) is experienced does give this area of open space some significance. There are long views to the church (albeit with modern properties in the foreground), and some</p>	<p><u>a good view over the conservation area rooftops on the approach to the village along the footpath."</u></p> <p>Also add relevant image of view.</p> <p>Page 42, Section 7.7, Add text as follows:</p> <p><u>"OS11: This area of open pasture makes a moderate contribution to the setting of the conservation area. There is</u></p>

Respondent	Comments	Suggested Officer Response	Suggested Action
		<p>short views to The Nuttery orchard. The openness of the fields is important to the character of the conservation area, but views are more limited than elsewhere (such as OS6 and OS7 for example). As such, it will be categorised as making a moderate contribution to the setting of the conservation area.</p> <p>OS6 should reach up to the edge of The Nuttery itself, including the strip and hedgerow, and as such the map will be amended.</p>	<p><u>a long view of the church spire from the footpath to the south on the edge of the field, and some short views of the cobnut orchard at The Nuttery. The Nene Way passes through this field allowing the experience of these views passing the conservation area. The openness of these fields contributes to the nucleic, rural nature of the settlement, which is particularly characteristic of the eastern</u></p>



Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>3. Management Plan Page 62, 11.1, Threats: The first line needs correcting. Recommendation 1. Para 2: Replace "however" with "but"?</p> <p>Threat 2: "Corrugated concrete tiles" There are many critical references in the draft to corrugated concrete tiles. Is it the concrete or the corrugation which your criticism is aimed at? Or both? Our own roof, which you propose to safeguard with an Article 4 Direction (so it can't displease you too much) is of weathered flat concrete tiles used to replace the thatch many years ago and subsequent reclaimed ones.</p>	<p>It is not felt a change from "however" to "but" is necessary here.</p> <p>Where historic properties make an overall positive contribution to the conservation area but are not listed, Article 4 Directions can be used to help control some development, such as the alteration of roofing</p>	<p><u>side of the village."</u></p> <p>Page 44, amend map to include OS11 and include small strip on western side of OS6.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Page 64, Para 1, Impact on Trees  You say "Traditional orchards, including a significant nut orchard still exist in the conservation in some forms, however (= but!) these have been depleted and are at risk of complete loss."  That implies ours The Nuttery is at risk of complete loss. It certainly isn't. The</p>	<p>materials. Where (possibly unsympathetic) modern materials have been introduced already, the direction means that any changes to the roof in the future can be steered towards the use of more appropriate styles and materials. Historically, slate (or corrugated tin/iron) would be an appropriate replacement for thatch, and as such it is the concrete tile which is discouraged (not necessarily the corrugation, as this is seen in the use of pantiles on traditional buildings). The management plan encourages the use of historic materials in new development proposals.</p> <p>This will be altered to note that this does not include The Nuttery.</p>	<p>Page 64, para 1, Section 11.1, Alter text as follows:</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Woodland Trust ought to preserve their bit, and we have sweated hard to preserve ours and if we left it we would try to pass it on to new owners pledging to do the same.</p> <p>If you have evidence, you could say:</p> <p><i>"..... but some have been depleted and are at risk of complete loss."</i></p>		<p>"Traditional orchards, including a significant nut orchard <u>at The Nuttery</u>, still exist in the conservation in some <u>varying</u> forms<sub>72</sub> <u>however Other than The Nuttery</u>, these <u>orchards</u> have been <u>partially</u> depleted and are at risk of <u>complete</u> <u>further</u> loss."</p>
Anne Rushall	<p>I note in the introduction of the document (2.1) that a Conservation Area may be defined as an "...area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance".</p> <p>Area BA 1</p> <p>*Therefore I strongly agree that the terraces of cottages on the East side of Mounts Lane should be included within the Conservation area. Their</p>	Comments welcomed.	No change.

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>appearance (front elevation) has been enhanced by current owners in the last few years.</p> <p>BUT I see little merit in the inclusion of any of the more modern dwellings on either the east or west side of the Lane. They are a mixture of building materials and styles, including a wooden bungalow and a pebble-dashed house.</p>	<p>In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings. The majority of the eastern side of the Mounts Lane is lined with vernacular historic properties up until Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic enclosures towards the church and the rears of properties on Church Street. There is also a low</p>	<p>Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane): The Elms, Redlands, High House, Little Trelawne, Shirley, Branscombe, Markers End, Trevethan, Touchwood, The Rookery, Montag.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>*Newnham Hall has been excluded! (This is a major building in the village and the building itself is listed.) It has a walled garden - the only one in Newnham? - and has well established grounds and gardens, including old topiary, surrounding it. Together with Dicks Farm, these grounds should be included.</p>	<p>stone wall built in the vernacular style which lines the fronts of properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the plots on the eastern side of the lane.</p> <p>Whilst Newnham Hall is a significant designated heritage asset which has a relationship with the village, the main house and its ancillary buildings, along with Dicks Farm and the adjacent barn are all listed structures which are afforded protection under the listed building consent system.</p>	No change.

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>P27 "walnut orchard" - should read hazel/cobnut orchard</p> <p>P29 V4 Marriotts House aka Newnham House</p> <p>P53 9.7 Perkins Farm is not thatched</p>	<p>P.27- As noted above, this reference will be altered in the final draft.</p> <p>P.29- References to Marriott House will be corrected to Newnham House.</p> <p>P.53 This should read the barn at Church Farm, and will be corrected.</p>	<p>Page 27, para 3, alter text as follows:</p> <p>"...the <u>walnut cobnut</u> orchard here has..."</p> <p>Page 29, para 6, alter text as follows:</p> <p>"...clear view of <u>Marriotts Newnham</u> House..."</p> <p>Page 53, para 8, alter text as follows:</p> <p>"...including Church Farm, Perkins the <u>adjacent barn at Church</u> Farm..."</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	P61 BA 1 line 8 should read Manor Lane not Mounts Lane	P.61 This will be corrected to say Manor Lane.	Page 61, para 2, alter as follows:  "...similar to that of <del>Mounts</del> Manor Lane..."
Darron Maddock	<p>I have read the proposals for the Newnham conservation area several times and am unclear of its purpose. It is stated that a conservation area can be defined as an  "...area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance".  Section 69 Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>Yet the aim of the document seems to be to include modern buildings into the area of the conservation area, such as the two modern houses and two modern bungalows on the western side of Mounts Lane. This seems illogical.</p>	<p>Comments noted.</p> <p>In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings. The majority of the eastern side of the Mounts Lane is lined with vernacular historic</p>	<p>No change.</p> <p>Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane):  The Elms, Redlands, High House, Little Trelawne, Shirley, Branscombe,</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
		<p>properties up until Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic enclosures towards the church and the rears of properties on Church Street. There is also a low stone wall built in the vernacular style which lines the fronts of properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the plots on the eastern side of the lane.</p>	<p>Markers End, Trevethan, Touchwood, The Rookery, Montag.</p>



Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>As you read further there seem to be more inconsistencies. I fail to understand the logic of applying Article 4 Direction to April Cottage, The Old Smithy and Tanyard House on Church Street, withdrawing their permitted development rights. By my understanding and local knowledge Tanyard house was a house built around 1970-75 on behalf of Mr &amp; Mrs James Punch. Why does this modern building qualify as historic in any way. The lack of patina of the stone construction and plastic frame windows surely give this away. We can also say with 100% certainty that The Old Smithy did not exist prior to the turn of this century (2000) as it currently does. Previously it was a single story shop which was developed in approx 2000/2001, meaning the majority of the property is new with modern materials. I have photos which show the extent of modern materials used and so am again wondering about the decision making which is going on. Finally April Cottage, which has been Subject to a planning approval works over the past three year and has already undergone significant modernisation. What specifically sets this property aside for special attention, when other properties of similar age which have not been modernised on the same street have been ignored. Again I have historic photos which show the street scene in times gone by to support this view.</p> <p>It's important when making these decisions that only really impact the owners that you properly understand the age and significance historically of all the buildings or at the very least explain the rationale leading to such impactful outcomes.</p>	<p>As noted above by the respondent, conservation areas are "areas of special architectural or historic interest" where the overall character must be taken into consideration when determining planning decisions. The character of Church Street is highly consistent due to the use of vernacular ironstone for all of the properties, their scale, their form in relation to the highway (i.e sat close to the road, creating enclosure) and their orientation to the road. What also creates consistency is the style and ratio of fenestration, the majority of which is small-pane casement. Whilst there may be properties on the street which have been modernised (it is incredibly rare that a property has not</p>	<p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Finally and to further demonstrate the lack of knowledge when putting this document together. The photos on page 47 are not of terraced properties as described but semi detached. The lower picture is of a single home which is attached to one other property, making it semi detached, NOT terraced as the text states. How can you possibly have such little knowledge of your subject matter when you are formulating such impactful plans.</p>	<p>undergone some form of alteration over its lifetime) or properties built in relatively recent years, this does not meant that they fail to make a contribution to the character of the conservation area, or continue to preserve the consistency in form, materials and style. As such, the control of permitted development rights ensure that the contribution these properties make continues to be considered appropriately in order to preserve or enhance the overall character of the conservation area.</p> <p>The figure reference should split these pictures, as the terrace reference refers to the bottom image only, which historically is shown on maps as a terrace of three</p>	<p>Page 47, Figure 28 title, alter as follows:</p> <p>"Examples <u>above</u> of semi-</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
		small cottages. The image above is of semi-detached properties on Daventry Road. This will be corrected in the final draft.	<u>detached properties (top)</u> and <u>historically terraced properties</u> in Newnham conservation area."
Edgar Mobbs	<p>I HAVE BEEN THROUGH THE 65 PAGES OF THE CONSERVATION AREA PROPOSALS AND AM NOW VERY PUZZLED INDEED AT THE CONCLUSIONS.</p> <p>IT SEEMS THAT DIFFERENT CRITEREA HAVE BEEN USED FOR THE WESTERN AND SOUTHERN AREAS OF THE VILLAGE COMPARED WITH THE EASTERN AND NORTHERN AREAS.THE WESTERN AND SOUTHERN AREA PROPOSALS VERY CAREFULLY IGNORE ALL MODERN HOUSING FROM BEING BROUGHT INTO THE CONSERVATION AREA - BUT THE EXACT OPPOSITE SEEMS TO BE THE CASE IN THE EAST AND NORTH!</p>	<p>Comments noted.</p> <p>All proposals are formulated applying the same best practice methodology, however each area is different, therefore there may be different outcomes in applying best practice. For example, where there are clear areas of discrete modern development, such as a complete new road/estate as at Coronation Road, West Road or Bradbury Road, these areas can be simply excluded if there is no architectural or historic</p>	<p>No change.</p> <p>The areas of modern housing at Coronation Road, West Road and Bradbury Road are planned extensions to the village where there are no historic properties, as opposed to the infill development which has occurred on</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>FOR EXAMPLE, IT IS NOW PROPOSED THAT THE WESTERN SIDE OF MOUNTS LANE WITH ITS 2 MODERN HOUSES AND 2 MODERN BUNGALOWS SHOULD JOIN THE CONSERVATION AREA AS PART OF YOUR EXTENSION "BA1". THE PROBLEM IS THEN FURTHER COMPOUNDED BY THE OMISSION FROM THE CONSERVATION AREA OF THE LEADING HOUSE OF THE VILLAGE, NEWNHAM HALL, WITH ITS FARM HOUSE AND WALLED GARDEN, PART OF WHICH IS ACTUALLY LISTED, BUT THEN TOTALLY IGNORED FOR THE CONSERVATION AREA!</p> <p>I WOULD SUGGEST THAT A REVERSAL NEEDS TO BE MADE. THE WHOLE NEWNHAM HALL AREA SHOULD BE INCLUDED, WHILE THE 2 MODERN HOUSES AND 2 BUNGALOWS (ONE OF WHICH IS ONLY CONSTRUCTED OF</p>	<p>interest which merits inclusion within the designation. However, almost all of the other lanes within the settlement have an organic mixture of historic and modern properties, as is quite normal within most villages. As such, the application of the methodology may produce different outcomes as the characters of those areas are different.</p> <p>In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings. The majority of the eastern side of the Mounts</p>	<p>roads such as Mounts Lane and School Hill, where modern and historic properties sit adjacent to one another, having developed over time. As such, the treatment of these areas will differ.</p> <p>Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane): The Elms, Redlands, High House, Little Trelawne,</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>CEDARWOOD) ON THE WEST SIDE OF MOUNTS LANE SHOULD BE EXCLUDED, AS THEY CORRECTLY ARE AT PRESENT.</p> <p>THE PROPOSAL FOR THE EXTENSIONS AS THEY STAND IS COMPLETELY UNACCEPTABLE. CONSERVATION SHOULD BE CHIEFLY ABOUT OLDER HOUSES, PROBABLY STONE BUILT OR WITH SOME ARCHITECTURAL MERIT, BUT CERTAINLY NOT MID 20<sup>TH</sup> CENTURY MODERN HOUSING, WHICH SHOULD BE TREATED LIKE THE WESTERN END OF THE VILLAGE. CORRECTIONS ARE THUS BADLY NEEDED.</p>	<p>Lane is lined with vernacular historic properties up until Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic enclosures towards the church and the rears of properties on Church Street. There is also a low stone wall built in the vernacular style which lines the fronts of properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the</p>	<p>Shirley, Branscombe, Markers End, Trevethan, Touchwood, The Rookery, Montag.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
		plots on the eastern side of the lane.	
Glen McDonald	<p>I live at the property known as Bartons, The Green, Newnham. My property is shown as the only residential property to fall under your proposed new category called 'Local List'.</p> <p>I don't understand why there has to be this additional new category? Your reason for this on page 55 seems quite vague. Surely there is already enough planning controls and regulations we already have to abide by without adding this new category? Why is such a new category required and what exactly does it mean and what are the implications for me? For example;</p> <p>Why am I the only residential property on this new list? What additional controls does it place on me? If, as you say on page 55, it does not confer any further planning controls then why the need to have this additional level of red tape and bureaucracy?</p> <p>I would have thought there is enough regulations to protect public assets, such as the war memorial and phone box, but if not, then could possibly understand why a new 'Local List' could be introduced for those but surely not for a residential home which has enough regulations and is one of many other residential homes just like it in this and so many other villages around the country?</p> <p>Does the Local List just mean the look of the front of my property as shown in your photograph on page 56 or the back as well? With our country facing increasing climate and energy challenges we all might need to think differently and put solar panels on our roofing though I would have thought should that happen for me then it would at least be on the opposite side (i.e.</p>	<p>Comments noted.</p> <p>Local heritage lists are used across the UK in order to recognise heritage assets which make a special contribution to their local area, be they buildings, monuments, landscapes, or archaeological features. Therefore, a list can contain both public features like the war memorial and public telephone box, and domestic buildings. Assets added to a local list are often identified because they have particular significance, relating to factors such as age, architectural special interest, good condition, group value, or associations with local</p>	No change.

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>the south side) of your photograph. Is this allowed under your Local List? If not, then how am I compensated for that?</p> <p>Does the outbuildings at my property (not shown in your photograph) fall under the Local List? If so, what are the implications for those too?</p> <p>If in the event of a future sale of my property the value is impeded by being on this new Local List what mechanism is in place in order that I can be duly compensated for that?</p> <p>To date I have painted the window frames and rendered walls as part of my normal maintenance work. Can this proceed as normal or will you be instructing specific rules about that e.g. colour, type of paint etc? If so, what are those proposed rules and how will I be compensated for that additional cost?</p> <p>I would prefer my house not to be on the proposed Local List and request this be taken off. I don't think it is necessary for a residential property to be on this proposed new list as there are sufficient planning rules and regulations in place already.</p>	<p>noted persons, for example. Assets that are proposed to be added to the local list are also generally those which are not likely to be granted listed building or scheduled monument status, as their significance is generally considered local rather than national. As such, the way local list assets are managed is proportionate to this "non-designated" type of asset. These assets should be given protection in order to preserve them for the local community to enjoy. This does not mean that they should not be altered at all or not be allowed to evolve, but that if proposals are made which require planning permission, the significance of the asset can appropriately be taken into account. In line with the management of "non-</p>	

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		<p>designated" heritage assets, there is no automatic removal of permitted development rights for assets on the local list. They are instead protected through local and national policy, which considers that they should be preserved in a manner proportionate to their significance. Sometimes, it is stated that a particular aspect of an asset should be locally listed, but more often than not it is the whole asset. In the case of "Bartons" the whole property would be included on the list. Furthermore, it is only the external appearance which is covered by the policy, not internal. If alterations to outbuildings were being proposed, then there may be cause to consider the impact this may have on the main property or the character and appearance of the</p>	



Respondent	Comments	Suggested Officer Response	Suggested Action
		<p>wider conservation area, but this would be entirely dependent on the proposals being made.</p> <p>Maintenance work is not regulated by the planning system, and so repainting windows or maintaining a rendered wall can be done without the need to apply for permission.</p> <p>There is no evidence that living in a locally listed building has any effect on housing prices. As such, there is no national mechanism for compensation for being placed on a local list. As stated above, there are no reduced permitted development rights, and so matters such as the installation of solar panels or other alternative energy sources would be dealt with under the existing conservation area regulations. The following</p>	

Respondent	Comments	Suggested Officer Response	Suggested Action
		<p>Planning Portal webpage provides details of the conditions for installing solar panels:  <a href="#">Planning Permission: Solar equipment mounted on a house or a block of flats or on a building within the curtilage - Solar panels - Planning Portal</a></p> <p>The following link is for Historic England's advice relating to Energy Efficiency and Historic Buildings which you may find useful should you be considering making alterations to your property. <a href="#">Energy Efficiency and Historic Buildings   Historic England</a></p> <p>If you would like to speak to a planning officer about this or any proposals, please contact the Development Management team at the Council.</p>	

<b>Respondent</b>	<b>Comments</b>	<b>Suggested Officer Response</b>	<b>Suggested Action</b>
Jim Simpson	<p>1. Newnham Parish Council consider that, subject to the comments that follow, the appraisal is a well-researched document that brings together the history and importance of the village, thank you.</p> <p>2. An informal meeting of villagers was called to discuss the appraisal, it's implications and ramifications prior to the delayed online presentation. That resulted in a series of questions being raised which Rhian Morgan has kindly responded to. On the basis that the appraisal document will become a supplementary planning document, those questions and answers (modified by our comments below) must be included (as an annex) as part of the appraisal document (as opposed to extracts from the Q &amp; A's being inserted and taken out of context). If the Q &amp; A's are not included, then this response must be treated as setting out in full both the questions and the answers</p> <p>3. In respect of the answers to the various questions that have been given, we have the following comments:- Q1 – it needs to be made clear in the answer that there are currently no local requirements and the designation of a property within the Conservation area will not alter the national requirements</p>	<p>Comments welcomed.</p> <p>It is not normally practice to include Q&amp;As as appendices to our appraisals. Therefore they have been included in this report below as a further set of consultation responses, complete with the answers provided at the online meeting.</p> <p>If this is referring to local and national validation requirements, then it is correct that there is no change to the local requirements. At the national level, applications for the construction of one or more dwellings; or a building or buildings with a floor space of 100 square metres or more require a design and access statement.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

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	Q2 – whilst the question related to EV charging points, there needs to be guidance in the appraisal to the installation of CCTV camera's please	The installation of CCTV cameras is not controlled under the planning permission regime, but it would likely require listed building consent if a camera were proposed to be affixed to a listed building. In considering the addition of CCTV systems to properties within conservation areas, the overarching principles of development within a conservation area should be considered. Does the proposed development preserve or enhance the character and appearance of the conservation area? Are there ways in which the siting or design of CCTV cameras can be mitigated so as to impact a little as possible on appearance? Further information will be added to the Design Guidance principles at Section 9 to provide help.	No change.

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Q5, Q6 &amp; Q7 – despite the answers given, we still see no justification for the proposed inclusion of the additional part of Mounts Lane – marked “BA 1”.</p> <p>At the last conservation review in 1998, they were deemed not worthy of inclusion in the conservation area at that time. Nothing in the appraisal document or the answers sets out what has changed and why.</p> <p>The 4 properties on the west side of Mounts Lane proposed for inclusion are all relatively modern properties. Likewise, Montag, Calvine and Touchwood on the east side are 3 properties that have been built since 1967 and are modern.</p> <p>Some of the remaining properties along the east side that are proposed also fall into the more modern category. None of these properties are considered heritage assets and nor are they within the definition of “historical”.</p> <p>We consider that the inclusion of the properties within “BA 1” is simply an “infill” of the plan which will have cost implications for the owners which are both wholly unnecessary and wholly disproportionate. The existing planning and building regulations are considered sufficient.</p> <p>Without any proper justification, we consider that “BA 1” should be excluded from the appraisal. If in due course it was considered there was some justification for inclusion, then a further consultation can take place.</p>	<p>In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings.</p> <p>The majority of the eastern side of the Mounts Lane is lined with vernacular historic properties up until Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic enclosures towards the church and the rears of properties on Church Street. There is also a low stone wall built in the vernacular style which lines the fronts of</p>	<p>Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane):</p> <p>The Elms, Redlands, High House, Little Trelawne, Shirley, Branscombe, Markers End, Trevethan, Touchwood, The Rookery, Montag.</p>

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		properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the plots on the eastern side of the lane.	
	Q11 – we have yet to see the scoring to justify the inclusion of “Bartons” on the Local List and therefore reserve our position to comment further	This has subsequently been provided via email.	No change.
	Q17 – please ensure that we are notified of and copied into the consultation process	All those who respond to the consultation will be informed of the report/consultation progression.	No change.
	Q19 - please ensure that we are notified of and copied into the consultation process	As above.	No change.
	4. Both we and those within the Conservation area are pleased to see some documented guidance which has hitherto been lacking.	Comments welcomed.	No change.

Respondent	Comments	Suggested Officer Response	Suggested Action
John Taylor	<p>I live at Montag Mounts Lane Newnham a 1968 built house.</p> <p>I do not think it reasonable to change my 1968 built house into a conservation zone, and thereby remove permitted development rights and involve me in expense and greater difficulties to make minor property changes, which were allowed when I recently bought the property.</p> <p>Accordingly please exclude my property as other have been in previous zonings</p>	<p>In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings. The majority of the eastern side of the Mounts Lane is lined with vernacular historic properties up until Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic enclosures towards the church and the rears of properties on Church Street. There is also a low stone wall built in the vernacular style which lines the fronts of</p>	<p>Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane): The Elms, Redlands, High House, Little Trelawne, Shirley, Branscombe, Markers End, Trevethan, Touchwood, The Rookery, Montag.</p>

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		properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the plots on the eastern side of the lane.	
Marc Rieder	<p>I would like to provide my comments on the draft appraisal document as I have some concerns on the proposal as it stands.</p> <p>On the whole, I enjoyed reading about the history of Newnham and the historically important fields, sites and views in and around the village, which I agree is a lovely village and should be protected from encroaching development estates closer to Daventry.</p> <p>1. My first comment is that the open spaces (OS1, OS2 etc), are important, but these should be extended up and around the Newnham Hall (Poets Way) as there are some stunning views up to the ridge way at the top of the hill between Newnham and Daventry. These</p>	<p>Comments welcomed.</p> <p>Whilst wider views and landscape features do make a contribution to the character of the settlement's surroundings, the methodology limits the</p>	<p>No change.</p> <p>No change.</p>



Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>should be preserved up to and including the windmill (unless this is contained in other appraisals).</p>	<p>assessment of open areas to those within the conservation area or immediately contiguous with it. This is partly so an assessment can be made of those areas to see whether the boundary should be extended, and also to make an assessment of the contribution of open spaces to the setting of the conservation area so that any future proposals on these areas of land can be informed by the assessment. It also allows there to be a logical limit for the assessment, rather than it stretching out into the wider landscape, the significance of which is assessed as part of the views section. The views noted in this response are not visible from the conservation area boundary itself, due to the local topography and tree cover.</p>	

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>2. I agree with the listing of the war memorial and the red telephone box as they add character to the village. I don't particularly see the importance of listing homes within the village. Listing can devalue a property and motivate people (who have looked after it well) to sell it on.</p> <p>3. In section 10.2 re the properties which are proposed to have some development rights removed. Whereas I'm unsure of the legal basis of withdrawing homeowners development rights, the logic behind the selection of these homes is unclear. Why some houses and not all? Why the more modern / renovated houses and not the others. A number of the older properties on Church street for example have UPVC windows (Village Hall included) whereas the appraisal is proposing to impose restrictions on newer properties such as Tanyard House (circ 1960s) and The Old Smithy (2000's).</p>	<p>To clarify, these proposals are for the local heritage list, not statutory listing. Local Heritage Listing is undertaken to recognise heritage assets which make a contribution to local character due to their heritage significance. As such, domestic properties have as much potential to hold heritage significance as other structures within the public realm. There is also no evidence that designation of any kind devalues properties.</p> <p>Article 4 Directions are made under the provisions of the General Permitted Development (Order) (England) 2015, which gives them their legal basis. The directions are used to aid consistent decision making, and to protect or help reinstate</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>The recommendation of wooden windows "to increase natural ventilation" for older buildings is also flawed. Wooden windows swell, stick shut and are unable to open, preventing good ventilation. Furthermore the cost for Wooden windows (both initial outlay and maintenance/painting cost) is higher than UPVC. Would there be a plan for compensation for the cost in this regard? I believe metal windows as mentioned in the appraisal document have poorer efficiencies still. Note that high efficiency window systems are critical to the Government's drive on becoming carbon neutral (heat pumps and under-floor heating systems heat homes at reduced temperatures and rely on improved insulation). <a href="https://www.gov.uk/government/news/plan-to-drive-down-the-cost-of-clean-heat">https://www.gov.uk/government/news/plan-to-drive-down-the-cost-of-clean-heat</a>. There is also a safety aspect of maintenance of wooden windows - which imply working at height every 5 or so years to re-paint and service the windows. Unfortunately everyone knows someone who has fallen off a ladder or had an accident with scaffolding, and the bumpy pathways</p>	<p>features of architectural value, such as fenestration. This can apply to any building in the conservation area which makes a contribution to vernacular character, including more modern properties or older properties which have been altered.</p> <p>Unlike uPVC alternatives, timber windows allow the movement of air and moisture through the fenestration when the windows are closed, rather than trapping moisture inside. Timber windows, if maintained also have a far greater lifespan than uPVC alternatives, and have a lower carbon cost over their lifetime. Furthermore, there are numerous methods of increasing the carbon</p>	<p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>around Newnham dont help. It has been raised as to whether there is any proposed compensation for removal of development rights? Hence, my recommendation would be to allow the use of certain types of UPVC (eg Residence 9 type windows with wooden effect) with colour selected from a range sympathetic to the local surroundings.</p> <p>4. Since the trenching of the pathways around Newnham by Gigaclear, it could be argued that repaving the village to eradicate the</p>	<p>efficiency of a domestic property without the wholesale replacement of windows. Placing an article 4 direction on a property which has existing uPVC windows does not mean that they are immediately required to replace these windows with timber. If a proposal was made to replace the windows (or whichever feature is covered by the direction) in the future, then the impact of the design and materials on the character of the conservation area would be taken into account. In terms of safety, this is a consideration for the homeowner. There is no compensation right in this case.</p> <p>The value of the uncovering or reinstating of historic surfacing is discussed in the</p>	<p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>resulting scars, would add more aesthetic value than specifying window material.</p> <p>5. Similarly, on roofing materials, whereas I agree with the retention of slate and thatch appearance in the main, the appraisal document should consider that more houses may install solar panels in future and hence recommendation to use solar slates (eg link below) could be considered for conservation areas. <a href="https://www.gb-sol.co.uk/products/pvslates/default.htm?gclid=EAIaIQobChMIIsdnfi93B-AIVT-3tCh3nngpuEAAAYASAAEgLRN_D_BwE">https://www.gb-sol.co.uk/products/pvslates/default.htm?gclid=EAIaIQobChMIIsdnfi93B-AIVT-3tCh3nngpuEAAAYASAAEgLRN_D_BwE</a></p>	<p>management plan section of the appraisal. The significance of one aspect of the conservation area should not be overstated at the expense of another. Rather, all features should be evaluated proportionate to their significance.</p> <p>The only control over solar panels in conservation areas over and above national design requirements is that they should not be installed on a wall fronting a highway, footway, waterway or public open space. In all cases, the effect of the placement and design of solar panels on the overall character and appearance of the conservation area should be considered. For example, can the panels be placed on a less intrusive elevation?</p>	<p>No change.</p>

<b>Respondent</b>	<b>Comments</b>	<b>Suggested Officer Response</b>	<b>Suggested Action</b>
Michelle Maddock	<p>I have read the proposals for the Newnham conservation area several times and am unclear of its purpose. It is stated that a conservation area can be defined as an            "...area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance".            Section 69 Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>Yet the aim of the document seems to be to include modern buildings into the area of the conservation area, such as the two modern houses and two modern bungalows on the western side of Mounts Lane. This seems illogical.</p>	<p>Comments noted.</p> <p>In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings. The majority of the eastern side of the Mounts Lane is lined with vernacular historic properties up until Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic</p>	<p>No change.</p> <p>Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane):            The Elms, Redlands, High House, Little Trelawne, Shirley, Branscombe, Markers End, Trevethan, Touchwood, The Rookery, Montag.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>As you read further there seem to be more inconsistencies. I fail to understand the logic of applying Article 4 Direction to April Cottage, The Old Smithy and Tanyard House on Church Street, withdrawing their permitted development rights. By my understanding and local knowledge Tanyard house was a house built around 1970-75 on behalf of Mr &amp; Mrs James Punch. Why does this modern building qualify as historic in any way. The lack of patina of</p>	<p>enclosures towards the church and the rears of properties on Church Street. There is also a low stone wall built in the vernacular style which lines the fronts of properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the plots on the eastern side of the lane.</p> <p>As noted above by the respondent, conservation areas are "areas of special architectural or historic interest" where the overall character must be taken</p>	<p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>the stone construction and plastic frame windows surely give this away. We can also say with 100% certainty that The Old Smithy did not exist prior to the turn of this century (2000) as it currently does. Previously it was a single story shop which was developed in approx 2000/2001, meaning the majority of the property is new with modern materials. I have photos which show the extent of modern materials used and so am again wondering about the decision making which is going on. Finally April Cottage, which has been Subject to a planning approval works over the past three year and has already undergone significant modernisation. What specifically sets this property aside for special attention, when other properties of similar age which have not been modernised on the same street have been ignored. Again I have historic photos which show the street scene in times gone by to support this view.</p> <p>It's important when making these decisions that only really impact the owners that you properly understand the age and significance historically of all the buildings or at the very least explain the rationale leading to such impactful outcomes.</p>	<p>into consideration when determining planning decisions. The character of Church Street is highly consistent due to the use of vernacular ironstone for all of the properties, their scale, their form in relation to the highway (i.e sat close to the road, creating enclosure) and their orientation to the road. What also creates consistency is the style and ratio of fenestration, the majority of which is small-pane casement. Whilst there may be properties on the street which have been modernised (it is incredibly rare that a property has not undergone some form of alteration over its lifetime) or properties built in relatively recent years, this does not meant that they fail to make a contribution to the character of the</p>	



Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Finally and to further demonstrate the lack of knowledge when putting this document together. The photos on page 47 are not of terraced properties as described but semi detached. The lower picture is of a single home which is attached to one other property, making it semi detached, NOT terraced as the text states. How can you possibly have such little knowledge of your subject matter when you are formulating such impactful plans.</p>	<p>conservation area, or continue to preserve the consistency in form, materials and style. As such, the control of permitted development rights ensure that the contribution these properties make continues to be considered appropriately in order to preserve or enhance the overall character of the conservation area.</p> <p>The figure reference should split these pictures, as the terrace reference refers to the bottom image only, which historically is shown on maps as a terrace of three small cottages. The image above is of semi-detached properties on Daventry Road. This will be corrected in the final draft.</p>	<p>Page 47, Figure 28 title, alter as follows:</p> <p>"Examples <u>above</u> of <u>semi-detached properties (top)</u> and <u>historically terraced properties</u> in Newnham</p>

<b>Respondent</b>	<b>Comments</b>	<b>Suggested Officer Response</b>	<b>Suggested Action</b>
			conservation area."
Peter Harper	<p>I note with interest the proposed Newnham 2022 consultation document regarding the conservation area proposals. There appears to be mysterious inclusions, omissions, together with inaccuracies in the content.</p> <p>The additions of the modern properties on the western side of Mounts Lane (Area BA1) are mysterious inclusions. They have little to add to the architectural ambience of the village.</p>	<p>Comments noted.</p> <p>In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings. The majority of the eastern side of the Mounts Lane is lined with vernacular historic properties up until Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic enclosures towards the</p>	<p>No change.</p> <p>Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane): The Elms, Redlands, High House, Little Trelawne, Shirley, Branscombe, Markers End, Trevethan, Touchwood, The Rookery, Montag.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>The non-inclusion of the villages leading house, namely Newnham Hall, together with its secluded walled garden is a mysterious oversight. Particularly the surrounding parkland and adjacent Farm House, are areas which ought to have conservation status. Also the omission of any reference to the Windmill on the crown of Newnham Hill ought to be reviewed and included in a conservation area if that status is to have credibility.</p>	<p>church and the rears of properties on Church Street. There is also a low stone wall built in the vernacular style which lines the fronts of properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the plots on the eastern side of the lane.</p> <p>Both of these assets and their settings are protected by their statutory listing, and have a secluded and discrete character away from the main body of the conservation area.</p>	<p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
Poppy Maddock	I have read the proposals for the Newnham conservation area several times and am unclear of its purpose. It is stated that a conservation area can be defined as an "area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance". Section 69 Planning (Listed Buildings and Conservation Areas) Act 1990. Yet the aim of the document seems to be to include modern buildings into the area of the conservation area, such as the two modern houses and two modern bungalows on the western side of Mounts Lane. This seems illogical.	<p>Comments noted.</p> <p>In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings. The majority of the eastern side of the Mounts Lane is lined with vernacular historic properties up until Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic</p>	<p>No change.</p> <p>Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane): The Elms, Redlands, High House, Little Trelawne, Shirley, Branscombe, Markers End, Trevethan, Touchwood, The Rookery, Montag.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>As you read further there seem to be more inconsistencies. I fail to understand the logic of applying Article 4 Direction to April Cottage, The Old Smithy and Tanyard House on Church Street, withdrawing their permitted development rights. By my understanding and local knowledge Tanyard house was a house built around 1970-75 on behalf of Mr &amp; Mrs James Punch. Why</p>	<p>enclosures towards the church and the rears of properties on Church Street. There is also a low stone wall built in the vernacular style which lines the fronts of properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the plots on the eastern side of the lane.</p> <p>As noted above by the respondent, conservation areas are "areas of special architectural or historic interest" where the overall</p>	<p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>does this modern building qualify as historic in any way. The lack of patina of the stone construction and plastic frame windows surely give this away. We can also say with 100% certainty that The Old Smithy did not exist prior to the turn of this century (2000) as it currently does. Previously it was a single story shop which was developed in approx 2000/2001, meaning the majority of the property is new with modern materials. I have photos which show the extent of modern materials used and so am again wondering about the decision making which is going on.</p> <p>Finally, April Cottage, which has been Subject to a planning approval works over the past three year and has already undergone significant modernisation. What specifically sets this property aside for special attention, when other properties of similar age which have not been modernised on the same street have been ignored. Again I have historic photos which show the street scene in times gone by to support this view. It's important when making these decisions that only really impact the owners that you properly understand the age and significance historically of all the buildings or at the very least explain the rationale leading to such impactful outcomes.</p>	<p>character must be taken into consideration when determining planning decisions. The character of Church Street is highly consistent due to the use of vernacular ironstone for all of the properties, their scale, their form in relation to the highway (i.e sat close to the road, creating enclosure) and their orientation to the road. What also creates consistency is the style and ratio of fenestration, the majority of which is small-pane casement. Whilst there may be properties on the street which have been modernised (it is incredibly rare that a property has not undergone some form of alteration over its lifetime) or properties built in relatively recent years, this does not meant that they fail to make a contribution to the</p>	

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>To further demonstrate the lack of knowledge when putting this document together. The photos on page 47 are not of terraced properties as described but semi detached. The lower picture is of a single home which is attached to one other property, making it semi detached, NOT terraced as the text states. How can you possibly have such little knowledge of your subject matter when you are formulating such impactful plans.</p>	<p>character of the conservation area, or continue to preserve the consistency in form, materials and style. As such, the control of permitted development rights ensure that the contribution these properties make continues to be considered appropriately in order to preserve or enhance the overall character of the conservation area.</p> <p>The figure reference should split these pictures, as the terrace reference refers to the bottom image only, which historically is shown on maps as a terrace of three small cottages. The image above is of semi-detached properties on Daventry Road. This will be corrected in the final draft.</p>	<p>Page 47, Figure 28 title, alter as follows:</p> <p>"Examples <u>above</u> of <u>semi-detached properties (top)</u> and <u>historically terraced properties</u> in Newnham</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
			conservation area."
Richard Harcock	<p>I received yesterday your letter and have read the plan in detail.</p> <p>I support the plan and have no issues in general with the concept. The report on the village is a good commentary on the state of the dwellings and the environment created which I feel is favourable, I do wonder what your remit in total is, because there is no mention of the traffic situation around the village and the impact the school traffic has on the environment. Your comments if appropriate would be appreciated.</p> <p>The report has a error in the description of my property ,as on the land registry, I reside in Newnham Chapel and not The Old Chapel.</p> <p>I would also welcome it being include in the list of locally special buildings as many 'walkers 'comment on its position and structure.</p>	<p>Comments noted.</p> <p>Section 11, the management plan, provides guidance on how highways matters, including traffic can have an impact on the character of the conservation area.</p> <p>Thank you for this information, it will be amended in the final draft.</p> <p>Newnham Chapel has been assessed against the local list criteria and has met the scoring threshold, and will therefore be added to the local list.</p>	<p>No change.</p> <p>No change.</p> <p>Page 60, Section 10.2, table 1, 2<sup>nd</sup> column, alter as follows:</p> <p>"...Pippin Cottage, <del>The Old-Newnam</del> Chapel..."</p> <p>Page 57, Section 10.1, new text as follows:</p>



Respondent	Comments	Suggested Officer Response	Suggested Action
			<p><b><u>"Newnham Chapel</u></b></p> <p><u>Newnham Chapel is situated on School Hill, its gable facing the road. The gable end contains a large round-headed arch with art nouveau style, leaded, stained-glass window with Y-tracery (appears to be metal framed) Above is a simple stone moulded arch, fleur-de-lys detail and date stone of 1909. The chapel is now in residential use, but the exterior</u></p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	I do think the report is excellent and I welcome your your reply if appropriate.	Comments welcomed.	<p><u>features of the building have been retained intact."</u></p> <p>Page 58, Figure 36, add Newnham Chapel to map.</p> <p>No change.</p>
Robert Vale	<ul style="list-style-type: none"> <li>A large and detailed piece of work, must have been costly, no doubt we will see this in our rates, and why now when the government is pushing for better insulation in buildings, you want to restrict the use of Double Glazing, Plastic window frames and Solar Panels, all of which would help in the fight to hold down climate change and the Cost of living, is this not against everything the Government is trying to achieve?</li> </ul>	Conservation area planning requirements do not necessarily prohibit the installation of double glazing, UPVC or solar panels. Rather, the guidance in the appraisal encourages proposals to consider the potential impact of design and material choices on the character and appearance of the conservation area. Furthermore, research shows that non-invasive and reversible modifications can be made	No change.

Respondent	Comments	Suggested Officer Response	Suggested Action
		<p>to historic timber windows (such as secondary glazing, shutters, thick curtains or draft strips) which can greatly aid thermal performance without the resulting embodied carbon which is inherent within a new UPVC double or triple-glazed unit. Historic England have several advice notes and research papers are regularly forthcoming on the subject (<a href="https://www.historicengland.org.uk/advice/Traditional%20Windows%20-%20Their%20Care,%20Repair%20and%20Upgrading">Traditional Windows - Their Care, Repair and Upgrading (historicengland.org.uk)</a>).</p> <p>As such, the thermal upgrading of an historic property (or a property constructed with vernacular materials such as stone, lime, slate etc) is more complex than replacing historic features with modern alternatives, and, in looking at making upgrades, a whole house approach should be taken</p>	

Respondent	Comments	Suggested Officer Response	Suggested Action
	<ul style="list-style-type: none"> <li>I have lived on the west side of Mounts Lane for about 40yrs in one of the four modern houses highlighted in area BA1, why have they been included in the proposed conservation area, none of these properties have anything special going for them. Our house (High House) is the oldest being completed around 1947.If we had had to go with your conservation proposals now, the house would still have the second hand Crittal industrial windows and an asbestos roof.</li> </ul>	<p>in order to meet government targets.</p> <p>In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings. The majority of the eastern side of the Mounts Lane is lined with vernacular historic properties up until Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic enclosures towards the church and the rears of properties on Church</p>	<p>Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane): The Elms, Redlands, High House, Little Trelawne, Shirley, Branscombe, Markers End, Trevethan, Touchwood, The Rookery, Montag.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<ul style="list-style-type: none"> <li>Mounts Lane is narrow, now it has become a car park, most houses have 1, 2 or even 3 cars with insufficient parking space, because of this the verges have been eroded to nothing as vehicles have to pass these parked cars on the grass.</li> </ul>	<p>Street. There is also a low stone wall built in the vernacular style which lines the fronts of properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the plots on the eastern side of the lane.</p> <p>Comments noted. The management plan section of the appraisal addresses the potential issues caused by the increase in vehicles which should be taken into account in determining any future proposals.</p>	No change.

Respondent	Comments	Suggested Officer Response	Suggested Action
	<ul style="list-style-type: none"> <li data-bbox="461 272 1424 376">Cars are essential in Newnham as there is no public transport, and no shops; 4 shops, the Post Office, the Chapel and a Pub/Garage have all been turned into residential premises.</li> <li data-bbox="461 448 1424 624">Mounts Lane has very recently had installed a renewed overhead electricity distribution scheme with new poles and conductors also Open Reach have just erected their own pole mounted overhead cable system along the frontage of these houses, all this definitely spoils the view.</li> <li data-bbox="461 1054 1424 1262">I do not agree with your comments on the village views. Trees and Views are not compatible, when we moved to Mounts Lane 40yrs ago it was possible from our bedroom widows to see games of cricket at the Badby pitch and also the Little Everdon cricket pitch, that is no longer possible, we can't see the church now and that is only a few hundred yards behind us all due to trees.</li> </ul>	<p data-bbox="1451 272 1682 296">Comments noted.</p> <p data-bbox="1451 448 1805 975">Conservation area recommendations usually propose that services (where possible) should be sited so as there is minimal impact on character and appearance, and that ideally they should be taken underground. However, this is not always possible at this time, but should be considered by statutory undertakers in future works.</p> <p data-bbox="1451 1054 1805 1369">The natural landscape changes over time, and views along with that. The appraisal reviews the character of the conservation area at a point in time, and as such the value of existing planting is taken into</p>	<p data-bbox="1827 272 1984 296">No change.</p> <p data-bbox="1827 448 1984 472">No change.</p> <p data-bbox="1827 1054 1984 1078">No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<ul style="list-style-type: none"> <li>School Hill and much of Coronation Road have some of the best views in the village (I have lived there) most houses were built before the properties on the west side of Mounts Lane, and I would have thought are of some historic value, none of this area is included in your proposals. Is it an advantage to be in the conservation area? if so, why is the whole village not included? If it's a disadvantage, why are we (BA1) included?</li> </ul>	<p>account. Proposals to prune, top, lop or remove trees over a certain size require notification to the council, and due to this process their importance and impact (within views for example) can be assessed on a case by case basis as and when proposals are made.</p> <p>It is proposed in the appraisal to include the rest of the historic properties on School Hill, excepting the mid-century properties on the northern side facing the green. Whilst views are an important part of the experience of a conservation area, character and appearance created by architectural and historic interest, as well as the effective management of new development are the principal concerns.</p>	No change.

Respondent	Comments	Suggested Officer Response	Suggested Action
	<ul style="list-style-type: none"> <li>The photo of No5 Badby Rd (BA3) is no longer up to date. (It was 5 cottages when I lived there at No3, 80yrs ago)</li> </ul>	<p>Development within conservation areas should seek to preserve or enhance the character and appearance of the area, making positive improvement or helping to maintain existing character. This means that development is given more consideration, and can lead to higher quality construction and design. Overall, conservation areas help to preserve the cohesion of historic areas. The publication Heritage Counts explains the various ways looking after heritage can have benefits on people's lives: <a href="#">50 Years of Conservation Areas   Historic England</a></p> <p>The photographs used in the appraisal document were taken at time of appraisal.</p>	No change.



Respondent	Comments	Suggested Officer Response	Suggested Action
	<ul style="list-style-type: none"> <li>In the text you seem to have mixed up Mounts Lane and Manor Lane, it is Mounts Lane that meets the Weedon Road at Poets Way not Manor Lane.</li> </ul>	These references will be amended in the final draft.	Page 61, para 2, alter as follows:  "...similar to that of <del>Mounts</del> Manor Lane..."
Steve Ratcliffe	Some obvious omissions are: Newnham Hall not being included. Surely such a large and auspicious building should not be exempt from your investigations. Why has the windmill not been included in your findings? Surely that has architectural and historic significance.	Both Newnham Hall and Newnham Windmill are recognised as of architectural and historic interest through their grade II listings respectively. Whilst both contribute to the story of the historic development of the area Newnham Windmill is too far from the conservation area to be considered to be included within the boundary, and Newnham Hall, its ancillary buildings, gardens and walkways forms a discrete grouping which is adequately protected by the listing and planning process. Furthermore, both assets are referred to in the	No change.

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Your geography of the village and the naming of certain roads seems to be inaccurate enough for me to question the validity of some pages.</p> <p>Why are you including modern buildings on Mounts Lane in these findings? What architectural oddities do you find in a prefab wooden house built in what must have been in the 1970s?</p>	<p>appraisal for their importance in the development of the area.</p> <p>There is an instance where reference to Mounts Lane is mistakenly Manor Lane. These will be corrected in the final draft. It is not clear what is meant in terms of the geography of the village.</p> <p>In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings. The majority of the eastern side of the Mounts Lane is lined with vernacular historic properties up until</p>	<p>Page 61, para 2, alter as follows:</p> <p>"...similar to that of <u>Mounts Manor Lane</u>..."</p> <p>Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane): The Elms, Redlands, High House, Little Trelawne, Shirley, Branscombe, Markers End,</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
		<p>Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic enclosures towards the church and the rears of properties on Church Street. There is also a low stone wall built in the vernacular style which lines the fronts of properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the plots on the eastern side of the lane.</p>	<p>Trevethan, Touchwood, The Rookery, Montag.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>On the subject of exterior electrical wiring, antennae and such are we not allowed to be eco conscious and have electric cars, solar panels or other devices to cut our carbon emissions?</p>	<p>These things are not necessarily banned within conservation areas, rather their design and placement (in the case of antennae, dishes and solar panels) is controlled in order to ensure that harm to the character and appearance of the conservation area is mitigated. Unless they effect the fabric of a listed building, the installation of many energy efficiency measures are either not controlled through the planning system or are controlled on a national level (unaffected by conservation area designation). More information can be found on this on the government planning portal:  <a href="#">Introduction - Home energy generation - Planning Portal</a></p>	<p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>If the houses in the village are to be forced to make changes in line with these proposals, who is going to fund the additional costs which will be incurred because we are forced to use materials like lime mortar, specific window materials etc. or for whatever reason our current homes do not meet your criteria.</p>	<p>There are no changes which are “forced” or immediately required by the designation of an amended boundary and new appraisal document. Changes proposed by an applicant (requiring planning permission) will be steered towards preserving or enhancing the character and appearance of the conservation area. As is usual, the cost of proposals made will be the responsibility of the homeowner/ applicant.</p>	<p>No change.</p>
	<p>Are you going to force the villagers to make changes to the current fabric of the village just to satisfy what you believe the village should like and not what is practical or has been in place for many decades.</p>	<p>There is no onus to make changes, rather any proposals made to the council through the planning application system should seek to preserve or enhance the character of the conservation area. This may include utilising</p>	<p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	There are a lot of good points in your findings and agree many features need protecting but the day to day maintenance and development of the village does require some common sense to be applied.	historic materials and designs.  Comments noted.	No change.

## Appendix B- Survey responses

Respondent	Comments	Suggested Officer Response	Suggested Action
<b>Q1. Were you previously aware of the conservation area appraisal for Newnham taking place?</b>			
Richard Harcock	Yes I was aware	Comments noted	No change
Bruce Dupe	No I wasn't aware	Comments noted	No change
Glen McDonald	No I wasn't aware	Comments noted	No change
<b>Q2. Do you agree with the proposed boundary for the conservation area? (map available for viewing through the link on Conservation Areas web page)</b>			
Richard Harcock	Agree proposed boundary	Comments welcomed	No change
Bruce Dupe	Disagree proposed boundary	Comments noted	No change
Glen McDonald	Agree proposed boundary	Comments welcomed	No change
<b>Q3. Do you think this Appraisal captures the special interest of Newnham?</b>			
Richard Harcock	It does capture the special interest of Newnham. A very concise document and a complete village conservation area would preserve the whole village. Including the modern properties will provide a full	Comments welcomed	No change

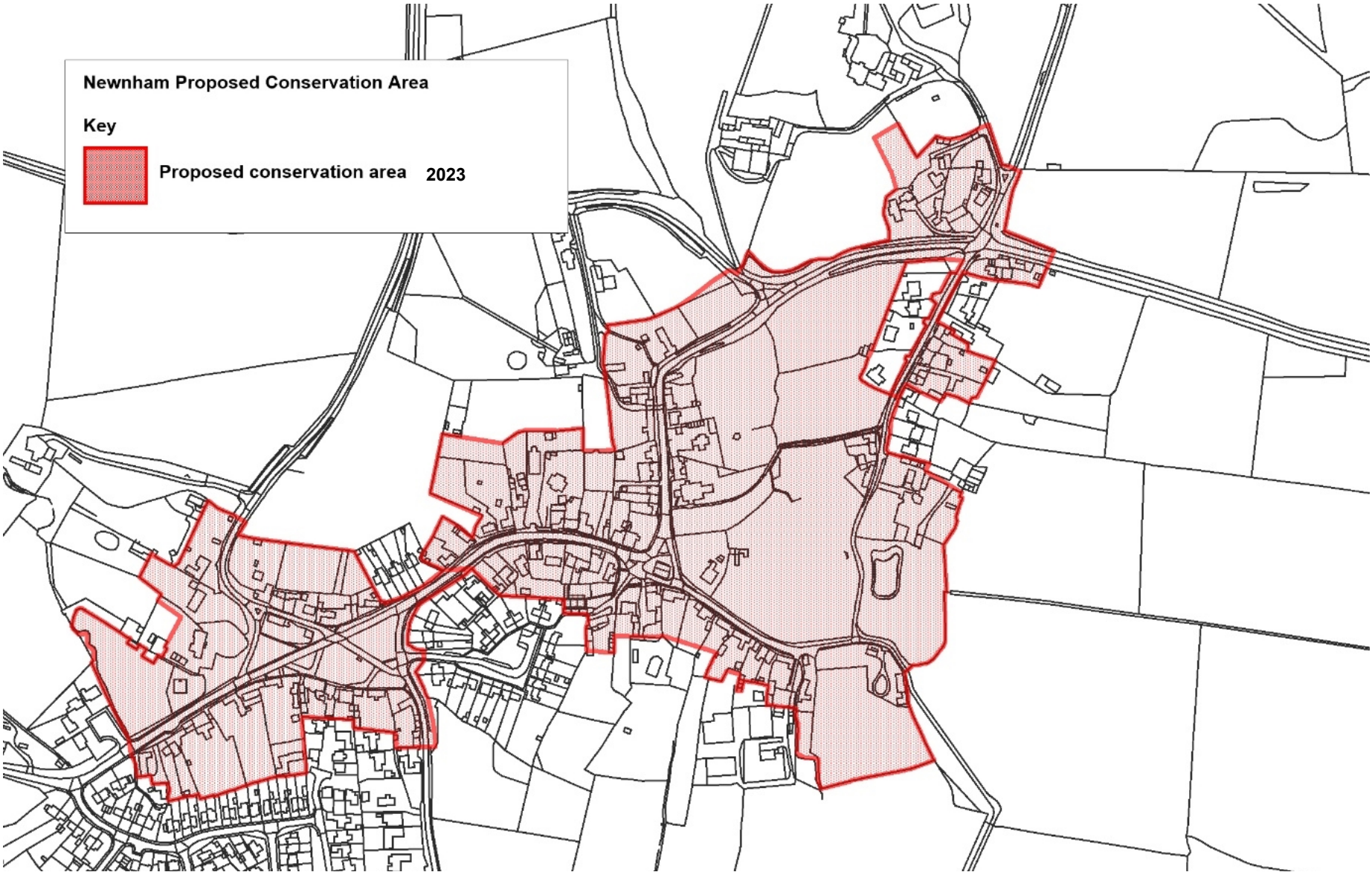
Respondent	Comments	Suggested Officer Response	Suggested Action
	picture of its development and preserve its character.		
Bruce Dupe	It does capture the special interest of Newnham	Comments welcomed	No change
Glen McDonald	It does capture the special interest of Newnham	Comments welcomed	No change
<b>Q3. Do you agree with the candidates for the Local List? (see pages 55 - 58 of the Appraisal). Are there any more potential candidates which you would like to suggest?</b>			
Richard Harcock	Agree candidates- The Bartons, The Green.  Also adding The New Inn as there is a Barn at the rear which has a very interesting roof structure.	Comments welcomed.  At the point of reporting, no further information has been available to assist in the evaluation of this property. The New Inn itself does not meet the criteria for local listing, and at this stage the barn has not been evaluated. As such the process of designation will continue and information will be sought.	No change  No change
Bruce Dupe	Agree candidates	Comments welcomed	No change
Glen McDonald	Don't know/No opinion	Comments noted	No change
<b>Q4. Do you think there is enough clear guidance regarding conservation areas for residents or those submitting or commenting on a planning application or application for listed building consent?</b>			
Richard Harcock	There is enough clear guidance	Comments welcomed	No change
Bruce Dupe	There is enough clear guidance	Comments welcomed	No change
Glen McDonald	Don't know/No Opinion	Comments noted	No change
<b>Q5. Do you think there are any actions missing from our Management Plan? (see pages 62-64 of the Appraisal).</b>			

<b>Respondent</b>	<b>Comments</b>	<b>Suggested Officer Response</b>	<b>Suggested Action</b>
Richard Harcock	There are no actions missing. Needs adopting quickly and followed through with supportive management that is quick to act.	Comments welcomed  The plans will be adopted at the earliest opportunity once all of the comments have been considered.	No change  No change
Bruce Dupe	There are no actions missing	Comments welcomed	No change
Glen McDonald	Don't know/No opinion	Comments noted	No change
<b>Q6. Do you think the proposed Article 4 Directions (see page 59-60 of the Appraisal) would help to preserve special features of the conservation area?</b>			
Richard Harcock	Article 4 Directions would help to preserve special features	Comments welcomed	No change
Bruce Dupe	Article 4 Directions would help to preserve special features	Comments welcomed	No change
Glen McDonald	Don't know/No opinion	Comments noted	No change
<b>Q7. Are there any other matters within the Appraisal and Management Plan that you would like to comment on? Please reference any comments to the specific part of the Appraisal where possible (using paragraph or section numbers) and, if seeking a change be clear what change is sought and provide justification where possible.</b>			
Richard Harcock	No comment	Comments noted	
Bruce Dupe	Mounts Lane The inclusion of the three modern properties on the eastern side of Mounts Lane seems to be pointless. None of the buildings are of any architectural significance and are comparatively unattractive compared to the rest of the street.	In proposing extensions to conservation areas, it is generally considered good practice to avoid creating large gaps in the designation, particularly in areas where properties sit closely adjacent to each other and development which affects one may have an impact on neighbouring buildings. The	Remove following properties from proposed designation, including all relevant mapping (all situated on Mounts Lane): The Elms, Redlands, High House, Little Trelawne, Shirley, Branscombe, Markers End, Trevethan, Touchwood, The Rookery, Montag.



Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>I own the middle property (The Rookery) which together with the other two were built in the early 1970's. All are in need of maintenance and the imposition of added planning constraints makes achieving this unnecessarily more onerous. Other than this, I welcome the appraisal and the proposed conservation area expansion.</p>	<p>majority of the eastern side of the Mounts Lane is lined with vernacular historic properties up until Woodview, and the same can be said for the western side up to and including Ivy Cottage. Just north of Ivy Cottage there are direct views across the extensive historic enclosures towards the church and the rears of properties on Church Street. There is also a low stone wall built in the vernacular style which lines the fronts of properties on Mounts Lane almost along its entirety. It is proposed that the extension at BA1 be reduced to now include the following properties on Mounts Lane- Woodview, Linnets Cottage, Dolphin Cottage, Lester Cottage and Dunster Cottage. Also to be included are the low stone wall running along the frontages of the plots on the eastern side of the lane.</p>	
Glen McDonald	No comment	Comments noted.	No change

**Appendix C- Proposed Conservation Area Boundary Map**



## **Appendix D- Local List Assets**

### Church Street

Newnham Village Hall

Newnham War Memorial

### School Hill

Newnham Chapel

### The Green

K6 Telephone Box

Bartons

## **Appendix E- Details of Article 4(1) Direction**

### Permitted Development Rights proposed to be removed

- The enlargement, improvement or other alteration of a dwelling house which would affect the principal elevation or elevations fronting a highway, waterway or open space, Class A of Part 1 of Schedule 2 to the Order;
- The alteration or addition to the roof of any dwelling house, Class B or Class C of Part 1 of Schedule 2

ALL THE land and buildings situated thereon together comprising the following properties and which are more particularly shown red on the plans attached hereto:

#### Badby Road

No.5

#### The Green

Westfields, Three Trees, Bartons, Green Cottage, Ivy House, The Forge, Green View, The Green, Wren Cottage

#### Daventry Road

Fernvilla, The Banks, Crabtree Cottage, Plum Tree Cottage

#### School Hill

Rose Cottage, Rambler Cottage, Pippin Cottage, The Old Chapel, New Inn, Wheelwright Cottage, Bramley Cottage, Highfield, The Cottage

#### Church Street

April Cottage, The Old Smithy, Tanyard House

#### Manor Lane

The Grove, Meadow Cottage, Hazeldene, The Nuttery

#### Mounts Lane

Linnet Cottage, Dolphin Cottage, Lester Cottage, Dunster Cottage

#### Weedon Road

Nos.1, 2, 3