

# WEST NORTHAMPTONSHIRE COUNCIL PLANNING POLICY COMMITTEE

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Rebecca Breese, Strategic Planning, Built Environment & Rural Affairs

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Report Title                      Holdenby Conservation Area

Report Author                      Anna Wilson, Heritage Policy Assistant,  
anna.wilson@westnorthants.gov.uk

## Contributors/Checkers/Approvers

West S151	Martin Henry	Approval email received 20/04/23
Legal	Theresa Boyd	Approval email received 15/05/2023
Other Director/SME	Stuart Timmis	Approval email received 28/04/23
Assistant Director	Stephanie Gibrat	Approval email received 02/05/2023
Communications Lead/Head of Communications	Becky Hutson	Approval email received 20/04/23

## List of Appendices

### Appendix A – Draft Holdenby Conservation Area Appraisal and Management Plan 2023

#### 1. Purpose of Report

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To seek agreement to consult on the draft Holdenby Conservation Area Appraisal and Management Plan (2023).

#### 2. Executive Summary

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2.1 The report contains background information on the process of reviewing the Holdenby Conservation Area and the requirements regarding public consultation on the draft Holdenby Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD), which includes information about proposed changes to the conservation area boundary, proposed candidates for the local list, and proposals for an Article 4(1) Direction (appendix A).

### **3. Recommendations**

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3.1 It is recommended that the Planning Policy Committee:

- a) Agrees that public consultation be undertaken on the draft Holdenby Conservation Area Appraisal and Management Plan SPD (appendix A), which includes proposed changes to the conservation area boundary
- b) Agrees that public consultation be undertaken on proposed Article 4(1) Direction controlling development with regards to:
  - Alteration of windows
  - Alteration of doors
  - Alterations to roofing
  - Alterations to walls, gates or fences
  - Addition of roof lights or skylights.
  - Alterations to chimneys

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

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To accord with the council's Consultation and Engagement Framework, the Statement of Community Involvement (SCI) for the Daventry area and Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local authorities to hold a public meeting to publicise draft proposals within an appraisal, for the relevant stakeholders of the affected area.

### **5. Report Background**

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The council has a statutory duty under the 1990 Planning (Listed Building and Conservation Areas) Act to review its conservation areas. Holdenby was first designated as a conservation area in 1976 and was last reviewed in 1998. It has no up-to-date conservation area appraisal and management plan. As such, this is the first opportunity in some time to review the architectural and historic interest of the conservation area and assess whether the boundary is fit for purpose.

The current conservation area boundary (1998) covers much of the village, but excludes recent agricultural buildings northeast of Grange Farm, Park House and Stables, and the Victorian rectory. It includes Holdenby House, its gardens and parkland, which are designated as a Registered Park and Garden and partly as a scheduled monument. It is proposed to amend the conservation area boundary in one area; to include an area of ridge and furrow and other linear earthworks pertaining to the medieval field system, the visible remains of which exist elsewhere within the conservation area.

A draft conservation area appraisal and management plan has been prepared for Holdenby Conservation Area. Public consultation on the draft appraisal is now required in order to allow stakeholders to provide their views and to inform the document, as well as to meet the requirements

of the 1990 Planning (Listed Building and Conservation Areas) Act and the council's statement of community involvement.

Following the consultation exercise a further report would be made to Planning Policy Committee. This report would set out the responses received and suggest any changes resulting from the consultation and recommendations. Should committee decide to continue with the proposal, the new conservation area boundary would then be formally designated. The council would then need to consider whether the character or appearance of the area would be affected by future development. The relevant policies in the West Northamptonshire Joint Core Strategy and Settlements & Countryside Local Plan would apply, together with policies in the National Planning Policy Framework. The conservation area appraisal and management plan would be adopted as an SPD and would be a material planning consideration, helping to apply relevant policies.

Certain permitted development rights would also be more restrictive and additional controls would apply with respect to works to, or felling of, trees.

The draft appraisal and management plan identifies a proposal to include buildings in the council's local list of buildings and sites. This list contains buildings and sites which do not meet the criteria for listing by Historic England but are of sufficient local importance that they warrant policy protection. At this stage, draft entries for Holdenby are proposed but this could change following the consultation exercise.

The appraisal identifies certain features as being of particular importance to the character of the conservation area. Some of these, however, could be changed under national permitted development rights. The appraisal and management plan therefore contains initial proposals for a non-immediate Article 4(1) Direction. Such Directions can be used to remove permitted development rights for prescribed matters where this is considered necessary to protect local amenity or the well-being of the area. In this case, the proposal would be to remove permitted development rights that relate to matters of particular importance to the character of the area. This would not prevent such changes being made, but they would require planning permission.

There is a formal procedure for making an Article 4 Direction. At this stage it is proposed that public consultation is undertaken on the principle of introducing an Article 4 Direction and the results of that consultation will be reported back to Planning Policy Committee.

A draft conservation area appraisal and management plan has been prepared for Holdenby, following an initial meeting held online with residents. It is suggested that a six-week consultation period now be undertaken, including an online public meeting held on Microsoft Teams.

## **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 an 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 for Holdenby and the draft appraisal and management plan has been produced with the aim of providing proportionate and effective means of protecting the special architectural and historic interest of Holdenby for the benefit of present and future generations. Public consultation on

the proposed boundary and the draft appraisal would help to inform the document and enable it to proceed to the next stage in the process, which would be its consideration for adoption as an SPD.

- 6.2 The alternative option would be not to agree to the public consultation on the draft Holdenby Conservation Area Appraisal and Management as an SPD.
- 6.3 Not agreeing to the commencement of the public consultation would prevent the proposed changes to the conservation area boundary being made and the conservation area appraisal and management plan proceeding for adoption as a supplementary planning document. This would leave the council without valuable tools with which to protect and enhance the special architectural and historic interest of Holdenby.

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

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### **7.1 Resources and Financial**

- 7.1.1 There could be some minor costs for printing documents, but it is envisaged that this could be met within existing budget.

### **7.2 Legal**

- 7.2.1 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 Directions made under Article 4 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (No. 596) (as amended) require planning permission to be obtained for works which would otherwise be permitted development.

### **7.3 Risk**

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

### **7.4 Consultation**

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires of local authorities that they hold a public meeting to publicise draft proposals within an appraisal, for the relevant stakeholders of the affected area.

A presentation publicising the review and inviting initial questions from residents took place online on Tuesday 7 February and was attended by local residents, representatives from Holdenby Estate and the Parish Meeting.

The next stage would include a formal consultation on proposed changes to the conservation area boundary and the draft conservation area appraisal and management plan. It is therefore recommended that the draft document is consulted on for a minimum of six weeks during which time an online public meeting via Microsoft Teams will be held to inform stakeholders (residents, interested parties, statutory consultees). Meetings have been held virtually since 2020 and have been well received.

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

No comments from Overview and Scrutiny.

#### **7.6 Climate Impact**

The assessment and up to date designation of the conservation area should not have any material consequences for climate change. Specifically, under the proposed Article 4(1) Direction, proposals for energy conservation measures and renewable energy devices could still come forward but would be judged in the balance with any adverse impacts on the village's character.

#### **7.7 Community Impact**

7.7.1 Consulting on the draft appraisal would not have any negative implications regarding crime and disorder.

7.7.2 The proposed course of action should not have any perceptible differential impact on people with different protected characteristics with the possible exception of disability. Accordingly, the consultation materials will be provided in alternative formats if required.

#### **7.8 Communications**

The document has been checked for accessibility. Support will be provided by the Communications and Consultation Team to maximise engagement with the formal consultation process.

### **8. Background Papers**

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- [Department of Communities and Local Government \(2021\) National Planning Policy Framework](#)
- [Planning \(Listed Building and Conservation Areas\) Act 1990](#)
- [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 with amendments](#)