

WEST NORTHAMPTONSHIRE COUNCIL PLANNING POLICY COMMITTEE

20 September 2023

Rebecca Breese – Planning, Built Environment and Rural Affairs

Report Title	Scaldwell Conservation Area
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Contributors/Checkers/Approvers

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1. Purpose of Report

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

2. Executive Summary

- 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 Scaldwell 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

- 3.1 It is recommended that Planning Policy Committee:
- a) Agrees that the conservation area boundary as set out in Appendix C be designated.
 - b) Agrees that the proposed changes to the Scaldwell 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 Head of Planning Policy and Specialist Services to make further minor editorial changes to the Scaldwell 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 Scaldwell be adopted as a Supplementary Planning Document.
 - e) Agrees the Local List entries for Scaldwell set out in Appendix D.
 - f) Agrees that an Article 4(1) for Scaldwell 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 Head of Planning Policy and Specialist Services in the event that there are no objections in response to the consultation on the direction.

4. Reason for Recommendations

- 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 Scaldwell, 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.

- The proposals were consulted upon for a minimum six-week period and the proposals in this report have considered the responses submitted during that public consultation

5. Report Background

- 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 23rd May 2023, the council resolved that consultation should take place on the draft Conservation Area Appraisal and Management Plan for Scaldwell. The consultation is now complete.
- 5.2 There were no proposals put forward to extend or reduce the conservation area boundary.
- 5.3 The proposals did identify 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, and Class G of Part 1 of Schedule 2, this being the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse. The addresses proposed to be affected by the removal of these PD rights are set out at Appendix E.
- 5.5 As per recommendation g) above, it is requested that the Committee delegates confirmation of the Article 4(1) Direction for Scaldwell to the Head of Planning Policy and Specialist Services, in the event that there are no responses to the consultation on the direction.

Responses to consultation

- 5.6 Five responses were submitted in total during the consultation; four via email and one by online survey.
- 5.7 Two responses (one of which was written on behalf of a group of village residents) suggested making extensions to the boundary along Holcot Lane, East End, and north of School Lane, largely with a view to affording further protection to several important views identified in the appraisal.
- 5.8 One response also proposed the inclusion of three extra views of the surrounding countryside, from Holcot Road, Old Road and the allotments.

- 5.9 One respondent requested that the Article 4 Direction cover windows and doors on The Green, which is already proposed as part of the appraisal, and as such no changes are necessary.
- 5.10 Scaldwell Parish Council responded via the online survey. They were generally supportive of the proposals, suggesting some minor editorial amendments.
- 5.11 County Archaeology sought several minor wording changes, as well as the addition of references to a Bronze Age burial site (MNN4147) in the locality.
- 5.12 Historic England did not seek any changes.

6. Issues and Choices

- 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 Scaldwell 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 Scaldwell 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 Scaldwell.

7. Implications (including financial implications)

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 Scaldwell and thus increase the risk of its loss.

7.4 **Consultation**

- 7.4.1 The Scaldwell Conservation Area Appraisal and Management Plan consultation document was subject to a formal six-week public consultation which began on 19th June 2023 and ended on 31st July 2023. An online public session was held during the

consultation period on July 20th. 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 if any objections are received, if no objections are received the Order would be confirmed by the Head of Planning Policy and Specialist Services (subject to Committee agreeing recommendation g)).

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 Scaldwell 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 Scaldwell and the wider area.

8. **Background Papers**

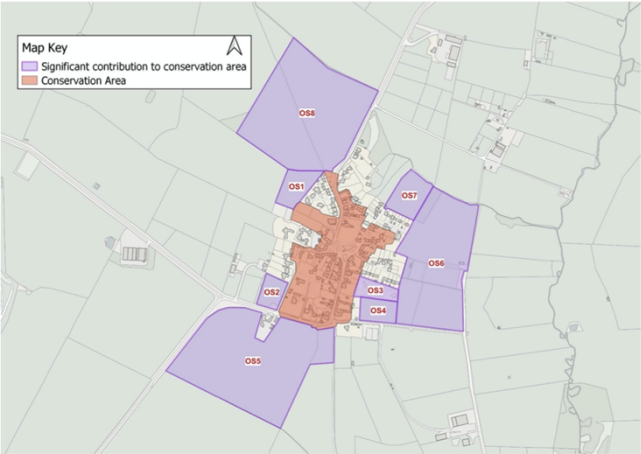
Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework

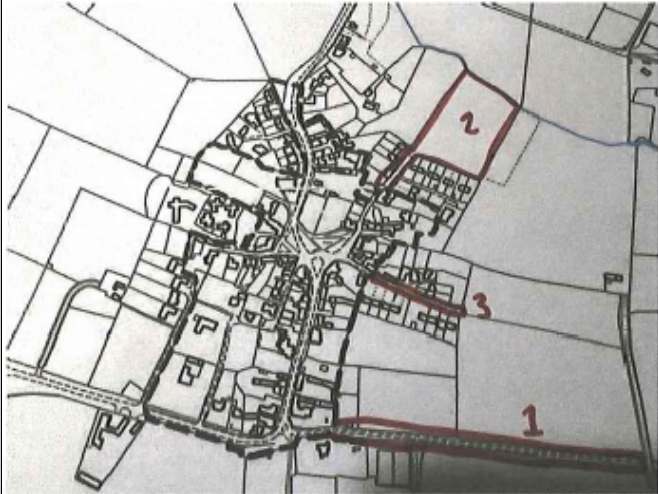
Planning (Listed Building and Conservation Areas) Act 1990




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



West Northamptonshire Council Planning Policy Committee Report 23rd May 2023 -
Permission for consultation on draft Scaldwell Conservation Area Appraisal and
Management Plan and proposed boundary.

Appendix A- Written responses

Respondent	Comments	Suggested Officer Response	Suggested Action
<p>Martin Kelly</p>	<p>Disagree with the proposed boundary; In order to protect the views from various locations around the village I would ask that the Conservation Area boundaries be extended as follows; Holcott Lane to be extended past the boundary of OS4 to the boundary of OS6 School Lane to be extended to the boundary of OS7 East End to be extended to the boundary of OS6 The views from various locations around the village are stunning and deserve to be preserved and protected under the Scaldwell Conservation Area. The attached map is from section 6.8 Open Space Analysis of the draft appraisal.</p>  <p>Article 4 Directions Unfortunately there is nothing within the proposal which will alter the permitted development rights</p>	<p>The views from the end of School Lane and East End are identified as being important outward views from the conservation area into the surrounding countryside (see V1 and V2 page 30 of the appraisal). As such, their significance as features which contribute positively to the character and appearance of the conservation area would be a material consideration were the appraisal adopted as an SPD. Extending the conservation area up to the ends of the lanes would not confer any further protection on the views themselves, and as such it is considered that they are provided with proportionate consideration in the appraisal.</p> <p>The Article 4 Direction proposed within the appraisal seeks to remove permitted development</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>around works to windows, doors and roofs. Buildings in the conservation area have been blighted by the installation of plastic windows and doors and various roofing materials.</p>	<p>rights within Class A of Part 1 of Schedule 2 to the Order and Class B or Class C of Part 1 of Schedule 2 to the Order, which specifically relate to fenestration, doors and roofing materials. There has already been some loss of historic fabric, and the Direction seeks to minimise further loss, whilst also seeking to encourage the reinstatement of appropriate materials and designs where possible.</p>	
<p>Nick Masterson-Jones (on behalf of himself, Dara Masterson-Jones, and Martin and Beth Kelly)</p>	<p>We suggest that the Conservation Area is enlarged slightly with the intent of protecting views in and out of the village. We suggest three extensions should be considered: The three proposed extensions are shown on the map, left (sic), and are detailed below.</p> 	<p>The views from the end of School Lane and East End are identified as being important outward views from the conservation area into the surrounding countryside (see V1 and V2 page 30 of the appraisal). As such, their significance as features which contribute positively to the character and appearance of the conservation area would be a material consideration were the appraisal adopted as an SPD. Extending the conservation area up to the ends of the lanes would not confer any further protection on the views</p>	<p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>1. Incorporation of Holcot Lane to protect the views both East and West along the lane.</p>  <p>2. Extension of area to include the western side of School Lane plus the field to the north of School Lane that is an iconic view down to the brook and then across the valley towards Old.</p>  <p>3. The road (not the dwellings) of East End that leads to the view across the field to the East of the village.</p> 	<p>themselves, and as such it is considered that they are provided with proportionate consideration in the appraisal. The area on the response map labelled "2" is identified as OS7 in the appraisal map on page 35. It has been identified as making a significant positive contribution to the character and appearance of the conservation area (specifically as a contribution through its setting). However, it is not considered that the area contains sufficient historic or architectural interest to merit its inclusion within the designation boundary. The views are given protection through being identified in the appraisal as making a positive contribution.</p>	

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>We also propose that the following views are of value and should be protected.</p> <ol style="list-style-type: none"> <li data-bbox="510 379 1048 443">1. The view from the top of Holcot Lane towards Pitsford Reservoir  <ol style="list-style-type: none"> <li data-bbox="510 962 1126 1066">2. The view from Scaldwell (from the allotments and No.1 Old Road) to the north west towards Lamport 	<ol style="list-style-type: none"> <li data-bbox="1216 1058 1592 1369">1. This view is consistent with the character of other views identified in the appraisal, showing the rural setting of the conservation area, in this case to the south of the village. It will be added to the identified views in 	<p>Section 6.5, page 23, paragraph 4, add following text:</p> <p><u>“View 1: From Holcot Lane southwards At the junction of High Street and Holcot Lane there is a view southwards across agricultural</u></p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p data-bbox="461 1230 1104 1331">Our final suggestion is that the Article 4 Direction should apply to windows of properties on The Green.</p>	<p data-bbox="1261 236 1570 300">the appraisal at Section 6.</p> <p data-bbox="1211 767 1592 1187">2. The first view (left side) is consistent with the character of other views identified in the appraisal, showing the rural setting of the conservation area, in this case to the south of the village. They will be added to the identified views in the appraisal at Section 6.</p>	<p data-bbox="1615 236 2002 405"><u>land from a field gate. This view shows the openness of the surrounding land, which contributes to the nucleic feel of the settlement.</u></p> <p data-bbox="1615 448 1951 512">Change subsequent view numbering in Section 6.5.</p> <p data-bbox="1615 555 2002 692">Page 26, add image to represent view. Page 30, edit map to include new arrow representing view.</p> <p data-bbox="1615 767 1966 868">Section 6.5, page 23, paragraph 5, add following text:</p> <p data-bbox="1615 911 2033 1299"><u>“View 2: From Village Allotments looking north-west This is a long view across open countryside which emphasises the gently rolling nature of the surrounding hills and patchwork character of the local field network, punctuated with trees and field hedges. The openness of the view also enhances the nucleic feeling of the village.</u></p>

Respondent	Comments	Suggested Officer Response	Suggested Action
		<p>The proposed Article 4 Direction currently suggests removing the permitted development rights to replace windows on the following properties on The Green:</p> <p>1, Yew Tree Cottage, Old Bakehouse, The Poplars Farm, Townwell Cottage, Poplars Barn,</p>	<p><u>View 3: From Village Allotments north-west across OS1 and OS8</u> <u>This view stretches out across the areas of OS1 and OS8 which have been identified as making a positive contribution to the setting of the conservation area. It is a long view across towards Lamport and Hanging Houghton, showing the local rolling hills and field hedgerows and trees."</u></p> <p>Change subsequent view numbering in Section 6.5.</p> <p>Page 26, add image to represent view. Page 30, edit map to include new arrow representing view.</p> <p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
		Pittams Cottage, Crofton Cottage, Oak Farm	
Barry Waine	<p>I would refer to the above document which my client has only become aware of this week</p> <p>My client owns an area of land off Back Lane referred to in Section 6.3 as within an area of important open space. My client wishes to correct the explanation for the designation My client is the owner of the land and is or has not been responsible for the covenant referred to My client also considers that as a covenant is not a planning matter it is not necessary to refer to it in a planning document In addition none of the documents my client has been party to refers to the retention of my clients land as a central open space. If there are such documents which your Council is aware of we would request copies. If there are no such documents we would strongly request that the explanatory part referring to my clients land be deleted.</p>	<p>This response was logged on 5th July, which was within the consultation period (19th June-31st July) and so there appears to have been some confusion regarding this (further, see final paragraph of Mr. Waine's response).</p> <p>Section 6.3 details areas of land within and on the periphery of the designated conservation area that, as the result of the conservation area review fieldwork, have been identified as making a contribution to the character, appearance or setting of the Scaldwell Conservation Area. The area adjacent to Back Lane (possibly Peter's Lane?) which you are specifically referring to (which I assume to be OS2) has been assessed to make a significant positive contribution to the character of the conservation area by virtue of being part of its setting.</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comments	Suggested Officer Response	Suggested Action
		<p>These areas are assessed in order that any future proposals which affect the land in question can be determined appropriately, taking their contribution to the conservation area into account.</p> <p>The identification in the conservation area appraisal of "open spaces" is not commensurate with the designation of open or local green spaces within the local development plan, nor the placing of covenants on the land in question. Should the appraisal be adopted as a Supplementary Planning Document, the information at 6.3 would become only a material consideration in the determination of planning decisions affecting the special interest of the conservation area, not a designation nor covenant placed under the provisions of any legislation.</p>	

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>As these are matters of fact it is considered that although outside the period of time for comments on the appraisal they should be given full weight in your Councils further consideration of the document</p>	<p>As stated at the beginning of this officer response, there appears to have been some confusion relating to the consultation dates. This response has therefore been included here as it was received within the consultation period.</p>	<p>No change.</p>
<p>Rachael Townend (on behalf of County Archaeology)</p>	<p>I am broadly happy with the present sections that address the archaeological potential of the Conservation Area.</p> <p>I would like to put forward only the following recommendations: Section 5 (p.14): This section would benefit from reference to the possible Bronze Age burial site (MNN4147) located approximately 120m west of the present Conservation Area boundary as this has potential implications for the types of sub-surface archaeological remains that may be encountered in the AP1 and AP4 areas as noted in Section 6.2.</p>	<p>Comments welcomed.</p> <p>Comments noted. References to the site MNN4147 will be added to Section 5.</p>	<p>Section 5, page 14, paragraph 1, add text as follows: "...details of a female face. Evidence of a Bronze Age burial has also been discovered <u>approximately 120m west of the modern settlement, which</u></p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Otherwise this section reads well with only a few minor typos and formatting errors.</p> <p>Section 6.2 (p.19): I suggest rewording para.1 to "...Standing buildings, structures, earthworks and other landscape features." I also suggest rewording para. 3 to "Potential archaeological remains within the conservation area include:" Points AP1 and AP4: should include reference to the possible Bronze Age burial site (MNN4147) as noted above. Suggested additional wording: "Possible later prehistoric funerary or associated remains in connection with possible Bronze Age burials MNN4147"</p>	<p>Comments noted. The wording of paragraph 1 will be altered to provide a fuller list of typologies, and paragraph 3 from "deposits" to "remains" for clarity. Additional reference will be made to site MNN4147 in both AP1 and AP4 with the suggested wording agreed.</p>	<p><u>may impact on sub-surface remains in that part of the village."</u></p> <p>Section 6.2, page 19, paragraph 1, amend text as follows: "Archaeological interest can be both remains surviving below the ground or evidence for past activity that is contained within standing buildings and structures <u>earthworks and other landscape features."</u></p> <p>Section 6.2, page 19, paragraph 3, amend text as follows: "Potential archaeological <u>remains</u> deposits within the conservation area include:"</p> <p>Section 6.2, page 19, paragraphs 4 and 7, add text as follows: "AP1: <u>Possible later prehistoric funerary or associated remains</u></p>

Respondent	Comments	Suggested Officer Response	Suggested Action
	<p>Section 10: Recommendation 4 (p53): I suggest rewording para. 1 to: "Professional advice should be sought and appropriate assessment undertaken at the earliest possible opportunity to assess..."</p> <p>I also suggest adding the following paragraph: "In considering the potential effects of a proposal within the Conservation Area archaeological Observation, Investigation, Recording, Analysis and Publication (OIRAP) –sometimes referred to as a 'Watching Brief'– should not be considered the default mitigation measure."</p>	<p>Comments noted. The suggested alternative and additional wording will be added to Section 10, Recommendation 4 to provide clarity on expected means of investigation and mitigation.</p>	<p><u>in connection with possible Bronze Age burials MNN4147..."</u> <u>"AP4: Possible later prehistoric funerary or associated remains in connection with possible Bronze Age burials MNN4147..."</u></p> <p>Section 10, page 53, paragraph 1, amend text as follows:</p> <p>"Professional advice should be sought and appropriate assessment undertaken <u>at the earliest possible opportunity</u> to assess the extent and significance of any remains which may be affected by proposals. <u>In considering the potential effects of a proposal within the Conservation Area archaeological Observation, Investigation, Recording, Analysis and Publication (OIRAP) –sometimes referred to as a 'Watching Brief'– should not be considered the default mitigation measure."</u></p>

Appendix B- Survey responses

Respondent	Comments	Suggested Officer Response	Suggested Action
Q1. Were you previously aware of the conservation area appraisal for Scaldwell taking place?			
Katrina Jones on behalf of Scaldwell Parish Council	Yes I was aware	Comments noted	No change
Q2. Do you agree with the proposed boundary for the conservation area? (map available for viewing through the link on Conservation Areas web page)			
Katrina Jones on behalf of Scaldwell Parish Council	Agree proposed boundary	Comments welcomed	No change
Q3. Do you think this Appraisal captures the special interest of Scaldwell?			
Katrina Jones on behalf of Scaldwell Parish Council	It does capture the special interest of Scaldwell	Comments welcomed	No change
Q4. Do you agree with the candidates for the Local List? (see page 48 of the Appraisal). Are there any more potential candidates which you would like to suggest?			
Katrina Jones on behalf of Scaldwell Parish Council	Agree candidates	Comments welcomed.	No change
Q5. 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?			
Katrina Jones on behalf of Scaldwell Parish Council	There is not enough clear guidance	Comments noted	No change
Q6. Do you think there are any actions missing from our Management Plan? (see pages 62-64 of the Appraisal).			
Katrina Jones on behalf of Scaldwell Parish Council	There are no actions missing	Comments welcomed	No change
Q7. 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?			

Respondent	Comments	Suggested Officer Response	Suggested Action
Katrina Jones on behalf of Scaldwell Parish Council	Article 4 Directions would help to preserve special features	Comments welcomed	No change
<p>Q8. 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.</p>			
Katrina Jones on behalf of Scaldwell Parish Council	The war memorial is not located in front of the water pump. The house referred to as Counterpoint is The Old House. Counterpoint closed in 1997.	The appraisal should read that the new War Memorial is on the village green, along with the water pump. At the time of visiting the village, the war memorial had been temporarily placed in front of the water pump (see image in appraisal page 31). This, and references to Counterpoint, will be corrected in the appraisal.	<p>Section 6.7, page 31, paragraph 3, amend text as follows:</p> <p>"The <u>new</u> war memorial plaque is situated on the green in front of along with the former water pump..."</p> <p>Section 3.1, page 9, paragraph 1, amend text as follows:</p> <p>"...Cutting across East End to take in Counterpoint <u>The Old House</u> and The Old Bakehouse..."</p>

Appendix C- Proposed Conservation Area Boundary Map



Appendix D- Local List Assets

The Hollies, High Street

Scaldwell Village Hall, School Lane

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
- The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse, Class G 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:

High Street

Old Red Lion House, The Hollies, Bramleys, Bramley Cottage, Three Steps House, Newstone House, Barn Cottage, Chytill Cottage, Plumb Cottage, Lavender Cottage, Hunters Court, High Street

Grooms Lodge, Hunters Court, Saddle Cottage, Hunters Court, Antler Cottage, Hunters Court, Paddock Cottage, Holcot Lane

Back Lane

1, 5, The Old Cottage

The Green

1, Yew Tree Cottage, Old Bakehouse, The Poplars Farm, Townwell Cottage, Poplars Barn, Pittams Cottage, Crofton Cottage, Oak Farm

West End

1 The Maltings, 2 The Maltings, Peters Farm, Peters Barn

East End

The Chapel

School Lane

The Old Post Office, Post Cottage, The Old School House, Old Road

Manor Cottage, The Hillyards, The Smithy, Tudor Barn