

WEST NORTHAMPTONSHIRE COUNCIL PLANNING POLICY COMMITTEE

20 September 2023

Rebecca Breese – Planning, Built Environment and Rural Affairs

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| Report Title | Holdenby Conservation Area |
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Contributors/Checkers/Approvers

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|---|----------------|---------------------------------------|
| Legal | Theresa Boyd | Approval email received 08/09/2023 |
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| Other Director/SME | Stuart Timmiss | Approval email received 07/09/2023 |
| Communications Lead/Head of Communications | Becky Hutson | Approval email received 05/09/2023 |

List of Appendices

Appendix A – Written Responses

Appendix B – Holdenby Conservation Area Boundary Map

Appendix C – Local List Candidates

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1. Purpose of Report

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

2. Executive Summary

- 1.1. The report sets out the recommendations for the adoption of the conservation area boundary as set out in Appendix B, the adoption of the Holdenby Conservation Appraisal and Management Plan as a Supplementary Planning Document (SPD), the inclusion of buildings on the Local List, and proposals for an Article 4(1) Direction at

Appendices C and D. It includes details of how the statutory consultation was undertaken, and the results of the consultation (Appendix A).

3. Recommendations

3.1 It is recommended that Planning Policy Committee:

- a) Agrees that the conservation area boundary as set out in Appendix B be designated and supersedes the designation that was made in 1998.
- b) Agrees that the proposed changes to the Holdenby Conservation Area Appraisal and Management Plan in response to representations, as set out in Appendix A 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 Holdenby 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 Holdenby be adopted as a Supplementary Planning Document.
- e) Agrees the Local List entries for Holdenby set out in Appendix C.
- f) Agrees that an Article 4(1) Direction for Holdenby in accordance with the proposals in the conservation area appraisal and management plan be made subject to consultation.
- 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 received in response to the consultation on the Article 4(1) 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 Holdenby, which contributes to the historic character of the West Northamptonshire area. Without these tools, the special historic interest of the conservation area 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 23 May 2023, the council resolved that consultation should take place on the draft

conservation area appraisal and management plan for Holdenby. The consultation is now complete.

- 5.2 The proposals at Holdenby suggested amending the conservation area boundary to include an area of pasture (BA1) situated approximately 100m southeast of All Saints Church. This area forms part of the Registered Park and Garden designation. It contains ridge and furrow earthworks pertaining to the medieval agricultural field system and several linear earthwork banks, which are visible from the bridle way that runs along its east side. There are also views across the pasture from the bridleway towards the northwest that incorporate All Saints Church and, as such, it forms part of the setting of this Grade II* listed building as well as the scheduled monument designation. Trees within this area contribute to the parkland character that is prevalent in the southern part of the conservation area.
- 5.3 The proposals also identified eight candidates for the Local List, all being situated within the conservation area.
- 5.4 The appraisal also made proposals for an Article 4(1) Direction to cover the conservation area. The proposals suggest removing the following permitted development rights:
- 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, soil or vent pipe on a dwellinghouse, Class G of Part 1 of Schedule 2 to the Order;
 - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a highway, waterway or open space, Class A of Part 2 of Schedule 2 to the Order;
 - Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure where the gate, fence, wall or means of enclosure would be within the curtilage of a dwellinghouse and would front a highway, waterway or open space, Class C of Part 11 of Schedule 2 to the Order.

The addresses proposed to be affected by the removal of these PD rights are set out at Appendix D, 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 Holdenby to the Head of Planning Policy and Specialist Services, in the event that there are no objections to the consultation on the direction.

Responses to consultation

- 5.6 Eighteen responses to the consultation were received via letter or email (set out in Appendix A). The majority expressed disagreement with the proposed change to the boundary of the conservation area and proposals for an Article 4(1) Direction removing permitted development rights for particular types of development.

The proposed boundary change would extend the conservation area over an area of pasture with parkland character, lying at the southeast corner of the conservation area. It contains ridge and furrow earthworks pertaining to the medieval agricultural field system and several linear earthwork banks, which are visible from a bridle way that runs along its east side. The site of the medieval settlement, with which the ridge and furrow earthworks are associated, lies immediately to the west and is designated as a scheduled monument. The earthworks within the area of the proposed extension therefore provide historical and archaeological context to the scheduled settlement site.

There are also panoramic views across the pasture from the bridleway towards the northwest and north that incorporate All Saints Church and the scheduled earthworks of the late 17th/early 18th century gardens. As such, the proposed extension forms part of the setting of this Grade II* listed building and the scheduled monument designation. Trees within this area contribute to the parkland character that is prevalent in the southern part of the conservation area.

Those respondents who objected to the proposed extension did so on the grounds that it is already part of the Grade I Registered Park and Garden designation (RPG) and, therefore, already protected. RPG status does not bring with it any specific statutory planning controls, either for the area as a whole or the individual historic/archaeological features within it. The RPG designation is specific to the designed landscape of the parkland and formal gardens of the 17th century Holdenby Palace and the later Holdenby House. The various attributes mentioned above, which contribute to the significance of the proposed extension, are not recorded in the Registered Park and Garden description. Including the proposed extension within the conservation area, with an adopted appraisal and management plan that describes those attributes in detail, would add weight to the significance of this parcel of land should any development be proposed in the future.

Furthermore, including this small area of the existing RPG designation within the conservation area would be in line with the approach the council has taken with other recent reviews of conservation areas, for example, Ashby St. Ledgers and Canons Ashby.

- 5.7 Historic England did not seek any changes to the proposed boundary extension.

- 5.8 The draft appraisal included initial proposals for an Article 4(1) Direction in Section 10.2. Those respondents who objected to the proposed Article 4(1) Direction argued that the Holdenby Estate already maintains properties to a high standard and there are existing covenants covering those types of development for which the Article

4(1) Direction was seeking to remove permitted development rights. There were also concerns about the complexity and costs of submitting planning applications.

During the consultation the Holdenby Estate shared information about the covenants that exist for properties within the conservation area. Although the covenants place restrictions on some types of development for which the proposed Article 4(1) Direction removes permitted development rights, they do not include detailed guidance on architectural detailing or materials and do not, therefore, ensure that those elements of character and detailing would be maintained and/or enhanced.

The types of development for which permitted development rights would be removed are those which would normally be undertaken on an occasional basis, for example, replacement of windows, replacement or repair of a boundary wall etc.. Therefore, it is considered that the costs of submitting a householder planning application (£206) would not be prohibitive.

There are no suggested changes as a result of the consultation exercise and it is suggested that an Article 4(1) Direction be prepared for the proposed restrictions set out in the draft appraisal.

The draft Article 4(1) Direction and the properties it will affect are included in Appendix D.

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 Holdenby Conservation Area 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 Holdenby 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 Holdenby Conservation Area.

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(1) 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(1) 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 Holdenby and thus increase the risk of its loss.

7.4 Consultation

- 7.4.1 The Holdenby Conservation Area Appraisal and Management Plan consultation document was subject to a formal six-week public consultation that began on 19 June 2023 and ended on 31 July 2023. This followed an initial online meeting and presentation held on 7 February 2023, which was attended by the eight individuals including members of the public, the Chair of the Parish Meeting and representatives of the Holdenby Estate. A second virtual public meeting was organised to be held during the consultation period on 4 July 2023 and was attended by seven individuals. The PowerPoint presentation slides and notes were made available on the council's website following the meeting.
- 7.4.2 The process for this type of Article 4(1) 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(1) Direction. Only if an Article 4(1) Direction is confirmed does it have legal effect. Following consultation the matter would be brought back to Planning Policy Committee for the direction to be confirmed or not if any objections are received.

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 Holdenby and contribute to preserving the character of places that make up West Northamptonshire. As such, it would support the well-being of residents and those who work in or visit Holdenby 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 23 May 2023 -
Permission for consultation on draft Holdenby Conservation Area Appraisal and
Management Plan and proposed boundary.

Appendix A – Written Responses

| Respondent | Comments | Suggested Response | Suggested Action |
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| Jem Lowther on behalf of the Lowther Family and The Holdenby Estate | I'd like to start by thanking Anna Wilson for her report, which displays a wealth of information and interesting maps, and must have entailed a great deal of hard work. Secondly, and on behalf of the whole Lowther family, I'd like to say that we are of one mind with the underlying philosophy of the report: that Holdenby is a beautiful and special place, whose unique historic character is worthy of protection. Indeed, as Holdenby Estate owns the vast majority of the land, buildings and features mentioned in the report, James Lowther and the Estate have spent the past 50 years rescuing, improving and conserving the area to the benefit of the community & the county's heritage. For this reason and with our shared perspective established, we do not believe extra regulation or expansion of the conservation area is required and we would like changes to be made to the appraisal and management. | Comments noted. Please see responses to specific points below. | See below. |
| Jem Lowther on behalf of the Lowther Family and The Holdenby Estate | <p>1. <u>Existing Permitted Development Rights maintained.</u></p> <p>Running an historic estate with and maintaining an historic house is an increasingly difficult task in the post Covid-era at a time when EU agricultural subsidies are being phased out and there is little clarity on what will replace them. As a result, Estates like Holdenby are increasingly vulnerable and require increased co-operation and support from councils rather than increased regulation, which can bring in long delays and extra</p> | Comments noted. | See below. |

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| | <p>management costs which make timely improvements more difficult.</p> <p><i>As a result, we would like the permitted development rights listed on p.74 maintained.</i></p> <p>An appropriate level of permitted-development withdrawal is already in place as part of the conservation area designation. Under the existing arrangements, Holdenby House has been rescued and restored, is home to the UK's most awarded heritage education programme and is now a major heritage asset for the county. There is now a restored stable block now home to thriving offices, well maintained residential properties, carefully done cottage restorations, and (as was given brief mention on p. 22) some historically sensitive development within the village itself. (The new side of the Square precisely mirrors the style and details of the existing side). Any work done by the Estate in the village has been done within very strict historic and aesthetic protocols, often stricter than those set by Council planning. Future development in any house are controlled by the Estate's strict Covenants.</p> <p>In other words, conservation is already happening under the existing rules. To suffix these with a salad of additional restrictions is neither helpful nor appropriate. We are aware that, since the pandemic, the planning department has found itself understaffed and often struggling with existing workload and we are concerned that subsequent delays</p> | <p>Whilst it is true that Holdenby House and the stable block have been successfully conserved, this would have been through the listed building consent system rather than solely the conservation area designation.</p> <p>Conservation area status introduces some extra planning controls but some minor developments, such as domestic alterations, can normally be carried out without planning permission. This can lead to incremental changes and the gradual loss of aspects of the fabric of historic buildings, their historic character and that of the overall conservation area.</p> <p>During the consultation, information was provided by the estate regarding covenants that are in place for properties within the conservation area. They cover some types of development for which the proposed Article 4(1) Direction removes permitted development rights. However, the covenants do not include guidance on architectural detailing or materials and do not, therefore, ensure that those elements of character and detailing would be maintained and/or enhanced to specific design requirements were changes proposed.</p> <p>An Article 4(1) Direction would remove some permitted development rights for particular properties. These are set out on p.74 of the appraisal. Whilst particular types of development would require planning permission, which would incur the cost of a</p> | <p>No change.</p> |
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| | <p>could adversely affect future improvements by the estate and thus its viability.</p> | <p>householder application, the types of development for which permitted development rights would be removed are those which are carried out on an occasional basis. In some circumstances planning permission may not be required if the proposed development was like-for-like replacement but this would need to be checked with the council's planning team. If the conservation area appraisal is adopted this will not bring the Article 4(1) Direction into force. It would be subject to a separate consultation at which time property owners would be contacted directly.</p> <p>The council's Planning Team will be filling a number of vacancies in the near future which will help to address concerns about the timescales for processing planning applications.</p> | |
| <p>Jem Lowther on behalf of the Lowther Family and The Holdenby Estate</p> | <p><u>2. Boundary of Conservation Area maintained</u> We would like to see the boundary of the conservation maintained (see page 10) and not extended. We have preserved the historic countryside for over 50 years and will continue to do so.</p> <p>The addition of a tiny additional parcel of land confers no benefit or additional protection to the land or the area as a whole. It lays outside the footprint of the medieval village and the Elizabethan formals Gardens (see page 24 – the palisade around “the orchard” marks the current boundary). Until relatively recently, it was also fenced as part of “bawban hill” (see page 20) which lies outside the conservation area.</p> | <p>It is recognised that the Lowther family successfully manage the Holdenby Estate to a high standard. The proposal to extend the conservation area as set out in the conservation area appraisal is not due to a perceived threat to this particular piece of land but rather to recognise the contribution it makes to the historic and archaeological interest of the conservation area, the scheduled monument, listed building and registered park and garden designations.</p> <p>The land contains ridge and furrow earthworks associated with the open field system that operated during the medieval period. The site of the medieval settlement, with which the field system is associated, lies immediately to the west and is designated as a scheduled monument. The ridge and furrow earthworks within the area of the proposed extension therefore provide historical and archaeological</p> | <p>No change.</p> |

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| | <p>To the extent that a designation is helpful, it is already covered by the designation as Grade I listed parkland.</p> | <p>context to the scheduled settlement site and contribute to its setting.</p> <p>Furthermore, the open nature of the proposed extension enables panoramic views from the adjacent bridleway towards the Grade II* listed All Saints Church; the scheduled medieval settlement and late 16th/early 17th garden earthworks; and the Registered Park and Garden (RPG) designation. This is set out in the conservation area appraisal in Section 7.4 Views and Vistas, p.36, View 13; and Section 7.5 Open Space Analysis, p.44, OS2. Consequently, the parcel of land covered by the proposed extension also makes an important contribution to the setting of these designated heritage assets.</p> <p>Whilst the proposed extension is already covered by the Registered Park and Garden designation, the various attributes mentioned above, which contribute to its significance, are not recorded in the Registered Park and Garden description. Inclusion of the extension within the conservation area, with an adopted appraisal and management plan that describes those attributes in detail, would add weight to the significance of this parcel of land should any development be proposed in the future.</p> <p>Whilst the owners of the Holdenby Estate may have no wish to change the current use of the land, this may not always be the case if the ownership of the land were to change in the future.</p> <p>Extending the conservation area to include this parcel of land and follow the boundary of the Registered Park and Garden would be consistent with the approach the council has</p> | |
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| | | taken during reviews of other conservation areas where there is also a RPG designation. | |
| Jem Lowther on behalf of the Lowther Family and The Holdenby Estate | <p><u>3. Reference to railings removed.</u> We share with the report an affection for the metal railings pictured on p. 57. It is also the case, however, that the bank they currently abut up is home to badger setts. Protection of badgers is such that they cannot be culled, removed, or rehoused. We simply have to leave them, even if they threaten historic earthworks or trees. In order to protect the historic bank, we have in the past had to put a more significant timber boundary in place. An injunction to keep these fences in place is not helpful.</p> | The conservation area appraisal does not state that the railings must be retained, although this would be preferable since they have been identified as a positive historic feature of the conservation area. Should the railings need to be replaced in the future, the design guidance for boundary treatments states that 'appropriate materials and designs should be used' (Section 9.10, p.66). In coming to a decision about the design of a replacement boundary treatment, all other factors, such as the protected status of badgers and the scheduled monument designation, would be taken into account. It is likely that scheduled monument consent would be required prior to any repair and/or replacement of the railings. | No change. |
| Jem Lowther on behalf of the Lowther Family and The Holdenby Estate | <p><u>4. Development and Built Form changed</u> A small amendment – p. 67 makes seems to suggest that “detached and semi-detached” may be the only types of development appropriate to Holdenby. This is incorrect and should be changed. Both sides of the square are terraces of three and, historically, this was also the case for 13-15 and 10-12. Whyhcote House was also a terrace of 6.</p> | Thank you for this information. Changes to the text will be made to include reference to terraced buildings. | Section 9.12-Development and Built Form, p.67, 5 th paragraph, change the following text to read: 'Any new built form should be small-scale and incorporate a mix of building types i.e. detached, and semi-detached <u>and terraces</u> , to reflect the variety seen in Holdenby.' |
| Jem Lowther on behalf of the Lowther Family and The Holdenby Estate | <p><u>5. Name areas of criticism.</u> Nobody is perfect. If conservation experts have helpful criticisms, we are happy to hear them. In numerous places in the draft appraisal, however, criticisms are made without the actual area being specified. Could the estate please be made aware of the exact locations of: • The four examples of “loss of character” referred to on p. 60</p> | As requested, the text will be altered to include the locations in question. The text on p.78 will be amended to omit reference to historic walls. | Section 8.5-Loss of Character, p.60, 2 nd paragraph, change the following text to read: ' <u>The Holdenby Estate is well-managed by the Lowther family, the current owners, but within the Holdenby conservation area there are some instances where alterations or developments have resulted in a loss of character. One example is the</u> |

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| | <ul style="list-style-type: none"> • P. 78 “examples where historic walls and hedges have been replaced or added to with inappropriate boundary treatments”. | | <p>replacement of a hedge boundary with closeboard fencing <u>at the northwest end of 5 The Square</u>, which has eroded the rural character of the village green.’</p> <p>Section 8.5-Loss of Character, p.60, 3rd paragraph, change the following text to read: ‘There are a small number of examples where historic timber window frames have been replaced with frames of a design that is not in keeping with the age of the building, <u>for example at Grange Farm</u>. This is detrimental to the visual appearance of historic buildings and the wider street scene and it also equates to a loss of the building’s historic fabric. This is also true of changes to lintels and sills and there are some examples within the conservation area where the original lintels above windows appear to have been replaced with concrete lintels.’</p> <p>Section 8.5-Loss of Character, p.60, 4th paragraph, change the following text to read: ‘This is also true of roofing materials, <u>The Cart Barn in Home Farm Court</u> and there is an example of a building whose historic roofing has been replaced with has a roof of modern pan tiles. These are out of keeping with the age of the building and have a detrimental effect on its appearance. The impact is especially negative where a building is within a grouping of buildings that all use similar roofing materials because it disrupts the uniformity of the group.’</p> |
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| | | | <p>Section 8.5-Loss of Character, p.60, 5th paragraph, change the following text to read: 'Not only can the replacement of building fabric have a detrimental effect on historic character and appearance but additions to buildings can also have this effect. In Holdenby, the addition of features such as <u>a</u> satellite dishes at <u>Little Fold</u> and sky lights at <u>Grange Farm</u> detract from the historic character of individual buildings and the street scene as a whole.</p> <p>Section 11.1.4-Threat 4: The loss of traditional boundary treatments, p.78, paragraph 1, change the following text to read: 'Historic boundary treatments of ironstone and brick, as well as hedge boundaries, railings and estate fencing, are a feature of the conservation area and they enhance both the street scene, contributing to their coherence, as well as views of individual buildings. The appraisal has identified <u>an</u> examples where historic walls and a hedges have has been replaced or added to with <u>an</u> inappropriate boundary treatments (<u>See Section 8.5, p.60</u>). The loss of historic boundary treatments through either gradual deterioration and/or removal forms a significant threat to the character and appearance of the conservation area'</p> |
| Jem Lowther on behalf of the Lowther Family | <u>6. Roads</u> The part of the conservation area for which government is directly responsible | Thank you for providing photographs of the potholes that need repairing in Holdenby village. These will be referenced in the | Section 9.11, p. 67, 2 nd paragraph, amend the text to read: |

and The Holdenby Estate

for is the road/ lane running through the village mentioned in the report. This is currently riddled with potholes, and the edges are falling away, despite constant requests for repairs over the past years.

We would like pictures of these potholes included in the report (the estate can supply time-stamped photos) and the language in p.78-79 strengthened. And we would like the road dealt with as soon as possible. Anything that could help spur Highways to action would be very welcome.

Pictures of potholes in the lane through Holdenby taken 3rd July 2023



Management Plan and added into the document as an appendix. Text will be added in Sections 9.11 and 11.1.6 so it is clear that repairs to road surfaces are the responsibility of Northamptonshire Highways and not the Holdenby Estate.

'The surfacing of the lanes through the village should be maintained to a high standard and repairs should be undertaken by the highways authority, Northamptonshire Highways, accurately and with materials appropriate to the particular location within the conservation area...'

Section 11.1.6-Threat 6: Highways, p.79, 3rd paragraph, amend the text to read: 'Recommendation 6: The highways authority, Northamptonshire Highways, is the body responsible for maintaining road surfaces and footways. It should, as far as possible, seek to ensure that works to highways and footways do not negatively detract from the character and appearance of the conservation area.

Section 11.1.6-Threat 6: Highways, after 4th paragraph, p.79 include the additional text below and add an appendix containing photographs showing the potholes, their locations and the date photos were taken:

'There are currently a number of locations along the lane through Holdenby village where repairs to potholes are required. See photographs in Appendix B.'







Jem Lowther on behalf of the Lowther Family and The Holdenby Estate

7. General conclusion
 As has been done in the past, we are keen to work with the council on a positive understanding of the wider needs of the strategy of Holdenby's historic project, rather than labour under a negative regulatory regime. (Indeed, we initiated recent discussions with the Council about our strategy) We believe the success of

It is agreed that Holdenby is a beautiful place that retains a great deal of historic character and that this is in great part due to the careful management of Lowther family. Some additional text will be added to reflect this.

Please refer to previous comments that explain the reasoning behind the proposed extension

Section 6-Historical Development, p.21, 4th paragraph:
 In 1650 Holdenby House was sold to Captain Adam Baynes, who demolished most of the house and sold off the materials. It returned to the Crown after the Restoration and later passed into ~~private hands~~ to the Duke of Marlborough, whose descendants, the

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| | <p>the past 50 years in saving the futures both of the House, village and conservation area has earned us the right to be considered as responsible custodians without extra outside burdens being put in place and this should be recognised in the report.</p> | <p>to the conservation area and the proposed Article 4(1) Direction.</p> | <p><u>Lowther family, still own and successfully manage the estate (2023).</u></p> <p>Also see suggested changes above in response to Holdenby Estate's comments in '5. Name areas of criticism'.</p> |
| Hugh Lowther | <p>Please note that the Lowther family have loved and looked after the Holdenby estate for many many years without going into administration. The same cant be said about Northampton council.</p> <p>Please let the family run their estate without more interference from the council.</p> | <p>Please see the officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> <p>Please also see the officer response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained', which explains the reasons for the proposed change to the conservation area boundary.</p> | <p>No change.</p> |
| Caroline Meade Rudd | <p>The purpose of this letter is to object to the Holdenby Conservation Area Appraisal and Management Plan Consultation Draft 2023. While I am sure the plan was drafted with the best intentions my objection concerns specifically</p> <ul style="list-style-type: none"> - Article 4 relating to alterations and the removal of Permitted Development rights - the land area boundary extension which would include the parcel of land to the south of Bourbon Hill at the eastern boundary of the park. <p>I have visited Holdenby regularly for the last 35 years and have seen its transformation from a stately home in need of repair into an exquisite and unique venue rich with historical and natural beauty. This transformation has</p> | <p>Comments noted.</p> <p>Please see the officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> | <p>No change.</p> <p>No change.</p> |

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| | <p>been conceived and executed by the Lowther family. It is inconceivable to pretend that the same care, tenacity and devotion to a property could be improved with unnecessary oversight and additional restrictions and regulations. These restrictions will add time and cost to a Council and family already overworked and tightly funded. Their implementation will undoubtedly do more harm than good.</p> <p>Lastly, the parcel of land in question is already designated as Registered Parkland thus already protected. The village is designated as a Conservation Village and is therefore also protected. The provisions in the management plan are aiming to fix something that is anything but broken, I hope it does not pass and the Council can focus on more worthwhile and needy initiatives.</p> | <p>Also please see the officer response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained', which explains the reasons for including this area within the conservation area.</p> | <p>No change.</p> |
| <p>Anna Lloyd</p> | <p>I am writing to object to the Council's unnecessary proposal to extend a land area boundary to include a parcel of land to the south of Bourbon Hill at the eastern boundary of Holdenby Park.</p> <p>I am opposed to the addition of an Article 4 direction relating to alterations in the village and to the imposition of planning regulations by the Council.</p> <p>This parcel of land and its buildings are already protected. Holdenby is a 'Conservation Village' and is designated as 'Registered Parkland' therefore it is already very well ring fenced from thoughtless development.</p> | <p>Comments noted.</p> <p>Comments noted. Please see the officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> <p>Please see the response to comments made by the Holdenby Estate, above, at '2. Boundary of Conservation Area maintained', which explains the reasons for including this area within the conservation area.</p> | <p>No change.</p> <p>No change.</p> <p>No change.</p> |

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| | <p>I have known and loved Holdenby since 1990 and it remains a beautiful, unspoilt example of England's heritage. Why are the Council wasting time and money on the above plan when there are so many other pressing conservation and planning issues to deal with elsewhere?</p> <p>In my experience councillors on planning committees often have little understanding or time for architectural detail. I feel much more confident that Holdenby village and the land in question will continue to be admired for its outstanding natural and historic beauty, but only thanks to the dedication of its existing custodians.</p> <p>The Lowther family has maintained the historic integrity of the estate with an extraordinary eye for detail. The Council should save its precious funds and encourage rather than hinder the family in its efforts.</p> <p>I do hope these unwise and unnecessary proposals will be withdrawn.</p> | <p>It is a statutory duty of the council to assess conservation areas within its local authority area. It is considered good practice that conservation areas have an up-to-date conservation area appraisal and management plan. Prior to this review, there was no appraisal and management plan specifically for Holdenby Conservation Area. The appraisal sets out, in detail, the area's special historic and architectural interest, which enables robust, evidence-based decisions to be made about planning applications that affect that special interest.</p> <p>It is acknowledged that the owners take great care to maintain the historic character of the Holdenby Estate. This is, of course, achieved by working with the council's conservation and planning officers when planning or other types of consent, such as listed building consent, are required for changes or new development.</p> <p>As stated previously, it is agreed that the Lowther family manages the Holdenby estate to a very high standard and the council will continue to work with them to maintain and enhance the special interest of the conservation area. All property owners have to apply for planning permission and/or other types of consent for particular types of development. If adopted, the conservation area appraisal and management plan will provide guidance to applicants and also decision-makers about appropriate types of development within the conservation area.</p> | <p>No change.</p> <p>No change.</p> <p>No change.</p> |
| <p>Laura Goedhuis</p> | <p>I have just read your extensive report on the Holdenby Conservation area and would just like to say having lived in the village for over 26 years I think the</p> | <p>Comments noted. As mentioned previously, it is agreed that the Lowther family manage the Holdenby Estate to a high standard. In terms of the respondent's view that the proposals will</p> | <p>No change.</p> |

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| | <p>Lowther family have been exemplary as custodians of Holdenby Estate. We lived there when the square was developed and the new buildings mirrored the originals and now it is hard to differentiate. Their whole lives are dedicated to maintaining the historic house, garden village and parkland. By changing the future management you will only be adding to the workload of the council and the Lowther family when there are already existing regulations in place.</p> <p>So I would like to object the two main proposals regarding the future management of The Holdenby conservation Area.</p> <ol style="list-style-type: none"> 1. An extension of the land area boundary to include a parcel of land in the southeast portion of the existing park. 2. The addition of an Article 4 direction relating to alterations to windows, doors, roofing, walls, gates, fences, rooflights, skylights and alteration to the chimneys. | <p>add to existing workload, the proposed Article 4(1) Direction applies to dwellings only. The permitted development rights proposed to be removed are for the types of works that tend to be carried out on an occasional basis. With regard to the proposed extension of the conservation area, this would not convey any additional controls except for notifying the council six weeks prior to carrying out works to trees over a certain size in this area. Council records show that in the past five years there have been six notifications for this type of work across the whole conservation area. Given that there only a small number of trees in the proposed extension, the additional work that this may create for the Holdenby Estate and council officers is minimal.</p> <p>Please see the officer response to comments made by the Holdenby Estate, above, at '2. Boundary of Conservation Area maintained', which explains the reasons for including this area within the conservation area.</p> <p>Please see the officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> | <p>No change.</p> <p>No change.</p> |
| Lucy Tomkins | <p>I would like to add my voice the the concerns regarding the council implementing more restrictions and interfering in the Holdenby House Estate. I lived in Holdenby for over 18 years and</p> | <p>Please see the officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> | <p>No change.</p> |

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| | <p>saw first hand how The Family care for the estate, the land and the village. There are already adequate protections in place both as a Conservation village and registered parkland. Anything further will be detrimental to the village and estate. Don't try and mend something which is not broken.</p> | <p>Please see the officer response to comments made by the Holdenby Estate, above, at '2. Boundary of Conservation Area maintained', which explains the reasons for including this area within the conservation area.</p> | <p>No change.</p> |
| <p>Susan Wallace</p> | <p>As a decades-long visitor to Holdenby Village and House, I'd like to register my objection to certain aspects of the West Northamptonshire Council's current Consultation Draft, specifically, the removal of permitted development rights and the extension of the conservation area boundary.</p> <p>Having first visited Holdenby Village in the late 1980's, and every year since, including 2023, I'm always struck by the improvements the Lowther family has implemented in both housing and land while maintaining the original, regional charm and character of the village. The Lowther's custodianship has been an ongoing success and, in my opinion, could be used as a template for other custodians in other regions.</p> <p>In light of the above, I wonder why further formal intervention, this time by the Council, would be deemed necessary especially, if I understand correctly, as so many existing guidelines, restrictions, covenants, etc. are already in place and have clearly been adhered to assiduously by the current caretakers?</p> | <p>Comments noted.</p> <p>Comments noted.</p> <p>Rather than being regarded as intervention by the council, were the conservation area appraisal to be adopted, it would provide guidance to stakeholders and decision makers on successfully managing change in the conservation area and would assist in maintaining and enhance its historic character. There is no dispute over how well the current owners manage the Holdenby Estate but it is important that there is document that sets out the special features within the conservation</p> | <p>No change.</p> <p>No change.</p> <p>No change.</p> |

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| | | <p>area, a heritage designation, in order that their significance can be assessed should there be proposals that will effect them.</p> <p>Please see officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> <p>Please also see response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained' for the reasoning behind the proposed change to the conservation area boundary.</p> | <p>No change.</p> <p>No change.</p> |
| <p>Rachael Townend</p> | <p>Thank you for consulting Planning Archaeology on the above appraisal. I am largely happy with the present sections that address the archaeological potential of the Conservation Area. I would like to put forward only the following recommendations:</p> <p>Section 7.2 (p.30): I suggest rewording para.1 to "...contained within standing buildings, structures, earthworks and other landscape features." I also suggest rewording para. 3 to "Potential archaeological remains within the conservation area include:"</p> <p>Section 11.1.5: Recommendation 5 (p78): I suggest rewording para. 1 to: "Professional advice should be sought and appropriate assessment undertaken at the earliest possible opportunity to assess..."</p> | <p>Comments noted. The text will be amended with the suggested changes in relation to archaeology.</p> | <p>Section 7.2-Areas of Archaeological Potential, p.30, 1st paragraph, amend the text to read: '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 7.2-Areas of Archaeological Potential, p.30, 3rd paragraph, amend the text to read: 'Potential archaeological <u>deposits remains</u> within the conservation area include:...'</p> <p>Section 11.1.5-Recommendation 5, p.78, paragraph 1, amend the text to read: '...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.'</p> |

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| | <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>Section 11.1.5-Recommendation 5, p.78, add the following text at the end of paragraph 1: '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>James Nicholson</p> | <p>I am writing to express my objection to the proposals in your recent draft consultation document on the future management of the Holdenby estate. I understand that you are proposing to</p> <ol style="list-style-type: none"> 1. Extend the conservation area to include an area of land to the south of bourbon Hill of the park. 2. To add article 4 direction to a list of alterations to houses in the village. As I understand it the park is already a registered park and the village is a conservation area and therefore I fail to see how the imposition of additional restrictions can do anything more than add time and cost to all parties to any proposals put forward by the Lowther family , who have already demonstrated that they are more than adequate custodians of land and the buildings. <p>I would urge you and your associates within the council to reconsider these proposals.</p> | <p>Comments noted.</p> <p>Please see response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained' for the reasoning behind the proposed change to the conservation area boundary.</p> <p>Please see officer response in response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> | <p>No change.</p> <p>No change.</p> <p>No change.</p> |

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| <p>Sally Nicholson</p> | <p>I am writing to object to the above document which I have read with concern.</p> <p>In today's financial climate, I find the costs involved in this case to be completely out of proportion to the risk involved which is negligent given that the land in question is already protected. I have visited Holdenby regularly over the last 40 years and find the Lowthers exemplary custodians of the estate and I feel strongly that there are better places to spend limited reserves on protecting. Indeed, I can only conclude such an insensitive move has to be counter-productive and can only serve to fracture the good working relationship the Lowthers claim to have had with you to date. Their outstanding achievements, particularly on their ability to combine progress with conservation should be rewarded. This proposal implies that you do not trust them to continue to manage their own property responsibly and it is irresponsible to impose more financial duress to either side in this financial climate.</p> <p>Northamptonshire council has already an unfortunate reputation. Please don't let West Northamptonshire Council gain the same reputation.</p> | <p>Thank you for your response. Please see comments from Anna Lloyd above and the officer response to the same question, which explains that it is a statutory duty of the council to review conservation areas within its local authority area and the purpose of conservation area appraisal and management plan.</p> <p>Please also see comments from Laura Goedhuis above and the officer response to concerns about costs to the council and the Holdenby Estate.</p> | <p>No change.</p> <p>No change.</p> |
| <p>Matthew Trembath</p> | <p>I write in response to the draft Conservation Area Appraisal for Holdenby village. I must firstly thank you for the documentation and the 2 MS Teams calls where you have provided further information.</p> | <p>Comments noted.</p> | <p>No change.</p> |

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| | <p>I am writing in objection to 2 proposals featured within the appraisal being as follows:</p> <ol style="list-style-type: none"> 1. A land area boundary extension to include a parcel of land to the south of Bourbon Hill at the eastern boundary of the park. 2. The addition of an Article 4 direction relating to alterations to windows, doors, roofing, walls, gates, fences, rooflights, skylights and alteration to chimneys (Article 4 directions remove Permitted Development rights and require planning applications to be submitted for any alteration). <p>I have been involved in the management of Holdenby Estate for 7 years now and as you know the owners, being the Lowther family are the majority land owner for which the Conservation area of Holdenby village comprises of. I must note that whilst I understand the councils intentions here, I do not believe they are necessary or required given the Lowther family's involvement in managing the current conservation area for over 50 years, both in terms of their time and also an more importantly their expense. You will see from reviewing and visiting the Conservation Area that the Lowther family have proved to be good custodians of the land and buildings and therefore no further requirements or restrictions under the Article 4 Directions are required to be put in place. They are unnecessary and</p> | <p>Comment noted.</p> <p>Comment noted.</p> <p>Comments noted. Please see officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> | <p>No change.</p> <p>No change.</p> <p>No change.</p> |
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| | <p>will add time and a cost to the council and the Lowther family in particular.</p> <p>With regard to the parcel of land being proposed to be included, the parcel is already designated as Registered Parkland and is therefore protected. The village itself is already designated as a conversation area and as such does not require to be extended to designated farmland.</p> | <p>Please see the officer response to comments made by the Holdenby Estate, above, at '2. Boundary of Conservation Area maintained', which explains the reasons for including this area within the conservation area.</p> | <p>No change.</p> |
| Lilly Hives | <p>I am writing in response to the draft conservation area appraisal for Holdenby Village 2023. Thank you for your time taken to explain this review with Fisher German and Holdenby Estate over the past 6 months.</p> <p>I am writing to OBJECT to the proposal, with particular reference to the 2 features:</p> <ol style="list-style-type: none"> 1. <i>A land area boundary extension to include a parcel of land to the south of Bourbon Hill at the eastern boundary of the park.</i> 2. <i>The addition of an Article 4 direction relating to alterations to windows, doors, roofing, walls, gates, fences, rooflights, skylights and alteration to chimneys (Article 4 directions remove Permitted Development rights and require planning applications to be submitted for any alteration).</i> <p>As part of the ongoing Estate management of Holdenby Estate over the past 2 years, it is clear the owners of the land, the Lowther Family, have been</p> | <p>Comments noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comments noted. Please see officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> | <p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p> |

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| | <p>dutiful conservators of Holdenby village and the wider Estate. As you are aware, The Lowther Family are the majority land owner for which this conservation area extension is being proposed. Whilst I understand the decisions behind the Council's proposal, I do not feel these are necessary nor are they required for the Estate and village to be managed in a "correct" way. The conservation area has been managed effectively and proactively over the past 50 years by the Lowther Family by devoting their time and expense to create what you see today. From visiting Holdenby and meeting with the family, you will note their objective to continue to do so as custodians of the land. The addition of further Article 4 Directions are unnecessary and will add both time and cost to the council and Lowther Family.</p> <p>The additional parcel of land being proposed to be included is already designated as Registered Parkland. Therefore, there is a high level of protection ascribed to this land and this has been respected as an important site of the wider parkland. It is therefore unnecessary to include this within the new boundary.</p> | <p>Please see the officer response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained', which explains the reasons for including this area within the conservation area.</p> | <p>No change.</p> |
| <p>Patrick Hocken</p> | <p>I have read the Holdenby Conservation Area Appraisal and Management Plan / Consultation Draft 2023 and I would like to object to two of the following proposals to extend Council control:</p> <ul style="list-style-type: none"> • A land area boundary extension to include a portion of land to the | <p>Comments noted.</p> <p>Comment noted.</p> | <p>No change.</p> <p>No change.</p> |

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| | <p>south of Bourbon Hill at the eastern boundary of the park.</p> <ul style="list-style-type: none"> The addition of an Article 4 direction relating to alterations to windows doors roofing walls gates, fences, roof-lights, skylights and alteration to chimneys. <p>As somebody who has visited and enjoyed Holdenby a number of times my reasons for my objection are:</p> <ul style="list-style-type: none"> The Lowther family for a number of years have proved to be good custodians of the land and buildings. The parcel of land in question is already designated as Registered Parkland and is therefore protected. The village is already designated as a Conservation Village and thus is also protected. <p>I see these additional restrictions as unnecessary and will add time and cost to a Council and a family that are already overworked and tightly funded. My worry would be that this will cause more harm than good.</p> | <p>Comment noted.</p> <p>Agreed. Please see the officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> <p>Please see officer response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained', which explains the reasons for the proposed change to the conservation area boundary.</p> <p>The proposed extension of the conservation area boundary would not convey any further planning controls except for requiring notification to be sent to the council six weeks prior to any works to trees in that area. This process does not incur any charges by the council. In terms of the time spent by the Holdenby Estate and the council in processing the notification, as previously mentioned, there have been just six notifications for tree works across the whole of the Holdenby Conservation Area in the past five years, so</p> | <p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p> |
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| | | <p>adding this area in to the conservation area should not result in a significant amount of extra work.</p> <p>The proposed Article 4(1) Direction would remove permitted development rights for particular types of development, which are the kind that are usually carried out on an occasional basis. The Article 4(1) Direction would apply to domestic properties only and the cost of a householder planning application is £206. Where proposals are like-for-like in terms of materials and design planning permission may not be required.</p> | No change. |
| H Pearson | <p>I live locally and have seen your detailed and excellent Consultation Draft for the Holdenby Conservation Area which provides fascinating information about Holdenby. It is reassuring to find our Council taking an interest in preserving the beauty of our landscape.</p> <p>I have two particular objections:</p> <p>1. I note the proposal to extend the existing conservation area to include BA1 on Figure 5. This is already part of the registered park and garden shown on Figure 3 and is therefore protected so there is no need for the change.</p> <p>2. I also note the suggested placement of an Article 4(1) Direction removing permitted development rights on the items listed in 10.3.1. which would mean that a Planning Application would be required. These applications are time consuming and very costly for all parties.</p> <p>I have enjoyed visiting Holdenby over the past 50 years and have seen the</p> | <p>Comments noted.</p> <p>Please see the officer response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained', which explains the reasons for the proposed change to the conservation area boundary.</p> <p>Please see the officer response to the same comments made by Patrick Hocken above.</p> <p>As mentioned previously, the drafting of the appraisal and management plan is not a result</p> | <p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p> |

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| | <p>improvements that have been made all of which are architecturally sympathetic to the village. I believe that the owners of this estate should continue to be trusted to protect and enhance the Conservation Area without additional Council regulations. At a time of rising costs and reduced agricultural subsidy estates such as Holdenby are under considerable pressure and additional complex paperwork is unhelpful.</p> <p>I wish Council time could be spent addressing the ruination of our villages, not in a Conservation Area, where UPVC windows and unsympathetic lights are frequently appearing in traditional stone houses along the village streets.</p> <p>Thank you for your efforts to protect our county.</p> | <p>of a threat to the conservation area. It will provide the council with a tool with which to make informed decisions on proposed developments that affect the special interest of the conservation area. Please refer to the officer response to similar comments made above by Patrick Hocken (third paragraph) relating to additional costs as a result of the proposed boundary change and the proposed Article 4(1) Direction.</p> <p>Comments noted.</p> | <p>No change.</p> |
| Jackie Evans | <p>I am wanting to lodge an objection to the changes to the-</p> <p>1. Extension of the land boundary to include a parcel of land in the southeast portion of the existing park.</p> <p>2. The addition of an article 4 direction relating to the alteration of windows, doors, roofing, walls, gates, fences, roof lights, skylights, chimneys.</p> <p>I have lived in Holdenby village for 48 years and in this time at no point has any work to houses or estate parkland ever been done in an unsympathetic manner to</p> | <p>Comment noted.</p> <p>Please see officer response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained', which explains the reasons for the proposed change to the conservation area boundary.</p> <p>Please see officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> <p>Section 8.4-Loss of Character, p.60 of the appraisal and management plan outlines some instances where there have been changes that are unsympathetic to the historic character of the conservation area. Admittedly, these are</p> | <p>No change.</p> <p>No change.</p> <p>No further change.</p> <p>No change.</p> |

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| | <p>change the look or the historical landscape/properties.</p> <p>In my opinion the Lowther family has always considered the overall architecture and heritage of property/land and any future changes that will involve yet more cost and a delay in time which will only add to already lengthy process is completely unnecessary. This i feel will just hinder and prevent future necessary work from ever taking place.</p> | <p>few and far between but they have, nevertheless been identified during this review.</p> <p>Please refer to the officer response to similar comments made above by Patrick Hocken (third paragraph) relating to additional costs as a result of the proposed boundary change and the proposed Article 4(1) Direction.</p> | <p>No further change.</p> |
| <p>David Kinnersley</p> | <p>I am involved with the management of the Holdenby Estate and have worked with the Lowther family for many years now to help them manage the Estate and farmland in a way that is sympathetic to the environment and the heritage assets on the Estate.</p> <p>I am writing to express my objection to the two main proposals made for the future management of the Holdenby Conservation Area.</p> <p>These proposals are:</p> <ol style="list-style-type: none"> 1. An extension of the land area boundary to include a parcel of land in the southeast portion of the existing park. 2. The addition of an Article 4 direction relating to alterations to windows, doors, roofing, walls, gates, fences, rooflights, skylights and alteration to chimneys. <p>My objection is on the basis that these proposals are unnecessary given that firstly the Lowthers proven good management of the Holdenby Estate in</p> | <p>Comments noted.</p> <p>Comments noted – please see below.</p> <p>Comments noted. Please see the officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'. Also see the</p> | <p>No change.</p> <p>No change.</p> <p>No further change.</p> |

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| | <p>this respect, and secondly the existing Conservation Area and Registered Parkland restrictions on the land and buildings already provide sufficient protection without the need for the proposed additional regulation.</p> <p>The two developments in Holdenby Village over the past four decades were both made in close consultation with the Council under existing rules. This has resulted in 'new' buildings that mirror the old and, in the case of The Square, people cannot tell the difference between the new and old terraces. This also holds true for the routine repair and restoration work done on the Estate owned cottages. Several of the photos in Section 8.5 of the document show, as reference for good management, roofs, doors and chimneys that were done recently under existing rules – Photo M as recently as 2022.</p> <p>The Holdenby Estate only sells houses with Plans and Covenants that are as strict if not stricter than those the Council has imposed on buildings on the wider estate and NN6 area. Such is the importance to the Lowther family of maintaining the historic estate that the cost of these detailed plans and covenants are borne by the Estate with the eventual sale price being lower than market value given the restrictions imposed on buyers.</p> <p>I believe that the additional restrictions proposed in this document will create an unnecessary administrative burden in</p> | <p>officer response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained', which explains the reasons for the proposed change to the conservation area boundary.</p> <p>It is agreed that the recent development in The Square is successful in many respects in complementing the historic character of buildings in its immediately vicinity and that of the wider conservation area. As a new development, full planning permission was required, with the fact it was in a conservation area and opposite a Grade II listed building influencing its scale, design and use of materials.</p> <p>Section 8.5 is intended to be a reference for the types of materials, designs and detailing that are typical within the conservation area to help inform any future changes.</p> <p>Please refer to the officer response to similar comments made above by Patrick Hocken (third paragraph) relating to additional costs as</p> | <p>No further change.</p> <p>No further change.</p> |
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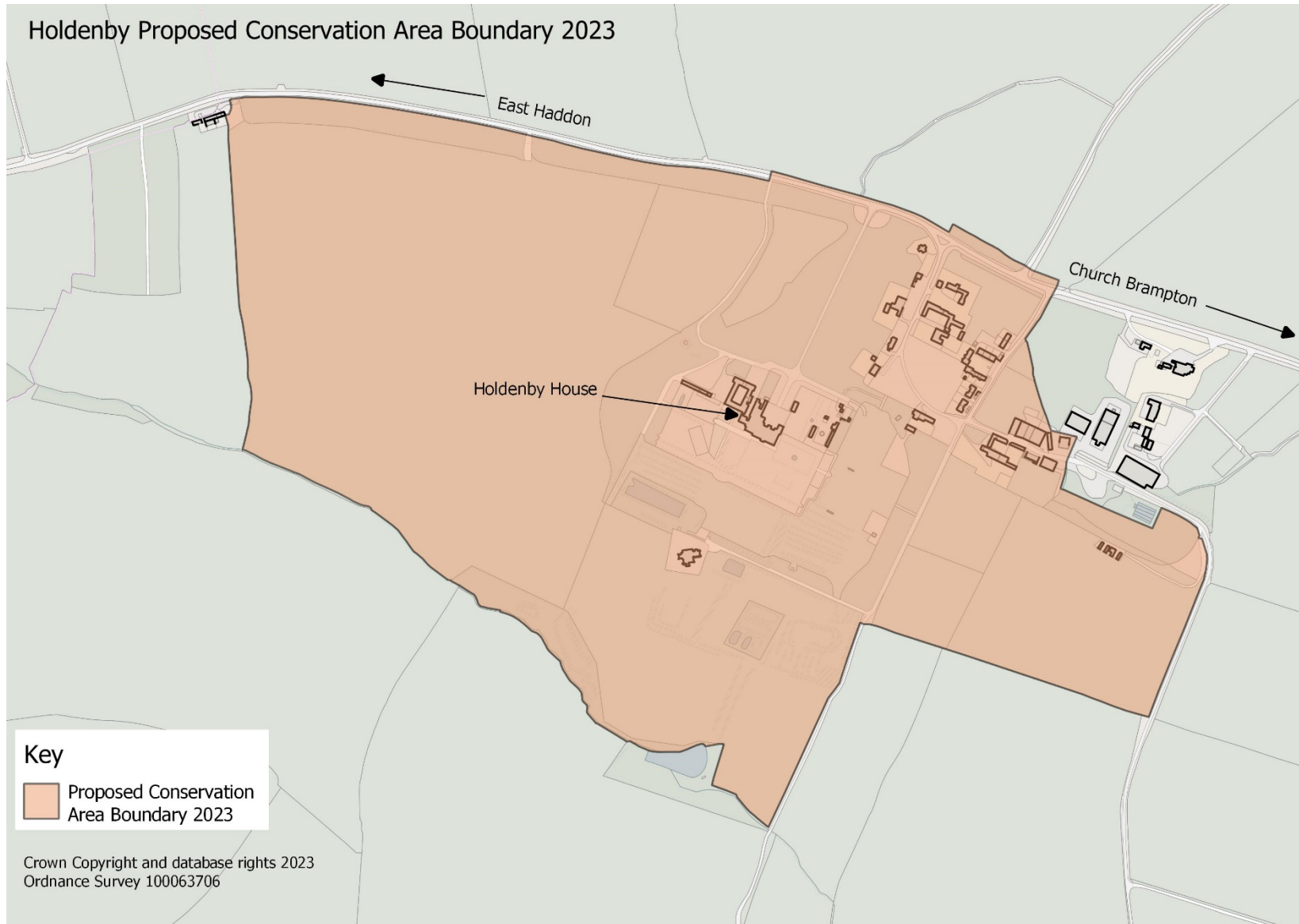
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| | <p>both time and expense for an already under resourced Council and the Holdenby Estate.</p> <p>The good intentions of the Consultation Draft are likely to be counterproductive in execution. I would therefore ask that the Council seek to:</p> <ol style="list-style-type: none"> 1. Maintain the Permitted Development Rights listed on page 74. It is unnecessary to add further restrictions given the success of existing strictures. 2. Maintain and not extend the boundary of the existing conservation land area (pg. 10). <p>The Lowthers have over many years succeeded in maintaining and improving the historic house, garden, village and parkland. I would hope that in his economic climate the Council would seek to help their business by not adding to the cost and burden of doing its work; especially as evidence shows this work has been to the great benefit of both the historic estate and existing community.</p> | <p>a result of the proposed boundary change and the proposed Article 4(1) Direction.</p> <p>Please refer to the officer response to similar comments made above by Patrick Hocken (third paragraph) relating to additional costs as a result of the proposed boundary change and the proposed Article 4(1) Direction.</p> <p>Please see previous response on the same issue. It is a statutory duty of the council to maintain and enhance conservation areas through the planning system. The Holdenby Conservation Area Appraisal and Management Plan has been produced as a tool for all stakeholders to assist in ensuring that the special historic and architectural interest of the area is maintained and enhanced.</p> | <p>No change.</p> <p>No change.</p> <p>No change.</p> |
| Ben Robinson | <p>As owner of the neighbouring East Haddon Spinney Barn, I read the report on the Holdenby Conservation Area with great interest.</p> <p>While I am in broad agreement with the importance of conservation in this historic and beautiful setting, I have some specific concerns around two of the proposals regarding future management of the Holdenby Conservation Area:</p> <ol style="list-style-type: none"> 1. Extension of the land area boundary to include a parcel of | <p>Comments noted.</p> <p>Comments noted – see below.</p> | <p>No change.</p> <p>No change.</p> |

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| | <p>land in the southeast portion of the existing park.</p> <p>2. Use of an Article 4 direction to remove Permitted Development rights from properties within the area</p> <p>The new parcel of land already forms part of the Registered Parkland, and I cannot see a cogent rationale for the extension of the area, as it already benefits from protections.</p> <p>The proposal to remove permitted development rights will add unnecessary bureaucratic burdens of time and cost to the residents of Holdenby village, Holdenby Estate and the Council themselves at a time when resources are already stretched.</p> <p>While I share the desire to protect Holdenby as a Conservation Area, I believe these proposals are unnecessary.</p> <p>As owners of Holdenby Estate, the Lowther family take their role as stewards very seriously, for example, through application of stringent covenants to maintain the historic and rural character of the area. Indeed, the present excellent condition of the area is testament to Mr & Mrs Lowther's husbandry and drive to protect and enhance our heritage.</p> | <p>Comments noted – see below.</p> <p>Please see the officer response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained', which explains the reasons for the proposed change to the conservation area boundary.</p> <p>Please see the officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> <p>Please refer to previous comments above.</p> | <p>No further change.</p> <p>No change.</p> <p>No further change.</p> |
| Toby Saunders | I have read the Holdenby Conservation Area review document. I have lived and worked on the Holdenby Estate for most of my life and I am full of admiration for the Lowther family. When James Lowther | Thank you for your response. Comments noted. | No change. |

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| | <p>took over the running of the estate from his father it was in a poor state. James and his wife Karen have worked tirelessly to maintain, and where necessary, improve Holdenby House and its extensive grounds and Park Land, along with all the property's that they own in the village.</p> <p>The land is all entered into stewardship agreements which ensure that it is farmed and managed in a way that is beneficial to all the wildlife that exists on the estate. The houses that have been built in Holdenby in the last 40 years or so blend in perfectly with the older houses in the village. The historic and natural beauty of the Holdenby Estate is due largely to the Lowther family's custodianship.</p> <p>The proposed land boundary extension to the south of Bourbon Hill and to the east of the park is already designated as Registered Parkland.</p> <p>I would therefore like to object to the two main proposed changes to the management of the Holdenby Conservation Area.</p> <p>1. A land area boundary extension to include a parcel of land to the south of Bourbon Hill at the eastern boundary of the park.</p> <p>2. The addition of an article 4 direction relating to alterations to windows, doors, roofing, walls, gates, fences, roof lights, skylights and alteration to chimneys (which would remove permitted</p> | <p>The conservation area appraisal and management plan is concerned with maintaining and enhancing the historic environment rather than the natural environment.</p> <p>See comments below.</p> <p>Comments noted</p> <p>Please see the officer response to comments made by the Holdenby Estate above at '2. Boundary of Conservation Area maintained', which explains the reasons for the proposed change to the conservation area boundary.</p> <p>Please see the officer response to comments made by the Holdenby Estate, above at '1. Existing Permitted Development Rights maintained'.</p> | <p>No change.</p> <p>No change.</p> <p>No change</p> <p>No change.</p> <p>No further change.</p> |
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| | <p>development rights and require full planning applications to be submitted for any alteration).</p> <p>I feel that adding further restrictions will only add time and cost to an overburdened Council, and to the Lowther Family who have done a wonderful job under enormous financial pressure. I believe it would do more harm than good.</p> | <p>Please refer to the officer response to similar comments made above by Patrick Hocken (third paragraph) relating to additional costs as a result of the proposed boundary change and the proposed Article 4(1) Direction.</p> | <p>No change.</p> |
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Appendix B – Holdenby Conservation Area Boundary Map



APPENDIX C – Local List Candidates

The Lodge, Holdenby Road

Holdenby Village Hall, Holdenby

Telephone kiosk, Holdenby

10, 12, 13 and 15 Holdenby

Grange Farm, Holdenby

APPENDIX D – 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, soil or vent pipe on a dwellinghouse, Class G of Part 1 of Schedule 2 to the Order;
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a highway, waterway or open space, Class A of Part 2 of Schedule 2 to the Order;
- Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure where the gate, fence, wall or means of enclosure would be within the curtilage of a dwellinghouse and would front a highway, waterway or open space, Class C of Part 11 of Schedule 2 to the Order.

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

Holdenby Road

The Lodge
Hickmans Cottage
Nos. 10, 12, 13 and 15

Home Farm Court

The Stables
The Haybarn
Meadow Barn

The Square

Nos. 1, 2, 3, 5, 6 and 7

Plan of properties for which permitted development rights are proposed to be removed by Article 4(1) Direction

