



Pennington, Leigh

Conservation Area Appraisal

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1. Introduction

Pennington Conservation Area was originally designated 20 December 1989. The boundary covers an area of 8.75 hectares and it has been characterised as a Special Residential area. There are currently no listed buildings found within the Conservation Area.

1.1 Purpose of this Appraisal

Conservation area appraisals are a method by which Local Authorities can evaluate the important architectural and historic features within an area and provide a basis for character assessments and the production of a management proposal.

English Heritage, as statutory advisor to the Government on the historic environment, define a conservation area as being *“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”*. Conservation areas are designated in legislation under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under Section 71 of the same Act, Local Authorities are required to formulate and publish proposals for the preservation and enhancement of any conservation areas under their jurisdiction. Section 72 specifies that when making decisions on development applications within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document has been produced in response to these statutory requirements and in accordance with the Governments national planning policy note *“Planning Policy Guidance 15: Planning and the historic environment”* (PPG15). English Heritage have also published guidance which includes *“Conservation Area Appraisals: Defining the special architectural or historic interest of Conservation Areas”* (1997) and *“Guidance on Conservation Area Appraisals”* (2005).

Conservation area appraisals are a way of defining the special interest of an area, identifying issues which may threaten the special qualities of that area and providing guidelines in order to prevent damage to and achieve enhancement within that area.

This document should provide a basis on which planning applications for development within the conservation area can be assessed to ensure the provision for high quality development which is not detrimental to the character or appearance of the conservation area.

1.2 Community Involvement

In accordance with Part 6, section 24(4) and Part 6, section 36 of the Town and Country (Local Development) (England) Act 2004, Wigan Council adopted its Statement of Community Involvement on the 12 July 2006. This statement sets out the council's policies for involving the community in the wider planning process, including the preparation of the Local Development Framework and Conservation Area Appraisals. It provides advice as to how and when communities and interested stakeholders can become involved in the planning process. In line with this statement, when undertaking this assessment of the town centre conservation area, the local community and interested stake holders were asked to contribute their thoughts, opinions and suggestions regarding the current conservation area and the draft report.

1.3 The Planning Policy Context

This document should be read in context the wider policy framework for land use planning and development. For Wigan borough this is the Wigan Replacement Unitary Development Plan, adopted in April 2006.

Wigan Unitary Development Plan

This document contains the Council's adopted planning policies and proposals for the use and development of land for the period 2006-2016. Under Policy EV4 Conservation, the council will conserve the historic built environment using the following methods:

- (1) Not permitting proposals which would harm the character or appearance of Listed Buildings or their settings, or proposals which fail to preserve or enhance the character or appearance of a Conservation Area;
- (2) Protecting and enhancing the character and appearance of Ancient

Monuments, sites, buildings and structures of archaeological interest and historic landscapes;

- (3) Exercising its normal development control powers to encourage the protection and enhancement of local buildings of interest;
- (4) Encouraging the occupation of old buildings and permitting new uses which are compatible with their character and settings;
- (5) Carrying out environmental improvement schemes in Conservation Areas;
- (6) Designation new Conservation Areas and reviewing the boundaries of existing ones where the quality and interest of the area is of special architectural or historic interest due to:
 - The historic layout of properties, boundaries and thoroughfares;
 - The particular mix of uses;
 - The use of characteristic materials;
 - The appropriate scaling and detailing of buildings;
 - The quality of advertisements, shop fronts, street furniture and hard and soft surfaces;
 - The quality of vistas along streets and between buildings; *or*
 - The extent to which traffic intrudes and limits pedestrian use of space between buildings.

(See Appendix 2 for expanded UDP Policies)

The Town and Country Planning (General Permitted Development) Order 1995 also provides planning authorities with additional permitted development controls within conservation areas, in the form of Article 4(2) directions. These can be applied within residential areas to give extra protection to their character and appearance as they remove specific permitted development rights. This results in planning permission being required for any development type which is referred to within the Article 4(2) and can include the installation of satellite dishes, cladding, UPVC windows and doors and dormer windows. Other limitations within conservation areas include control over the demolition in whole or in part of any building contained within a conservation area and would require conservation area consent. There are also controls over the removal or carrying out of works to trees over a certain size within conservation areas.

2. Summary of Special Interest

2.1 Key Characteristics

Pennington conservation area is completely residential in nature. The area is dominated by large scale private dwellings and open spaces. There are many key characteristics which stand out within the conservation area and contribute towards the areas distinctive character and appearance, for example:

- Trees and Landscaping;
- Open spaces;
- Large scale properties;
- Red brick construction;
- Arts and Crafts architectural style.

2.2 Justification for Designation

Pennington conservation area is of average size and currently covers 8.75hectares. It has been characterised as a special residential area and is dominated by large domestic properties. There has been settlement in the Pennington area since the medieval period.

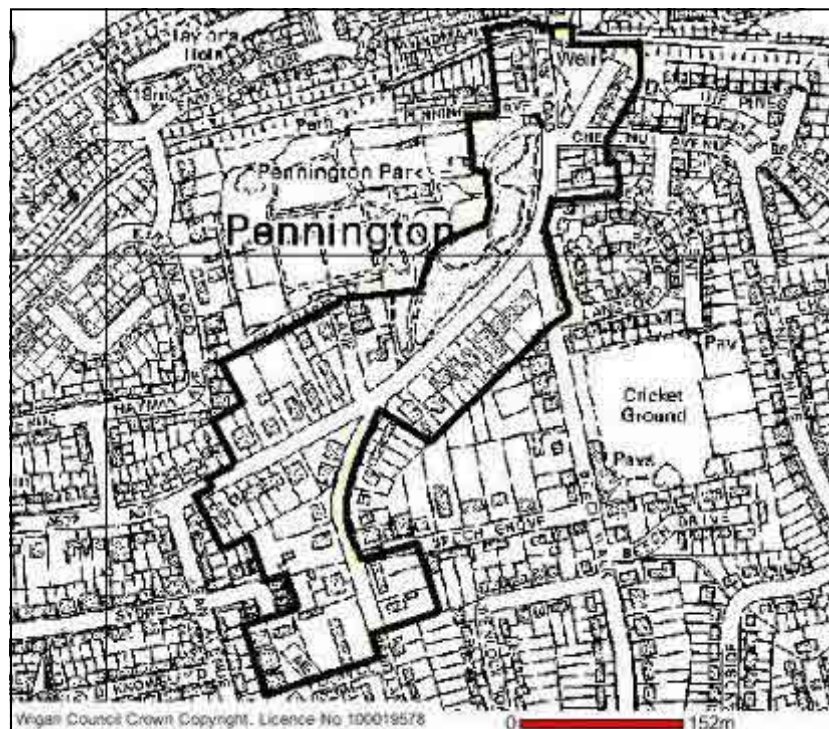
The settlement of Pennington along with several smaller townships became amalgamated under the township of Leigh in 1875 and in 1974 Leigh became part of Wigan Metropolitan Borough. Pennington, although part of the wider township of Leigh has managed to retain its own distinctive character and appearance which is in stark contrast to the neighbouring town.

The principle buildings within the conservation area date from the early 20th century and are generally of two storeys and red brick construction. The houses are all set back from the street line set within their own extensive grounds. In the most part the houses still retain many of their architectural and historic features and the settlement is a good example of early 20th century out of town development.

2.3 Boundaries and Extent of the Conservation Area

The northern boundary of the conservation area is defined by Pennington Brook and Pennington Mill Bridge. St Helens Road forms the main arterial route through the

conservation area, and the boundary takes in no more than the depth of one plot from the main road on each side. An arm extends along Beech Walk taking in an area of open grass and the rear of several properties before rejoining St Helens Road. Another arm then extends along Hand Lane, with one final extension along New Barn Lane taking in several properties to the rear of the main area of development and hidden from the main road.



Map 1: Pennington Conservation Area boundary

Development within the conservation area is relatively spread out with large private gardens surrounding the majority of buildings. All the properties, with a few exceptions, date from the one time period and were designed by Prestwich, almost as a unique urban village for the wealthy. Pennington was a place to escape the urban sprawl within the expanding towns and cities.

3. Historical Development

3.1 History

Roman Period

There is currently no evidence of Roman occupation within Pennington. A Roman road did however, run to the north of the township linking the fortified settlements of

Wigan and Manchester.

Medieval Period

The name Pennington is believed to be Saxon in nature, recorded in the 13th century as '*Pinington*' possibly from the Old English giving the meaning of 'settlement associated with a man named Pinna'. Pennington is one of six townships which comprised the medieval parish of Leigh, along with Astley, Tyldesley, Atherton, Bedford and Westleigh.

Some of the earliest settlers in Pennington were the monks of the Pre-monstratensian order who built Cockersand Abbey in 1184. Land around Pennington was gifted to the Abbey by Margery de Pennington and from this time the settlement continued to grow in wealth and influence. The abbey was destroyed at the time of the Dissolution of the Monasteries by Henry VIII and the lands passed to new owners.

Historically, the structure of Pennington was simple, comprising one manor which was surrounded by a number of less important houses. The first holders of Pennington Manor took their name from the existing township; Adam Pennington was lord of the manor at the end of the 13th century. In 1312 the Bradshaw family became the chief landowners in Pennington and they held the manor title until 1703, residing at Pennington Hall.

Post-Medieval Period

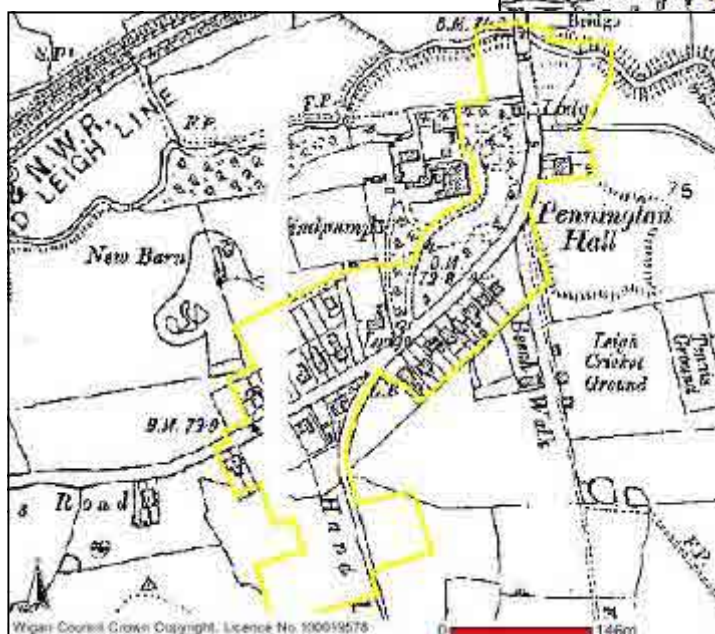
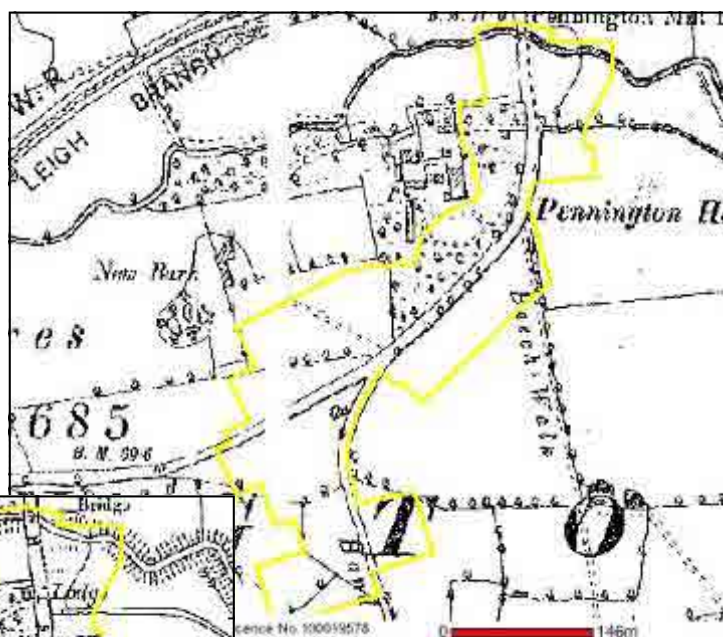
The manor was central to life in the settlement and in 1579 there is mention of a water corn mill being attached to the manor house. The mill survived through the following centuries until it was destroyed in a fire in 1829. The miller's cottage stood where the gatehouse to the hall now stands. Pennington Hall itself was rebuilt in 1748 by Samuel Hilton and was sold to the Gaskell family in 1807.

During this period the township of Leigh was dominated by the textile industry and Pennington flourished with the exploitation of available resources, such as Pennington Brook. In the later half of the Industrial Revolution coal mining became a

significant industry in the area, although in Leigh and Pennington it still came second to textile manufacture. The nearest extensive mining works were found at Parsonage and Bickershaw Collieries.

Although small in nature, Pennington thrived during the period of industrial growth as a result of its extensive linen weaving industries. It was very pro-active in its development. It was the first of the six original townships to establish a grammar school and the first to lay a paved road. Until modern times Pennington was relatively sparsely developed with small holdings and estates comprising most of the settlement.

Map 2(right): Second edition OS Map 1894



Map 3(left): Ordnance Survey map 1929

Modern Period

In the 19th century Pennington Hall was rented to a succession of wealthy

merchants before being offered to the Leigh Corporation in 1920 for conversion into a museum and art gallery. In 1963 the hall was found to have extensive dry rot and due to plans for a new museum and library in Leigh the decision was taken to demolish the building and turn the estate into a public park.

Today the area of Pennington still retains much of its rural character, with low density settlement spread along the main route way. The grounds of the hall have been converted into a public park and garden with the lodge houses having been sold to private individuals. There is some modern infill development present but the vast majority of houses found within the conservation area date from the late 19th - early 20th century and were designed by J. C. Prestwich, a prominent architect of the time.

3.2 Archaeology

Pennington and the wider settlement of Leigh have little archaeological potential. Archaeological finds in Leigh comprise of one Roman coin which was found in the Bedford area as well as a Bronze Age spearhead.

4. Location and Landscape Setting

4.1 Geographical Location

The settlement of Pennington forms part of the larger township of Leigh, along with several other smaller settlements which have all been amalgamated. Pennington conservation area is located to the south of Leigh town centre, on St Helens Road which forms the main route through the conservation area.

Pennington is a well planned suburban settlement which was designed to provide better quality of living for the upper classes that had benefitted from the Industrial Revolution. On the outskirts of town the area is in close proximity to the East Lancashire Road and motorway networks. However, Leigh is poorly serviced by public transport and so is not regarded as a significant commuter town.

4.2 Topography and Landscape

Pennington is situated on an area of low lying land which rises slightly to the north, above Pennington Brook. During the Medieval period the area was surrounded by dense woodland, much of which has since disappeared.

To the east of is Pennington Flash Country Park, one of the Boroughs premier nature reserves. This park was formed naturally as a result of subsidence from nearby coal mining activities. The area of Pennington itself is located on pebble beds of red sandstone and is one of the few townships in this area which is not situated on the rich coal seams which appear to the north and east of Leigh.

5. Spatial Analysis

5.1 Key Views

There are several key views within the conservation area, each of which provides different focal points within the townscape.

(1) View south from Pennington Bridge along St Helens Road.

This view follows the main road through the conservation area and is dominated on each side by mature trees with some development scattered throughout. One building features prominently in this view; North Lodge which was one of the original estate lodges to Pennington Hall. The remaining buildings in the view are screened by an abundance of greenery.

Photograph 1 (right): View from Pennington Bridge, along St Helens Road.



Photograph 2 (left): View along St Helens Road looking north.

(2) View north along St Helens Road from Beech Walk junction.

This view is dominated by Pennington Park to the left and follows the route of the main road, terminating in the distance with natural curve of the road. Trees are a prominent feature in this view and there are no buildings featured as they are all set back behind the tree line. This view helps to highlight the rural character of the conservation area.

(3) View north along Hand Lane from boundary of conservation area.

This view follows the line of Hand Lane towards the junction with St Helens Road and terminates before this point with the natural turning of the road. Again this view is dominated by trees and greenery with houses being screened off and set back from the road. This view again creates the concept of a relatively rural settlement as opposed to being on the outskirts of a large town.



Photograph 3: View along Hand Lane back towards St Helens Road

5.2 Open Spaces, Focal Points, Landscaping and Trees

There are several areas of public open space within the conservation area, all of which are relatively large in size. The main one being Pennington Hall Park which is on the West side of the conservation area and comprises of the old estate lands of Pennington Hall. Only a relatively small area of the park is included in the conservation area and this creates a pleasant public space which is well used by local residents. It also provides a pleasant outlook for many of the houses along St Helens Road which face out onto this area.

There are also two other areas of public space in the conservation area; at the top of Beech Walk and at the northern edge of the conservation area next to Pennington Mill Bridge. These two areas help to break up the urban fabric and also provide pleasant screening for properties located along side them. Both areas are fairly large in size and contain several mature trees and shrubbery.



Photographs 4-5: Open spaces at Pennington Gardens and Beech Walk.



Focal Points

There are very few obvious focal points within the conservation area as a result of the majority of buildings being set back from the main road and the high numbers of trees and shrubbery.

When entering the conservation area from the North, North Lodge could be regarded as a focal point as a result of its position in the landscape and its distinctive architectural style and detailing. The main focal point as you move through the conservation area is Pennington Hall Park; this park takes up a large area and is centrally located within the conservation area. The bandstand which is not currently included in the conservation area boundary also acts as a focal point drawing attention from St Helens Road into the park.

Photograph 6: View of Pennington Park from across St Helens Road.



Landscaping

The majority of properties found within the conservation area are set within their own private grounds, many of which are substantial in size. This has resulted in a unique sense of space and openness within the conservation area. Gardens when well maintained as found here, also contribute positively to the character and appearance of the conservation area by providing pleasant landscaping and streetscape.

Trees

Any trees over which measure more than 7.5cm when measured 1.5m from the ground, within a conservation area are protected under government legislation from being topped, lopped or felled without the appropriate permission having been granted. Tree Preservation Orders can be applied to individual trees and are a method by which local authorities can protect specific species from being damaged or removed.

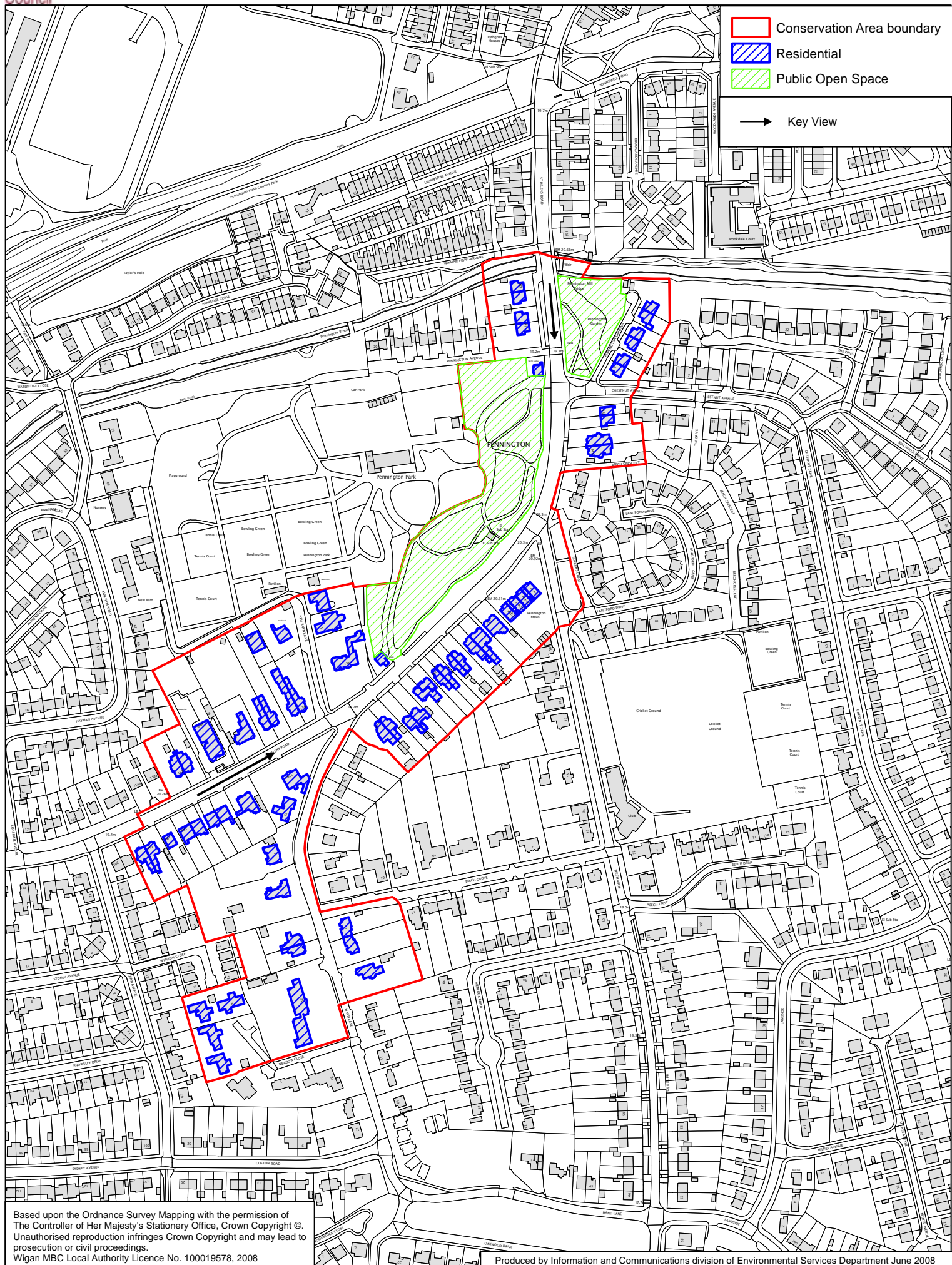
The abundance of trees and greenery is a key feature of this conservation area. The established gardens and mature trees create a visually pleasing streetscape and also contribute to the sense of rurality which is a factor in determining the special character of Pennington conservation area. This suburban area was designed as an urban retreat and the landscaping provided is reflective of the desire of the upper classes to move out of the crowded town centres into more pleasant surroundings.

6. Definition of the Special Interest

Pennington Conservation Area is a residential sub-urban area characterised by detached and semi-detached housing developments dating mostly from the early 20th century.

6.1 Current Activities and uses (see map on next page)

The conservation area is entirely residential in nature with large dwellings throughout. There are several areas of recent infill development, including bungalows and apartments however; these are not detrimental to the overall



- Conservation Area boundary
- Residential
- Public Open Space
- Key View

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character and appearance of the conservation area. Pennington Hall Park provides extensive recreational grounds for local residents and a small area of the park is included within the conservation area boundary.

6.2 Architectural and Historic Character

The dominant architectural style in the conservation area is that of two storey, red brick buildings set within their own grounds. Properties are generally detached and semi-detached and are evenly spaced along the main road. There are several stages of development within the conservation area, and properties range from original Pennington Hall lodge houses which date from 1890-1900 to the inter-war development at Pennington Gardens and the modern apartment block at Pennington Mews.

The majority of housing in the conservation area dates from the late 19th/early 20th century and was commissioned and designed by J. C. Prestwich. Prestwich was one of the town's leading architects of the time; and designed many of Leigh's public buildings, including the town hall, library and former technical school as well as several other prominent buildings in the town. Architecturally, the dominant style of building is of Arts and Crafts however, each house has been individually designed and there is variation throughout. Examples of other styles such as Queen Anne Revival can also be found within the boundary of the conservation area.



Photographs 7-10: Examples showing the variety of architectural styles found within Pennington conservation area.



6.3 Building Materials and local details

Red brick is the predominant building material found within the conservation area. There are several buildings along Hand Lane which have been rendered in concrete, making it hard to distinguish the original building material however this is most likely to also be brick. Many of the properties have decorative timber detailing on the upper floors and rooflines.

A common detail which is found throughout the conservation area is the abundance of large bay windows. This feature can be found on the majority of properties and has even been copied on some of the modern in-fill development. A large proportion of original features remain within the conservation area, including traditional windows, doors and other wooden detailing and this contributes positively to the character and appearance of the conservation area. Brick detailing is another feature which is found above doors and windows on several properties within the conservation area. These small details all add to the architectural character of the buildings and of the wider area.



Photograph 11(left): Red brick which is common throughout the conservation area.

Photograph 12 (right): Example of bay window found in conservation area.



6.4 Buildings of Townscape Merit

There are currently no listed buildings within the existing boundary of the conservation area. There are several unlisted buildings within the conservation area which are deemed to be of significant townscape merit and have a positive impact on the character and appearance of the conservation area, and these are worthy of note.

Generally, all of the properties found within the conservation area, including infill development have a positive impact on the areas special character and appearance. The properties are generally well maintained and many retain their original fixtures and fittings. Below are just a few examples of properties that stand out within the streetscape.

4 Hand Lane

This large property dates from 1897 and is designed in an Arts and Crafts style of architecture with tall chimneys and steep pitched roof. The building has been rendered and has had some modern additions within its grounds. However, the character of the building remains and it is a good example of the quality of housing in the area from this period. Designed by Prestwich the building is one of several of this style along Hand Lane .



Photograph 11 (above): 4 Hand Lane

Photograph 12 (right): 175-177 St Helens Road



175-177 St Helens Road

Another Prestwich property dating from the late 1890s, designed in the Arts and

Crafts style with mock Tudor detailing on the upper levels. It is an angular building with several unique features; protruding window areas on the upper floor, large overhanging roofs on bay windows at ground level and a turret like feature at roof level. The building is on a prominent corner location and is maintained to a very high standard.

6.5 Public Realm: Floorscape, Street Lighting and Street Furniture

Tarmac is the dominant paving surface within the conservation area and it is found on all public footpaths and walkways. Generally paving surfaces within the conservation area are in good condition but there are several areas which are poorly maintained or have been subject to poor quality repair work, creating an uncared for image and detracting from the overall streetscape. In particular paving along paths through the park and other public open spaces is in very poor condition.



Photographs 15-18:
Examples of both good quality and poor quality paving surfacing found within the conservation area.

In general, street lighting columns are generally of reasonable quality in most of the conservation area. Modern variations of the traditional ‘hockey stick’ style have been used along St Helens Road and the side streets and these work well with the surrounding landscape as they are not prominent within the streetscape and so do not detract from the surrounding buildings or features. Within Pennington Hall Park there are some examples of older concrete style lamp posts which although quite dated in their design actually blend well with their immediate surroundings.



Photograph 19(left):
Lighting column found within Pennington Hall Park.



Photograph 20 (right):
Lighting column along St Helens Road.

Street signs and other street furniture have been kept to a minimum where possible and there are good examples of multiple uses on sign posts. Street furniture such as litterbins are not found in abundance, despite this there is unfortunately no consistency in design. Unusually, a traditional red pillar box is present and this should be preserved as it enhances the character and appearance of the conservation area due to its prominent location.



Photograph 21 (left):
Red pillar box at junction with Beech Walk.



Photograph 22 (right):
Example of combined use of lamp post for signage.

6.6 Historical Associations

Pennington's main historical association is with its developer and architect, J.C. Prestwich. Prestwich was a prominent architect of the time who was locally born and his firm's head office was based in Leigh town centre. He was responsible not only for the building of Pennington but for the design of many public and institutional buildings found in and around Leigh town centre.

Another historical tradition in Leigh is that of a local man named Thomas Highs, who is said to have been the inventor of the 'Spinning Jenny' and the 'Water Frame' in the 1760s and that his designs were in fact stolen by Richard Arkwright who later made his fortune from their design and patents. This claim has yet to be substantiated.

7. Issues

This appraisal has highlighted several issues within the conservation area which have both positive and negative impacts on its overall character and appearance.

7.1 Positive

- There is an abundance of public open space within the conservation area. Pennington Hall Park provides a large, safe and attractive venue for local residents and is a popular feature within the townscape. Other areas, in front of Pennington Gardens and at the top of Beech walk help to provide a relief from the urban fabric as well as providing space for children to play within close proximity of their homes.
- Trees are a key feature within the conservation area and they help to create a sense of rurality within this urban setting. Tree lined streets and lanes provide screening and privacy for residents and during the summer months create a vibrant and pleasant streetscape. All of the properties are set within their own mature gardens and the continued survival of these areas will have a positive impact on the character of each individual property as well as the wider townscape.



Photograph 23: View showing trees and greenery along St Helens Road. A positive impact on the conservation area.

- Good quality infill development such as Pennington Mews and Meadow Close. These are examples of sympathetic infill; both developments blend with the surrounding streetscape with each taking characteristics from the area and incorporating them into the design. Pennington Mews with its large bay windows and columned entrances and Meadow Close with its open spaces and garden areas.



Photograph 24: One half of large modern apartment block, Pennington Mews.



Photograph 25: Example of good quality infill development at Meadow Close

- The survival of many architectural features and historic details provides a link to the historic nature of the conservation area and also helps to promote a visually pleasant and diverse streetscape. Although designed by the one man, each house has its own individuality as a result of specific detailing which survives to this day including porches, doors, windows and other features.



Photograph 26: Historic detailing on South Lodge, fish scale tiling and wooden barge board.

- Good maintenance of street surfacing is evident within the majority of the conservation area, although there are some exceptions to this. By maintaining the surfaces and ensuring good quality workmanship the appearance of the conservation area is enhanced. On the main routes throughout the conservation area attention has been paid to ensure the paving is maintained to a high standard.
- Signage in the conservation area has been kept to a minimum. Where they are required, care has been taken to combine them with existing pillars and posts helping to create an uncluttered street scene. Street furniture such as litterbins and benches is also minimal within the conservation area. The use of alternative style lighting columns also has a positive impact on the appearance of the conservation area as they are different to the norm.

7.2 Negative

Poor quality street surfacing, mismatching of materials and poor quality repairs have a negative visual impact on the wider streetscape. This problem is most obvious in and around Pennington Park where the surfaces are of very poor quality, creating an unattractive streetscape.

- There are some general maintenance issues within the conservation area in the form of damaged walling, peeling paintwork and poor repairs. Generally maintenance throughout the conservation area is of a high standard and this makes areas in need of attention more prominent.



Photographs 27 & 28 (left & centre): Examples of maintenance issues within conservation area. Both photos show peeling paintwork and rotting wood.

Photograph 29 (right): Vacant property at 155 St Helens Road.

- Vacancy is not a prominent feature in the area; however there are a few properties which are currently vacant. If these properties were to remain vacant for any length of time there is a risk of them having a detrimental impact on the conservation area.
- Loss of historic fabric within the conservation area in terms of windows, doors and other features has occurred over time and when on a large scale can have a detrimental effect on the character and appearance of the conservation area. In several properties the original wooden frames have been replaced with alternatives of varying styles.
- Graffiti is a problem which can be seen in several locations within the conservation area. This problem detracts from the quality of the surroundings and creates an unattractive and often uninviting streetscape.



Photograph 30: Graffiti present on Pennington Mill Bridge at the northern boundary of the conservation area.

8. Recommendations

8.1 Article 4 Directions

The loss of architectural features such as timber windows, doors and other historic features has occurred throughout the conservation area. In isolation these changes often seem insignificant, however cumulatively they can have a detrimental effect on the appearance of the streetscape within the conservation area.

Article 4 directions are a method by which the local planning authority can control these changes and thus prevent the continued loss of historic fabric. If this action was taken at a future date, it is recognised that it would be unreasonable to expect any changes which had occurred previously to be reinstated to their original materials.

8.2 Opportunities for Enhancement

The following list is drawn from the negative issues highlighted in section 7. It identifies areas and methods by which the qualities providing the special interest of the conservation area can be preserved and enhanced.

- The resurfacing of pavements where required should be promoted, especially within the park grounds included in the conservation area. High quality street surfacing helps to create a pleasant environment, is visually pleasing and can also contribute towards pride of place in local communities. Patchy repair work detracts from the appearance of the conservation area and does nothing to enhance the wider character of the area.
- The continued maintenance of buildings, both historic and modern should be promoted within the conservation area. Maintenance is not a prominent issue within the conservation area but a lack of maintenance is noticeable on a small scale, in terms of peeling paintwork and damaged brickwork. These factors can have a detrimental effect on the area as they promote an uncared for image as well as detracting from the architectural quality of the buildings themselves.
- At the moment there are only a few vacant properties within the conservation area and care must be taken that these properties do not fall into a state of disrepair. Owners must be encouraged to maintain the buildings whilst it is

empty and this will ensure the buildings positive impact on the character and appearance of the conservation area as well as the property itself.



- The loss of historic fabric and features can have a detrimental impact on the character of a conservation area. Pennington conservation area has a high percentage of original features remaining and it is important that the retention of historic windows, doors and features is continued. These features add to the architectural character of the buildings and are significant factors in determining what makes the area special.
- The removal of graffiti and litter must be a priority within the conservation area. This detracts from the overall character of the conservation area and presents an untidy, uncared for image and does little to enhance the area. Pennington Mill Bridge is a historic feature in the landscape and it is disappointing to see it defaced with graffiti.

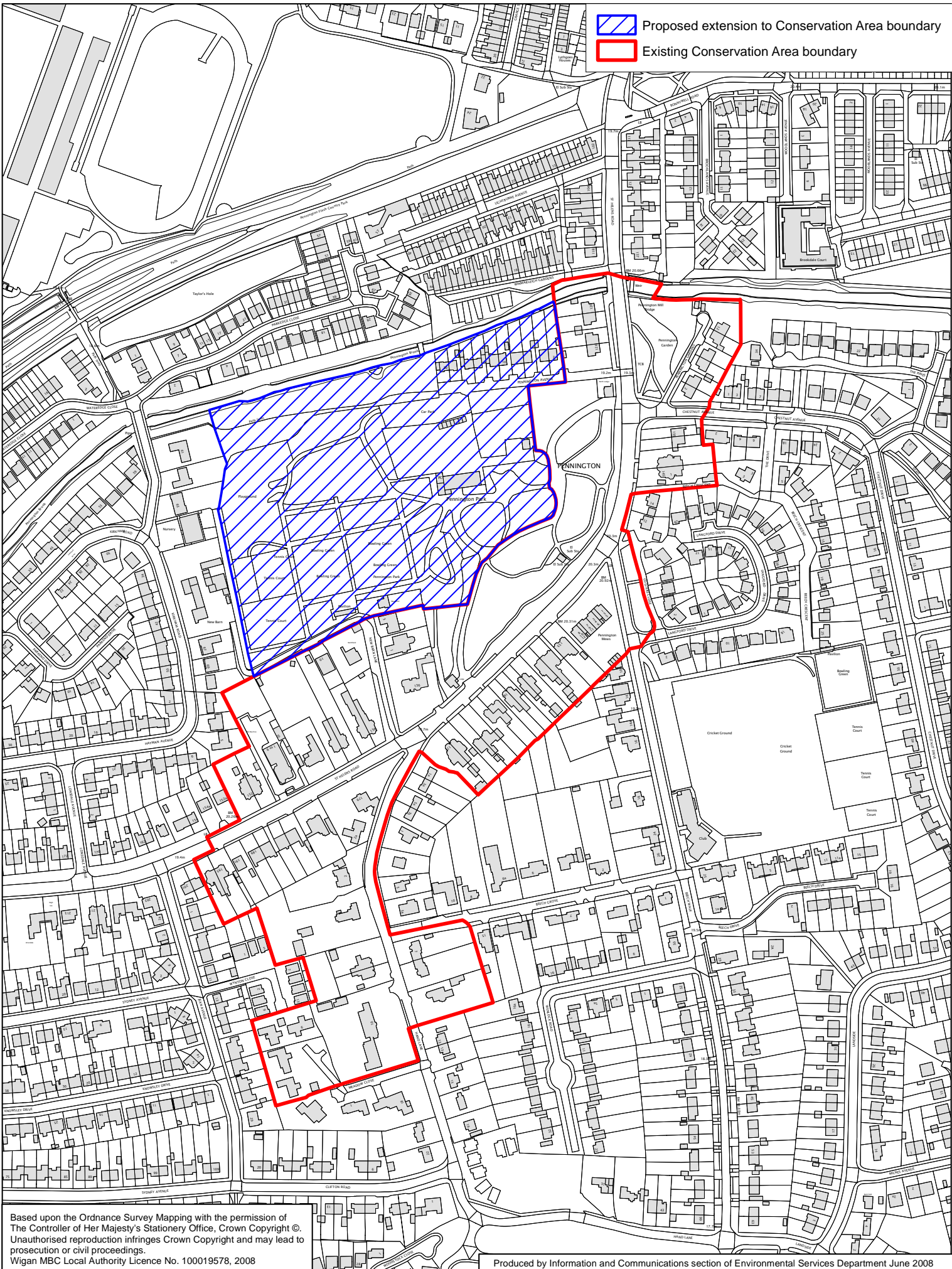
8.3 Boundary Changes (see map on next page)

The current boundary of the conservation area is drawn very tightly around St Helens Road and the buildings designed and built by Prestwich. The conservation area contains many buildings of historic and architectural significance despite not containing any listed buildings. The boundary also contains a small section of Pennington Hall Park.

It is proposed to extend the conservation area to include the park in its entirety. Pennington Hall, although now demolished, was once a significant feature in the landscape of Pennington. The now well established Pennington Hall Park was created from the old manor lands associated with the Hall and as a result it was deemed appropriate to include this important historical area within the boundary of the conservation area. The park grounds also have a significant positive impact on the character and appearance of the conservation as well as being a prominent feature in the landscape. By including the park within the conservation area it is hoped that the popularity and good maintenance will continue into the future. It may also create opportunities for the future enhancement or improvement programmes within the park, similar to that currently being undertaken at Mesnes Park in Wigan town centre.



-  Proposed extension to Conservation Area boundary
-  Existing Conservation Area boundary



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Photographs 31-34: Views within Pennington Hall Park - proposed boundary

It is also proposed to include the row of inter-war housing along Pennington Avenue within the conservation area. These properties were built at the same time as 120-126 St Helens Road, built in the same architectural style and have undergone very little alteration over the years. The tree lined Pennington Avenue is in character with the other tree lined streets within the conservation area and this avenue has a positive impact on the character of the conservation area.



Photographs 35-6: Examples of inter-war properties along Pennington Avenue.

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St Thomas Church of England Primary School - History Zone

APPENDIX 1

Management Proposal

1. Introduction

This management proposal is intended to stand along side the Pennington conservation area appraisal. Whilst area appraisals assess and document the elements that combined make up the special character of a conservation area, management proposals are intended to act as a reference for all who make decisions which may impact on that special character.

This management proposal is set in context by the Town and Country Planning (General Permitted Development) Order, 1995 and the Planning (Listed Buildings and Conservation Areas) Act, 1990. It should also be read in conjunction with the Unitary Development Plan policies EV3 Design and EV4 Conservation which provide guidance to help protect the character and appearance of conservation areas, as well as promoting high quality design in any impacting new development. (See appendix B for expanded policies)

The ideas and recommendations put forward in this management proposal may influence future policy development for the area, depending on the availability of resources and an effective partnership between the local authority, private sector and the local community. It is of vital importance that owners and contractors recognise their actions can have a significant impact on the quality of the townscape. Every action, good and bad, helps to form the legacy we leave behind for future generations.

Conservation area designation is not intended to prevent change, but to influence change in order to ensure the preservation and enhancement of the conservation area. The proposals outlined in this document are intended to:

- Preserve the character and appearance of the conservation area;
- Manage the process of change without compromising the historic environment;
and
- Consider enhancements to the area.

1.1 Priorities

(a) Buildings

- Vacant buildings;
- Repair and maintenance of woodwork such as window frames and wooden detailing.

(b) Townscape

- Public realm improvements – installation of litter bins, replacement of old street furniture where necessary.
- Removal of graffiti and tidying of public open spaces.

1.2 Article 4(2) directions

Local planning authorities, under Article 4 of the General Permitted Development Order 1995, may remove or apply for removal of permitted development rights within a conservation area. This would result in previous alterations which did not require planning permission being brought under the control of the planning authority and they would require permission.

This document and the appraisal go some way to identifying issues and locations where an Article 4(2) direction could be useful in protection the special character of the conservation area. The effect of alterations which are acceptable under normal circumstances and have been unregulated within the conservation area, such as the replacement of windows and door, are not at the moment having a detrimental effect on the conservation area.

However, should this trend continue unchecked it will begin to have a negative effect on the character and appearance of this unique area. The council should consider the possibility of an Article 4(2) direction within the conservation area should this issue develop and start to have a detrimental effect on the integrity of the buildings and their wider setting.

2 Preservation and Enhancement

This guidance must be considered in conjunction with the relevant policies in the Wigan Unitary Development Plan 2006.

2.1 Buildings

2.1.1 Dormers and Rooflights

The council will not permit the introduction of inappropriate dormer or roof light windows, which are large in scale or of non-traditional design.

These are not common features within the conservation area, however they do appear occasionally. Dormer windows should be resisted where possible, especially on houses where the roof line would be dramatically impaired by alterations. Roof lights are a more acceptable way of allowing the conversion of a roof space. Again they should have a minimum impact on the townscape with the smallest unit used which fits the requirement.

2.2.2 Windows and Doors

The council should consider imposing an Article 4(2) direction on the residential properties within the conservation area to prevent the further loss of historic fabric such as windows and doors.

A large number of these have already been lost in the conservation area and been replaced with modern alternatives. Where loss has occurred on historically significant buildings every effort should be made to reinstate the original fabric where possible.

2.2.3 Brickwork

The council will promote the use of appropriate materials and techniques for the repair of buildings and structures within the conservation area.

The management of brick work is critical in preserving historic detail. Brick is the most common construction material found in the conservation area and detailing such as corbelling and timber detailing is common. These details all contribute to

the character and appearance of the area and should be retained and appropriate maintenance carried out. The use of appropriate mortars is essential in the preservation of these buildings and the use of lime mortars should be promoted in the future.

2.2 Townscape

2.2.1 Floorscape

The council will encourage the enhancement of the floorscape within the conservation area as a method of improving the appearance of the area.

The upgrading of paving materials where necessary should be promoted. The repair of cracked and patchy materials is essential to enhancing the visual impact of the conservation area. The upgrading of public footpaths in and around the public open spaces, such as Pennington Hall Park and at Pennington Gardens should also be considered in order to enhance the quality of the streetscape.

2.2.2 Public Realm Improvements

The council should seek the removal of any existing street furniture which is either unsightly or un-necessary within the conservation area.

An honest and robust approach should be taken in the selection of new street furniture to avoid overcrowding and inappropriate design. Any additions must be justified and restricted to essential items. The siting of new features within the public realm must be afforded careful consideration in regards to views, vistas and the settings of buildings, particularly those identified as making a positive contribution to the townscape.

2.2.3 Open Spaces

The council will ensure that open spaces within the conservation area are protected from infringing development or unsympathetic proposals.

Open space is in abundance within the conservation area and it plays a significant role in the character and appearance of the conservation area. It is

important to recognise the significance of these spaces and provide appropriate care and attention in terms of long term maintenance and protection.

2.2.4 Trees

The council will seek to provide new and replacement trees within any proposed new development or within areas where trees are dying or damaged.

Trees are a key feature within the conservation area and it is important that they are maintained. They are a positive asset to the character and appearance of the conservation area. They provide privacy and screening for residents, habitat for wildlife as well as a pleasant environment and it is important they are maintained appropriately.

2.3 General Points

2.3.1 Demolition and Alterations

The council will seek to preserve the areas character and buildings which are deemed to be of local architectural or historic interest. The demolition or inappropriate alteration of buildings which make a positive contribution to the historic, architectural or industrial archaeological character or appearance of a conservation area will not be permitted.

Under Sections 8 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local authority has control over the demolition of all buildings within the boundary of a conservation area. PPG15 states that proposals to demolish unlisted buildings which make a positive contribution to the character and appearance of the area will be assessed against the same criteria as proposals to demolish a listed building. Within conservation areas permitted development rights are somewhat limited in order to ensure the preservation and enhancement of the areas character and appearance. Some alterations have already taken place within Pennington and a monitoring scheme should be considered in order to prevent further damage to the special interest of the area. Enforcement action should also be considered where alterations have had a significant detrimental impact on a building or streetscape.

2.3.2 New Development

The council will ensure that any proposals for new development within a conservation area will preserve or enhance and will not harm the character or appearance of that area.

In line with guidance document PPG15 the council will not accept outline applications for proposals within conservation areas. Applications should be submitted in full; supported by plans, sections and elevations and depending on the size of the proposals analytical drawings showing the development in context. The council would also recommend that applicants seek consultation with experienced professionals as well as planning services; this helps to ensure that the proposal is of high quality design as well as meeting the expectations of the planning authority.

3. Monitoring and Reviewing

This document along with the associated conservation area appraisal should be reviewed every five years in light of the Local Development Framework and emerging government policy. A review should include the following:

- A survey of the conservation area;
- A photographic record of the conservation area;
- An assessment as to whether the various recommendations detailed in this document have been acted upon, including proposed enhancements;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action required.

APPENDIX 2

Unitary Development Plan Policies

EV3 DESIGN

The council is committed to the achievement of good design in all development. The design qualities and standards will be key considerations in judging proposals with the aim of creating places and spaces which are attractive, accessible, safe, uncluttered and which take into account public health, crime prevention, community safety, sustainability principles and heritage conservation.

The quality of the built environment in the Borough is crucial to its success as a place in which to live, work and play. Well designed buildings, streets and neighbourhoods can help promote sustainable development, attract businesses and investment and reinforce civic pride and sense of place. All applications from the smallest extension to major development schemes will be expected to achieve high standards of design.

EV3A DESIGN OF NEW DEVELOPMENT

All proposals for development will be required, through their design, to promote where relevant:

- (a) The character and identity of places through responding to and reinforcing locally distinctive patterns of development, spaces, natural topography, landscape and materials;**
- (b) The continuity of street frontages and the enclosure of space by development which clearly defines private and public areas and takes into account the microclimatic conditions;**
- (c) Public spaces and routes that are attractive, safe, visually and physically uncluttered and function effectively for all in society;**
- (d) An environment that is inclusive and accessible for all, making places that connect physically and visually with each other and are easy to move through, putting people before traffic;**
- (e) Legibility through development that provides recognisable routes, intersections and protects and enhances both local and strategic views of**

- landmarks and focal points in order to help people ‘visually navigate’;
- (f) **Adaptability through development that can respond to changing social, technological and economic conditions;**
 - (g) **Diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs;**
 - (h) **Appropriate scale of development that reflects and enhances the buildings and roofs, scale, massing, heights and densities that are specific to that locality and which take into consideration the human scale relationship with the buildings themselves;**
 - (i) **Sustainability principles including, wherever possible, reducing the impacts on climate change; the efficient use of energy and water; the use of sustainable drainage systems wherever possible, innovation in building design; reducing the use of primary minerals; and reusing and recycling buildings and materials.**

The importance of good design is increasingly being recognised for its contribution to urban regeneration as well as its value in its own right. In line with this policy the Council will expect applicants for planning permission to demonstrate how they have taken account of the need for good design in their development proposals.

The policy provides clear guidance on the objectives and key principles of design and is consistent both with the approach to design in PPG1 and that put forward in *“By Design. Urban Design in the planning system: towards better practice”*, published by the government.

EV3B ADVERTISEMENTS

The display of advertisements will be controlled to ensure that they do not adversely affect the character of the buildings, the amenity of the area or public safety.

Although the council recognises that outdoor advertising has a useful role to play in the commercial life of the Borough and the appearance of the built environment, it is

important to avoid gaudy, unsightly clutter of signs which obscure the detail of buildings and destroy the human scale of urban spaces. The council wishes to raise the general standards of advertisement display in the Borough by the application of principles and guidelines specified in its approved Design Guide for Advertisements. Particular care will be taken over advertisements in conservation areas and which affect listed buildings or buildings of local interest in line with the provisions of policies EV4A, EV4B and EV4C.

EV3C DESIGN OF FRONTAGES TO SHOPS/COMMERCIAL PROPERTIES

In addition to meeting the requirements of EV3A, proposals for new frontages or alterations to shops and commercial properties will be required to:

- (a) Use materials and a design in sympathy with the whole façade of the building or, where more appropriate, satisfactory surrounding premises;**
- (b) Have display windows at ground level unless they would be inappropriate to the design of the whole façade;**
- (c) Avoid using external security measures where the choice of design and colour would have an adverse effect on the appearance and character of the shop front, building, street and wider context. The choice of appropriate security measures must aim to maximise transparency opportunities in order to increase natural surveillance and reduce uninviting dead frontages;**
- (d) Provide level or ramped access into the building wherever possible.**

The quality of the street scene in town and district centres is strongly influenced by the quality, design and materials of shop and commercial building frontages. This policy aims to control these aspects of town centre design by specifying the requirements which such frontages must meet. The council has also produced a Shop Front Guide which provides supplementary planning guidance to promote good design in shop and commercial frontages. Particular care will be taken over the design of frontages in conservation areas and which will affect listed buildings or buildings of local interest in line with the provisions of policies EV4A, EV4B and EV4C.

EV3D LANDSCAPING OF DEVELOPMENT

Development will be required to incorporate good quality hard and soft landscaping as an integral part of the proposals to enhance the environment and setting of a new building and help integrate the development into its surroundings.

The including of landscaping in development schemes can usefully provide screening, softening, colour, texture and seasonal variations and can break up large wall or parking areas. Hard landscaping can also be effective in introducing attractive textures, colour, patterns and sculptural features into floor areas and should be designed to incorporate crime prevention considerations. Only in exceptional circumstances will it be considered appropriate to dispense with a landscaping scheme in the submission for new development.

EV4 CONSERVATION

The council will conserve the historic built environment by:-

- (1) Not permitting proposals which would harm the character or appearance of a listed building or their settings, or proposals which fail to preserve or enhance the character or appearance of a conservation area;**
- (2) Protecting and enhancing the character and appearance of ancient monuments, sites, buildings and structures of archaeological interest and historic landscapes;**
- (3) Exercising its normal development control powers to encourage the protection and enhancement of buildings of local interest;**
- (4) Encouraging the occupation of old buildings and permitting new uses which are compatible with their character and setting;**
- (5) Carrying out environmental improvement schemes in conservation areas;**
- (6) Designating new conservation areas and reviewing the boundaries of existing ones where the quality and interest of the area is of special architectural or historic interest due to:-**
 - The historic layout of the properties, boundaries and thoroughfares;**
 - The particular mix of uses;**

- **The use of characteristic materials;**
- **The appropriate scaling and detailing of buildings;**
- **The quality of advertisements, shop fronts, street furniture and hard and soft surfaces;**
- **The quality of vistas along streets and between buildings; or**
- **The extent to which traffic intrudes and limits pedestrian use of space between buildings**

The conservation of the best of the built environment forms a major component in enhancing and protecting the heritage of the Borough. This is not only a matter of protecting and enhancing historic buildings themselves but also their settings. Such an approach can only be successful if new uses can be found for old buildings so as to provide funding for their preservation and restoration and by sensitive control over all aspects of design.

The use of reclaimed materials in restoring buildings will usually make economic sense as well as helping to minimise the use of primary minerals. Further areas will also be considered for designation as conservation areas and the boundaries of existing conservation areas will be reviewed by consideration against the broad criteria listed in clause (6) of the policy.

EV4A DEVELOPMENT & DESIGN IN CONSERVATION AREAS

In addition to other development and design policies which apply throughout the Borough, the following considerations will be applied within conservation areas and their settings:-

- (a) The council will ensure that any proposals for the development within a conservation area will preserve or enhance and will not harm the character or appearance of that area;**
- (b) The demolition or inappropriate alteration of buildings which make a positive contribution to the historical, architectural or industrial archaeological character or appearance of a conservation area will not be permitted;**
- (c) Consent for demolition will only be granted subject to the building not**

being demolished before a contract for carrying out the redevelopment of the site to a high standard of design is made for which planning permission has been granted or some other legally binding commitment has been made;

- (d) Proposals which include the demolition of significant features including porches, chimneys and boundary walls/railings or which remove or alter architectural features of value will not be permitted. The retention or, where features are missing, restoration or where inappropriate forms or features present, the remodelling of the external character of the buildings, particularly with regard to windows, roofs, materials and advertising will be required;
- (e) Signs should preserve or enhance the character or appearance of the conservation area and its setting and will be permitted provided they meet the following criteria:
 - (i) Facia signs should, particularly in terms of size, proportions, degree of the style and size of lettering, be in keeping with the character of the shop front, fascia details and materials, the building as a whole and the area. If they are to be illuminated they should be externally illuminated using unobtrusive and discreet light fittings or take the form of individually illuminated and individually affixed letters;
 - (ii) The cumulative impact of advertisements should not detract from the character or appearance of the building or locality.
Advertisements structures should not be superimposed on other advertisement structures;
 - (iii) Projecting or hanging signs should be of small size, thin section and if illuminated, should be discreetly externally illuminated and located at fascia level.
- (f) The council will encourage the preservation and, where necessary, the sensitive relocation of attractive items of street furniture and will encourage the preservation and, where possible, the enhancement and extension of stone sett and flag surfaces. Where works are undertaken to these and other special surfaces, such as paviers, temporary or permanent reinstatement should be in the original fabric;

- (g) The council will encourage the removal of buildings detrimental to the character of conservation areas;**
- (h) The rendering or cladding of stone and brick buildings will not be permitted;**
- (i) Proposals which involve development, including relatively large-scale extensions, within the grounds/gardens of dwellings and other buildings such as churches where the grounds contribute to the character of the conservation area will not be allowed.**

There are currently 23 conservation areas in the Borough which represents a major part of its historical and architectural heritage. This policy details the main considerations that the council will apply when addressing development proposals within them or within other conservation areas which may be designated in the future. Buildings which are considered to make a positive contribution to the character of the conservation area included those with some defects such as inappropriate window frames, advertisements or shop fronts or which are in need of repair. Any development of such premises will be expected to include suitable repairs and the replacement of inappropriate features with more sympathetic ones.

Advertisements can have a dramatic impact on the appearance of a conservation area. Well designed signage can be both sensitive and visually interesting in relation to the character and appearance of such areas whilst being commercially effective. It is important however, that signs are not too prominent or dominant and that they do not cover up high quality materials such as brickwork, stone, tiles or polished finishes which are integral to the building. Signs should also not cover up, obscure, detract from or damage architectural features of the buildings, or fascia area and their size, proportions and location should not alter the extent of glazing in the shop front or the proportions of the upper façade and fenestration pattern. Standardised solutions such as the use of illuminated boxes or box-like structure are unlikely to be acceptable. For certain building types such as public houses a location for hanging signs above the fascia level may be justifiable in relation to traditional practice in the area.

EV4B LISTED BUILDINGS

The council will encourage the protection and where possible appropriate maintenance of buildings of special architectural or historic interest and their settings. In particular, it will:-

- (a) Not permit the demolition of listed buildings or significant parts of them unless a convincing case for demolition has been made out and the council is satisfied that all possible means of retaining the building have been exhausted;**
- (b) Ensure that proposals affecting internal and external alterations, extensions and other development proposals affecting listed buildings or their settings will not be permitted unless they are in keeping with the buildings character;**
- (c) Permit appropriate alternative uses for listed buildings to ensure their preservation and which would not adversely affect their architectural character or setting;**
- (d) Secure proper preservation of occupied and unoccupied listed buildings to prevent their falling derelict where further deterioration would irreversibly affect their long term futures;**
- (e) Require the replacement of inappropriate features, materials or sections as part of any scheme involving change of use of listed buildings.**

This policy details the main considerations that the council will apply when assessing development proposals to or affecting buildings included in the list of buildings of special architectural or historic interest in the Borough. It may be necessary to relax the strict interpretation of other policies of the plan, for example Greenbelt policy, in order to ensure the survival of particularly important buildings or to ensure that extensions are in scale or character with a listed building.

EV4C BUILDINGS & STRUCTURES OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST

The council will encourage the protection and enhancement of buildings and structures of local architectural or historic interest and their settings. Development schemes including alterations, changes of use and advertisements

will be expected, wherever practicable, to respect their character and retain or restore their original or historic features, materials and form.

There is a whole range of buildings and structures in the Borough which form a significant part of the familiar and cherished local scene. Further extensions of the list of Buildings and Structures of Local Architectural or Historic Interest will be published as supplementary planning guidance and incorporated into the plan at review. The relative weight to be given to the content of an adopted development plan and of supplementary planning guidance is set out in PPG12. These buildings, whilst not currently justifying inclusion on the statutory list, do possess local historic or architectural merit, are a major part of the Borough's historic environment, its day to day history and are a rich source of local identity, memory and distinctiveness.

Although the council does not have the same detailed control over proposals to these buildings and structures as it has over listed buildings, it will exercise its normal development control powers to preserve and enhance the buildings. However, sensitive and well-designed alterations or extensions will be permitted, particularly if they help to ensure a buildings continued occupation.

The council will also consider, in appropriate cases, exercising the power available to it under Section 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to serve Building Preservation Notices in respect of buildings which are not listed, but which it considers to be of special architectural or historic interest and which are in danger of demolition or alteration in such a way as to affect their character.

EV4D HISTORIC PARKS, GARDENS & CEMETERIES

Permission will not be given to any proposal which is likely to adversely affect the character or setting of any of the following historic parks, gardens or cemeteries:-

- 1. Haigh Hall grounds, Haighlands, Moat House and Haigh House gardens, Haigh;**
- 2. Standish Hall remnant parkland and Ashfield House gardens, Standish;**

3. **Kilhey Court grounds, Worthington;**
4. **Bispham Hall and Winstanley Hall parks, Billinge;**
5. **Golborne Hall park, Golborne;**
6. **Hindley Hall park, Aspull;**
7. **Atherton Hall park, Atherton;**
8. **Astley Hospital, (former) Astley Vicarage and the Meads, Tyldesley;**
9. **Hindley, Atherton, Ince, Tyldesley and Leigh Cemeteries;**
10. **Historic public parks and Mesnes Park, Wigan and Lilford Park and Firs park, Leigh;**
11. **Other historic parks and gardens which may from time to time be identified.**

These areas are those where a landscape of particular historic interest remains and where special protection is needed to ensure their survival. Such a designation would not necessarily preclude development but would certainly require that particular consideration be given to the amount and design of any development which may be allowed. Similarly, there may be some proposals which would involve only change of use of the land without any building development but which could be unacceptable by virtue of their impact on the landscape. The council will apply the terms of this policy to other historic parks and gardens which may from time to time be identified only after these have been listed in supplementary planning guidance which has been adopted in accordance with the advice of PPG12. This supplementary planning guidance will be incorporated in the development plan at the next review. The relative weight given to the content of an adopted development plan and of supplementary planning guidance is set out in PPG12.

EV4E ARCHAEOLOGY, ANCIENT MONUMENTS & DEVELOPMENT

The council will protect and enhance the character and appearance of sites, buildings and structures of archaeological interest and Ancient Monuments.

In particular, it will not allow development proposals which fail to:-

- (a) **Enhance and preserve in situ scheduled or unscheduled Ancient Monuments of national importance and, in appropriate circumstances, significant unscheduled monuments of more local importance or which fail to adequately protect the setting of such monuments;**

- (b) Incorporate an approved scheme of archaeological investigation (including, where appropriate, excavation, recording and salvage work prior to development with subsequent analysis and publication of results), if necessary, with funding by the developer, in cases where destruction or removal of any ancient monument or archaeological remains, known or believed likely to exist, is considered acceptable by the council. Conditions may be imposed requiring such investigations as part of the planning permission.**

Where fresh archaeological discoveries of significant importance are made during development, the council will seek to ensure their preservation. The importance of Ancient Monuments and archaeological sites means that proposals which may affect them are carefully vetted to ensure that they do not damage such sites. In certain cases it may be possible for an applicant to demonstrate that particular archaeological sites and monuments will be satisfactorily preserved either *in situ* or by record (i.e. adequately investigated and the results reported). Preservation by record is regarded as a less satisfactory option.

Despite government advice, it is not considered appropriate to specify all the areas and sites to which this policy applies on the proposals map. The lack of information on many archaeological sites as well as the impracticality of plotting the multitude of sites on the proposals map rules out such an approach. However, the sites and monuments record (SMR) for the Borough forms the basic source of up-to-date information to identify such sites and areas. It is kept within the planning and development department and performs the function of supplementary planning guidance. The relative weight to be given to the content of an adopted development plan, supplementary planning guidance which has been prepared in the proper manner and to other material considerations is set out in PPG12. The advice and assistance of the Greater Manchester Archaeology Unit will be sought in assessing planning applications for development affecting ancient monuments and archaeological sites.

Implications of Conservation Area Status

Conservation Area status is not intended to stifle new development nor preserve areas as museum pieces. Conservation areas will be allowed to evolve to meet changing demands although the council when taking development control decisions will take extra care to ensure that the special architectural and historical qualities are not eroded. The normal requirements for planning permission and building regulation approval apply with some additional restrictions.

1. Planning applications will be carefully considered by the council to ensure that they enhance or preserve the special character of the area.
2. The impact of any development outside the boundary of the conservation area, which might affect its setting and character, will also be carefully considered.
3. Conservation Area Consent is required for the demolition of most buildings or structures.
4. The council must be given 6 weeks notice of any intention to undertake works to cut down, lop, prune or uproot any trees over a certain size in the conservation area.
5. In order to be able to consider the implications of development proposals, the council will normally require proposals within the conservation area to be submitted in the form of a full, and not outline, application. In addition, works which elsewhere are classified as permitted development in the Town and Country Planning (General Permitted Development) Order 1995 may require planning consent. Developers are advised to check with the council at an early stage on the need for any required permissions. Unauthorised works can lead to prosecution and the council may take enforcement action requiring the works to be 'undone'.

Glossary of Terms (from Neil Grieves 'Conservation Glossary')

Listed Building – A building included on a list of buildings of architectural or historic interest, compiled by the secretary of state. Listing covers any structure or erection or any part of a building, or any building or structure falling within the curtilage of a listed building and dating prior to 1948. Listed buildings are divided into three categories; I, II* & II.

Arts & Crafts Style – Late 19th century and earlier 20th century movement in architecture and furnishing based on the revival of traditional crafts and the use of natural materials, usually English 'vernacular' in character. Inspired by William Morris and John Ruskin, the movement attracted many notable designers.

Premonstratensian – A religious order of Canons founded at Premontre in Laon in 1120 by St Norbert.

Queen Anne Revival Style – An architectural style which reached its height of popularity in the late C19. It was a style which was largely influenced by "Old English" and even Tudor styles and characteristics.

Rendered – A term used to describe any durable, protective coating applied to an external wall. Renders are not intended to be decorative as such, and should not be confused with plasters such as stucco which are applied with the intention of imitating stone.

Tudor/ Mock Tudor – The period of the reign of the Tudor monarchs (1485 to 1603), and the styles of architecture and design which prevailed during that time, characterised by timber and plaster decoration and a growing awareness of the social status to be attached to grand architecture. Mock Tudor is used to describe the 1930's style so beloved of suburban developers, and now in some areas, serious candidates for listing.

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