

# Hatherlow

## CONSERVATION AREA MANAGEMENT PLAN

(March 2013)

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## **1. Introduction to Management Plan**

The aim of this management plan is to complement existing national and local policies by providing further advice on the management of the conservation area. It sets out a possible management plan for the conservation area. The recommendations contained within the management plan are intended to put in place management measures to ensure that the character and appearance of the conservation area is preserved and enhanced, and assist in managing change by paying due regard to the area's special interest.

This management plan has been developed from, and should be considered in conjunction with, **Hatherlow** Conservation Area Character Appraisal.

The management plan is divided into three sections. **Section A** sets out policies and controls in relation for the preservation of the special interest of the area; **Section B** highlights the identified strengths, weaknesses, opportunities and threats to the area; **Section C** relates to general proposals for the enhancement of the conservation area.

## **2. Section A: Policies and Statutory Controls**

This section deals with the following three areas:

- An overview of the planning legislation as it relates to the conservation area
- An interpretation of the existing planning policy framework
- An overview of the statutory powers of the Council

### **2.1 Legislative Background**

The designation of a conservation area and production of an appraisal document is not an end in itself. The appraisal provides the basis for developing management proposals for the conservation area that fulfil the general duty placed on the Local Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990. The purpose of this document is to present draft proposals which seek to promote the preservation and enhancement of the special character of the conservation area, informed by the Appraisal for internal consultation. The special qualities of the conservation area have been identified as part of the appraisal process in the first part of this document, and both will be subject to monitoring and review. The national legislative framework for guiding development in conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990, this guidance draws on the themes identified in the Appraisal, and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, namely:

*"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas".*

This document reflects Government policy set out in the National Planning Policy Framework (NPPF) and the supporting Historic Environment Practice Guide (2010),

English Heritage guidance set out “Understanding Place: Conservation Area Designation, Appraisal and Management” (2011), and Local Authority policies within Stockport’s Core Strategy DPD and saved policies from Stockport’s Unitary Development Plan (UDP).

## **2.2 Stockport Local Development Framework and Core Strategy DPD**

The Planning & Compulsory Purchase Act 2004 introduced new arrangements for the Planning system. This involves the adoption of a Local Development Framework (LDF), which will in time replace the UDP. The LDF will consist of a combination of core strategies and policies supplemented by Supplementary Planning Documents on a range of topics. Where new policy is proposed to address particular issues identified in the conservation area, such documents will be incorporated in the LDF and a detailed programme for their development will be set.

The new 'Local Development Framework' (LDF) for Stockport will shape future planning and development of the Borough not just in physical and environmental terms but also in social and economic terms. The LDF will comprise a series of plan documents; the Core Strategy Development Plan Document (DPD) is one of these.

The Core Strategy is the most important document in the LDF because it sets an overall strategy and vision, establishing the broad aims and objectives for the use of land in Stockport. It embraces the priorities of the Stockport Sustainable Community Strategy, particularly where this involves the use of land. The Core Strategy outlines how future strategic development needs including housing, employment, retail, education and healthcare will be met, providing the overall context for how policies and proposals will be used to promote positive change and guide planning and other policy decisions across the Borough.

The Core Strategy was adopted by the Council on 17th March 2011 with its Development Management Policies being applied to planning applications from the 1st April 2011 onwards. It supersedes many (but not all) of the policies set out in the Stockport UDP Review; a schedule of those UDP policies that are replaced (and therefore no longer apply) is set out in Appendix B of the Core Strategy.

The proposals in this management plan reflect the policies in Stockport’s Core Strategy DPD, and most particularly those contained within **Core Policy CS8 Safeguarding and Improving the Environment: Development Management Policy SIE-3 (D) Protecting the Historic Environment** and saved UDP policies: HC1.1: (Demolition And Tree Felling In Conservation Areas), HC1.3: (Special Control Of Development In Conservation Areas), HC1.4: (New Uses For Buildings In Conservation Areas).

Other relevant Saved UDP Policies include:

- CDH1.2 (Non Residential Development in Predominately Residential Areas)

The Governments National Planning Policy Framework (NPPF) emphasises the key role of local authorities in the stewardship of the historic environment and states that that though local development plans they should:

*“...set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. In doing so, they should recognise that heritage assets are an irreplaceable*

*resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *The desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable use consistent with their conservation;*
- *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *The desirability of new development making a positive contribution to local character and distinctiveness;*
- *Opportunities to draw on the contribution made by the historic environment to the character of a place*

## **2.3 Statutory Controls**

### **2.3.1 Conservation Area Designation**

Designation as a conservation area brings with it a degree of additional statutory protection under planning legislation aimed at assisting the preservation or enhancement of the area. The main consequences of conservation area designation, as defined in the Planning Act (1990), are as follows:

- Conservation area consent is required for the demolition of listed and unlisted buildings
- Planning consent is required for the installation of satellite dishes visible from the public highway
- 6 week notice period for works to trees not already protected by Tree Preservation Orders
- Local planning authorities must publish detailed proposals for the preservation and enhancement of conservation areas and should show what weight will be attached to Supplementary Planning Guidance on individual conservation areas
- The desirability of preserving a conservation area is a material issue in determining a planning application
- The GPDO 1995 requires planning applications for certain types of development that do not require planning applications elsewhere and are „permitted development“
- By making Article 4 Directions Local planning authorities can further restrict development within the conservation area by withdrawing the „permitted development“ rights that would otherwise apply by virtue of the *Town and Country Planning (General Permitted Development) Order 1995* as amended (the „GPDO“)

### **2.3.2 Demolition of buildings**

Section 74 of the Act provides for control over the demolition of buildings in conservation areas, (subject to various exceptions). The NPPF states that, *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation...As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification”*. Conservation area consent for demolition would not be granted where it affects a building or other structure which makes a positive contribution to the character of the conservation

area. Permission for development involving the demolition or removal of such a building or structure will only be granted where it is beyond repair and incapable of beneficial use. In exceptional cases permission will be granted if the redevelopment or the result of the demolition would produce substantial benefits for that community (including the physical revitalisation of the conservation area) which would outweigh the loss resulting from demolition.

### **2.3.3 Article 4 Directions**

Article 4(1) and 4(2) of the General Permitted Development Order (GPDO) enables local planning Authorities to make certain directions to withdraw permitted development rights given under the order. Article 4(2) Directions are most commonly in relation to conservation areas and apply only to parts of dwelling houses and associated buildings and structures fronting onto highways, waterways, or open spaces. The Local Authority can confirm Article 4(2) Directions once the Direction has been advertised locally and notice served on residents. They may be used to withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of dwelling houses in conservation areas. Article 4(1) Directions can be used to withdraw permitted development rights on any type of land or building, whether or not fronting onto highways, waterways or open spaces and is the means for the Local Planning Authority to withdraw permitted development rights on non-residential properties within a conservation area. An Article 4(1) Direction requires the approval of the First Secretary of State.

Government Guidance on the use of Article 4 Directions is set out in DoE Circular 9/95. It states that permitted development rights should only be withdrawn where there is firm evidence to suggest that permitted development, which could damage the character or appearance of the conservation area, is taking place or is likely to take place.

### **2.3.4 Works to Trees**

If not already protected by a Tree Preservation Order (TPO), anyone intending to lop or fell a tree within a conservation area greater than 75mm in diameter at 1m above ground level, is required to give the Council 6 weeks written notice before starting work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a TPO may be served.

### **2.3.5 Urgent Works and Repairs Notices**

The Planning (Listed Buildings and Conservation Areas) Act 1990 also provides specific protection for buildings and areas of special architectural interest by affording the Local Planning Authority powers to take action in the following circumstances:

- Urgent Works

Where a historic building has deteriorated to the extent that its preservation may be at risk, the Act enables the Local Planning Authority (or English Heritage) to carry out

urgent works for the preservation of listed buildings following notice to the owner. These powers can be used in respect of unoccupied parts of listed or unlisted buildings in conservation areas (in the case of the latter, only with the agreement of the Secretary of State, advised by English Heritage). The powers are confined to urgent works, such as emergency repairs for example to keep the building wind and water tight and safe from collapse. The LPA may recover the cost of such works from the owner.

- Repairs Notice

If the Local Planning Authority (or English Heritage) considers that a listed building is not being properly preserved it may serve a repairs notice on the owner. The Notice specifies the works, which the authority considers reasonably necessary for the proper preservation of the building and can only be served on statutorily listed buildings.

- Section 215 Notice

Local authorities have the power to serve a section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area, particularly a conservation area. The notice requires the person responsible to clean up the site or building, or the authority may carry out works and reclaim the cost of such works.

### **2.3.6 Compulsory Purchase Orders (CPO)**

The Planning Act 1990 affords Local Planning Authorities the power to serve Compulsory Purchase Notices, with authorisation from the Secretary of state, on land or buildings that are required to secure development, re-development or improvement.

### **3. Section B: Hatherlow Conservation Area SWOT Analysis**

This section of the management plan examines key characteristics of Hatherlow Conservation Area following the designation and appraisal process carried out in 2012. It draws upon the findings of the character appraisal as well as comments received following the public consultation exercise. **Strengths, Weaknesses, Opportunities and Threats**, are summarised below:

#### **3.1 Strengths**

- Strong historical roots and associations
- Retention of original building fabric
- Strong development patterns and rich architectural detailing
- Clear local identity with well-established residential and community uses
- Strong continuity of buildings in use for their original purpose
- Quality of individual buildings reflected in the number of statutory listings
- Large number of locally important buildings
- Generally well maintained private buildings and land

#### **3.2 Weaknesses**

- Loss of traditional road surface materials, street signage/furniture and street lighting
- Loss of character arising from inappropriate alterations (windows, doors, rendering and boundary treatments)
- Vacant key site within the conservation area
- New developments impeding key views
- Loss of a key historic building through demolition
- Traffic and parking issues

#### **3.3 Opportunities**

- Enhancement and maintenance schemes in public realm involving the reinstatement of traditional street lighting, street furniture and paving materials
- Improved access to design guidance, and advice on maintenance and repair for home owners, developers, property owners and agents
- Improved access to design guidance, and advice on expectations for quality of new development within the area
- Reinstatement of Hatherlow Sunday School belfry
- Enhancement/development opportunity on vacant site at the corner of Hatherlow and Bredbury Green
- Review of buildings of local historic and architectural merit for inclusion on local list

#### **3.4 Threats**

- Development pressure for alterations to residential properties in the form of extensions etc.

- Further erosion of character through loss of historic fabric/original architectural details
- Further erosion of character through inappropriate modern development
- Further erosion of special character of the area through loss of views
- Further erosion of special character of the area through loss of important trees and green spaces
- Loss of character through the introduction of insensitive highways and traffic schemes including obtrusive road markings, unnecessary street clutter and poor quality paving schemes
- Alterations to historic street layouts
- Alteration of historic settings by the inappropriate redevelopment of sites in the surrounding area

## **4. Section C: Enhancement Proposals for Hatherlow Conservation Area**

This section of the management plan relates to proposals for the management and enhancement of Hatherlow Conservation Area as identified within the character appraisal.

### **4.1 Listed Buildings**

The quality of individually buildings within Hatherlow Conservation Area is reflected in the number entered on the statutory list of buildings of Architectural or Historic Interest. There are 5 statutory listed buildings within this small, predominately residential area which are recognised for the important contribution they make to the special character and appearance of the conservation area. Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration – internal and/or external - or extension which would affect its character as a building of special architectural or historic interest. Listed Building Consent is not normally required for maintenance and like for like repairs unless they would result in a loss of historic fabric or change to the appearance of the building. It is an offence to carry out unauthorised works to a listed building.

The requirement for listed building consent is distinct from the need for planning permission. Under Section 6(2) of the Planning (Listed Building and Conservation Areas) Act 1990, the Council, when considering proposals involving works to listed buildings, has a statutory duty to pay “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

#### ***Recommended Actions:***

- Use of development control powers to ensure that proposals involving works to listed buildings or affecting their settings will be considered in the context of CS8: SIE-3 (D) of the Council’s Core Strategy DPD and Government policy contained within the NPPF and supporting guidance documents
- Development of an Enforcement Strategy to identify and address unauthorised works effecting listed buildings in line with guidance contained within *Enforcement Guidance on Listed Building Prosecution* (Department for Communities and Local Government: London 2006)
- Continue to provide professional advice in relation to works to listed buildings
- Seek to work with owners to develop a pro-active strategy for maintenance and repair works

### **4.2 Key Unlisted Buildings**

Locally significant heritage assets can both singularly and collectively make an important contribution to the environment, and the desirability of conserving them and the contribution their setting may make to their significance, is a material consideration. In accordance with the NPPF the Council will take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the effect of applications on the significance of non-designated heritage assets will be taken into account when determining applications. In weighing applications that directly or indirectly affect non-designated heritage assets

regard will be paid to the scale of any harm or loss and the significance of the heritage asset.

Hatherlow character appraisal identifies a number of key unlisted buildings both within the conservation area and its setting which are of particular architectural or historic distinction in the area and contribute much to the special character and appearance of the area. As such these buildings should be considered for inclusion on a local list of buildings of significance. It is recommended that the Council carry out a survey of these buildings, which make a positive contribution to the conservation area, in order to identify those for inclusion on a local list of buildings of significance.

### ***Recommended Actions:***

- Where appropriate consideration should be given to the inclusion of buildings identified as key historic buildings on the Council's Local List
- works to buildings identified as historic assets or affecting their settings will be considered in the context of CS8: SIE-3 (D) of the Council's Core Strategy DPD and Government policy contained within the NPPF and supporting guidance documents
- Conservation area consent for the demolition of all „key historic buildings“ (as identified within the Character Appraisal and on the relevant appraisal map) should only be granted where there is clear justification justified

### ***Supplementary Documents /Guidance***

- Good Practice Guide for Local Heritage Listing (English Heritage 18 May 2012)

## **4.3 Minor Alterations**

The special character of Hatherlow Conservation Area, as highlighted within the appraisal document, is mainly derived from its setting, history and the architectural quality of its buildings and survival of original details and materials which make a significant contribution to the individual character of buildings in the area. The loss of original architectural features along with the widespread replacement alteration of traditional windows and door, window openings and roofing material and the painting and rendering of external elevations has occurred within the conservation area.

Without an Article 4 Direction many unsympathetic changes can occur without the need for planning permission as they constitute "permitted development". The cumulative impact of minor alterations to buildings including fixtures and fittings has a negative impact on the character and appearance of an area and as such the special character of the conservation area could be eroded by the loss of original materials and architectural details. Any future review of the conservation area should consider, following public consultation, the removal of certain permitted development rights (in the form of an Article 4 Direction) in order to encourage the retention of the high quality features of buildings in the conservation area and to enhance the environment of which they are part.

### **4.3.1. Reinstatement of Original Features**

Prior to conservation area designation maintenance works to the roof of Hatherlow Sunday School resulted in the removal of the belfry. This prominent local feature is a surviving

element of the original Hatherlow Old Chapel which makes an important contribution not only to this key historic building but to the conservation area as a whole

***Recommended Actions:***

- Consider the future introduction of an Article 4(2) Direction to control permitted development within the conservation area
- Make available advisory notes for the owners and tenants of land and buildings within the conservation area and those affecting the setting of the conservation area to raise awareness of their role in preserving or enhancing the character and appearance of the conservation area
- Provide informal guidance and advice to the owners and tenants of land and buildings within the conservation area and those affecting the setting of the conservation area, as requested, in relation to sympathetic works
- Seek to procure funding to make grant assistance available to home owner for repair/restoration/reinstatement schemes
- Seek the reinstatement of the Sunday school belfry as an important feature of the building and the conservation area

**4.4 Adapting to the Impacts of Climate Change**

Climate change is one of the most important and urgent problems facing us today. Without action to reduce greenhouse gas emissions, the direct impacts of a changing climate will have major adverse effects on society, the economy and the environment, including our cultural heritage. The wide-ranging actions required to limit further damaging emissions, combined with the need to adapt historic assets to make them more resilient to a changing climate, will also have significant implications for the historic environment.

Some of the Borough's historic assets have already experienced and survived significant climatic changes in the past and may demonstrate considerable resilience in the face of future climate change. However, many historic assets are potentially at risk from the direct impacts of future climate change. Without action to adapt to a changing climate and limit further changes it is likely that these will be irreparably damaged and the cultural, social and economic benefits they provide will also be lost.

Equally, the significance and integrity of important historic assets can be threatened by poorly designed adaptation and mitigation responses. The non-renewable character of historic features and the potential for their damage and loss should, therefore, always be taken into account when adaptation and mitigation responses are being planned and executed. Guidance on the adaptation of heritage assets to ensure their safeguarding against the impacts of climate change is available from English Heritage.

***Recommended Actions:***

- Within the conservation area all microgeneration equipment should be sited, where possible, to be concealed from view of public vantage points. The careful siting of solar panels, and such like is particularly important, in order to ensure they have minimal impact on the street scene and key views in the conservation area.

- Make available advisory notes for the owners and tenants of land and buildings within the conservation area
- The Council will ensure that alterations to buildings within the conservation area preserves or enhances the special character or appearance of the building and wider conservation area through the implementation of policies CS1: SD-6 and CS8: SIE-1 and SIE-3 of the Council's Core Strategy DPD

*Supplementary Documents / Guidance:*

- Energy Efficiency and Historic Buildings: Application of Part L of the Building Regulations to historic and traditionally constructed buildings (English Heritage May 2011)
- Energy Efficiency and Historic Buildings (full series of English Heritage guidance documents 2011)
- Climate Change and the Historic Environment (English Heritage 2007)
- [www.climatechangeandyourhome.org.uk](http://www.climatechangeandyourhome.org.uk)
- Small-scale solar thermal energy and traditional buildings (English Heritage 2008)

#### **4.5 Satellite Dishes and Antennae**

Inappropriately sited satellite dishes are identified as a concern within certain areas of the conservation area. These have a negative impact on the special character and appearance of the conservation area as a result of being fixed in locations which are visible in the street scene. In all areas, it is a condition of installing any antennae or dish that you must site it in such a way that minimises its impact on the external appearance of the building. In many circumstances, planning permission will be required for the installation of a satellite dish or antennae. Satellite dishes will therefore only be acceptable where they cannot be easily seen from public vantage points.

***Recommended Actions:***

- Continue to provide advice and information on suitable locations for satellite dishes on buildings within the conservation area
- Ensure that where there is an application for consent for the erection of a satellite dish or antennae a suitable and unobtrusive location is sought
- Make available advisory notes for the owners and tenants of land and buildings within the conservation area and those affecting the setting of the conservation area to raise awareness of their role in preserving or enhancing the character and appearance of the conservation area
- Undertake a review of satellite dishes in prominent locations on buildings within the conservation area
- Development of an enforcement strategy to address inappropriately sited satellite dishes and antennas

*Supplementary Documents / Guidance*

- A Householder's Planning Guide for the Installation of Antennas, including Satellite Dishes (Department for Communities and Local Government 2008)

## **4.6 New Development**

The character and special interest of Hatherlow Conservation Area derives from the relationship between a concentrated group of locally and nationally important buildings dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries, their distribution along a gently curving historic thoroughfare with buildings placed at the back of pavement and the combined effects of local topography and public and private open spaces. New development which pays minimal respect to local building traditions detracts from the special character and appearance of the conservation area and it is therefore critical that any development in the conservation area complements the qualities of its context.

The scale, massing, architectural detailing and pattern of development of any new development within the conservation area or affecting the setting of the conservation area will be expected to respect that of the existing built environment of the Conservation Area. Appropriate external materials and finishes will be expected on all new development. Traditional materials typical of the conservation area, identified within the appraisal, will be encouraged to complement the local built heritage. Where modern materials are proposed these should be in harmony with traditional materials. Extensions and alterations to buildings will be expected to follow scale, proportions, features, detailing and materials of existing buildings.

Surviving elements of historic landscape interest, such as historic street patterns, pedestrian routes, plot outlines and the fabric of surviving early boundaries, make an important contribution to historic distinctiveness and so should be retained. In addition, stone boundary walls in the area are important in defining strong edges to spaces and in providing visual continuity through the area and as such boundary treatments will be expected to reflect those identified as typical of the area.

### ***Recommended Actions:***

- The Council will ensure that new development within the conservation area or affecting the setting of the conservation area preserves or enhances the special character or appearance of the area through the implementation of CS8: SIE-1 and SIE-3 of the Council's Core Strategy DPD and saved policies of the UDP
- Enhance and maintain the fabric of the built environment and public realm in accordance with policies CS8: SIE-1 and SIE-3 of the Council's Core Strategy DPD, and saved UDP policies HC1.3 and HC1.4
- Encourage pre-application discussion with the Council's Conservation Officer and Development Management Officers in relation to all development proposals affecting the special character and appearance of the conservation area
- The Council will expect any proposal for a development within the conservation area to be supported by a Design and Access Statement to justify the design decisions that have been made as the scheme was developed and to show how proposal relate to their context
- Proposals for development must demonstrate by means of a townscape/landscape impact assessment, how the proposal sits within the existing townscape and landform and describe the extent to which the proposal contributes to the creation of an attractive cluster of buildings or individually.
- Continued production of design briefs and guidelines in relation to any specific development sites in the area

- Promote high standards of design of any new development within the conservation area, in accordance with national best practice and guidance (e.g. English Heritage and CABI)
- The Council will resist developments which have a detrimental effect on the character or appearance of the conservation area. Applicants with development proposals within the conservation area should provide accurate elevations of surrounding buildings showing how the new development will relate to the surrounding buildings

*Supplementary Documents/Guidance:*

- SPD Sustainable Design and Construction (SMBC 2010)
- SPG Extensions and Alterations to Dwellings (SMBC 2011)
- SPG Design of Residential Development (SMBC 2007)
- Buildings in Context: New Development in Historic Areas (CABI & English Heritage 2001)
- Design and access statements How to read, write and use them (CABI 2006)

#### **4.7 Boundary Treatment**

Hatherlow Conservation Area Character Appraisal identifies stone boundary walls, and tooled and carved stone gate piers, as important features within the area which contribute to the visual continuity of the streetscape. The demolition, unsympathetic alteration and lack of maintenance of these important elements has a detrimental impact on the special character and appearance of the area and alter the important demarcation of spaces.

***Recommended Actions:***

- Undertake a comprehensive photographic survey of boundary treatments in the area
- Provide design guidance/advice to owners/occupiers in the area for the proper maintenance and repair of stone boundary walls

#### **4.8 Setting and Views**

As identified and described within the character appraisal, the strongly linear arrangement of buildings constrained at the back of pavement and by stone boundary walls and approached on a steady and steep incline, affords progressive views into and through the area and elevated views of its wider landscape setting. This aspect of the conservation area is fundamental to its character and appearance and it is therefore vital that any development proposals must be considered in this context and their impact on important views should be fully assessed as part of the planning process. Important views are identified in the character appraisal and the Council will seek to ensure that all new development respects these views.

***Recommendations for Action***

- Seek to ensure all development respects the setting of the conservation area and important views within, into and out of the area as identified in the Appraisal
- All proposals for development in the conservation area must be accompanied by a comprehensive Design and Access Statement which includes a thorough analysis of

the potential impact on views through the area and how key strategic views will be protected

- Key views are to be protected from inappropriate forms of development in accordance with policy CS8: SIE-1 and SIE-3 of the Council's Core Strategy DPD and relevant saved UDP policies.

#### *Supplementary Documents / Guidance*

- The Setting of Heritage Assets (English Heritage August 2010)
- Understanding Place (English Heritage 2010)

### **4.9 Shopfronts, Advertisement and Signage**

As highlighted in the character appraisal, inappropriate signage and advertisement boards on commercial properties within Hatherlow detract from the special character and appearance of the conservation area. It is essential therefore, to ensure that these elements do not detract further from the character and appearance of the conservation area.

#### ***Recommended Actions:***

- The Council will give special regard to applications to alter or develop commercial frontages within the conservation area and ensure proposals are high in overall quality and make a positive contribution to the conservation area
- Ensure high standards in the design of new shop fronts and in the design of alterations to existing shop fronts through the implementation of relevant policies and guidance in the determination of applications for development
- Lighting columns with banner arms shall be used in accordance within agreed specifications and time frames so as to not impact negatively on the special character and appearance of the conservation area
- The Council will apply high standards when considering applications for Advertisement Consent in the conservation area
- Development of an Enforcement Strategy to identify and address inappropriate signage in the area in line with National Planning Policy Framework (NPPF), chapter 7 *Requiring Good Design*
- Continue to provide design guidance in relation to appropriate signage and advertising in conservation area
- Seek funding opportunities for the implementation of sympathetic shopfront enhancement schemes within the conservation area
- Undertake a photographic survey of surviving traditional shopfronts and associated architectural and decorative detailing in the conservation area and its setting

#### *Supplementary Guidance:*

- SPG: *Shopfronts and Related Advertisements* (Stockport MBC Adopted 2002)
- NPPF, chapter 7 *Requiring Good Design* (March 2012)
- *Outdoor Advertisements and Signs: A Guide for Advertisers* (Communities and Local Government June 2007)
- *21st Century High Streets - A new vision for our town centres* (British Retail Consortium 2009)

- The Portas Review: An independent review into the future of our high streets (Dec 2011)

## **4.10 Public Realm**

### **4.10.1 Street Scene**

The Appraisal has identified little surviving original floorscape within Hatherlow Conservation Area. The carriageway surface and street signage in the area is of modern design and construction in varying states of repair and lighting is of conventional modern design and galvanised finish. As such they have little in common with the architectural character of the conservation area. It is important to understand the impact of floorscape and street furniture on the street scene and to ensure that this does not further detract from the character and appearance of the area. Street furniture should be introduced only where necessary and in a coordinated manner which is sympathetic to the area and is of high quality design. The sensitive repair and reinstatement of traditional paving materials and the introduction of high quality street lighting, street furniture and signage of a sympathetic design would do much to enhance the character and appearance of the area and reinforce its special identity.

Historic street furniture does survive in the form of an EIRR letter box situated in the boundary wall of 2 Bredbury Green and the original tooled and shaped local stone gate piers from the now demolished High Hatherlow in the wall along the western side of the route of Hatherlow. The Council will seek to ensure the retention of these surviving historic streetscape features which make an important contribution to the character of the conservation area.

### **4.10.2 Traffic Management**

The conservation area character appraisal noted speeding traffic and the use of Hatherlow as a key route for heavy vehicles as an area of concern which intrudes on the quiet residential character of the conservation area and which is having a detrimental effect on buildings, highway surfacing and air quality.

#### ***Recommended Actions:***

- Seek to procure a co-ordinated approach to public realm works via consultation between all relevant Council Departments/stakeholders etc. including Highways, Street scene, Planning, Conservation and Utility companies
- Seek to procure funding for the implementation of sympathetic environmental enhancement schemes within the conservation area
- Liaison between Planning, Conservation and Highways should be further developed, with an agreed approach to new surfacing within public areas or those likely to be adopted
- Street furniture should be co-ordinated as part of new highway and development schemes, and the addition of new poles and features should be avoided where possible in order to reduce visual clutter and obstacle to pedestrians
- The Council will seek to ensure the retention of any surviving historic streetscape features

- Any future highway works should bring a positive improvement to the character and appearance of the conservation area in line with best practice recommendations
- Undertake a comprehensive photographic audit of „street furniture“ in the conservation area and within the setting of the conservation area.
- Seek to develop specific guidance for public realm works within conservation areas which addresses reinstatement/repair works
- Seek to develop a strategy for the development of traffic management along Hatherlow via consultation with all relevant Council Departments and stakeholders

#### *Supplementary Documents/Guidance*

- Transport and Highways in Residential Areas (SMBC 2007)
- Footways Policy (SMBC 2005)
- Traffic Management in Historic Areas (Department for Transport)
- *Streets for All* (North West) - English Heritage Publication (2005)
- *Manual for Streets* (CABE March 2007)
- *Save Our Streets* (English Heritage October 2004)

#### **4.11 Trees and Open Space**

As identified within the appraisal the special character of Hatherlow Conservation Area is defined not only by its buildings but by its environmental quality created by green open spaces. The key green open space within the conservation area is the churchyard of Hatherlow Congregational Chapel. In addition, mature well stocked private gardens and the spacious garden plots of larger properties contribute positively to the area providing visual continuity and coherence to the streetscape and enhancing the wider setting of the conservation area and its buildings.

Trees make an important contribution to the special character and appearance of the conservation area and to its setting both in framing views and in the contribution they make to green spaces. Conservation area designation automatically protects trees over a certain size. Additionally, some may already be specifically covered by Tree Preservation Orders which means that formal permission is required from the Council to fell or lop them. Some of the trees within Hatherlow Conservation Area are protected by TPOs, however a formalised review and appraisal of trees in the area would indicate any need for increasing the number afforded this extra level of control.

#### ***Recommended Actions***

- Assessment/condition survey of Hatherlow Congregational Chapel Churchyard in line with English Heritage guidance to monitor condition of gravestones/monuments etc.
- Liaison with other relevant departments of the Local Authority and the Church should be further developed where appropriate
- Review of protection afforded to trees through Tree Preservation Orders
- The local authority will maintain and replace as necessary street trees within the conservation area
- Continue to provide professional advice on all tree matters as required
- Continued application of the Councils planning powers and policies contained within the UDP Review to protect trees and woodland which contribute positively to the character and appearance of the conservation area

## *Supplementary Document/Guidance*

- Paradise Preserved: An introduction to the assessment, evaluation, conservation and management of historic cemeteries (*English Heritage & Natural Heritage 2007*)

### **4.12 Archaeology**

The enhanced Historic Environment Record (HER) for Stockport identifies sites of archaeological significance within the conservation area. Inclusion of a site on the HER gives it formal recognition in the planning system. The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.

The conservation area has archaeological potential both above and below ground which may require further consideration to be given to the effect of applications for any significant new development in the area.

#### ***Recommended Actions***

- Guidance/advice or consultation should be sought from Greater Manchester Archaeology Advisory Service (GMAAS) where development involves sites identified on the HER
- Continued application of the Council's planning powers and relevant policies contained within Core Policy CS8: SIE-3 of the Council's Core Strategy
- An archaeological assessment or field evaluation may be required where archaeology is known or thought likely to exist or where the indications are that remains are likely to prove important, prior to a decision on the planning application being made
- A building appraisal will be required where substantial alteration/demolition of key historic buildings is proposed

#### ***Supplementary Guidance:***

- NPPF Chapter 12: Conserving and enhancing the historic environment
- Archaeology and development – a good practice guide to managing risk and maximising benefit (2008)

### **4.13 Monitoring Change**

Guidance from English Heritage in relation to the management of conservation areas (*Understanding Place: Conservation Area Designation, Appraisal and Management*) recommends that arrangements for the monitoring of conservation areas should be considered. Changes in the appearance of conservation areas resulting from both the implementation of approved schemes and permitted or unauthorised alterations, as well as the condition of the areas' physical fabric, should be monitored regularly, the effects reviewed and policies modified, or specific action proposed as necessary, to deal with current issues. A review of the conservation area as a whole will also need to be undertaken on a regular basis in order for the character appraisal to be kept up to date in

line with recommendations within the English Heritage publication *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Existing appraisals should ideally be reviewed at least on a five yearly basis. Where there is a comprehensive and up to date appraisal in place and in areas where little significant change has occurred a review is likely to result in a supplement to the existing appraisal which records any changes, confirming or redefining the special interest that warrants designation, setting out any new recommendations and revising the management strategy.

Detailed change can be monitored using initial audits and photographic records as a bench mark. The creation of a comprehensive photographic record of the conservation area will provide an invaluable aid to any later enforcement action. It will also provide an important baseline for measuring change in the appearance of the area and monitoring the physical condition of the buildings. Once established, such a record should be kept up to date to maintain its usefulness (enforcement action cannot be taken unless the unauthorised alteration can be shown to have been carried out within the previous four years). Where appropriate, the local community might be encouraged to help with creating a photographic record of the area and monitoring change.

***Recommended Actions:***

- Seek to engage the local community in the production of a comprehensive photographic survey/record of the area
- General monitoring of the area to inform updates to appraisal and management and enhancement proposals
- Development of an Enforcement Strategy