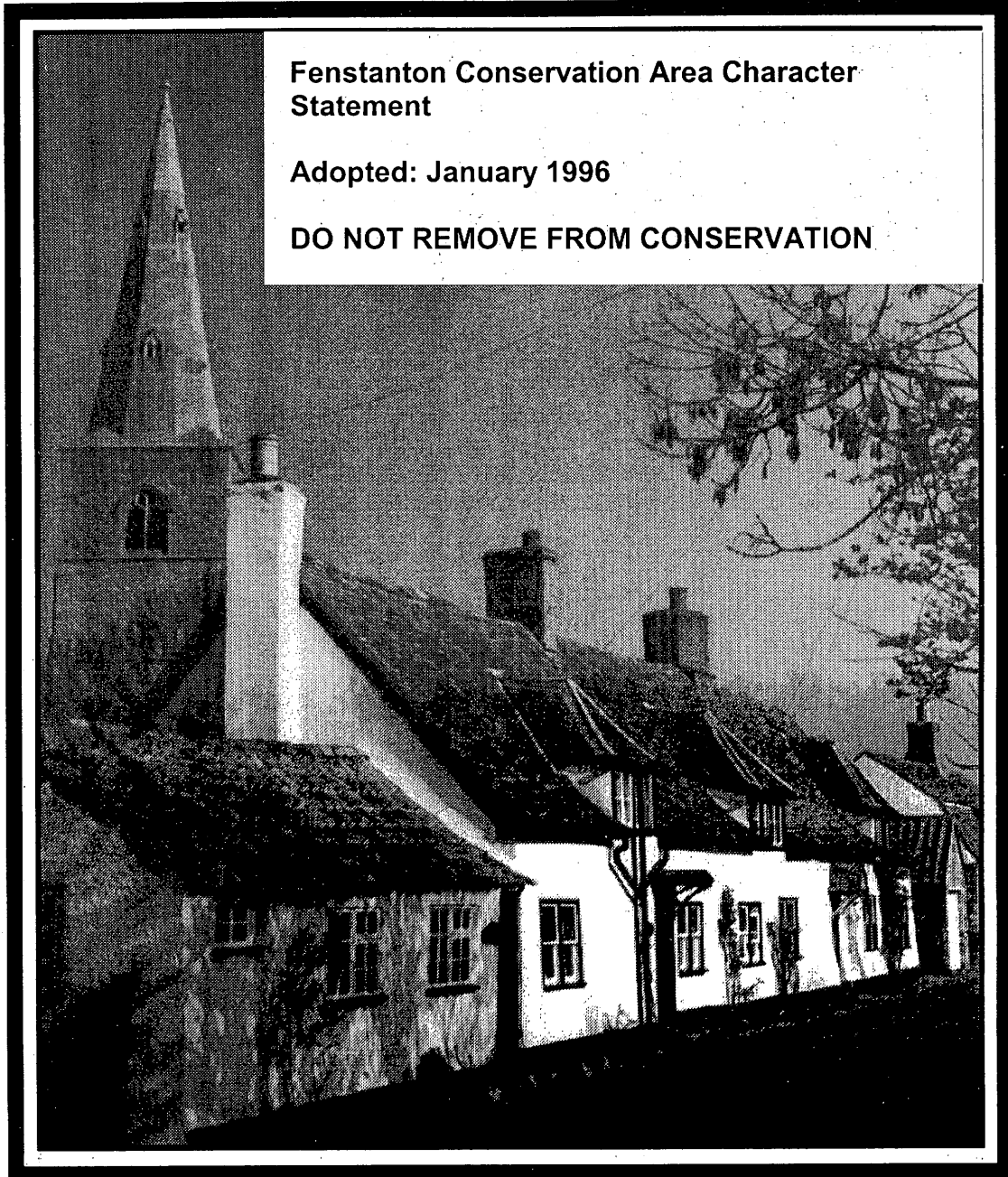

FENSTANTON

CONSERVATION AREA



Fenstanton Conservation Area Character
Statement

Adopted: January 1996

DO NOT REMOVE FROM CONSERVATION

CHARACTER STATEMENT

Huntingdonshire  Planning

FENSTANTON CONSERVATION AREA

CHARACTER STATEMENT

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Approved by
Planning Committee
January, 1996

FOREWORD

Sixty-two Conservation Areas have now been designated in Huntingdonshire. However, the act of designation is not an end in itself, but the start of a process to preserve and enhance the character of each Conservation Area. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requires Local Planning Authorities from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas. Furthermore, the Government in its Planning Policy Guidance Note 15, on Historic Buildings and Conservation Areas, seeks the review of existing Conservation Areas and their boundaries against consistent local standards for designation.

Whilst it is the ultimate intention of this Authority to undertake boundary reviews and formulate policies for preservation and enhancement, this represents a very large workload which would require several years to achieve. Therefore, the most pressing priority is the publication of Conservation Area Character Statements which justify existing designations. The Statements are intended to provide guidance for formulating policies for preservation and enhancement and to assist in determining planning applications within Conservation Areas. They will also prove useful in individual cases which go to appeal, by providing additional documentation for Inspectors to assess the merits of the Local Authority's evidence.

The format of each Character Statement will consist of an introduction of the legislative background, followed by an assessment of the local setting, history, character and landscape setting (if relevant) of the Conservation Area in question.

A comprehensive list of the 62 Conservation Areas with plans of each area showing Listed Buildings and Ancient Monuments is contained in the booklet 'Conservation Areas in Huntingdonshire' published in October 1991 by the District Council. This document also gives summary information on the special nature of the control of development within Conservation Areas and this is reproduced for information in Appendix 1 to this Character Statement.

The District Council's Local Plan for Huntingdonshire gives the general planning policies which the Council are pursuing to preserve and enhance Conservation Areas (five policies in all). These are contained in Appendix 2.

The District Council has produced advice and guidance notes on "Conservation Areas and Listed Buildings" and on "Residential Design". These documents provide further information and advice to the householder, developer and others, to maintain existing buildings, and for new development in Conservation Areas and elsewhere.

CONSERVATION AREA CHARACTER STATEMENT

FENSTANTON CONSERVATION AREA NO.10

1. INTRODUCTION

- 1.1 Conservation Areas are designated by the Local Planning Authority based upon the criterion that they are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Considerable scope and discretion can, therefore, be applied in such a designation. The process of designation is contained within Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. Prior to this Act, Conservation Areas were designated under the 1967 Civic Amenities Act. Section 72 of the 1990 Act requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas in exercising its planning functions.
- 1.2 Apart from giving special consideration to applications for new development, the legislation affecting Conservation Areas also provides for control over the demolition of unlisted buildings and the felling and lopping of trees. Furthermore, additional limitations have been placed on permitted development rights. The powers available to Huntingdonshire District Council and English Heritage for making grants in Conservation Areas are those under Section 77 and Sections 79/80 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. These relate to grants for preservation and enhancement within Conservation Areas and can involve Buildings at Risk and Conservation Area Partnership Schemes.
- 1.3 The Conservation Area for Fenstanton was designated by the District Council on 14th October, 1974. The purpose of this Conservation Area Character Statement is to:-
- i) Justify the Conservation Area designation.
 - ii) Justify the overall shape and area of the Conservation Area but not specific boundaries.
 - iii) Provide detailed information on history, architecture and landscape and their inter-relationships to guide developers and Development Control Officers when considering proposals within Conservation Areas to ensure the essential character of the area is preserved and/or enhanced.
- 1.4 Further guidance in this respect has been produced recently in Planning Policy Guidance Note No.15 - Planning and Historic Environment issued jointly by the Department of the Environment and the Department of National Heritage. The

new document emphasises that it is important that Conservation Areas are seen to justify their status because "an authority's justification for designation, as reflected in its assessment of an area's special interest and its character and appearance, is a factor which the Secretary of State will take into account in considering appeals against refusals of Conservation Area Consent for demolition and appeals against refusals of planning permission.

- 1.5 This Conservation Area statement describes the essential characteristics of Fenstanton Conservation Area in justifying its status, thereby providing a basis upon which the Local Authority can assess development proposals and enable judgements on decisions to be made.

2. LOCAL SETTING

- 2.1 Fenstanton is situated approximately a mile south of the River Great Ouse, 6 miles east of Huntingdon and 2 miles south of St. Ives. The A14 Fenstanton Bypass lies to the south of the Conservation Area. The former A14 passed through the southern part of the Conservation Area along the High Street.
- 2.2 The village was originally a nucleated settlement located on rising ground about ¼ mile north of the Old Roman Road (the Via Devana) from Cambridge to Godmanchester, now called the High Street. The village has gradually developed down the slope where it now meets the High Street. Twentieth Century development to the east of the Conservation Area has resulted in a threefold increase in the population of Fenstanton.

3. HISTORY

- 3.1 A settlement at or near Fenstanton may be traced to the Bronze Age (between 2,000 and 650 B.C) although some pottery shards have been found dating from the Neolithic Period (3,000 B.C).
- 3.2 When the Romans arrived in 55 and 54 B.C. they built a network of straight roads to enable the rapid deployment of troops. Fenstanton became an important staging post on the road between the garrison towns of Cambridge (Camboricum) and Godmanchester (Durolipons).
- 3.3 After the Romans' departure, Fenstanton became home to Anglo-Saxons, who found the rivers flowing into the Wash, eg. the River Great Ouse, easily navigable and the soil, easy to farm. The name 'Fenstanton' means a stony place in or by the fen and refers to the gravel based sub-soil on which Fenstanton is located.
- 3.4 At the time of Edward the Confessor, the Manor of Fenstanton was held by Ulf, but before 1086 it had been given by William The Conqueror to his nephew, Gilbert de Grand (Gilbert of Ghent). In 1234, Henry III granted the Manor to Stephen de Segrave for services rendered, but reclaimed it shortly after when Stephen rebelled,

and gave it to his own sister, Joan, Queen of Scotland. The Queen evidently built a house the following year, from oaks given to her from the nearby forests of Sapley and Weybridge. The Victoria History of Huntingdonshire suggests that this house was built on the site of the present Grove House with its homestead moat, however, Hall Green Farm was the site favoured by Gertrude Peet. The latter is based on a map produced by Capability Brown which names the field contiguous to Hall Green as 'Furlong behind Biggins' and 'Biggins' is the Norse word for a large hall or habitation.

- 3.5 Although mentioned in the Domesday Survey (1086) little remains of the original parish church at Fenstanton. The existing church of St. Peter and St. Paul is listed Grade I, dates mainly from the 13th and 14th Centuries and is built of Barnack Stone, pebble-rubble and clunch. In the 15th Century the nave was rebuilt, whilst the north aisle was rebuilt in the late 15th Century and early 16th Century. The roofs of the nave, aisles and south porch are covered with slate, tiles and lead respectively.
- 3.6 During this period, the village had a close association with the important bridges at St. Ives and Huntingdon. An inquest was held in 1259 after the body of Richard, son of Lucy of St. Edmunds was found washed up north of Hall Green Farm. It was indicated that Fenstanton had neglected its responsibility for the upkeep of the bridge at St. Ives. Furthermore, in 1377, a writ was issued to John Felers and Thomas atte Wode of Fenstanton to pay for repairs to Huntingdon Bridge.
- 3.7 Up until 1600 the Manor of Fenstanton had changed hands either with the King's consent or by inheritance through the Segrave, Norfolk and Berkley families, however, on this date the Manor was sold for the first time, by Henry Lord Berkley to Sir John Spencer.
- 3.8 When Sir John Spencer died, his daughter inherited the Manor, who in turn settled the Manor on her husband, William Lord Compton, in 1613. Lord Compton was created Earl of Northampton in 1618. The Manor remained in the Northampton family until 1768 when Spencer Earl of Northampton conveyed the Manor to Lancelot Brown. Although not a resident of Fenstanton, Capability Brown as he was better known, became Lord of the Manor from that date and became High Sheriff for Huntingdonshire in 1770. A wall memorial with tomb chest and steps inscribed Lancelot Brown, Lord of the Manor 1768 - 1783, can be found in the Parish Church.
- 3.9 During the 17th Century the road system was in a very poor state and this resulted in an increase in traffic using the River Great Ouse. In an attempt to improve the road network, Turnpike Acts appeared followed shortly after by Turnpike Trusts: these were private companies established to keep the roads in good repair. The Trust managing the Godmanchester-Cambridge section had their headquarters in

Fenstanton at 'The Sign of the Valiant Trooper' (which was located in the High Street between The George and The Rose and Crown Public Houses) and set up a turnpike at the Lower Road corner. The Trust ceased in 1813 but the turnpike and its bridge across Hall Green Brook remained. Today, only the turnpike bridge survives.

- 3.10 Historically, many fairs and markets existed across the country. During the 18th and early 19th Centuries, drovers brought livestock to the Fens to be fattened for the London Market. If the livestock was not directed to London it was sent to St. Ives (which was one of the most important markets in the Country at this time). The fact that Fenstanton was in close proximity to St. Ives and occupied a strategic post on one of these drover routes probably contributed to its importance and the establishment of a number of inns and public houses in the village. As many as fifteen inns and hotels may have existed in Fenstanton during the 19th Century. However, by 1909, the Department of Inland Revenue listed ten pubs, whilst only three remain today (King William IV, The George, The Crown and Pipes). The Chequers is now in residential use. The Tudor Hotel was built in 1937.
- 3.11 One building to note in Fenstanton Conservation Area is the Clock Tower, built in the late 17th Century and originally used as a lock-up for local lawbreakers. The Clock Tower is built of local red brick with a slate roof and square timber cupola and is surmounted by weather vane. The bell within the wooden cupola was cast by Thomas Norris in 1660 and the clock and its octagonal face came from Conington Hall circa 1862/63. Conington Hall was demolished in the 1950s.
- 3.12 In June, 1979, work started on the construction of the Fenstanton bypass, cutting the Hilton Road just south of Grove House. It was opened in February, 1981. Part of this road from the Clock Tower was originally called Pig House Lane. Pig House Farm is now two dwellings, Evesham House and Marston House, lying 200m south of the bypass. It is understood that an ancient track led from the Clock Tower to Hilton.

4. CHARACTER

- 4.1 The character of Fenstanton Conservation Area has four distinct elements focused on geographic sub-areas. The first is derived from back-of-footpath development along the High Street creating a hard landscaped semi-urban environment, which includes a high proportion of Fenstanton's 18th Century listed buildings. The second concerns the Clock Tower and its setting, including the King William IV Public House, No.1, Hilton Road, a pond and a small village green. Thirdly, an area between Honey Hill and the junction of Chequer Street and Hall Green Lane is characterised by four small greens, contrasting dramatically with the character of the High Street. Finally, an irregular figure-of-eight road layout (formed by Bell Lane, Church Lane, Church Street, Tall's Lane and Swan Road), is characterised by narrow, country lanes and short range vistas creating visual interest and expectation.

- 4.2 Traditionally, the combination of materials used most widely for residential development throughout the Conservation Area is red brick with plain tile roof, followed closely by gault brick with slate roof. There are few examples of thatch and even fewer examples of pantiles being used on properties within the Conservation Area.
- 4.3 Although Church Lane includes a number of 17th Century Listed cottages and is probably the location of the original settlement, listed buildings in Fenstanton Conservation Area are more typically of the Georgian period, Grove House being a particularly fine early example of this period. This building is situated within an attractive landscape setting close to the western approach to the Conservation Area. Grove House is an early 18th Century, Grade II* listed building, visually linked with the nearby Grade II listed King William IV Public House by way of a tall, curved garden wall. These listed buildings, together with the wall, are constructed of red brick (a material further reflected in No.17, High Street and the Clock Tower). Adjoining and forming part of the boundary to No.17, High Street stands another red brick wall with pyramidal caps to brick piers. The Georgian 'style' is continued east of the Clock Tower indicating that by the 18th Century the settlement had developed significantly along the High Street.
- 4.4 The Clock Tower and Lock-up is a visually prominent, Grade II listed building on the High Street and located at the junction, with Hilton Road. The building is located on a triangle of land (partly hard surfaced and partly grassed) with roads on all sides. This location is enhanced by a pond situated to the west of the Clock Tower and on the other side of Hilton Road. The combination of pond, Clock Tower and village pub, produces a harmonious setting at this point in the Conservation Area.
- 4.5 When looking east from the Clock Tower along the High Street, No.7 is the first of several 18th Century, listed buildings to be seen, all of which occupy back-of-footpath locations. Nos. 9 to 15, High Street form a group of adjoining 18th Century buildings. No.9 is The George Public House, No.11 is an 18th Century shop with modern frontage and Nos. 13 and 15 is a house converted to a shop. Parapet gables, double hung sliding sash windows and plain tile roofs are features common to this group of buildings, being typical of the period.
- 4.6 These buildings, together with the Crown and Pipes Public House opposite, King William IV Public House and more recent developments on the High Street have helped to establish and have continued to be a focus of activity in the settlement. The George Public House and Crown and Pipes Public House are white colour-washed and white rendered respectively and Nos. 11 to 15, High Street are cream rendered properties. The use of render and colour-wash has been used to good effect, complementing yet contrasting with red brick buildings nearby.

- 4.7 At the western approach to the Conservation Area near to the Turnpike Bridge, stands Vernon House and its thatched outbuilding. Looking north-east from this point the view is predominantly of a large, open paddock area, across and beyond which, the view is of detached dwellings fronting the east side of Chequer Street. It is considered important to protect this view of frontage development which includes two Grade II Listed early 19th Century houses, namely Nos. 5 and 7, Chequer Street. This rural character is continued and enforced along the length of Chequer Street terminating at a grass 'island' near the junction with Honey Hill.
- 4.8 On the northwest side of Chequer Street and opposite Tall's Lane stands the 18th Century Manor House. This building has three bays (the central bay projects slightly and is built of soft red bricks). The front boundary is marked by a low garden wall and soft landscaping. Opposite the Manor House stands the United Reform Church. This Gothic revival building dates from 1874-5, is constructed of rustic stone with plain tile roof and located behind a mature hedgerow on an elevated site. Although of contrasting styles the prominence of these two fine listed buildings on the north and south-east sides of the green at this point on Chequer Street creates a balance to the street scene.
- 4.9 Terraces also form an important element in the street at this part of the Conservation Area. Elm Place (Nos. 1-7), Honey Hill is a Grade II listed terrace of four cottages of gault brick and slate roof construction. This terrace has red brick diaper decoration and shallow ogee arches to windows and doors; the plank doors are original. The listed building description for this terrace states that Cottage No.1 has "three modern replacement windows", such changes should be resisted elsewhere on the terrace in the future because of their cumulative detrimental impact on this terrace's appearance. Apart from this terrace, the character of Honey Hill is marked by a concentration of thatched properties to the north of the 'green' located at the junction with Short Lane.
- 4.10 Although unlisted, terraces 32-38, Chequer Street and 37-43, Chequer Street, located opposite each other, provide a focus close to the junction with Hall Green Lane. The external appearance of these terraces has remained relatively unaltered, therefore, enhancing this particular part of the Conservation Area. On the south side of the entrance to Hall Green Lane stands The Literary Institute, a building of gault brick with slate roof. This building was presented to the Trustees for the Parish of Fenstanton by Thomas Coote of Oaklands in December, 1904. This building is considered to be of local interest and has interesting timber bracket detail at eaves level and a distinctive string course.
- 4.11 Apart from the small greens, the character at the north-west corner of the Conservation Area is also derived from the variation in road widths which, in some places, extends to between 15 and 20 metres. The widest area lies to the north-east of the green in front of the Manor House, whilst two, large triangular areas exist at the entrance to School Lane and between No.16 and 17, Honey Hill (which face one another). These wide sections of road accentuate the green 'island' areas and the

apparent open character of this part of Fenstanton Conservation Area. The original school building on the south side of School Lane from which the name of the lane is derived, is of gault brick and slate roof construction and considered a building of local interest.

- 4.12 The use of white render and plain tiles in the Conservation Area is most evident in the row of houses known as Nos. 8, 10 and 14 on the north side of Church Lane at the northern end of the Conservation Area. No.6, Church Lane is also white rendered, however, its separation from the row is highlighted by its half-hipped thatch roof. These properties contrast with the soft landscape of the poorly maintained site on the opposite side of the road. The soft landscape is an important element within the street scene and the retention of a landscape boundary on the south side of Church Lane would preserve this rural setting.
- 4.13 The combination of materials, uniformity of style and forward position (abutting the road) of Nos. 6, 8, 10 and 14, Church Lane conveys the sense of a narrow, linear country lane. The horizontal form of this row of dwellings is juxtaposed with the vertical form of the Church tower and spire in the distance. Views of the Church from Church Lane, are best obtained when looking through the gap between Nos. 6 and 8 (made possible by only a modest extension being added to the latter).
- 4.14 The Parish Church of St. Peter and St. Paul is one of many important buildings in Fenstanton and clearly visible from outside the Conservation Area. In particular, this landmark building is visible from the west when approaching Fenstanton along Lower Road and from Fen Lane, a track located to the north. The most impressive view, however, of the Church from outside the Conservation Area is from the north-east side of Church Farm, where the spire and chancel window dominate a predominantly rural farmyard setting. Church Farm is now redundant, however, of those buildings that remain, one of them, a Grade II Listed timber framed barn is currently at risk.
- 4.15 Although the Parish Church is located on rising ground, its visual prominence from within the Conservation Area has diminished over time as more recent development has blocked views of this building not only from the Clock Tower but also from other points within the Conservation Area. The Clock Tower has subsequently become a more obvious focal point within Fenstanton Conservation Area.
- 4.16 The 'L' shape alignment of Church Street has produced two distinctive character areas. The first running north to south is dominated by a view of the Parish Church and edge of road development. The narrow streetscape is further accentuated by walled frontages to the new Vicarage and The Rookery, framing this particular vista. The southern boundary to The Rookery is important for it is defined by 34 no. Poplars, which, together with other trees, are protected by a Tree Preservation Order.

The Rookery is considered to be a building of local interest and is located within spacious grounds, in particular on its western side. It is important to respect the setting of the nearby Parish Church by ensuring that the open character is maintained.

- 4.17 That part of Church Street running east to west is defined by grass verge on the south side, whilst the north side is dominated by the front wall and mature trees forming the well-screened southern boundary to The 'Old' Vicarage. Both the mixed deciduous and coniferous trees on the southern boundary and the mixed hardwoods on the eastern boundary of The 'Old' Vicarage are protected by a Tree Preservation Order.
- 4.18 South of the entrance to The 'Old' Vicarage lies a crossroads where Church Street, Bell Lane, Talls Lane and Swan Road converge. With the exception of the latter, all of these roads kink at their midpoint allowing only limited views ahead, thereby, increasing expectation as to what lies beyond. No.11, Church Lane and No.7, Church Street provide the best examples of buildings occupying end-of-vista locations. The converted warehouse building, adjacent to No.22, Bell Lane, forms an important element in the street scene and is considered a building of local interest. The character of Swan Road is different in that it is predominantly straight and is dominated by a well-landscaped area on its western side, which forms part of the garden to "Mathyns" and is protected by a Tree Preservation Order.
- 4.19 The eastern approach to the Conservation Area is dominated by the visual prominence of the unlisted, 1930s mock-Tudor style of The Tudor Hotel. The effect is that two listed buildings located at the crossroads nearby, namely No.41, High Street at the junction with Conington Road and Swan Cottage at the Swan Road/High Street junction, are dominated by the visual strength of the Hotel. The Hotel's prominence is given by its white painted and black timber colouring and to the fact that the building is positioned partially facing the aforementioned crossroads. Nos. 33 and 35, High Street are located opposite The Tudor House and together with the arched entrance, contributes considerably to the townscape of this part of the Conservation Area.
- 4.20 To the west of The Tudor Hotel there are two houses of architectural merit and although unlisted are buildings of local interest. No.22 and its grounds are poorly maintained, the house has decorative fenestration and portico feature. No.24, "The Lindens" on the other hand is a well maintained gault brick and slate roof property. Both properties are set back behind walled frontages.
- 4.21 Inevitably, some 20th Century development has taken place in Fenstanton Conservation Area including, Nos. 10-30, Chequer Street, Nos.1-6, Chequers Court, Nos. 2-12, School Lane, Hilton Court and Bourdillon Close, together with numerous examples of modern bungalow infill development. Interestingly, the developments

at Chequer Street and School Lane reflect previous terraced developments on those sites, however, the relatively plain architectural style of the former contributes little to the character of the Conservation Area. All but Bourdillon Close are on the edge of Conservation Area locations.

- 4.22 Bourdillon Close comprises 6 no. large detached houses, situated between two listed buildings (No.2, The Vicarage and No.6, Church Street). Both listed buildings are of gault brick and hipped slate roof construction set back behind landscaped frontages. Bourdillon Close is only visible within the street scene when viewed from directly in front of the entrance to the development, thus, respecting the setting of these listed buildings on either side. The fact that the road turns eastwards at the northern end allows a good view of the Parish Church thus establishing a visual link between Fenstanton's historic core and this modern development.
- 4.23 Fenstanton Conservation Area encircles an area of new development which includes: Chequers Close, Cherry Tree Way and Orchard Gardens. This area once comprised orchard and back gardens to properties on the road frontage, but this has now given way to development which is contrary in form and design to the Conservation Area and has, therefore, been omitted from the designation.
- 4.24 Hall Green Lane is an interesting aspect of the Conservation Area, extending in a north-westerly direction from Chequer Street to Hall Green Brook, and is included within the Conservation Area because of the mature hedgerows on either side, forming a strong landscape feature. Hall Green Lane forms part of the pedestrian link between Fenstanton and Hall Green Cricket Ground to the north, the link also includes a public footpath and footbridge over Hall Green Brook.
- 4.25 Finally, there are a number of street name signs that appear to be replicas of a traditional type and worthy of note (and their use should be extended where possible). These are white painted finger post signs with black lettering and distinctive 'polo-mint' finials inscribed "Fenstanton".

APPENDIX 1

DEVELOPMENT CONTROL WITHIN CONSERVATION AREAS

One of the most effective ways of preserving and enhancing Conservation Areas is through the control of development. Listed buildings cannot be demolished or altered or extended without obtaining consent from the Local Planning Authority or the Secretary of State for the Environment. Similarly the right to carry out certain developments, within the curtilage of a dwelling which is listed, without having to obtain planning permission are reduced. When determining planning applications for development which affects listed buildings or Ancient Monuments, the Planning Authority must give consideration to the effects of the proposed development on their character. Since many Conservation Areas are centred on areas where there is likely to be significant archaeological interest, consent may be withheld or conditions imposed to enable investigation and recording to take place.

The designation of a Conservation Area gives further powers of control to the Local Planning Authority. In these areas the right to carry out certain developments without the need to obtain planning permission are reduced. In particular, permission is required where:

- i) the amount of extension to a dwelling is more than 50 cubic metres or 10% of the original dwellinghouse, whichever is the greater.

(Any building within the curtilage of a dwellinghouse with a content of more than 10 cubic metres should be taken into account when calculating the cubic content).
- ii) it would include the cladding of any part of the exterior of a dwellinghouse with stone, artificial stone, timber, plastic or tiles.
- iii) the development involves the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
- iv) satellite dishes are proposed on a chimney, on a building which exceeds 15m in height, or is on any wall or roof slope fronting onto a highway.

Generally, planning controls in Conservation Areas are directed to controlling demolition. In this respect, Conservation Area Consent is required for the demolition of buildings and structures over certain sizes, and in some instances planning permission may also be required. Furthermore, anyone who wishes to lop, top or fell a tree within a Conservation Area must give the Planning Authority six weeks notice of their intention. This gives the Planning Authority the opportunity to make a Tree Preservation Order.

APPENDIX 2

LOCAL PLAN POLICIES ON CONSERVATION AREAS

En5 DEVELOPMENT WITHIN OR DIRECTLY AFFECTING CONSERVATION AREAS WILL BE REQUIRED TO PRESERVE OR ENHANCE THEIR CHARACTER OR APPEARANCE.

Conservation is not preservation, and whilst the District Council is concerned to see the retention of the most important features and characteristics of designated areas, it is at the same time attempting to assimilate good modern architecture in historic locations.

The relevant statutory provisions are to be found in the Planning (Listed Buildings & Conservation Areas) Act, 1990. Subject to minor exceptions, no building in a Conservation Area may be demolished without the written consent of the Council, and trees within a Conservation Area (again with minor exceptions) are also given additional protection. Six weeks notice of any lopping, topping or felling of such trees must be given to the Council, in order that a Tree Preservation Order may be made if necessary. In Conservation Areas, there are reduced permitted development rights and proposals for development that are likely to affect the character or appearance of the area, may be of public concern and must therefore be advertised.

The District Council will continue to protect and enhance the character of the designated Conservation Areas. Particular attention will be paid to alterations to existing buildings and the design of new developments within the Conservation Area.

En6 IN CONSERVATION AREAS, THE DISTRICT COUNCIL WILL REQUIRE HIGH STANDARDS OF DESIGN WITH CAREFUL CONSIDERATION BEING GIVEN TO THE SCALE AND FORM OF DEVELOPMENT IN THE AREA AND TO THE USE OF SYMPATHETIC MATERIALS OF APPROPRIATE COLOUR AND TEXTURE.

It is important to lay down basic design criteria when new development in a Conservation Area is being proposed. This criteria will ensure that new dwellings will follow the general pattern of the existing built form, materials and styles. The District Council will use the provisions of Article 3(2), of the Town and Country Planning (General Development Procedure) Order, 1995, to require details to support outline planning applications in Conservation Areas.

En7 THE DISTRICT COUNCIL WILL NOT NORMALLY CONSIDER PLANNING APPLICATIONS FOR OUTLINE PLANNING PERMISSION IN CONSERVATION AREAS OR ON SITES ADJOINING LISTED BUILDINGS WITHOUT THE SUBMISSION OF SUPPORTING DETAILS OF THE PROPOSED DEVELOPMENT.

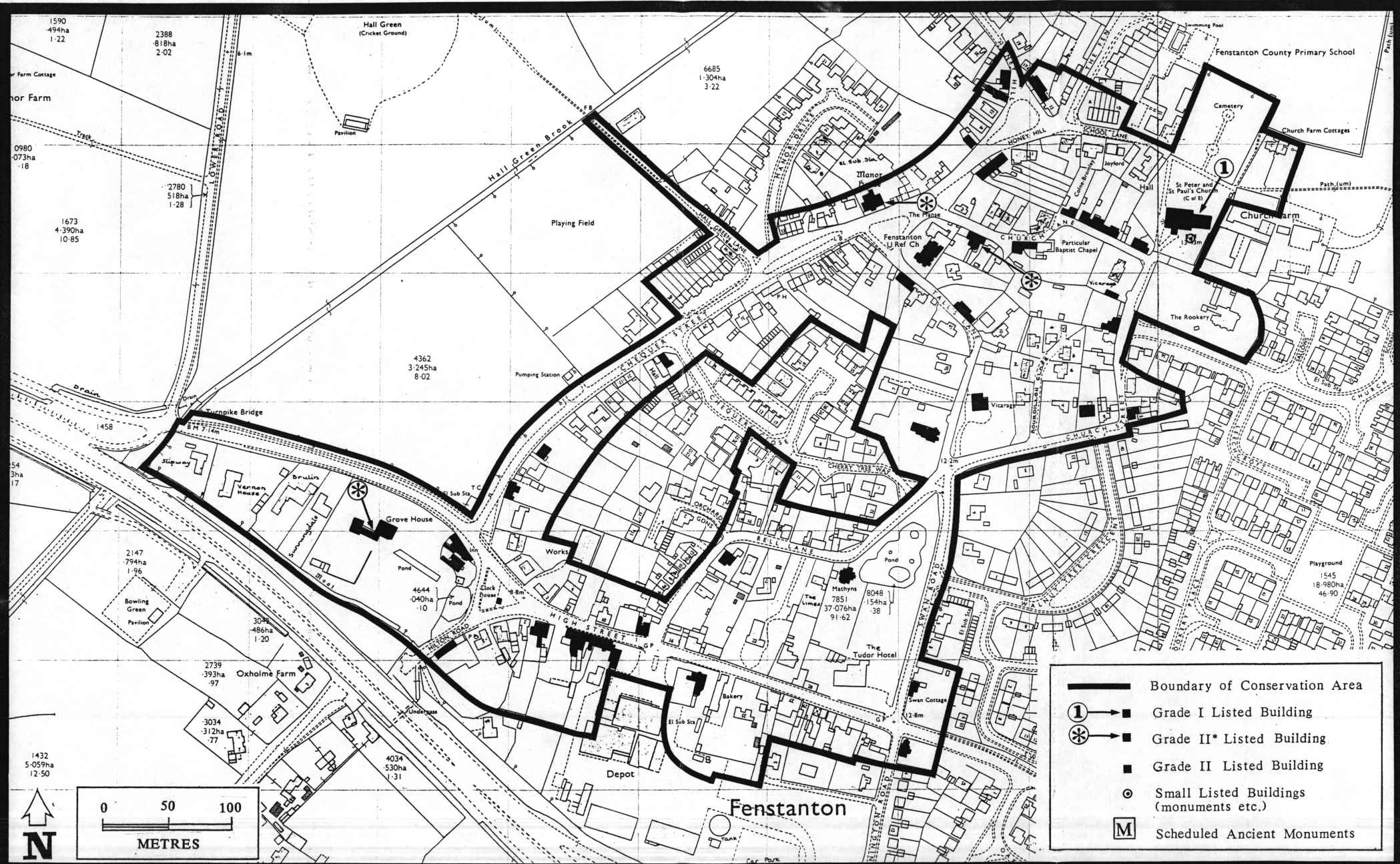
Whilst outline applications are normally used to establish the principle of development proposals, the details of building size, layout and design are often of vital importance in assessing proposals in Conservation Areas and adjacent to Listed Buildings. The District Council will use the provision of Article 3(2) of the Town and Country Planning (General Development Procedure) Order, 1995 to require outline proposals to be supported by such details as are necessary to assess the impact of development schemes. These requirements will enable the District Council to discharge its specific responsibilities to maintain the character of Conservation Areas and the settings of Listed Buildings.







En8 WHERE DEMOLITION IS TO BE FOLLOWED BY REDEVELOPMENT, CONSERVATION AREA CONSENT MAY BE WITHHELD UNTIL ACCEPTABLE PLANS FOR THE NEW DEVELOPMENT HAVE BEEN APPROVED. IF APPROVED, THE TIMING OF THE DEMOLITION WILL BE STRICTLY CONTROLLED.

Proposals for redevelopment sometimes take a considerable time to implement. The demolition and clearance of sites before a new scheme has been approved or implemented could lead to the situation where an unsightly area in a Conservation Area is created and left for some time. The opportunity for a sympathetic replacement scheme may be lost if the designer does not appreciate the scale and form of the original building(s) now lost.

En9 DEVELOPMENT WILL NOT NORMALLY BE PERMITTED IF IT WOULD IMPAIR IMPORTANT OPEN SPACES, TREES, STREET SCENES AND VIEWS INTO AND OUT OF THE CONSERVATION AREAS.

Conservation Areas are made up of buildings, trees and open spaces (both public and private) which together form a cohesive area. It is recognised in the chapter on housing that within the environmental limits not all areas of land should be built on. There are important open spaces, gaps and frontages that should be preserved in their own right.



-  Boundary of Conservation Area
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  Small Listed Buildings (monuments etc.)
-  Scheduled Ancient Monuments

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FENSTANTON

CONSERVATION AREA No. 10

Designated by
 Huntingdonshire District Council

on 14th October 1974