

A NEW CONSERVATION AREA FOR OVINGTON ?



BACKGROUND

- Ovington has long been identified as worthy of consideration for Conservation Area status – goes back to 1970's
- Designation consideration was a policy commitment in the former Teesdale District Local Plan
- Durham County Council has a duty as the Local Planning Authority to review areas considered worthy of designation
- Request received from Ovington Parish Council on behalf of local residents to consider designation following support expressed by those attending previous public meetings
- First formal step is consultation with residents which is underway

CONSERVATION AREAS

- A Conservation Area is defined in the 1967 Civic Amenities Act as, “an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”.
- The designation of a new Conservation Area involves a high degree of public consultation to ensure local public support.
- After designation a Local Authority may produce a Conservation Area Character Appraisal and Management Plan which describes the character and notable buildings and features within the conservation area and develops a strategy to manage those.
- Additional controls called an Article 4 Direction may be included to control external alterations (changes to planning permission process).

AIMS

- Avoid standardised house designs which don't relate to the character of the area (local distinctiveness)
- Respect the pattern of surrounding developments
- Respect and reflect the context and character of the conservation area
- Have a positive effect on streetscape
- Preserve the setting of neighbouring listed buildings
- Alterations to buildings of local interest must not undermine their historic interest
- Materials should be in keeping with local building traditions or be complimentary to them.
- Innovative designs for new dwellings are often acceptable, it is not necessary to mimic what has gone before
- Conservation areas should not be preserved in aspic, but new development should add to the evolution of the character of the area

PROPOSED BOUNDARY

- Encompasses built development of the village, old and new
- Focussed on the historic village green
- Includes Ancient Woodland along the riverbanks considered to be important to the setting of the village
- Includes proportionate areas of historic rigg and furrow surrounding the built areas of the village reflecting the agricultural heritage and practices of the area
- Includes areas considered to provide context and setting to listed buildings
- Includes areas of sloping backdrop setting of the village
- Does not seek to incorporate large areas of unrelated agricultural land



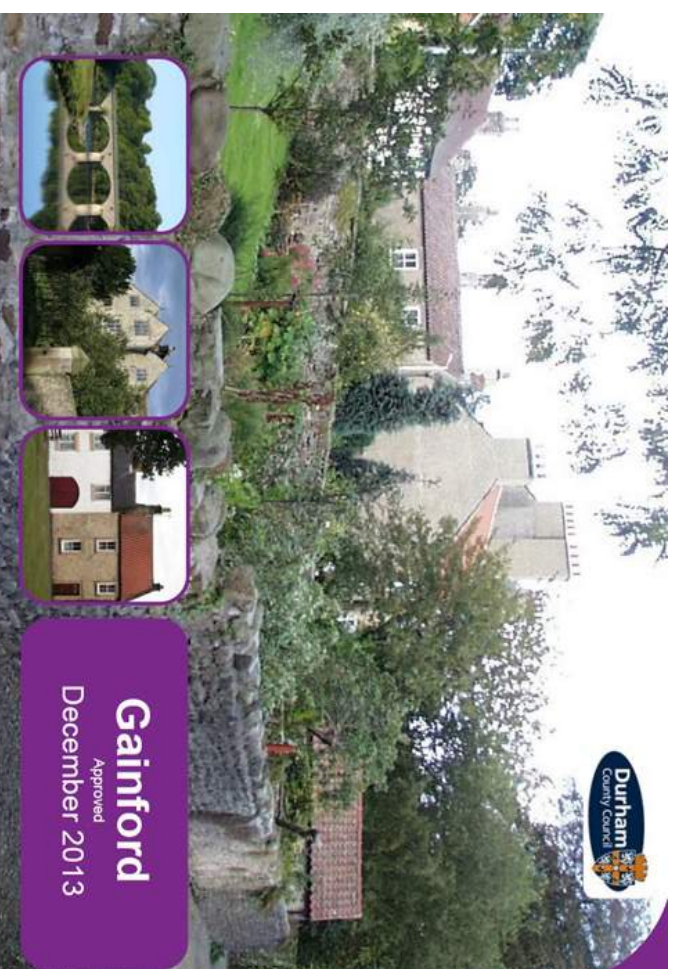
ROLE OF APPRAISAL

- The appraisal defines and analyses those qualities or elements that contribute to, or detract from the special interest of the area and assesses how they combine to justify its designation as a conservation area.
- Such factors can include its historic development, the contribution of individual or groups of buildings to the streetscene, the spaces that surround them and the relationship of the built environment with the landscape.
- An appraisal helps local authorities to then develop a management plan for a conservation area because it analyses what is positive and negative, and identifies opportunities for beneficial change or the need for additional protection.
- The appraisal also plays a role in the determination of planning applications and is used as part of the evidence base for the development of planning policy.

APPRAISAL

- Durham County Council has developed a house style for character appraisals which includes the following headings:

- Summary of special significance
- Public consultation and planning legislation
- Location and setting
- Historical background
- Form and layout
- Architectural character
- Important buildings
- Building materials
- Boundaries and means of enclosure
- Open spaces and trees
- Key views
- Activity and uses
- Public realm
- General condition
- Future challenges
- Management Plan
- Evaluation and Monitoring



ARTICLE 4 DIRECTION

- Certain works that would normally require planning permission are permitted by the General Permitted Development Order. This is primarily because the works are of a scale or type that is generally not likely to have an unacceptable impact
- An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site
- Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area
- Specific restrictions would be determined following the completion of the Character Appraisal when the special interest is better understood

WHAT NEXT ?

- Current consultation ends 14th March
- 15th March – 31st March – Consultation evaluation and feedback
- Process ends if local support is not forthcoming
- If majority support is secured Appraisal production will begin
- April – June Conservation Area Character Appraisal and Management Plan produced
- Late June - Consult on revised boundary, Appraisal and Management Plan
- July – final amendments
- August – Conservation Area designated through DCC process (prescribed legal process)

QUESTIONS