

Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and
Developers



Condover

July 2006

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INTRODUCTION

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to determine which parts of their area are **“areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance, and shall designate those areas as Conservation Areas.”**

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications. It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area.

The Appraisal takes the form of written text and an Appraisal map. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site specific basis.

Condover Conservation Area was designated on 25 January 1976 and covers an area of 21.9 hectares (54.1 acres). The Conservation Area is bounded by the solid green line indicated on the Map (Appendix 3) and comprises the historic core of the settlement and the ornamental grounds to Condover Hall. For the most part the boundaries run along existing fences, watercourses, walls or other property boundaries.

This appraisal of the Condover Conservation Area follows its review in 2005 by Shrewsbury and Atcham Borough Council and explains what its designation means for those who live and work in the area.

LOCATION AND POPULATION

Condover is an attractive village situated four miles south of Shrewsbury in a rural area of mixed agricultural use. The village probably derives its name from the Cound Brook which runs along the southern periphery of the designated area. The settlement developed at a river crossing point that was important in the general pattern of communications from Saxon times until the 18th Century.

The population of Condover is about 598 (2001 census).





ORIGINS AND DEVELOPMENT

Early History

During Saxon times (613-1017) the village was the principal settlement in the Hundred of Condover, an administrative area that was large enough to sustain approximately one hundred households. By the 11th Century, Condover was a royal manor held by King Edward the Confessor. It lay in a part of the Great Forest known as the Long Forest stretching almost the length of South Shropshire. The Domesday Book (1086) referred to it as Conendovre, and a Norman manor house is believed to have stood on the site now occupied by Church House, situated a short distance north west of the Church. There was said to be a mill in the village which produced a very good annual income.

At the time of the Domesday Survey, Condover was the property of the Earl of Shrewsbury, Roger of Montgomery, who had been given seven eighths of Shropshire by his cousin William I in 1071. The revenues of the manor were later forfeited by Robert of Bellême, Earl Roger's heir, and passed into Royal hands once more under Henry I. As with other royal manors, the affairs of Condover were managed by the local sheriff, whose duty it was to keep the king's manor well stocked.

In 1226, Henry III visited Shrewsbury to meet his brother-in-law, Prince Llewellyn of Wales. Condover was offered to Llewellyn as a gesture of good will, but sustained hostilities between England and Wales throughout the 13th Century ensured that stable ownership of Condover did not come about until after 1300.

Post-Medieval History

Passing in and out of Crown Tenure, the various parcels of land that made up the manor were eventually consolidated by the Owen family. Sir Roger Owen finished the present Hall in 1598, which is arguably the finest Elizabethan house in Shropshire. There is a good deal of stylistic evidence to suggest that the building is the work of Walter Hancock (d.1599), a much celebrated local artisan who also designed the Old Market Hall in Shrewsbury and High Ercall Hall. The building



is of creamy pink sandstone and in plan and elevation provides a near perfect expression of the Elizabethan prodigy house.

18th and 19th Century remodelling

Condover emerged as a typical estate village, its later development having been moulded by the occupants of the manor house and later the Hall. The whims and needs of the residing family dictated the pattern of alteration or improvement in Condover up to the early 20th Century. What may outwardly appear as an organic layout with a wildly looping main street leading to the gates of the Hall, is in fact a completely contrived piece of landscaping, much of it being 18th Century in origin.



It was in 1794 that the present meandering road pattern with the high stone walls emerged. Originally the road ran directly in front of the Hall and the turning to Ryton ran between the Church and Church House, fording Cound Brook and bisecting the deer park (its line may be clearly seen from the top of the Church tower). The following is an extract from the Certificate of Highway Diversion for Church Street, drafted by Nicholas Smythe Owen of Condover Hall:

"I, Nicholas Owen Smythe Owen of Condover in The County of Salop Esqr. Being owner of The Lands described in the Plan annexed, through which a certain High Way lying in or near The Village of Condover, aforesaid, leading from Frodezley to Shrewsbury by ye Church Yard in Condover, aforesaid, is intended to be diverted and changed in consideration of ye present old Road, leading from Frodezley to Shrewsbury by ye Church Yard in Condover, aforesaid, (and also described by Ye aforesaid Plan) being exchanged and divested in

me do here by give and grant aforesaid new Road to The Public For ever, given under my Hand and seal this 4th day of October, 1794."

The tightly enclosed meander of the main street to the north of the Church was created as a sunken lane, of the sort that was very popular towards the end of the 18th Century. The picturesque device of concealing the vantage of would-be travellers at critical stages of their journey was intended to create surprise and a feeling of grandeur, often during the final approach to a house, spectacular view or ornamental feature.



At Condover, the sunken lane suddenly emerges into a wide open space overlooking Cound Brook to the left and the grand gateway to the Hall on the right. Notice the iron railings on the line of the vista from the Hall to allow the Squire a view of open countryside.



Besides 'improving' the graceful setting of the Hall by diverting the highway, the Squire moved several houses that "spoiled his view", including the Vicarage, which was demolished. Amongst the new houses that replaced them were the Smithy, the Wheelwright's house and what is now the Post Office (pictured above).



In later Victorian times shrubberies flanked the road meander and were linked by a footbridge – a bridge abutment may still be seen. The ceremonial entrance gateway to the Hall is believed to date from this period.

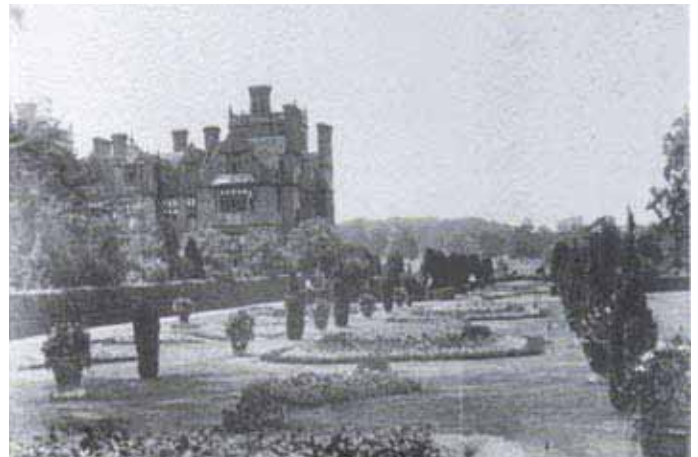
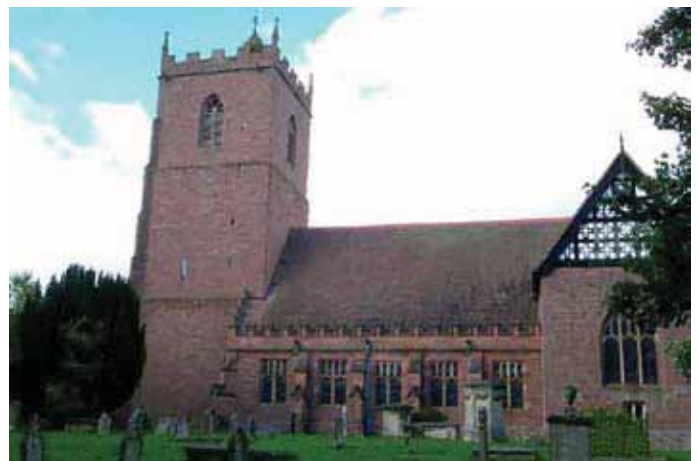


FORM AND LAYOUT

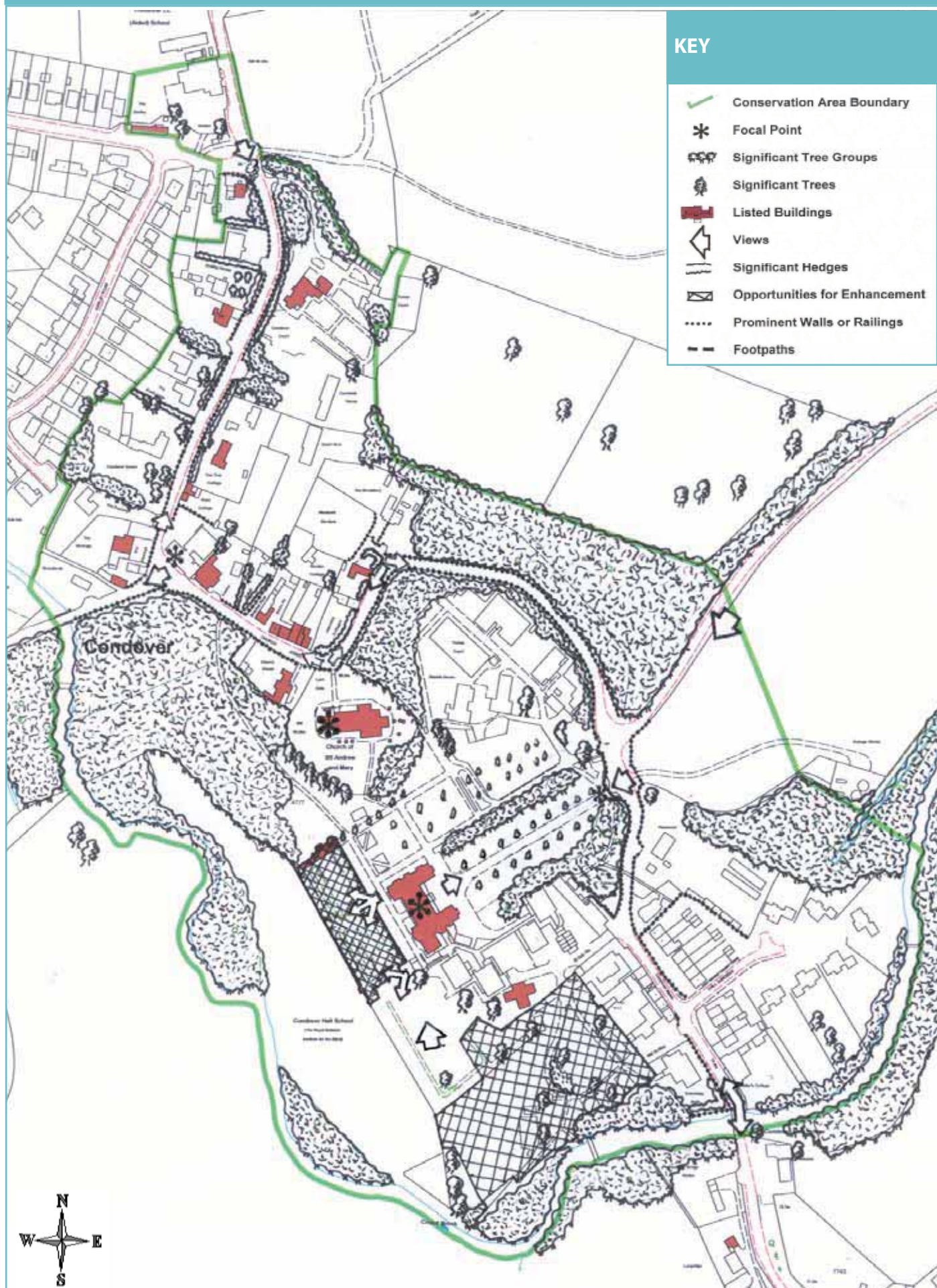
The village extends northwards from the large and generously timbered grounds of Condover Hall. The latter are connected to the adjacent surroundings via an impressive sequence of open spaces.

The village itself is most directly linked to the Hall by the fine churchyard, which is roughly circular and surrounded by mature Lime trees. It is entered through a Victorian lychgate (below) that abuts a right-angled corner in the road, the result of the 1794 road diversion. Here the houses reflect a pleasing mixture of styles and are intimately grouped so as to give a fine sense of scale. The Church tower overlooks the scene and forms a perfect focal point at the very heart of the village.

Beyond the Church, a gate in the enclosure wall opens into the ornamental grounds of Condover Hall, which are enhanced by formal gardens and avenues above the Cound Brook. The bottom right photograph shows the lawn terrace at the Hall circa 1860. The once uninterrupted view out across Condover Park is today obscured by a belt of trees along the Cound Brook.



MAP 1: PRINCIPAL FEATURES OF INTEREST IN CONDOVER



The remainder of the village is characterised by a wide variety of building styles and materials, showing some architectural awareness, with timber framing and red sandstone predominating. An interesting sequence of walling extends from one end of the historic village core to the other. This is an important feature of Condoover, adding greatly to the visual quality of the settlement.



The existing form, layout and overall size of Condoover were established by the late 18th Century, although the character and appearance of the settlement continued to change significantly into the 1800s. The village contains examples of buildings from many periods between the 12th and 20th Centuries, some of which are listed, in particular the Church, Hall and several cruck-framed buildings.

ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL

The chief archaeological interest in Condoover is the area comprising the Church of St Mary and St Andrew, Condoover Hall and the plots adjacent to the main road through the village that are associated with the oldest buildings such as Condoover Court, Yew Tree Cottage and the Old Village Store. The Church has a Saxon foundation and served as collegiate church for secular canons throughout the medieval period. The north transept of the Church is Norman but much of the remaining fabric dates from the period after the Reformation including the fine 17th Century tower. The churchyard may well contain evidence of modest residential buildings associated with the college.

The remains of the medieval road layout that was

drastically altered in the late 18th Century to make way for Condoover Park represents an important aspect of Condoover's development. Condoover provides an excellent example of the effect of the process of 'imparkment' on the layout of a medieval village. The remains of these roads may retain evidence of medieval road construction, possibly artefacts of historic interest and also important primary evidence of an earlier communications and trading network dating back to Saxon times.



ARCHITECTURAL AND HISTORIC QUALITIES

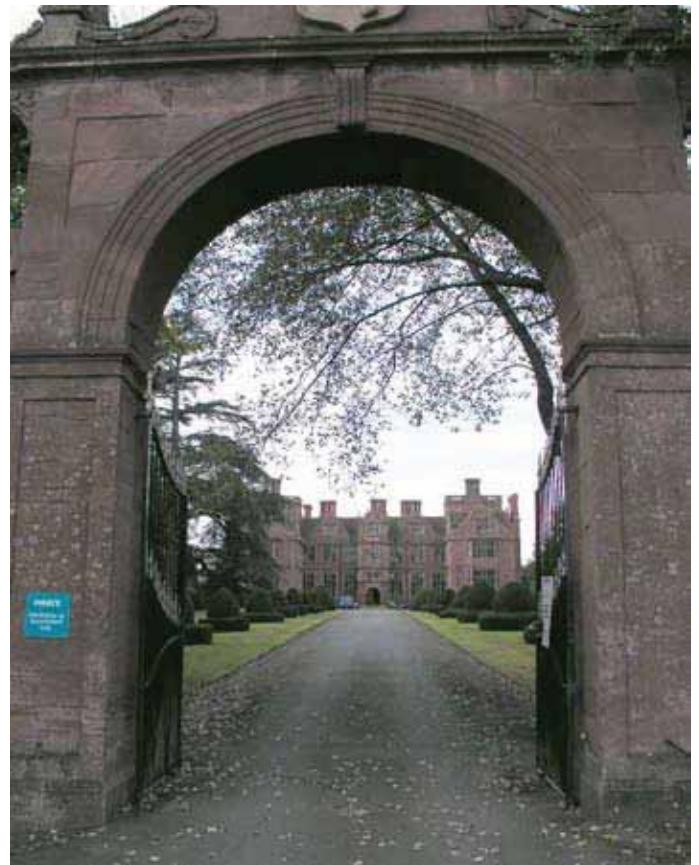
Condoover is an excellent example of a Saxon settlement that developed as an important rural centre during the medieval period. The significance of the Church, formerly a college of secular canons at the centre of a large parish, is evident from its impressive size and the antiquity of some of the Church fabric, notably the north transept. The Saxon manor house became the powerbase for an important local magnate during the late medieval period. The wealth of the area is attested to by the noble grandeur of the late 16th Century house. Late 18th Century improvements to the layout of the village did not alter the fundamentals of the historic core, but added greatly to the visual and arboricultural interest of Condoover.

Contribution made by Key Listed Buildings

Condover Hall

This 16th Century house is often cited as the finest of its type and period in Shropshire. The influence of Renaissance ideas are evident in the symmetry of the design as well as plenty of detailing derived from Classical antiquity. There are fine chimneys, gables and a good example of a strapwork frieze. Internally the house has been much altered, although it does retain several fine original features, such as fireplaces and much oak panelling. The ornamental grounds were laid out during the Victorian period in the formal 17th Century style with extensive Yew topiary and balustraded terraces of sandstone decorated with Italian terracotta vases. Near the Cound Brook, a flagstaff is held by an amusing gnome-like figure. The 1850s layout is significant for its date as a revived formal garden and arguably the best example of its kind in Shropshire.

The Hall passed into the possession of the Cholmondley family in the 18th Century and thence to the Royal National Institute for the Blind who recently vacated the building. The present occupants are The Priory Group, providing specialist educational services.



The Hall is largely screened from the village and much of the surrounding area by trees or other buildings. This arrangement is quite deliberate and helps to provide a sense of climax and surprise when the building is finally glimpsed through the stone gateway at the end of the formal approach avenue. The whole scheme benefits from a large number of mature trees of indigenous and more exotic varieties. These frame the most handsome focal point in the village as well as providing an attractive green backdrop to much of the settlement.





The Norman Church was cruciform in plan, but in 1668 the crossing tower fell and was rebuilt in its present form at the west end of the building – a good example of gothic survival. The south transept has a half-timbered gable with restored Jacobean carving.

During the Victorian era the nave and chancel were rebuilt by Fairfax Wade, replacing the medieval fabric, which consisted of a nave with aisles. The aisles were absorbed by the much wider 19th Century nave which is spanned by an enormous hammerbeam roof. The Church contains fine monuments to the Scriven, Owen and Cholmondley families including work by Roubiliac and Watts.

Church of St Mary and St Andrew

Close by and closely linked to the Hall lies the Church of St Mary and St Andrew. The building has an impressive scale and is dominated by the fine stone tower, the principal focal point of the village from the surrounding area. The north transept is Norman with nook shafted round arched windows and an interesting quatrefoil set into the gable. Condover was already an important minster church in Saxon times with a parish of great extent. After the Conquest it was given to Shrewsbury Abbey, who shared the income from the large Parish with Lichfield Cathedral. The tithes were used to care for the poor and infirm.



The churchyard comprises one of the finest collections of funerary sculpture in Shropshire. The fine array of monuments and tombs largely date from the 18th and 19th Centuries and many of these are listed.



Contribution made by other Listed Buildings

The large number of listed buildings in Condover range from early cruck-framed buildings (of which there are at least six, reflecting the early prosperity of the local population) to the present day Vicarage. Of the early half-timbered houses, mention should be made of Church House (below), the Old School House (centre photo below) and the Small House (now known as Condover Court - bottom photo).



The latter is a large, much-restored but intriguing building with a jettied porch and some fine Tudor style chimneys. The 19th Century remodelling is in the Arts and Crafts tradition and is notable for the variety of its elevations, irregular plan and high quality workmanship.



A large cruck has recently been exposed in the gable wall of No. 7 Church Street, the former village store, now a butcher's shop (below).



Yew Tree Cottage (above) is a further example of a timber framed house of the 15th Century with 17th Century alterations. Rose Cottage (below) and The Bungalow (bottom) represent simpler timber framing of the early 1600s.





Prevailing Materials and Local Details

In villages throughout Shropshire locally available materials have determined the main method of construction, and the main architectural features. Apart from the general use of timber and local red clay bricks, in Condover this meant the use of a locally quarried creamy pink sandstone. This abundant material is generally of a very good quality, hard wearing though sometimes less reliable. Unweathered old stone is frequently found adjacent to heavily eroded stone of the same colour, though clearly much softer and with a tendency to shale. It is ideally suited to random stone walling, though it has been successfully employed for coursed stonework and as an ashlar facing material.



Although the local quarry is no longer worked, there is a supply of stone available from dismantled or derelict buildings and walls.

While there is plenty of evidence of dressed masonry in Condover, random stonework occurs with equal frequency in the preponderance of boundary walls such as those which enclose the main street. The traditional lime mortar construction incorporates a variety of copings and stone sizes. Long stretches of wall are augmented by very attractive Yew topiary. The houses to the roadside take their place behind or on the line of the walling.

Half-timbering is a strong characteristic of the village, though several old cottages have been concealed by subsequent building activity. Half-timbered elevations combine brick or traditional plaster infill panels and in a number of cases several building styles are combined within a single elevation.

There is much small scale and architecturally intact detailing to be seen in old Condover, most of it of a high quality - fine sash windows, well proportioned Georgian doorways, shapely pedimented gable ends, stone mullioned windows, cobbled courtyards, an old milestone and many instances of simple unspoilt vernacular detailing.



Brick is also a prevalent building material in Condover, occasionally used in combination with stone or timber, but usually on its own.



Contribution made by Key Unlisted Buildings



The contribution made by key unlisted buildings is significant because they help to establish homogeneity within the village while also introducing a pleasing diversity. The former tendency is predominant and has been achieved over a long period through the use of traditional fenestration and local building materials such as stone, brick, plain tiles and timber framing. These

buildings include Smithy House, Dakar (centre left), Japonica Cottages, the cottages along Butcher Row and Condover House & Barn (top left). Some welcome diversity is brought through the more distinct styles exhibited in buildings such as 1 & 2 The Shrubberies (below left), the village hall (below) and Condover Primary School. It is important that the impact of these buildings is not undermined through the introduction of inappropriate UPVC doors or windows in the future.



There are several ranges of agricultural buildings in the village that combine brick, timber framing and various types of stone to good effect. Some of these traditional farm buildings have now been converted for alternative uses, thus avoiding the creation of unsightly gaps in the village. The complexes, such as those to Home Farm (which lies outside the Conservation Area), provide compact outlines that would be difficult to reproduce in a modern building.



General Features and Characteristics

Entering from Shrewsbury, the first impression is of dark Yew hedges overhanging pink sandstone walls. The latter are at first only two feet in height but provide the most distinctive feature of the village, culminating in the nine-foot wall of the grand gateway. This opens onto the fine approach avenue and entrance forecourt to the Hall. It is the interplay of the dark green and the soft pink of the sandstone that is Condover's predominant feature and provides the setting for much of the older part of the village.



Acting as the unifying elements of all the varying built forms are the brown tiled roofs and the use of brick or stone boundary walls to the front of the properties. Many of these boundaries meet the highway without a pavement, though a narrow grass verge is also typical. Walls are often augmented by hedges, especially English Yew.



In many instances buildings are sited on the very corner of a lane so as to effectively close a vista and, on passing, reveal a completely new aspect of the



village. Good examples are the Village Hall (above), Rectory Barn and 1-5 Church Street. Additional interest is provided by subtle changes in level along each of the lanes as they pass through the village, giving rise to a rich diversity of vistas.

The approaches to the village give little indication of Condover's historic importance. The lanes are similar, hemmed in by traditionally laid deciduous hedges that are tightly cropped.

Other features of interest include various cast iron gates, railings and water pumps associated with some of the older properties in Condover.





CHARACTER OF SETTING AND TOPOGRAPHY

The village of Conover is situated in a low lying area, towards the southern end of the Severn plain. The gently undulating land in the vicinity is bisected by Cound Brook, an important local tributary of the River Severn, which rises in the Stretton Hills some seven miles distant to the south west. The latter form a prominent backdrop to the views of Conover from the north and east. Conover itself is virtually concealed from the surrounding area by virtue of its brook-side position and also the large number of mature trees within the village. Only the strong Church tower, and from certain vantage points the Hall, can be glimpsed at a distance.

Contribution made by Green Spaces to Setting

The Conservation Area is bounded to the north east and east by agricultural land and to the south west by ornamental parkland. These open fields form the foreground to the village as it is approached from the surrounding area, by road or on foot. It is used chiefly for grazing, giving Conover its distinctively rural character. All of these fields lie outside the development boundary as defined by the 2001 Local Plan, thereby ensuring that most types of development would be contrary to local policy.

The green spaces are integral to the character of the Conservation Area as they help to maintain



the soft boundary that exists between village and countryside. These areas of undeveloped land permit excellent views both into and out of the Conservation Area as they allow the countryside to penetrate and break up the pattern of the settlement. The chief views are indicated on Map 1 on page 7. As outlined in local policy HE8, the Council will seek to preserve important views and areas of open space that are significant in relation to the setting of the Conservation Area.

Significance of Spaces within the Village

The old part of Condover (i.e. that found within the Conservation Area boundary) forms a compact settlement with the main thoroughfare taking an S-shaped course through the heart of the village. The Conservation Area includes many valuable green spaces that help to define the character of the place. Within the settlement many of the houses adjacent to the main highway have large gardens with substantial grounds to the Church and Hall. The latter constitute outstanding open spaces that provide archetypal settings to the most important buildings in the village. The churchyard and gardens to the Hall are also crucial to the historic character and feel of the village in general.

Within the Conservation Area the chief public spaces are formed by the roads that pass through the village. The meandering network of the highways adds interest and variety to the character of Condover. The road layout provides strong definition to the setting of the buildings as well as allowing a high level of visibility throughout the settlement.



Contribution made by Trees



The importance of trees, hedges and shrubs within the Conservation Area should not be overlooked. Whether for their aesthetic value such as foliage, fruit or shape or for practical reasons (for example providing shade, shelter, screening, enclosure or privacy) the use of flora helps to enhance and thus create a pleasant neighbourhood. Trees, hedges and shrubs that contribute to the character of the area are identified on Map 1.



The contribution made by trees within the village is very significant, with wooded areas accounting for almost one third of the land enclosed by the Conservation Area. There is an abundance of mature indigenous trees in most parts of the settlement, especially within the churchyard and also the grounds to Condover Hall. The latter includes many large individual specimens, exotic varieties and handsome groups of indigenous species, notably of Oak, Ash, Sycamore, Yew, Beech and Lime. Of rare and exotic species, Wellingtonia, Holm Oak, Atlas Cedar, Tulip and other Redwood varieties are to be found.



Many mature trees flourish within the large gardens to the majority of dwellings in the village. Handsome roadside trees are also prevalent, as well as the characteristic Yew hedging that crowns much of the sandstone boundary walling. The Yew hedges form soft margins to the attractive road vistas. These soft, tactile surfaces contribute enormously to the distinctive appearance of old Condover.



Adjacent to much of the village are mature hedging and field trees, notably Oaks, Limes, Horse Chestnuts and Sycamore. Condover Park, to the south west of the Conservation Area, retains some of its late 18th Century planting with plenty of venerable Limes, Oaks and at least three large Atlas Cedars.



The Extent of Loss, Intrusion or Damage

Intrusion in the form of new development within the Conservation Area has been quite significant since designation in 1976. The principal housing expansion has been confined to the former walled garden area to Condoval Hall, with mixed results. The houses themselves are rather monotonous and contribute little to the character of the village, however, in its favour, the new housing is discreetly sited and of a relatively low profile, ensuring no significant negative impact.



NEUTRAL AREAS AND OPPORTUNITIES FOR ENHANCEMENT

The neutral areas within the Conservation Area include the ancillary buildings and grounds to Condoval Hall which comprise a modern educational facility. Many of these buildings look tired and the grounds themselves present a fine opportunity for sensitive restoration and redevelopment.



The character of any new housing within the Conservation Area should endeavour to be sympathetic to the historic context. This could be achieved through the use of local materials and the incorporation of elements of the vernacular building styles and motifs.



Landscape proposals

The character and setting of Condoval may be improved through the execution of environmental works to various features within the Conservation Area, in particular the removal of prominent overhead wires which have a detrimental impact



on the villagescape. The position of the Borough Council in respect to overhead wires is noted below in Appendix 1 - Policies Relating to the Conservation Area.

Within the ornamental grounds of Condoover Hall the 17th Century style formal garden, one of the finest in the Midlands, is in need of renovation, replanting and continued close maintenance.

The restoration of this early Victorian feature would ensure the survival of an element of the Conservation Area that is of national interest in terms of both its architectural and horticultural value.



Cast-iron road signs dating from the early 20th Century furnish the principal junctions in the village. The traditional cast-iron finger posts with embossed lettering are of significant interest and should be retained. Modern replacements or additional signs could perhaps be altered to provide consistency and improve the general appearance of the road junctions.

Redundant Buildings

There is currently a very minor problem in the Condoover Conservation Area regarding redundant buildings. These include the ancillary buildings to Condoover Hall, which are discussed above.

The preservation of redundant buildings that contribute positively to the character and appearance of Condoover is an important aspect of the Borough Council's Conservation Area policy for the village.



APPENDIX 1: GENERAL INFORMATION

POLICIES RELATING TO CONDOVER CONSERVATION AREA

The broad objectives of the local planning authority for the Conservation Area will be to safeguard and where possible add to and enhance the basic character and appearance of Condover.

In particular it will:

- Endeavour to safeguard those buildings and structures statutorily listed as being of Special Architectural or Historic Interest.
- In the control of new development, have special regard to the external appearance, scale and siting of the new building so as to ensure a continuity of local building. Proposals likely to have a material effect on the character of the area will be published and representations made to the Borough planning authority will be considered when determining the application.
- Preserve important views and vistas within, into and out of the Conservation Area including vistas and views outside the boundary of the Conservation Area or adjacent to and affecting the setting of Condover.
- Encourage the renovation, retention and reuse of any dilapidated or empty buildings or damaged walls that make a contribution to the maintenance of the visual unity, sense of enclosure and basic character of Condover. Wherever practical the re-use of sympathetic second-hand building materials will be encouraged.
- Seek the retention of and endeavour to safeguard those special features of the village such as stone boundary walls, the absence of pavements or road markings, decorative railings, fenestration, pumps, cast iron finger post direction signs, items of street furniture and other features of interest. The close juxtaposition of buildings to highways, small access courtyards and entrance roads are also prevalent and help to provide an informal,

small-scale layout amongst the buildings.

- Seek the retention of and endeavour to safeguard important hedgerows, trees and open spaces within the Conservation Area.
- Promote the maintenance of the existing fine stock of trees and shrubs by the making of Tree Preservation Orders where appropriate and encourage the planting of new specimens where losses occur
- As and where possible and in co-operation with the statutory bodies concerned, endeavour to secure the removal of unsightly overhead wires and supporting structures

The local planning authority when considering any proposal within the area will actively encourage:

- The correct use of appropriate natural stone for boundary walls.
- The use of pitched roofs with clay tiles.
- Careful study and analysis of existing buildings, their form, materials, scale and treatment of openings and detailing of fenestration, so that new building work can be designed to match and complement its surroundings.
- The careful siting and positioning of new buildings of the correct scale and grouping so as to prevent new development seeming obtrusive or suburban in character.

In addition the local planning authority will, when it thinks it necessary, seek approval of the Secretary of State for the Environment to bring under control particular classes of development otherwise permitted by the Town and Country Planning General Permitted Development Order 1995 (see section on Article 4 Directions below).

The local planning authority will not grant planning permission in respect of an outline application unless satisfied that the development proposed will be of the requisite standard. The powers available under the Town and Country Planning (Control of Advertisements) Regulations 1990 (and subsequent amendments) will be used as necessary to prevent the display of inappropriate advertisements.

The Borough planning authority will welcome the co-operation of the Parish Council, local Associations and members of the public in implementing these policies.

The character and appearance of the village of Condover could be affected detrimentally by development taking place in the surrounding countryside immediately next to the edge of the village. This area of related open space is essential to the setting of the village. The way in which this land flows simply to the outer buildings provides an important contrast and should be safeguarded. Accordingly the Borough Planning Authority will endeavour to ensure that the existing relationship between the village and landscape setting is maintained.

Implications of Conservation Area Status

Designation as a Conservation Area has the following implications:

Conservation Area status does give additional planning protection from unsympathetic development which might otherwise spoil an area's special character. From a planning point of view this designation means that there is a duty placed on the Council to preserve or enhance the special character and appearance of each Conservation Area and its setting. In practice, this means that all development proposals are extremely carefully considered to ensure that every scheme either improves the existing situation, or at least makes it no worse. Proposals which would spoil the special character will be resisted. Therefore, the scale of a proposal, the quality of its design, and the suitability of its materials will all be important issues in the consideration of any development scheme. These additional controls, which operate in conjunction with ordinary planning restrictions, are summarised as follows:

- The demolition of certain buildings, walls, fences and structures within Conservation Areas requires the submission of a formal application for Conservation Area Consent to the Borough Council.
- The range of "Permitted Development Rights" (which allow certain works and alterations to properties without the need for Planning Permission) is more limited within Conservation

Areas. Hence, planning applications can be required for things like extensions, satellite dishes, dormer windows, and outbuildings where ordinarily they would not be necessary.

- Similarly, applications for Advertisement Consent can also be necessary for signs which might not otherwise need formal approval.
- Planning permission is required to change the exterior of buildings with either stone, artificial stone, timber, plastic or tiles.
- Owners are required to give at least 6 weeks notice in writing to the Borough Council of any intention to cut down, lop or top any tree with a trunk over 75 mm in diameter (measured at a height of 1.5 m above ground level). A criminal offence would result if such notice is not given.

As the planning legislation is constantly being revised and updated, you are advised to contact Shrewsbury and Atcham Borough Council to establish whether your proposals require formal approval. In fact, it is strongly recommended that pre-application advice is first sought, to avoid unnecessary time and expense in producing unacceptable plans.

Implications of New Development within Conservation Areas

As every development must either preserve or enhance the appearance and character of a Conservation Area, the local planning authority will only permit new development that:

- achieves a high standard of design sympathetic with the character of the area
- is compatible with the scale, mass and form of adjacent buildings and their settings
- uses appropriate materials
- includes appropriate, good quality landscaping that compliments the area
- does not result in the loss of important open spaces or features of interest, and
- does not impinge upon views, into, out of, and within the Conservation Area.

Article 4 Directions

The character of Condoval Conservation Area has been affected to some extent by development since its initial designation in 1976. Most of this is of a relatively low profile, with the design and materials intended to be unobtrusive in order to complement the village's historic buildings and spaces, which continue to prevail. The following measures have been proposed in order to help preserve and enhance Condoval's special character.

Article 4 Directions are a means of regulating changes made to the frontages of unlisted buildings facing a public highway. This may include front walls, railings and hard landscaping as well as the façade itself. The mechanism of the Article 4 involves the removal of certain permitted development rights, such as the right to replace doors, windows or apply cement render to brickwork without planning permission.

The aim of making an Article 4 Direction is to assist in the retention or reinstatement of original features like external joinery and to promote the sympathetic replacement of damaged components. It is details such as these that are fundamental to the special character of a street or built up area. A Conservation Area Enhancement Grant scheme is operated by the Council to support the kind of works that concur with this objective.

Protection of Trees in Conservation Areas

The importance of trees is recognised in the Town and Country Planning Act 1990, which makes special provision for trees in Conservation Areas. Under Section 211 of the Act anyone proposing to carry out any works to trees at a property situated in a Conservation Area are required to give the Council six weeks notice of their intentions, in writing. Those who own trees that are located in a Conservation Area but covered by a Tree Preservation Order are not affected, as they are already required to obtain permission from the Local Authority before any works are carried out to their protected trees.

The notification of intent to carry out work should give the location and species of the tree/s and state exactly what works are proposed. An officer from the Local Authority will then inspect the tree/s and assess the proposal. If the tree/s have a high amenity value and the proposed work would be detrimental

to the tree/s, the Council may decide to protect them with a Tree Preservation Order. If no Order is made by the time the six week period expires, however, then the Local Authority has no objection to the proposal and work may commence.

There are some exemptions from the requirement to submit a notification. Works can be carried out without prior notification to trees that are dead, dying or dangerous, and saplings or young trees with a trunk diameter of less than 75 mm when measured at 1.5 m above ground level. In the case of dead, dying or dangerous trees, however, proof that the tree was in an adverse condition may be required by the Local Authority. It is recommended that, except in emergencies, the Local Authority is given five days notice prior to carrying out the work. If there are any queries or concerns the Tree Officer will be able to assist you.

Grants for Conservation

Subject to the availability of funds, the Council can offer assistance towards the cost of repairs to Historic Buildings and works to maintain or enhance buildings within Conservation Areas. These grants are administered under Sections 57 & 58 of the planning (Listed Buildings & Conservation Areas) Act 1990 and funds are offered to offset the increased cost related to the repairs of buildings conserved to be Historic or Architectural interest. Grants are generally offered at a rate of 40% with a maximum offer of £5,000 per application. Types of projects which may be eligible are:

- The repair and restoration of Historic Buildings, features of prominent buildings, for example the roof or external joinery and also free standing structures, such as waterpumps, summerhouses, etc.
- The renewal or introduction of paving schemes and landscaping, for example around a public building.
- The replacement of existing or the erection of new items such as Parish notice boards, dovecotes, village clocks, fountains, sundials, seats, etc.

Priority will be given to properties within the

Conservation Area and properties covered by Article 4 and 4(2) Directions restricting the installation and replacement of windows, doors, porches and front garden walls.

The Role of the Public

Much can be achieved if everyone is aware of the advantages of Conservation Area status. Positive protection of Condover's attractive features and improvements in the physical and visual amenities of the area is a priority for the Borough Council. Ensuring that the process of incremental repair, decoration and maintenance continues will contribute to the quality of the environment in this area.

For further information contact the Historic Environment team on:

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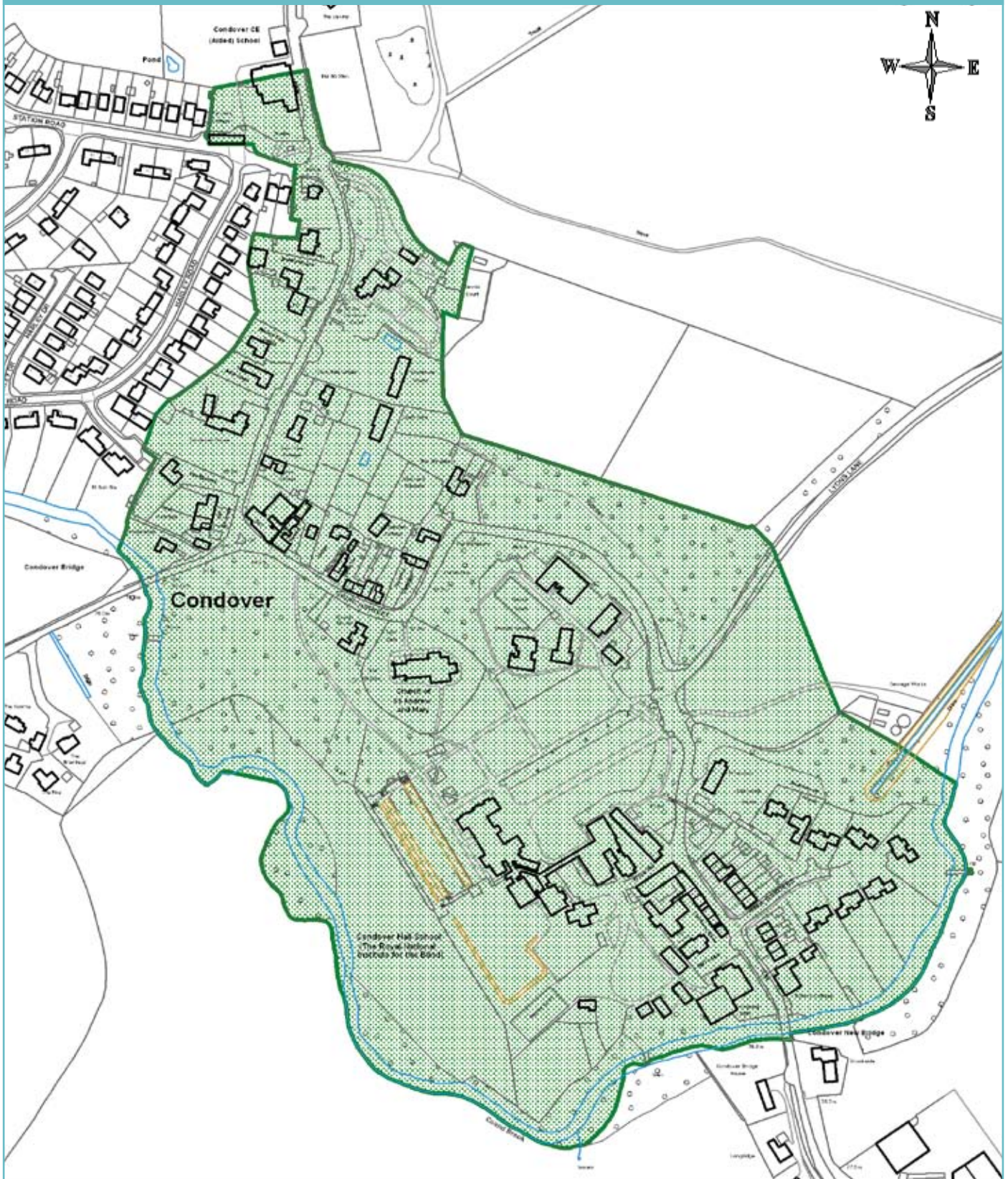
Design advice and guidance

Shropshire Council is always happy to give information, advice and guidance on the care of Conservation Areas.

APPENDIX 2: LISTED BUILDINGS IN CONDOVER CONSERVATION AREA

No. 1 Church Street (north side)	II
Nos. 2 and 3 Church Street (north side)	II
Nos. 4 and 5 Church Street (north side)	II
The Stone House, Church Street (north side)	II
No. 7 (former Village Store and Bakery)	II
The Bungalow, Church Street (north west side)	II
Church House, Church Street (south side)	II
Church of St Mary and St Andrew	II*
Scalloped basin approx. 3m north of tower of Church of St Mary and St Andrew	II
Sundial approx. 10m north west of tower of Church of St Mary and St Andrew	II
Goff memorial approx. 6m south of nave of Church of St Mary and St Andrew	II
Hiles memorial approx. 30m south of south transept of Church of St Mary and St Andrew	II
Jones memorial approx. 6m east of chancel of Church of St Mary and St Andrew	II
Jones memorial approx. 4m south of south transept of Church of St Mary and St Andrew	II
Oakley memorial approx. 7.5m south east of chancel of Church of St Mary and St Andrew	II
Willinson memorial approx. 4m east of chancel of St Mary and St Andrew	II
Wood memorial approx. 7.5m south of nave of Church of St Mary and St Andrew	II
Unidentified chest tomb approx. 7m east of chancel of Church of St Mary and St Andrew	II
Unidentified chest tomb approx. 3m north east of chancel of Church of St Mary and St Andrew	II
Unidentified chest tomb approx. 6m south of nave of Church of St Mary and St Andrew	II
Unidentified chest tomb approx. 23m south of tower of Church of St Mary and St Andrew	II
Unidentified pedestal tomb approx. 15m s of south transept of Church of St Mary and St Andrew	II
Rose Cottage	II
Yew Tree Cottage	II
Condoval Court (formerly The Small House)	II
Post Office	II
The Old Vicarage	II
Stables approx 20m south west of the Old Vicarage	II
Milestone set in front garden wall of the Old Vicarage	II
Condoval Hall	I
Main gateway and gates to Condoval Hall	I
Wall flanking main gateway to Condoval Hall for distance of approx. 20m to north	II
Wall flanking main gateway to Condoval Hall for a distance of approx. 200m to south west	II
Balustraded upper terrace to west of Condoval Hall with urns, bastion garden house and 2 flights of steps to lower terrace	II
Lower terrace to west of Condoval Hall	II
Grotesque statue at north west corner of lower terrace to west of Condoval Hall	II
Seated exedra and steps approx 110m north west of Condoval Hall	II
The Cruciform House	II

APPENDIX 3: MAP OF CONDOVER CONSERVATION AREA



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