

Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and
Developers



Westbury

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.

Westbury Conservation Area was designated on June 21, 1983, with the boundary extended on July 10, 2006. It covers an area of 12.4 hectares. The Conservation Area is bounded by the solid green line indicated on the Map (Appendix 3) and comprises the majority of dwellings in the village. For the most part the boundaries run along existing fences, watercourses, walls or other property boundaries.

This appraisal of the Westbury 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

Westbury is an attractive village approximately eight and a half miles west of Shrewsbury. It lies at the centre of its own large Parish, which borders Wales on the extreme west side. The south western portion of the Parish boundary forms the Borough boundary with South Shropshire.

The village lies on the western fringe of the Shropshire Plain on gently rising ground at about the 450 foot contour. To the west the foothills of the Long Mountain massif provide a sheltered aspect, the higher peaks of which form a natural barrier between England and Wales. The National boundary still bisects the ancient ridgeway near the summit at an altitude of over 1,300 feet.



Fine views are given to the south and south east towards the Stiperstones, Long Mynd and outlying foothills. To the north and east the Shropshire Plain presents a great expanse of agricultural land watered by the River Severn and an important local tributary, the Rea Brook, which rises among the range of hills that includes the conspicuous tree capped Bromlow Callow (1,246 ft).

The population of Westbury is about 502 (2001 census).



ORIGINS AND DEVELOPMENT

The large Parish of Westbury comprises the settlements of Caus Forest, Lake, Marche, Minsterley, Newtown, Stoney Stretton, Vennington, Wallop, Westbury, Whitton, Winsley and Yockleton, some of which are of ancient origin.

Early History

There is substantial evidence in Westbury of human settlement or activity dating from the Roman, Saxon and Medieval periods. The present road from Shrewsbury to Westbury, west of Cruckton, is thought to follow the alignment of a Roman road from Wroxeter to forts at Forden, Gaer and Caersws. Stoney Stretton, two miles to the east, is thought to have derived its name from this ancient highway. Of the other roads that converge on Westbury, that to Caus formerly left the village east of Beeches Farm and ran along the crest of Whitton Hill. The road to Asterley was originally a field road to the Common Wood of Hinwood, but became more important in the 18th Century when it was used by coal wagons from the Asterley mines. In the Middle Ages the road which passes through Vennington and along the crest of the Long Mountain was the principal route between Shrewsbury and Newtown, and was still used as an alternative route to Welshpool up until the 1820s.

During the early Middle Ages the natural route systems of the Rea Valley and the Long Mountain were of considerable strategic importance in the defence of the Welsh Marches west of Shrewsbury. The principal route from Montgomery to Shrewsbury ran up the Camlad Valley via Chirbury and Worthen then along each side of the Rea to Westbury. At Westbury this valley route is joined by the ridgeway running over the Long Mountain and a "burgh" was presumably established at this important road junction in Saxon times.

Frontier guards are said to have been killed at Westbury in 1053 when the manor was held by Ernui. In 1086, Westbury is recorded as being the property of Roger Fitz Corbet, who held it on behalf of the Earl of Shrewsbury, Roger Montgomery. Two priests were also recorded as being incumbent at Westbury Church. After being lost by the Earls of Shrewsbury in 1102, the manor was held by the barony of Caus until the end of feudal tenures.

Westbury's strategic importance was somewhat diminished after the Norman Conquest, when Montgomery Castle was constructed as a first line of defence, but four castles, perhaps forming part of a coherent system of defence between Montgomery and Shrewsbury, lay within the Parish.

Post Medieval History

At the village core there is a large enclosure within which stands the Church of St Mary, the Parsonage and the former Smithy. These may have been sited there because of the convergence of the roads at this location, however this area is also likely to represent the extent of earthworks surrounding the Saxon "burgh" which seems to have given the village its name. All the farmhouses stand on the outer edge of this central enclosure, a pattern which has persisted since at least 1768.

Westbury Mill was said to be in decay in 1274 and was subsequently repaired in 1316, but after this date no records were made. The Smithy (top left, page 4), now a dwelling, is constructed of local stone and stands east of the Rectory. It closed in 1946, but probably occupies the site of a Smithy first recorded in 1601.

Grange Farm (below) is a timber-framed house subsequently enclosed in brick. Although none of the remaining houses in the village appear from their brick or stone exterior to have been built before the late 18th Century, investigations of their interiors may reveal other examples of timber framing.



The village had four alehouses throughout the 17th Century and three in the late 18th Century. The Lion Inn stands south of the main road junction and is a brick cased timber-framed building with a round tower to the south west corner. It remains the only alehouse in the village and has been since 1870.



In 1841 'Salopian Stores' (now Salopian House, shown below) on the corner of the Vennington Road, was described as a beer house.



The village was formerly served by train with a halt near Halfway House where the railway crosses the Llanfyllin road. The Shrewsbury-Welshpool railway opened in 1862 and remains one of the main transport links between the Midlands and mid Wales. Westbury Station closed in 1960.

Westbury and Yockleton Parishes have been held in plurality since 1959 and Minsterley was consecrated as a chapel of ease to Westbury in 1692.



FORM AND LAYOUT

A stone-built Toll House at the junction of the Worthen and Minsterley roads, south west of the village, had ogee-headed windows. It closely resembled a Toll House at Minsterley and both were built in 1768 when the road was turnpiked. A parish workhouse on the Shrewsbury road, built in 1768 and subsequently let as cottages after 1800, has since been demolished.

The Hermitage, a Georgian brick house to the north of the Church, was formerly a charity school built in 1728 and enlarged in 1736. The present school was built in 1850 when the charity school was sold.

By 1768 squatters cottages had been built on the Vennington road west of the village in an area known as the Common Plock. Of the seven that were built, only No. 3 Vennington Road survives.

Two pairs of estate cottages (above right) were built to the north of the churchyard in the mid 19th Century, one of which is dated 1858, and a further group of estate cottages was built on the Vennington road in 1901.

The historic core of Westbury has developed around the 11th Century Church of St Mary, which stands roughly in the middle of the D-shaped 'burgh' that possibly defines the extent of Saxon earthworks enclosing a defensive border settlement. The present Church has been subsequently altered and enlarged although the earliest rebuilding possibly replaced a small Norman or late Saxon church.





roads. Much of this housing is out of character with the buildings found in the Conservation Area and has been excluded because of this.



Six metalled lanes currently converge on the village. However, At least ten track-ways radiate from the village out to the fields and towards the surrounding villages and hamlets. Many of the obsolete lanes can still be traced along footpaths or are still in use as farm tracks. These ancient track-ways established the layout of the village and determined the position and size of the plots along and between the roads prior to more recent residential development. The routes were not engineered but used the relief of the land to establish the most convenient course. This has resulted in an attractive and organic system of roads within the settlement, giving rise to a rich diversity of vistas.

The village is bound to the west by a small watercourse known as Westbury Brook. This runs eastwards and meets the Rea Brook at Hanwood. The brook is bridged by the westbound roads to Vennington and Welshpool, via Halfway House.

Old farmbuildings, outhouses or boundary walls of brick or stone often define the edges of roads within the village. The Glebeland, at the centre of the village, is bounded by a stone wall, which in conjunction with the narrow lanes and dense vegetation, is a feature of this part of the Conservation Area. The stone walls are made up of a variety of copings and stone sizes, some of which are topped with Yew and Laurel hedges.



ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL

Westbury is a compact settlement with a single line of buildings bordering the main thoroughfares. The back-gardens of the majority of houses in Westbury (i.e. those outside the central enclosure), adjoin the surrounding countryside and are usually separated from the fields by traditionally laid hedges. This feature of the village is an essential characteristic. South east of the village, houses from various periods of the 20th Century (above right) have been built either side of the Shrewsbury and Asterley

Of chief archaeological interest in Westbury is the central D-shaped enclosure. This is possibly a Saxon "burgh", the banks or edges of which possibly define the extent of Saxon earthworks enclosing a defensive border settlement. The presence of a church in 1086 suggests that the present 12th Century building likely replaced a church of Saxon origin. Certainly the site may have been used as a place of worship for some considerable time. The buildings in the vicinity of the enclosure comprise the oldest within the village and further investigation may help to establish the original extent and function of these buildings and yield useful information regarding Westbury's medieval history and subsequent development.

ARCHITECTURAL AND HISTORIC QUALITIES OF THE VILLAGE

Westbury is a good example of a pre-medieval settlement that developed as a rural village centre during the medieval period. Its existing form, layout and overall size were well established by the early 16th Century, although the character and appearance of the settlement continued to change significantly into the 19th Century. Westbury contains examples of buildings from many periods between the 12th and 20th Centuries, some of which are of significant interest.

Contribution Made by Listed Buildings



Many of the other listed buildings are prominently sited in relation to the public highways and hence make a significant contribution to the character and appearance of the village. Lower House Farmhouse (below) is perhaps the most arresting building in Westbury. A largely 18th Century stone frontage conceals timber frame construction dating from the 16th and 17th Centuries.



The Church of St Mary forms a handsome centrepiece in the village. It is built of red sandstone with a hand made clay tile roof. The west tower dates from 1753 and is classically detailed, though a number of modern windows were added in the gothic fashion following restoration in 1878. Within the building there are substantial elements belonging to the 13th and 14th Centuries. The timber roofs to the nave and north aisle are also noteworthy, the latter consisting of 36 independent trussed rafters, recently repaired to a very high standard. The graveyard, which is situated to the north of the Church, is entered through a handsome Lychgate, shown above right.



The former agricultural buildings (below) adjacent to Lower House Farmhouse are also listed and were recently converted to domestic use. Although the conversion scheme could have been more sympathetic, the incorporation of existing stone walls, timber cladding and plain tile roofs has ensured that these buildings retain something of their vernacular character.



Hall Farmhouse (below) is a beautifully proportioned building of the late 18th Century. It presents an interesting contrast of fine brickwork to the front and rubble-stone construction to the rear. The mullion and transom casement windows to the main elevation also represent a rare survival.



The Old Rectory (below) is much less conspicuous within the village but is a good example of Regency architecture in a provincial setting. The two storey polygonal bay to the south elevation has a handsome lattice-work veranda beneath a tented lead canopy.



Grange Farmhouse has a more complicated building history. The early 19th Century frontage conceals a much older building of timber frame construction. The cross wings to the rear combine rubble stone and brick to the exterior walls.



The Hermitage (below left) provides a good foil for the Church of St Mary. It is a plain Early Georgian building with a brick frontage and attractive timber casements with white shutters. The building is set back from the highway with the intervening land used for grazing.

Two further listed buildings within the Conservation Area represent simpler dwellings of the late 17th and early 18th Century. No. 3 Vennington Road, shown below, is a rare example of a squatter's cottage with low ceilings and split level attic floor rooms above. The building combines timber framing, stone and brick with later lean-to projections, all on a diminutive scale. Listed building consent was recently granted for an extension to the building.

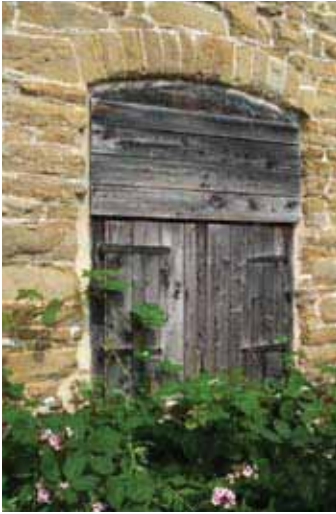


Brook Cottage (below) still preserves some of its early 18th Century appearance in spite of being more than doubled in size by a late 20th Century extension in stone. The latter obscures the original form of the building as well as a fine stone chimney stack which acted as a lateral buttress to the old cottage.



Westbury has many good examples of typical Georgian and Victorian details, in particular doorcases and windows. The most striking examples are illustrated below.

Prevailing Materials and Local Details



In villages throughout Shropshire locally available materials have determined the predominant method of construction, and consequently the main architectural features. Apart from the general use of local clay bricks, in Westbury this meant the use of a locally quarried sedimentary stone that varies in colour from an attractive grey-green to ochre. The material is also of variable quality with hard wearing stone being found adjacent to much softer stone that has a tendency to shale. It is ideally suited to random stone walling (above), and it has also been used successfully as a coursed walling material. Although the local quarry is no longer worked, there is a supply of stone available from dismantled or derelict buildings and walls.

In Westbury there is little evidence of dressed masonry. The most frequent use of stone is as a random, roughly shaped wall, with window openings using timber lintels, or brick on edge segmental arches. Reveals and corners are usually expressed as undressed, roughly cut blocks.



Timber framing (above) is not characteristic of the village, and much of what little remains has been

concealed by subsequent building activity. The occasional timber framed elevation combines brick or stonework and in a number of cases all three building styles merge within a single elevation.

Brick is the most common building material in Westbury, 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 insofar as they help to maintain homogeneity within the village through the use of traditional fenestration and local building materials, such as local brick, stone or timber and Welsh slate. These buildings include Brook House (above), Salopian House, The Beeches (below), George Villas, the Old Police House, Lilleshall Cottage, Rose Cottage and The Post Office, and The Forge. The impact of these buildings has been undermined



in some cases through the introduction of inappropriate UPVC doors or casement windows.

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 to residential use, thus avoiding the creation of unsightly gaps in the village. The complexes, such as those to Hall Farmhouse and Grange Farm, provide compact outlines that would be difficult to reproduce in a modern building.

General Features and Other Characteristics

Acting as the unifying elements of all the varying built forms are the brown tiled or slate 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 topped with hedges.



In some instances buildings are sited on the very corner of a lane so as to close a vista effectively and, on passing, reveal a completely new aspect of the village. Additional interest is provided by subtle changes in level along each of the lanes as they pass through the village. The approaches to the village are all similar in that the lanes are low set, almost sunken, hemmed in by traditionally laid deciduous hedges that are closely cropped.

Other features of interest include several fine monuments within St Mary's churchyard as well as cast iron gates, railings and water pumps associated with some of the older properties in the village.



Contribution Made by Green Spaces to the Setting of Westbury

Although Westbury is a small, compact settlement, the Conservation Area includes many valuable green spaces that help to define the character of the village. Within the settlement there are large gardens to many of the houses within and around the central D-shaped enclosure. Those within the enclosure occupy former glebe land which remained undeveloped until the mid 20th Century. Other significant areas of open space include the churchyard and the cemetery across the main road north of the Church.



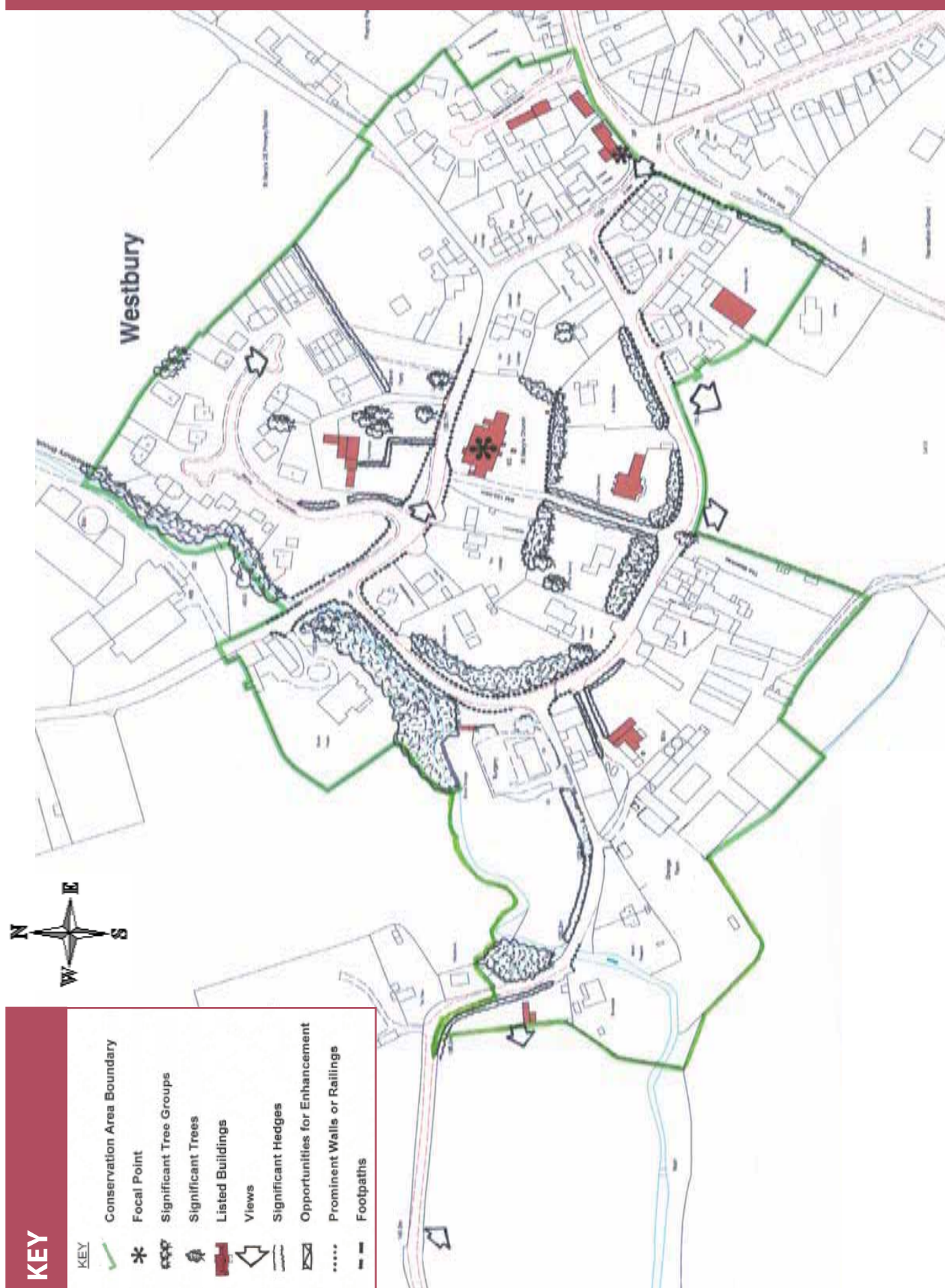
The Conservation Area is bound to the north, south and west by agricultural land. These open fields form the foreground to the village as it is approached from the surrounding area, by road or on foot, and is used chiefly for grazing, giving Westbury its distinctive rural character. All but one of these fields lies outside the 2001 development boundary thereby ensuring that most types of development would be contrary to local policy. Westbury is a

CHARACTER OF SETTING AND TOPOGRAPHY

Westbury lies on a gentle slope, nestling at the foot of the Long Mountain massif which rises abruptly to the west of the village. To the north, further elevated land dominates the skyline in the form of the Breidden Hills. Beyond, the undulating land to the north and east of the Shropshire plain stretches far into the distance. To the south east of the village a thickly wooded area adds interest to the middle distance and was the scene of much quarrying activity during the 18th Century. Beyond Quarry Wood lies the attractive parkland to Winsley Hall and the expansive Rea Valley, which is bound to the south by the dramatic outline of the Stiperstones Ridge and Bromlow Callow.



MAP 1: PRINCIPAL FEATURES OF INTEREST IN WESTBURY CONSERVATION AREA



designated settlement and therefore additional housing within the development boundary is currently supported under the Local Plan. The size of the village and a minimum provision of local services would mean that effective integration of small-scale residential development would be feasible. The recently completed Jubilee Mews is a good example of this kind of housing initiative (shown below).



The green spaces outlined above are integral to the character of the Conservation Area because they help to maintain the soft boundary that exists between village and countryside. These areas of undeveloped land permit excellent views both in to 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

Within the Conservation Area the chief public spaces are formed by the roads that enclose much of the village. The circuitous network of highways contributes much interest and variety to the character of Westbury. The configuration of the road layout provides strong definition to the setting of the listed buildings and other structural curtilage 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 Conservation Area is moderate, with a lack of mature indigenous trees in some parts of the village. Large individual specimens and handsome groups are to be found in the grounds to the Rectory, Old Rectory, Brook House, The Hermitage and the Church of St Mary. The predominant species in the village include Oak, Cedar, Locust, Lime, Beech, Yew and Horse Chestnut.

Adjacent to much of the village may be found mature hedging and field trees, notably Oak, Ash and Sycamore.



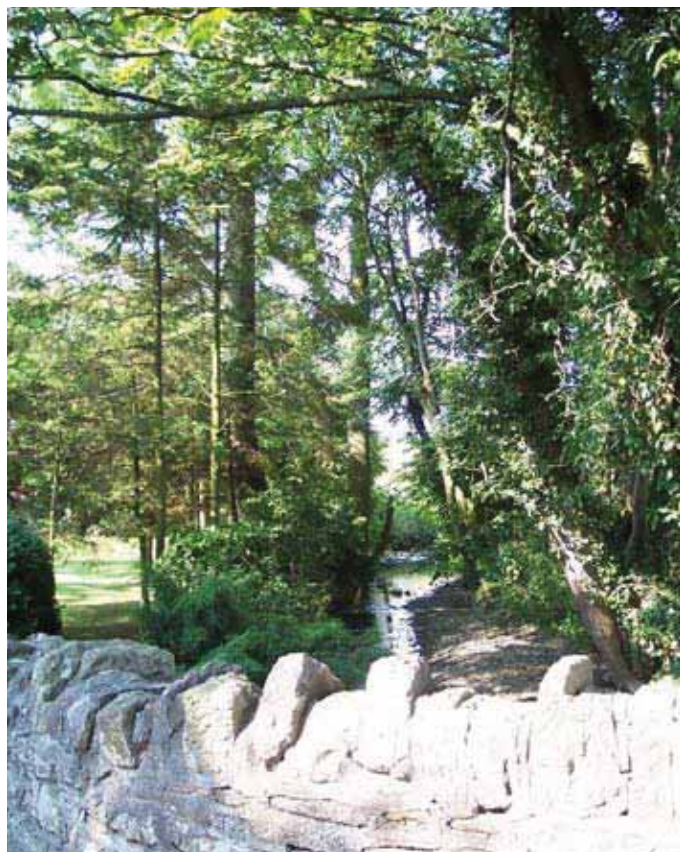
The Extent of Loss, Intrusion or Damage



Intrusion in the form of new development within the Conservation Area has been effectively regulated since designation in 1983. Several detached properties of the early 1990s are sympathetic to the character of the village through their considered use of materials, architectural details and vernacular features such as dormer windows and timber porches. No serious loss or damage to historic fabric has arisen since designation, though a large amount of improvement or repair work has been undertaken (notably the Church of St Mary and Brook Cottage). The reinstatement of original timber casements should be encouraged in unlisted buildings of local interest such as George Villas, The Forge and The Post Office.

NEUTRAL AREAS AND OPPORTUNITIES FOR ENHANCEMENT

The neutral areas within the Conservation Area include the field north east of White House and some of the agricultural curtilage to Grange Farm. In the event of any of these buildings falling into disuse, conversion of traditional buildings should be considered as sympathetically as possible. Preference should be given to retaining these structures in agricultural use in order to avoid the possibility of over-population and excessive traffic within the historic core of the settlement.



Land adjacent to Vennington Road to the west of the original Conservation Area boundary has been developed piecemeal over time with several detached bungalows built alongside the road in the place of the historic squatters' cottages. The impact of further development should be carefully assessed before being approved. Although this area lies outside the development boundary, it contains buildings of historic interest (photo below) as well as a significant number of waterside trees (photo above) and important hedgerows. Accordingly, the Conservation Area was extended in 2006 to include the area of land between the original western boundary and No. 3 Vennington Road.



The character of any new housing within the Conservation Area should endeavour to be sympathetic to the historic context, as indeed some of the recent attempts have been, such as Jubilee Mews. 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 Westbury 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.



Redundant Buildings

Owing to the great deal of activity involving the conversion of agricultural buildings to residential units during the previous fifteen years there is no longer a significant problem regarding redundant buildings in Westbury. Those that are currently considered to be vulnerable include the agricultural curtilage to Grange Farm.



APPENDIX 1: GENERAL INFORMATION

POLICIES RELATING TO WESTBURY 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 Westbury.

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 Westbury.
- 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 Westbury. 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 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 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 Westbury 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 make 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 Westbury Conservation Area has been affected to some extent by development on the periphery since its designation in 1983. Most of this development has been unobtrusive or complementary, however, and the historic buildings and spaces continue to prevail. The following measures have been proposed in order to help preserve and enhance its 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 building Conservation & the Enhancement of Conservation Areas

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 Westbury'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.

Design Advice and Guidance

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

For further information contact the Historic Environment Team:

**Address: Historic Environment
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND**

**01743 252586
historic.environment@shropshire.gov.uk**

Acknowledgements

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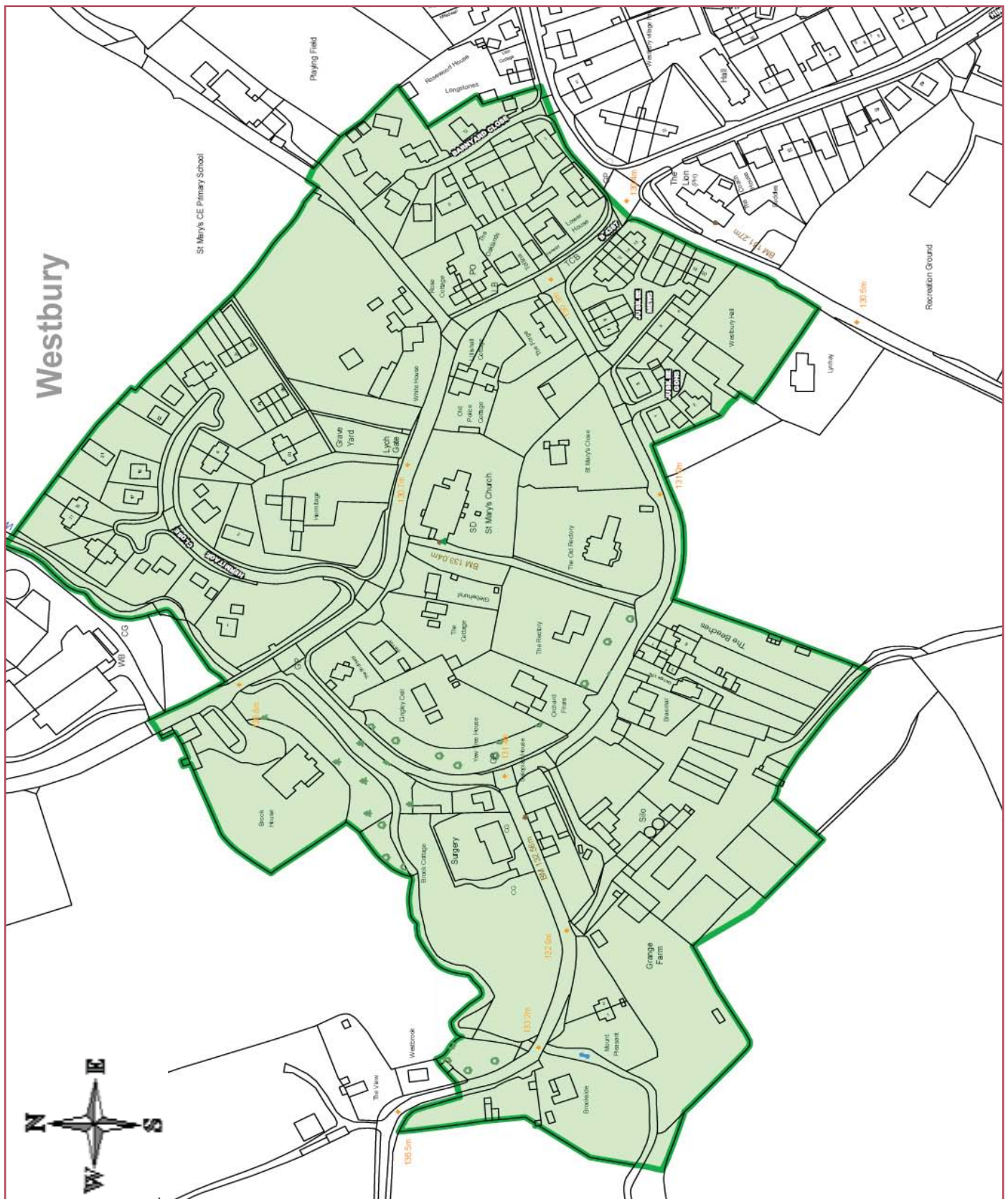


APPENDIX 2: LISTED BUILDINGS IN WESTBURY CONSERVATION AREA

Listed Buildings

Church of St Mary	II*
Sundial approx. 7 m to south of nave of Church of St Mary	II
Chest tomb approx. 21m south east of chancel of Church of St Mary	II
No 3 Vennington Road	II
Lower House Farmhouse	II
Stables approx. 7m to north east of Lower House Farmhouse	II
Barn and attached cow house approx. 35m to north of Lower House Farmhouse	II
The Hermitage	II
Brook Cottage	II
Grange Farmhouse	II
Pump approx. 4m to south west of Grange Farmhouse	II
The Old Rectory	II
Hall Farmhouse	II

APPENDIX 3: MAP OF WESTBURY CONSERVATION AREA



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Historic Environment Team
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

01743 252586

historic.environment@shropshire.gov.uk

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Team
Conservation Area Appraisal

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