

CONSERVATION AREA APPRAISAL



NEWTON

DESIGNATED SEPTEMBER 1988

PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

NEWTON CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990
NEWTON CONSERVATION AREA**

1.0 THE EXTENT OF NEWTON CONSERVATION AREA

- 1.1 The Newton Conservation Area consists of the whole of the historic hamlet of Newton which is part of the town and parish of Craven Arms and its environs as illustrated in the Newton Conservation Area Plan.

2.0 THE DESIGNATION OF NEWTON CONSERVATION AREA

- 2.1 Newton Conservation Area was designated as a Conservation Area by South Shropshire District Council in September 1988 in accordance with the provisions of the Town and Country Planning Act 1971.
- 2.2 From 24th August 1990 the statutory provisions for the designation, preservation and enhancement of Conservation Areas are contained in Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990. From the same date the statutory provisions for the control of development in Conservation Areas is contained in that Act and in the Town and Country Planning Act 1990.

3.0 THE HISTORY OF NEWTON CONSERVATION AREA

- 3.1 Newton was, until the coming of the railway, a hamlet in the parish of Stokesay. The settlement grew during the mid to late 19th Century and today Newton is the name for the southern half of the present day town of Craven Arms.

4.0 THE CHARACTERISTICS OF THE NEWTON CONSERVATION AREA

Introduction

- 4.1 The village street is the old turnpike road that fell into disuse after the re-routing of the main road early in the 19th Century. However, the line of the old turnpike towards Stokesay is still discernable across the fields to the south.
- 4.2 There are no trees of particular individual note in Newton but there are enough trees along the River Onny on both banks and in the watermeadows to the north to provide a pleasing backdrop to the settlement. Beyond the watermeadows is the rising land towards Norton Camp and View Edge, the hills to the southeast and southwest respectively.



- 4.3 A character appraisal of the village has been carried out and the main findings are set out under the following headings: -

Setting
 Archaeological Significance
 Architectural and Historic Quality
 Street Scene
 Key Buildings
 Materials

Setting

- 4.4 Newton lies in the parish of Stokesay about 800m (half mile) north of the Castle and Church from which it is (possibly conveniently) concealed from view by the lie of the land.

It is the general aspect of Newton as a very small hamlet by the River Onny, still surrounded on three sides by open fields with hedgerows and trees against the backdrop of wooded hills that has led to the suggested boundary of the Conservation Area.

Archaeological Significance

- 4.5 The following are classed as monuments in the Newton Conservation Area: -

- No's 2 and 3 (formerly listed as Stokesay Craven Arms Nos 2 and 3) (Grade II Listing)
- No 141 (formerly listed as Stokesay Craven Arms No 141) (Grade II Listing)
- No.142 Old Newton (formerly listed as Stokesay Newton, Craven Arms No 142) (Grade II Listing)
- No's 146 and 147 The Old Rectory (formerly listed as Stokesay Newton, Craven Arms No's 146 and 147) (Grade II Listing)
 No. 147 was listed on 28/10/69.
- House adjacent to Stokesay Castle Hotel (Stokesay Castle Hotel not included) (Grade II Listing)
 A single storey and attic house of the 17th Century, it is of timber frame and plaster construction with a corrugated iron roof that advances over a rubble lean-to to the right.

- Ring ditch
A possible ring ditch of probable Bronze Age date
Bronze Age - 2350 BC? to 701 BC?

Architectural and Historic Quality

- 4.6 Nos. 2, 3, 141, 142, 146 and 147 are all buildings listed as being of special architectural or historic interest.
- 4.7 Although some of the existing buildings are of the 19th and 20th Centuries, the settlement still retains the pattern of development discernable in maps of the 18th Century. This pattern of a scattered handful of houses of differing types and sizes contrasts emphatically with the uniformity of the railway town immediately to the north.
- 4.8 The modern buildings, while unremarkable in their design, have retained the scale and pattern of the place and do not clash unduly with earlier buildings.

Street Scene

- 4.9 The random placing of the buildings with some placed at ranging distances from the street and others with doors opening straight onto the carriageway is unified by the boundary walls to many of the properties in the same Silurian stone.

Key Buildings

- 4.10 **No's 2 and 3** are 17th Century timber-frame with plaster and brick infill constructions on a sandstone rubble plinth, 2 storeys with a plain tile roof and brick end stacks.
- 4.11 **No 141** is a 2 storey house of the late 16th/early 17th Century of timber-frame and plaster construction over sandstone rubble to the ground floor with a 19th century plain tile roof with a gable to the road.
- 4.12 **No.142** is a single storey plus attic building of the 17th Century of timber-frame and plaster construction with a plain tile roof.
- 4.13 **No's 146 and 147, The Old Rectory**, was originally one building, now divided into two houses. A late 16th or early 17th Century timber-frame and plaster 2 storey plus attic construction with a stone tile roof with a gable to the road.

Materials

- 4.14 The buildings constructed in the 17th Century are in the local style that mixes timber frame construction with plinths, chimneys and other features in the local Silurian siltstone, while the buildings of 19th and 20th Century dates are mostly of brick and stone and of inauspicious design.

5.0 THE LEGAL FRAMEWORK

- 5.1 Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 as "...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". This is a strictly applied definition and should not be confused with Areas of Outstanding Natural Beauty or other designated areas.
- 5.2 Conservation areas are designated by Local Planning Authorities, usually after

public consultation, although this is not a legal requirement.

The Effect of Conservation Area Status

The consequences of designation as a conservation area are as follows:

- 5.3 The Local Planning Authority is under a duty “from time to time” to publish and consult on proposals to preserve and enhance conservation areas.
- 5.4 In dealing with planning applications in conservation areas, the Local Planning Authority is required to “pay special attention” to the desirability of preserving or enhancing the character or appearance of the area. This means that there is a higher standard of design required in conservation areas than elsewhere.
- 5.5 Outline planning applications will not normally be entertained.
- 5.6 Planning applications in conservation areas must be advertised as prescribed by Regulations.
- 5.7 It is an **offence** to demolish a building or structure in a conservation area without the consent of the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.8 English Heritage has the power to make grants or loans for preservation or enhancement, although none are currently available.
- 5.9 It is an **offence** to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks notice to the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.10 Permitted development and the right to display advertisements are more limited than elsewhere.
- 5.11 Telecommunications operators have more onerous obligations placed on them.



6.0 PLANNING POLICY STATEMENT 5

PPS5 is the current policy guidance on protection and enhancement of the historic environment.

Development proposals in conservation areas will need to take into account the requirements of PPS5 and in particular the extracts below.

6.1 Planning Policy Statement 5 Planning for the Historic Environment

HE10.1 Special regard should be given to such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (e.g. the scale and spacing of window openings, and the nature and quality of materials)

HE10.2 Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development, which makes a positive contribution to an areas character or appearance, or by development which leaves character and appearance unharmed.

6.2 In determining applications for proposals to which this policy guidance applies, the Council will have regard to:

Any conservation area statement or village design statement;

The quality of the design and the appropriateness of the proposed use;

The appropriateness of materials and building techniques

Reasons

- a) To ensure new development in a conservation area preserves or enhances its character and appearance and conserves its distinctive qualities;
- b) To ensure that the character or appearance of a conservation area is not adversely affected by the demolition of buildings;
- c) To conform to Policy QE5 of the West Midlands Regional Spatial Strategy;
- d) To conform to PPS5

7.0 Guidance on the policy criteria

7.1 **Special regard given to the scale, design and materials** means that new developments must blend in with the character of the area, not that individuals building styles must be copied.

7.2 The requirement for **demolition of buildings in conservation areas** to be part of the scheme of redevelopment is to avoid unsightly gaps occurring in street frontages.

7.3 There is specific **Supplementary Planning Guidance**:

- Conservation Area statements for most conservation areas
- A variety of Town and Village Design Statements

7.4 **Quality and appropriateness of design, materials and use** is required for all proposals in conservation areas. In considering applications for new development in Conservation Areas, the Council will generally have regard to the following criteria:

- The siting of the development must conform to the general pattern of development in the area and not dominate existing buildings or occupy part of their curtilages.
- The scale of the proposal must be in conformity with the scale of existing buildings within that part of the Conservation Area.

- The use should be one, which is appropriate to the area and will give rise to development of an appropriate scale.
- The proportions of the building and its fenestration must be in keeping with the characteristics of existing buildings in the area.
- The alignment of the proposal along its highway frontage must conform to the pattern of development in the area.
- The proposal must maintain the characteristics of the roofline of the street as regards height, shape and pitch of roof and is not be of a height, which would intrude onto the skyline from any viewpoint.
- The proposal should conform to the existing pattern of door and window openings and their detailing prevailing within the area.
- The proposal should be constructed in materials traditionally used in the Conservation Area matching exactly the colour and texture of that material.
- The proposal should retain, restore or add traditional boundary walls in stone or brick in accordance with the tradition in the Conservation Area.
- The proposal should retain existing trees and provide for the planting of new specimen trees where possible.
- The proposal should retain, and take account of traditional burgage plot layouts or other historic plot and layout forms and ancillary buildings and boundary treatments.

8.0 OTHER CRITERIA

- 8.1 As far as possible the Council aims to conserve **traditional shopfronts** by preventing their removal and discouraging unsuitable alterations. Proposals for **new shopfronts and fascias** within conservation areas will be permitted provided: -
- they complement both the architectural character and detail of the building onto which they are to be fitted.
 - they do not result in the removal of any existing separate access to upper storeys or preclude the restoration of such an access if already removed.
- 8.2 Where appropriate the Council, in consultation with the Highway Authority, will seek to introduce schemes to **rationalise traffic and pedestrian signs and other street furniture** in conservation areas in the interests of the amenity. It is recognised that obstructive traffic signs and other street furniture can create 'clutter' and form a visual intrusion that detracts from the appearance and character of the District's conservation areas. The intention of this guidance is to minimise such impacts.
- 8.3 Through the control of new development and Enhancement Schemes carried out in conjunction with the Highway Authority, the Council will ensure that **traditional paved areas** are conserved and maintained. Considerable investment has been made on many listed and non listed buildings in the conservation areas throughout the County. The purpose of this advice is to ensure that similar attention is paid to the space between the buildings in particular the traditional paved areas.

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