



CLENT CONSERVATION AREA

DESIGNATED
MARCH 1981



GRANTS

The Council can make grants available for the repairs of buildings of historic importance. Subject to funding, eligible work would include conservation repairs to the external structure, including the reinstatement of authentic architectural details. The Council also has provision to make grants available for conservation area enhancement schemes.

FURTHER INFORMATION

Advice can be obtained from the Planning and Environmental Services Department of Bromsgrove District Council and Worcestershire County Council.

Conservation Officer - Tel: (01527) 881326 Conservation Area consent, planning, listed building matters and historic building grants.

Tree Officers - Tel: (01527) 881321/1320 Tree matters including tree protection, consent and tree preservation orders.

Archaeology Officer - Tel: (01905) 855454 Archaeology protection/recording.

REFERENCES AND PUBLICATIONS

Bromsgrove District Local Plan

Worcestershire Structure Plan 1966 - 2011

West Midlands Regional Spatial Strategy 2001 - 2021

The Emerging Bromsgrove District Local Development Framework

Planning Policy Guidance No 15 - Planning and the Historic Environment

Planning Policy Guidance No 16 - Planning and Archaeology

The Planning (Listed Buildings and Conservation Areas) Act 1990

Guide to the Principles of the Conservation of Historic Buildings. BS 1793



BROMSGROVE DISTRICT COUNCIL
 HEAD OF PLANNING AND ENVIRONMENT SERVICES
 THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE B60 1AA



HISTORICAL CONTEXT



Adams Hill

In the Victoria County History of Worcestershire, Clent is described as a 'hilly Parish'. This is rather an understatement as the Clent Hills form the tallest range in the District with Walton Hill being over 1000 feet above sea level, one of the most visible landmarks in the area. The hills have been settled for thousands of years, shown by ancient remains such as Bronze Age burial mounds and flint implements. The hills themselves were reputedly the battleground between Ancient Britons and invading Saxons. Much of the land of the Clents now belongs to the National Trust having been sold by the Lytteltons who owned the manor of Clent for more than 300 years and still reside at Hagley Hall. The District's largest common on Clent Hill was grazed and its open appearance is now maintained within a Country Park. The settlement now contains a number of listed buildings of special architectural or historic interest and nearby, closely associated with Clent, is the Church of St. Kenelm, a Grade 1 building dedicated to the boy King Kenelm who was murdered in the Clent Hills in 819 AD at the word of his wicked sister Quendrya. The legend of Kenelm and his martyrdom may have been instrumental in the growth of Clent as the settlement was an important resting place for pilgrims visiting the hills in search of miracles and travelling to pay homage to the Saxon King. Another building of note is the church of St. Leonard dating from the 12th Century. St. Leonard is the patron saint of iron workers which is appropriate since the main industry of Clent in the 16th and 17th Centuries was scythe making, followed by nail making which died out in the late 19th Century. The remains of this activity can still be seen in the pools and forges along the streams which run off the hills and the scattered dwellings along the steep valleys.

Although the village is located barely 2 miles from the edge of the West Midlands conurbation, its architectural and historic interest has endured. The arrangement of Clent strung out at the foot of the Clent Hills has given it a distinct character, within its rural setting, which it is desirable to preserve. For this reason Clent was designated as a Conservation Area in 1981.



*'Church of St. Leonard'
Walton Pool Lane*

WHAT IS A CONSERVATION AREA



Conservation areas are designated by the District Council as areas of special architectural or historic interest, the character and appearance of which the Council considers desirable to preserve or enhance.

Designation gives additional planning controls, but the success of measures to protect and enhance an area depends on there being community support, particularly from property occupiers. It is the special quality and interest of the area, rather than the merit of individual buildings that is the prime consideration in identifying conservation areas.

It may be the group value of listed buildings, their relationship to each other, property boundaries, archaeology, spaces and landscape between the buildings and their materials and craftsmanship that are important.

The interest often extends beyond the physical character since the social and economic history is usually instrumental in how the area still appears today.

COUNCIL CONSERVATION AREA RESPONSIBILITIES

The Council has other duties in respect of conservation areas. These include the preparation of character appraisals, which say what is historically and architecturally special about the area and what detracts from it.

These are necessary before proceeding to the preparation of policies and proposal for preserving and enhancing the conservation area, which are a statutory requirement. These measures require public support and consultation is implicit.

Where the character of an area is threatened by development that is normally permitted, such as replacement of original windows with UPVC ones, the Council can instigate additional controls requiring planning permission for such changes.

CONSERVATION PLANNING POLICY

Planning policies effecting how the Council will deal with development proposals will be included within The Local Development Framework. Any policies affecting conservation areas will be produced in consultation with the public.

WHAT DOES DESIGNATION MEAN



The Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas and their settings when determining planning applications.

The applications have to be advertised and the Council must take account of material objections in their decision.

Conservation area consent is required for the demolition or substantial demolition of buildings and complete boundary walls and gates.

Additional planning controls apply in conservation areas, which would normally be permitted in other areas. These relate to the size of extensions, the type of external cladding permitted, inserting dormer windows and satellite dishes.

TREES

Trees can make a significant contribution to the character of Conservation Areas. You must give the Council six weeks' notice in writing if you want to carry out work on trees, which are more than 7.5 centimetres in diameter (measured 1.5 metres above the ground).

Non-compliance with this provision is an offence under the Town and Country Planning Act 1990.



These provisions are only a summary and full details of the exact legal wording can be obtained from the Council.