



HAGLEY CONSERVATION AREA

DESIGNATED
 OCTOBER 1987



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



*'Hagley Railway Station and Footbridge'
Station Drive, Hagley*

Hagley evolved from a small settlement located at a major road junction between Stourbridge and Bromsgrove with the road from Halesowen. The presence of Hagley Hall and park provided its function but also limited growth. Major changes occurred with the building of the Oxford, Worcester and Wolverhampton Railway to the west of the village bringing it within daily travelling distance of the expanding towns of the Black Country and Birmingham. At first the station provisions were small, being little more than a 'request stop'. It was not until 1884 that problems were resolved and a new station was opened. The year can be clearly seen interlaced among the ironwork of the footbridge which provides a visual focus at the western end of the Hagley Station Road Conservation Area. The footbridge is of particular interest. This structure was used by Hornby as the design for their model railway footbridge and is now a listed building.

Residential properties built during the late Victorian and Edwardian periods for the middle classes contributed much to the character of this area. Station Road, as its name suggests is busy at particular times of the day but generally has a peaceful ambience, the character of which has changed little since the turn of the century.

With the expansion of West Hagley a new church was seen to be needed in a central location to serve the new community. St. Saviour's Church was constructed between 1900-1908, in a suitably modest Victorian-Gothic style, which now stands at the eastern end of the Conservation Area.

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.