

BARNT GREEN CONSERVATION AREA

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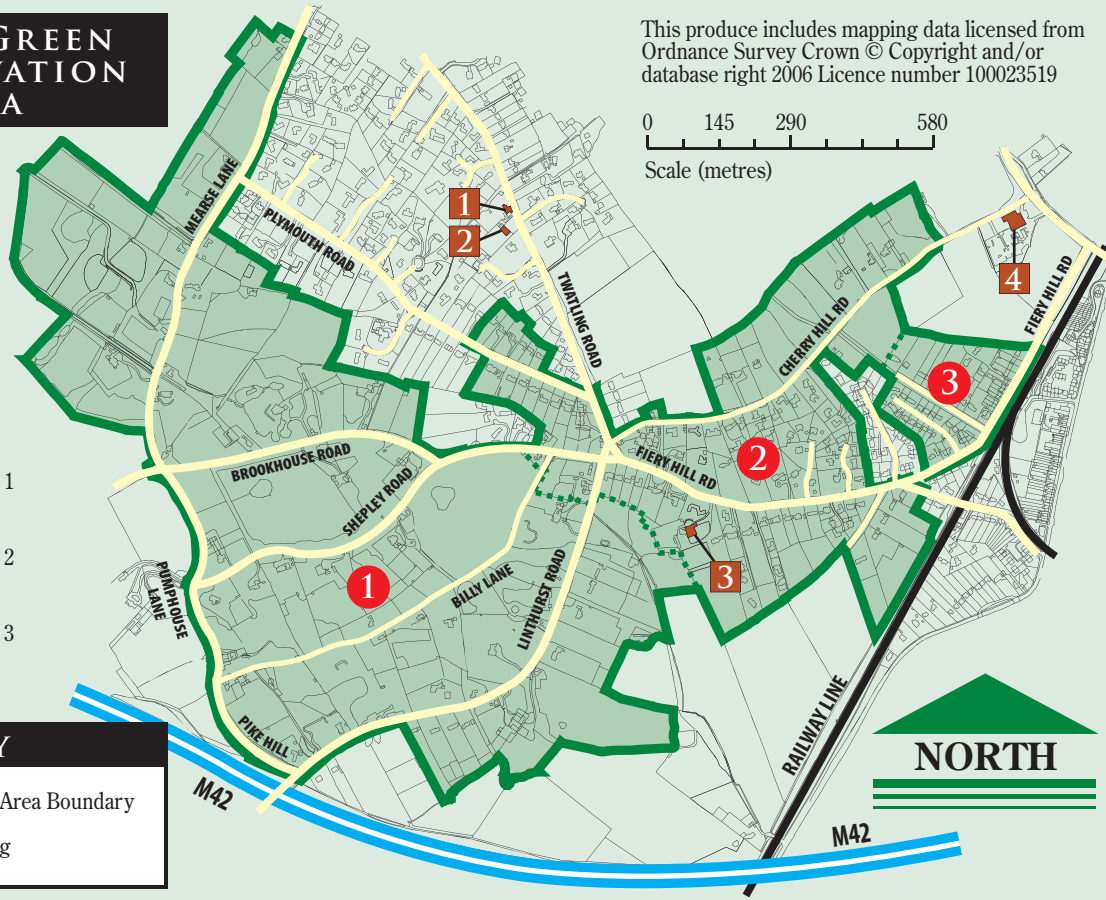
0 145 290 580
Scale (metres)

- 1 The Clock House
- 2 Briarwood
- 3 The Red House
- 4 Barnt Green Inn

- 1 Barnt Green Area 1 SHEPLEY
- 2 Barnt Green Area 2 FIERY HILL
- 3 Barnt Green Area 3 CHERRY HILL

KEY

-  Conservation Area Boundary
-  Listed Building



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

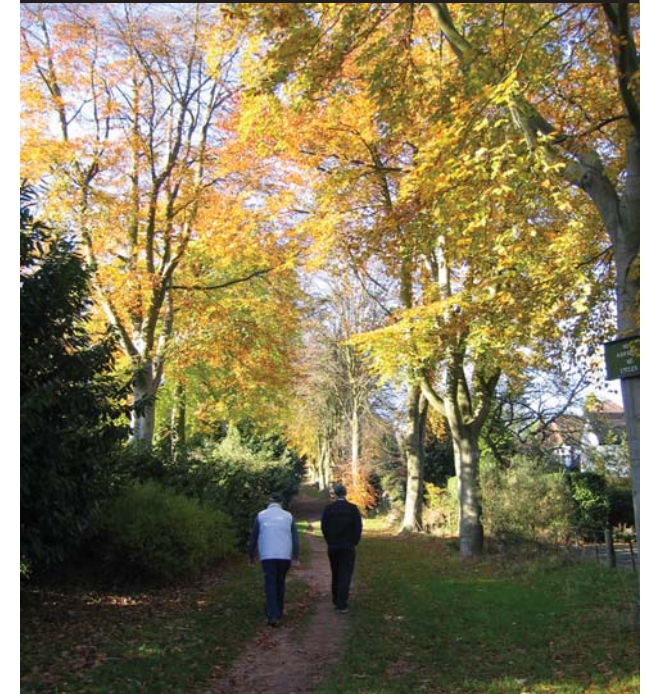
Guide to the Principles of the Conservation of Historic Buildings. BS 1793



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

BARNT GREEN CONSERVATION AREA

DESIGNATED
DECEMBER 2000



BROMSGROVE DISTRICT COUNCIL

HISTORICAL CONTEXT



The settlement of Barnt Green meaning 'a burned clearing in the Royal Forest' was established around the junction station where the Redditch branch railway leaves the main Birmingham to Gloucester line. The station was built in 1846 at the request of Lord Windsor, Earl of Plymouth. Indeed, the village has close connections with the Earls of Plymouth who owned Hewell Grange. They were the original Windsor Family, whose name was taken by the present Royal Family in 1915.

However, sale of plots by the Plymouth estate in the 1890's opened the area around Barnt Green railway station for development. Earlier buildings, such as Barnt Green Farmhouse (now the Red House, grade II listed) were remodelled in period styles.

To the west of the railway, large plots of one acre and more were laid out with landscaped gardens as the setting for architect-designed houses for businessmen and industrialists who travelled to work by train using the nearby railway station.

A further land sale in 1919 brought about a second phase of building and development has increased throughout the second half of the 20th Century which has made Barnt Green a well established residential area.

Growing concern in the community in 2000 regarding the erosion of the character of the area from higher density cul de sac development led to the designation of the conservation area in 2001. The Conservation Area (made up of three areas, Shepley, Fiery Hill and Cherry Hill) varies in character from the lower density more sporadic pattern of well crafted three storey palatial dwellings on the west side, to the higher density two storey early 20th century more formal housing layout on the eastern flanks.



View from Linthurst Road looking towards Twatling & Fiery Hill Roads

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.

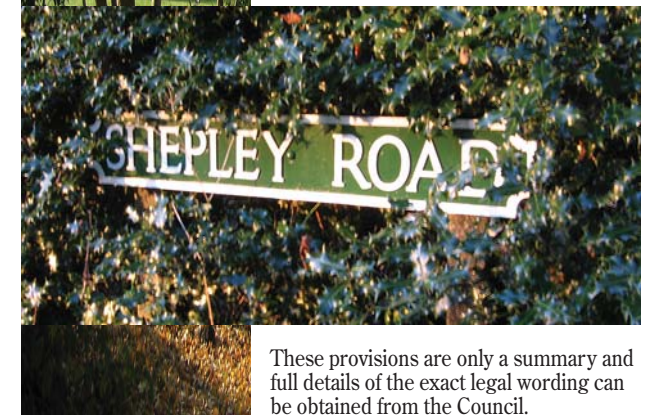
Conservation area consent is required for the demolition or substantial demolition of buildings and complete boundary walls and gates.

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.