



Management Plan

May 2017

Town End, Cronton Conservation Area

Foreword

The Conservation Area Management Plan should be read in junction with the following documents or their successors:

Town End, Cronton Conservation Area Appraisal (2017);

The National Planning Policy Framework (2012);

National Planning Practice Guidance;

Knowsley Local Plan: Core Strategy (2016) including saved policies from the Knowsley Unitary Development Plan (2006);

Adopted Supplementary Planning Guidance.

The omission of mention of any building, site or feature should not be taken to imply that it is of no interest.

This document has been written and prepared by Knowsley Metropolitan Borough Council.

Planning Services,
Ground Floor,
Yorkon Building,
Archway Road,
Huyton, Knowsley
Merseyside L36 9FB
Telephone: 0151 443 2781

www.knowsley.gov.uk

CONTENTS

1 INTRODUCTION.....	5
1.1 Introduction	5
1.2 The Conservation Area.....	5
2 MANAGEMENT ISSUES.....	7
2.1 Introduction	7
2.2 Condition.....	7
2.3 Alteration to Architectural Details.....	7
2.4 Local Listing.....	7
2.5 Trees.....	8
2.6 Landscape Setting	8
2.7 Summary	8
3 PLANNING MEASURES.....	10
3.1 Conservation Area Appraisal, Management Plan and Heritage Strategy.....	10
3.2 Summary of Householder Planning Requirements.....	10
3.3 Article 4 Directions.....	11
3.4 Development Management.....	12
3.5 Information Provision	12
3.6 Use of Enforcement Powers	12
4 A FRAMEWORK FOR IMPROVED DESIGN AND MAINTENANCE STANDARDS	14
5 EDUCATION AND COMMUNITY ENGAGEMENT.....	23
6 MONITORING.....	24
6.1 Review of Appraisal and Management Plan.....	24
6.2 Historic England ‘Conservation Areas at Risk’ Survey.....	24
7 PUTTING THE MANAGEMENT PLAN INTO PRACTICE....	25
7.1 Proposed Actions	25

8 COMMITMENT TO THE MANAGEMENT PLAN 27

9 GLOSSARY..... 28

10 FURTHER READING 31

APPENDIX 1 POLICY CONTEXT 32

 I National Planning Policy Framework32

 II Local Policies32

 III Knowsley Local Plan Core Strategy33

APPENDIX 2 STATUTORY POWERS 35

1 INTRODUCTION

1.1 Introduction

The Town End, Cronton Conservation Area Management Plan builds on work already undertaken in the Cronton Conservation Area Character Appraisal (2016). The Conservation Area Management Plan will be subject to full public consultation and will be a material planning consideration once adopted. The Conservation Area Management Plan in conjunction with Character Appraisal provides:

- A clear analysis of the special interest of the conservation area, including details of its historical development, plan form and buildings;
- A summary of its special character;
- The identification of both positive and negative features;
- The basis for the proactive management of the special interest of the conservation area through planning policy, decisions and enforcement;
- Recognition of the Council's statutory duty in regard to s.71 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- Clarity about how the local area will be managed in accordance with the National Planning Policy Framework (2012);
- An explanation as to how development within Town End, Cronton Conservation Area will be managed through local saved policies in the Knowsley UDP 2006 and Knowsley Local Plan: Core Strategy (2016);
- A clear illustration of the Council's commitment to the active management of the conservation area.

1.2 The Conservation Area

Cronton encompasses a quaint surviving example of a rural village in the form of Town End. This had originally been a separate village distinct from Cronton, but has since become its northern edge. The settlement has a long history. It is listed as a small village in the Norman landholdings document, the Testa de Nevill and is also mentioned in the Domesday Book of 1066 as part of the hundred of Warrington.

Town End is made up of a mixture of residential properties, though the association with agriculture remains apparent. The buildings here date from various eras with 18th century cottages neighbouring 20th and 21st century new-builds. The buildings and features which characterise the area are built in the local vernacular style using distinctive local sandstone,

brick and slate. Cronton's rural setting survived unblemished until the mid-twentieth century when mass housing enveloped the southern edge of the village.

2 MANAGEMENT ISSUES

2.1 Introduction

Parts of Cronton have largely survived post-war development and Town End in particular retains a distinct individuality. Despite the construction of residential estates such as The Ridgeway and Iver Close, Town End retains a markedly separate character which requires protection from further urban encroachment and suburban or urban influences. Further urbanisation is currently restricted due to it being surrounded by, and partially set within, the Green Belt.

2.2 Condition

The condition of some properties and features, notably boundary walls, is slowly declining. Owing to the residential nature of the area, grant funding to support repairs is not likely to be available in the near future. Enforcement powers could be used to secure repair where this is appropriate.

2.3 Alteration to Architectural Details

Architectural details are slowly being lost or altered which is detracting from the interest of the area. For example, some properties feature replacement uPVC windows or inappropriately styled timber casements. These modern alterations have a different texture, jointing, opening details and sections to traditionally constructed windows and are not sympathetic to the properties themselves or the character of the conservation area.

There are also examples of alterations to the shape and size of openings on buildings, as well as instances of unsympathetic cement pointing. This can cause significant harm to older building materials and requires intervention; especially where accelerated deterioration of the masonry is evident.

Whilst permission is required for changes to listed buildings, minor changes to other building within the conservation area are currently allowed under permitted development rights. The use of measures to restrict these rights or to make it easier to undertake appropriate changes could be considered.

2.4 Local Listing

Some of the buildings which contribute to Town End's character would merit being individually recognised as being of particular local significance, and the creation of a local list for the conservation area is also recommended.

2.5 Trees

The Town End, Cronton conservation area has good tree cover. The trees play a significant role in enhancing the area's sense of place and significantly contribute to its rural atmosphere of the neighbourhood. This positive aspect of the conservation area is identified in the Appraisal and this resource should be positively managed to ensure that this is maintained.

Trees in the conservation area are protected from unauthorised alteration. Formal notice must be served to the Council six weeks prior to any works being carried out. This includes activities such as pruning, uprooting or entire removal. Where the proposed works are considered unacceptable, the Council may put in place a Tree Preservation Order to prevent unauthorised intervention.

The Council will encourage the planting of new and replacement trees where appropriate within the conservation area and outside the area where it would maintain or enhance the setting of the conservation area. The planting of native species will be encouraged and supported.

2.6 Landscape Setting

The agricultural setting of the conservation area plays a major role in its significance and is central to its character. The open fields which surround Town End help create a sense of the rural simplicity that was once prevalent here and in the wider locality. Further planting of hawthorn hedgerows would enhance the historically agricultural setting and help restore field boundaries. The conservation area layout, with narrow lanes and grassy verges contribute significantly to the village atmosphere and should also be retained. The quaint stream known as Dog Clog Brook runs through the centre of the conservation area and adds to the rural village atmosphere of Town End.

Since the designation of the conservation area, changes to property boundaries and the erection of new properties means that the legal boundary of the conservation area is outdated. It no longer relates well to established physical features and encompasses features which do not add to the area's special interest. Changes should be made to the conservation area boundary to more adequately reflect the area of special architectural and historic interest.

2.7 Summary

The principal issues currently affecting the conservation area (in no specific order) are:

- Development pressures affecting the surrounding countryside;

- Inappropriate changes to the features of the conservation area and suburbanising changes in its setting;
- Unsympathetic minor alterations such as uPVC windows;
- Unsympathetic alterations to the shape and size of openings to buildings;
- Slowly deteriorating condition of some buildings and features, notably walls;
- Inappropriate repairs and maintenance e.g. use of cement pointing;
- A lack of a Local List for the conservation area;
- Changes are needed to rationalise the existing conservation area boundary to reflect the areas which contribute to its character.

3 PLANNING MEASURES

In order to protect the special interest of the conservation areas, new developments, works of demolition and works to trees are subject to tighter restrictions within the planning system. This means that a greater range of alterations and additions will need planning permission. The overall effect of these additional controls is that the range of building work which can be carried out without planning permission is reduced in a conservation area relative to elsewhere.

Consideration should be given to adoption of the following measures:

3.1 Conservation Area Appraisal, Management Plan and Heritage Strategy

The Conservation Area Appraisal and the Management Plan should be reviewed regularly to ensure that they remain up to date.

The Heritage Strategy should be updated periodically and should retain a commitment to reviewing conservation area appraisals and management plans.

3.2 Summary of Householder Planning Requirements

The key controls (at the time of publication) for houses are as follows:

- Planning permission is required to demolish a building with a volume of more than 115 cubic metres;
- Planning permission is required to erect or demolish a gate, fence, wall or railing over 1 metre high next to a highway (including a public footpath) or public open space; or over 2 metres high elsewhere;
- Planning permission is required for additions or enlargements to roofs e.g. dormers;
- Planning permission is required for side extensions and 2 storey rear extensions to houses;
- Planning permission may be required for other types of rear extensions, outbuildings including garages and sheds, installing satellite dishes, micro-generation equipment;
- Planning permission is required for applying cladding or render to a building;
- Creation of hardstanding areas within gardens over 5 square metres.

N.B. | Most work to flats and maisonettes will require planning permission.

Property owners and developers considering undertaking work to a property in the conservation area are strongly advised to contact the Council before starting work to see if planning permission is required. Written pre-application advice can be requested for a fee.

Listed buildings

Where a building is statutorily listed, additional legislation applies, as all internal and external alterations which affect the special architectural or historic interest of the building will require Listed Building Consent. This requirement also applies to outbuildings and structures which form part of the land and which were built before 1st July 1948.

Listed buildings are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990* to preserve their special interest. It is a criminal offence to undertake works of demolition, or alteration to a listed building, including subsidiary structures within the building's curtilage, which would affect its special historic and architectural interest without first gaining consent. Prior to any works an application should be made to Knowsley Council for Listed Building Consent.

Listed Buildings have restricted Permitted Development rights and therefore planning permission is required for the erection of any new wall or fence around or within the garden, greenhouses, sheds, garages or other outbuildings. Restrictions of permitted development rights on listed buildings also require planning permission for the installation of minor fixtures and fittings such as satellite dishes, CCTV, electric charging points for electric vehicles and micro-generation equipment.

At the time of writing there are 4 listed buildings and/or structures in the Town End, Cronton Conservation Area; all of which are listed at Grade II.

- Town End Farm, Hall Lane
- Sunnyside Farmhouse, Hall Lane
- Gate Piers and Gates at Cronton Hall, Hall Lane
- Cronton Cross, Hall Lane

Trees

Trees are protected from unauthorised alteration by section 211 of the *Town and Country Planning Act 1990*. Anyone intending to carry out works to a tree must give the Council six weeks formal written notice before starting the work. 'Work' is defined as pruning, topping or felling. This provision gives the Council the opportunity to assess the tree to see if it makes a positive contribution to the character or appearance of the conservation area. Where the proposed works are considered unacceptable, the Council may make a Tree Preservation Order to prevent unauthorised intervention.

3.3 Article 4 Directions

Under the Town and Country Planning (General Permitted Development) (England) Order 2015, (as amended), permitted development rights can be limited in conservation areas through the imposition of an Article 4 Direction. This can be used to establish planning controls over a range of minor changes such as to windows, doors, roofs, porches,

chimneys, walls, and the creation of hard standing surfaces in front gardens. Any proposal for an Article 4 Direction would require further consultation.

The scope for an Article 4 Direction in the Town End, Cronton conservation area is considerable given the range of minor changes which have been identified as having had a detrimental effect e.g. altered windows and roof materials. If a Direction were put in place the local planning authority could insist on the use of traditional materials and details when altering or repairing buildings and through this the conservation area could be protected from unsympathetic incremental changes. If an Article 4 Direction is actioned it would be subject to statutory consultation periods and the owners of all affected properties would be invited to comment. The support of residents would be needed to help make a Direction effective.

Should this option be progressed a full photographic survey should be undertaken to record the condition and appearance of the buildings on the day on which the Direction comes into force, for monitoring and enforcement purposes.

3.4 Development Management

The NPPF, the Local Plan Core Strategy, the Town End, Cronton Conservation Area Appraisal and this Management Plan together provide the key policy context, and evidence base on which development management decisions are to be considered. The content of the Town End, Cronton Conservation Area Appraisal and Management Plan will be adopted as a material consideration in planning decisions.

Appendix 2 of this Management Plan sets out a range of policies, against which development proposals will be tested. This will help to ensure that new development preserves or enhances the character and appearance of the conservation area. Knowsley Council will seek to work proactively with developers to find appropriate solutions where possible. However, permission will normally be refused for development proposals which would result in harm to the character or appearance of the conservation area.

3.5 Information Provision

Adoption and publication of planning guidance specifically targeted at the local area would be a positive way to provide residents with fuller knowledge of their statutory obligations in relation to the planning system. Adoption and publication of the Appraisal and this Management Plan on Knowsley Council's website would form part of this. When statutory notifications or consultations are required, consideration could be given to adding value by enclosing additional information about the conservation area, e.g. plans showing the boundary, links to relevant online resources etc. could be included.

3.6 Use of Enforcement Powers

The Council has experience of using enforcement powers and is fully prepared to use them where co-operation cannot be secured by other means. Details of the enforcement approach are available on the Council website and are guided by Planning Practice Guidance. The principal enforcement powers available to a local planning authority to proactively tackle issues affecting historic environment include:

- **Section 215 Notices** - Section 215 of the Town and Country Planning Act 1990 ('the Planning Act 1990') is a relatively straightforward power that, can be effective in achieving improvements to the quality of the historic environment, where the amenity is adversely affected by the condition of land. This can be used as an alternative or complementary action to Urgent Works Notices or Repairs Notices.
- **Urgent Works Notices** - Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables local authorities to execute any works which appear to them to be urgently necessary for the preservation of a listed building in their area. This can also be applied to an unlisted building in a conservation area, if its preservation is important for maintaining the character and appearance of the area.
- **Repairs Notices and Compulsory Purchase Orders** – Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables local authorities to serve a repairs notice on the owner of a listed building specifying works that it considers reasonably necessary for the proper preservation of the building. If the building is not repaired within two months, the local authority may then serve a compulsory purchase order under Section 47 and if the order is confirmed by the Secretary of State, proceed to acquire the building.

The control of unauthorised works in conservation areas

A breach of planning control is defined in section 171A of the *Town and Country Planning Act 1990* as the carrying out of development without the required planning permission; or failing to comply with any condition or limitation subject to which planning permission has been granted. Additionally, any contravention of the limitations on, or conditions belonging to, permitted development rights, under the *Town and Country Planning (General Permitted Development) (England) Order 2015* does constitute a breach of planning control against which enforcement action may be taken.

4 A FRAMEWORK FOR IMPROVED DESIGN AND MAINTENANCE STANDARDS

With the commitment to producing a Conservation Area Management Plan, comes recognition that it is possible to improve on the required standards in the design and implementation of development. There are several measures which can be taken to improve design quality and maintenance standards in Town End, Cronton Conservation Area. These include:

- The adoption of the policies as set out below to guide decision-making;
- Raising awareness of the benefits of regular and appropriate maintenance within the conservation area;
- Engaging with people and organisations interested in Cronton's heritage, proactively seeking comments on local initiatives;
- Establishing an elected councillor in the role of 'Design & Heritage Champion';
- In undertaking work to the public realm, seek to minimise visual intrusion and maintain the low key rural quality of the highways and verges.

Policies, issues and recommended actions:

1 Design Quality of New Buildings

Issue

New development should be designed with respect for the historic character and appearance of the conservation area and the established pattern of development.

Materials should replicate or complement the existing palette of materials.

Development proposals must preserve or enhance the conservation area and reinforce local distinctiveness. This includes the scale and proportions of new buildings and with respect to the established pattern of development.

Policy

Ensure that all new development within the conservation area and its setting complies with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy, CS2, CS19, CS20, CS21; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendation

New development within the conservation area should reflect the existing palette of materials and design. Town End is characterised by simple, uncomplicated buildings connected to agriculture.

Development should respect the modest sizes and appearance of the current building stock and their well-spaced rural layout.

New development should not dominate historic buildings in the conservation area by virtue of its scale, height, massing or siting.

New development generally should be no higher or larger than existing buildings comparable within its immediate vicinity.

Ancillary buildings must be subordinate and proportionate, taking into account the general scale of comparable traditional buildings in the conservation area.

Red sandstone, Welsh slate and timber are locally distinctive materials within the conservation area and new development should utilise these wherever appropriate.

The use of low quality or imitation materials e.g. reconstituted slate and materials should be avoided. Where contemporary materials are appropriate they should be high quality and it should be demonstrated that they harmonise with the materials of existing buildings and features.

Action

Promote the special qualities of the conservation area and the benefits of using traditional materials. Promote good design principles and local distinctiveness.

Ensure any new development reinforces the locally distinctive character of Town End, Cronton.

2 Effect of Development on Key Views and/or Setting

Issue

New development or extensions to existing buildings by way of their position or massing may have an adverse effect on key views within the conservation area, or impact on the loosely developed character of the conservation area or its agricultural and rural setting.

Policy

Ensure that all new development within the conservation area and development affecting its setting comply with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS2, CS19, CS20, CS21; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendation

Applications for planning permission for new development or significant extensions to existing buildings within the conservation area or affecting its setting must demonstrate where appropriate that the key views or the features that contribute to the setting of the conservation area are not adversely affected.

Development should be restricted outside the conservation area boundary in order to retain the rural and agricultural qualities of its setting.

Action

Protect key views within, into and out of the conservation area. Use stringent design criteria in determination of planning applications. Request robust design and access/heritage statements specifying relevant design details as part of the planning application. Request illustrations as appropriate to assist in assessment, when it is considered that a view may be affected.

3 Extensions to Buildings

Issue

Extensions to buildings may detract from the significance of the individual building, the established pattern of development or the setting of adjoined buildings nearby, which could have a detrimental impact on the character and appearance of the conservation area.

Policy

Ensure that all new development within the conservation area and its setting complies with the NPPF; PPG; Knowsley Local Plan Core Strategy Policy: CS2, CS19, CS20 and CS21; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendations

Materials used should harmonise with the original building in terms of coursing, colour and texture. Traditional and natural materials e.g. sandstone, brick, timber and slate should be used unless sufficient justification is given for an alternative.

Dormers should be avoided throughout the conservation area. Roof lights should be restricted to non-prominent elevations.

The opportunity for repairs and maintenance to the principal building should be considered during construction work.

Extensions should architecturally relate to the original design of the property.

Extensions to former agricultural dwellings should be designed to ensure that the agricultural character of the building is not undermined.

Building additions should not be prominent and be of a scale and design that does not visually dominate the host property.

Action

Apply planning policies strictly in determination of planning applications to prevent a detrimental impact on the character and appearance of the conservation area.

4 Alteration or Loss to Features or Historic Fabric

Issue

Alterations to or loss of specific features on historic buildings can be detrimental to the character of the individual building or its setting.

Policy

Compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS16, CS19, CS20; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendation

Historically or architecturally significant features should be retained if possible. Where replacement is necessary it should be on a like for like basis in terms of materials and design.

Where alterations can be justified impacts should be limited to affecting less 'significant' areas of the building. Remnants of former openings, such as blocked up windows which are of historic significance, should be retained. Where historically significant openings are to be physically blocked up, the appearance of the features should be retained externally.

Any changes to primary features such as windows, doors, chimneys and boundary walls should be carefully considered. Where replacement of existing original or early fabric is proved necessary, work should be carried out in replica, not exchanging materials for modern alternatives.

Action

Promote the special quality of the conservation area. Use policy guidance as appropriate in determining applications. Prepare guidance leaflets for local residents. Take enforcement action where necessary.

5 Installation of New Fixtures

Issue

The installation of new fixtures such as roof lights, aerials and satellite dishes or micro-generation equipment can detract from the character of the individual building and the area as a whole. Particular care should be taken in the type and location of micro-generation to minimise intrusion on the building or its setting.

Policy

Compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS19, CS20 and CS21; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Local Development Framework, Policy

Recommendation

The installation of roof lights into existing roof slopes should not be permitted unless it can be demonstrated that they are not visible from public areas. Where permitted, roof lights should be conservation type and size and number should be reduced to the minimum.

Building owners should only be permitted to install satellite dishes and aerials in less prominent positions.

The visual impact of micro-generation equipment on buildings and their settings should be minimised by choosing the appropriate type of equipment and positioning above ground elements so as not to be visible from the public highway.

Action

Promote the special quality of the conservation area. Use policy guidance as appropriate in determining applications. Prepare guidance leaflets for local residents. Take enforcement action where necessary.

6 Loss or Alteration to Boundary Walls

Issue

Sandstone and brick boundary walls and gate piers are critically important features in the conservation area. The decline, loss of or alteration of these features would adversely affect the character of the conservation area.

Policy

Ensure proposed alterations comply with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS19 and CS20; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendation

All historic boundary walls and gateposts should be retained and repaired as appropriate. Additions of railings or fencing, or raising the height would not be considered appropriate. Alteration as part of any planning permission should only be permitted in exceptional circumstances when robustly justified.

Action

Promote the special quality of the conservation area. Apply planning policies strictly in determining applications. Prepare guidance leaflets for local residents. Take enforcement action where necessary. Review and assess the condition of all historic walls.

7 Change of use

Issue

Changes of use of an existing building can result in a number of incremental changes to character which result in an adverse effect on the conservation area.

Policy

Ensure compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS16, CS19 and CS20; and Saved Knowsley Unitary Development Plan: Policy DQ5.

Recommendation

In considering the applications for change of use, the Council will require information on the design of refuse storage, waste pipes, satellite dishes, signage, car parking, new boundaries and hard surfaces and any other features.

Where replacement of existing historic fabric is unavoidable it should always be done on a like for like basis where possible, not exchanging materials for modern alternatives.

Action

Promote the special quality of the conservation area. Apply planning policies strictly when determining applications.

8 Highways Features, Markings and Signage

Issue

Highways markings and signage can be visually intrusive and detrimental to the character and appearance of the conservation area. The historic paving, the mounting block and Cronton Cross contribute to the character of the area. Historic features are at risk if they are not adequately identified and protected. Future highways features such as speed control measures may be visually intrusive. New interventions should be carefully considered to ensure that the simple low key character and appearance of the conservation area is preserved.

Policy

Ensure compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS19, CS20 and CS21; Saved Knowsley Unitary Development Plan: Policy DQ7; and Streets for All: Historic England.

Recommendation

Conserve and protect historic and paving surfaces and historic features within the public realm. Ensure that any future highways features such as speed control measures, railings, widening of footpaths, new signs and lines etc. are proven to be necessary and of an appropriate design and constructed of appropriate materials.

Action

Monitor the condition of historic features within the highway.
Encourage involvement of the conservation officer in the development of new highways schemes. Monitor the quality of highways work in the public realm.

9 Protection, Retention and Provision of Trees

Issue

To maintain and enhance the character of the area. Attention to be paid to the retention of trees, removal of inappropriate species, and provision of new trees where appropriate.

Policy

Ensure compliance with the NPPF; PPG; Knowsley Local Plan Core Strategy: Policy CS19, CS20 and CS21; and Saved Knowsley Unitary Development Plan: Policy DQ4.

Recommendation

Trees that contribute to the character of the conservation area should be retained and if needing to be removed for reasons of disease or health and safety, replaced by trees of appropriate species and girth.

Action

Promote an understanding of the special qualities of trees within the conservation areas. Apply planning policies strictly in determining future planning applications and require that all applications are accompanied by full landscaping schemes showing the retention of trees and any replacement planting.

10 Public Awareness

Issue

Residents may be unaware of the purpose of a conservation area or the planning restrictions that apply.

Policy

Ensure compliance with the NPPF; PPG; and the Knowsley Community Strategy.

Recommendation

Ensure conservation area information is readily available to residents via Knowsley Council website.

Action

Promote dialogue between local authority, resident and amenity groups and major land owners.

11 Article 4 Directions

Issue

Small scale alterations to buildings in the conservation area can lead to a gradual and erosion of its character. Article 4 Directions can bring minor alterations under control by requiring planning permission for certain minor development.

Policy/Recommendation

Consider the need for Article 4 Directions in respect of windows, doors, roof coverings and roof features, colour, surface treatment of elevations, boundary walls and microgeneration equipment.

Action

Determine the need for and extent of Article 4 directions and determine the priority for them in relation to other conservation areas and resources. Undertake appropriate consultation to determine whether local residents would support an Article 4 Direction.

5 EDUCATION AND COMMUNITY ENGAGEMENT

Knowsley Council recognises that improved public awareness and appreciation of historic places is the key to them being self-sustaining. Whilst the conservation area is generally in good condition, there are buildings and particularly boundary walls that show signs of a long term lack of maintenance. To address this Knowsley Council will seek to take opportunities to provide information to residents regarding the historic value of the conservation area and advice about maintenance.

The Council is able to offer tailored planning advice on new development and proposed changes within the conservation area. Residents seeking to take advantage of this service should contact the Planning Service, details are available at:

<http://www.knowsley.gov.uk/residents/building-and-planning/get-planning-application-advice>

In developing local policies and strategies the Council also undertakes consultation and engagement as the important role that Knowsley residents play in the protection and management of the historic environment is recognised.

6 MONITORING

6.1 Review of Appraisal and Management Plan

As recommended by Historic England this document and the Character Appraisal should be reviewed every five years from the date of adoption. The Council will monitor the changes that have occurred through the continuous processes of development management and through monitoring alterations that do not require planning permission. The purpose of reviews is to re-evaluate the special character of a conservation area to reach decisions as to whether it still warrants designation and to check that the boundaries remain appropriate. Overall it needs to assess whether Local Plan policies are effective or whether additional measures need to be adopted. The reviews should include the following:

- A photographic survey of the conservation area;
- An assessment of whether the various recommendations detailing in this document have been acted upon and if so how successfully;
- Identification of any new issues which need to be addressed including enhancement or action;
- Publication of an updated edition of the Appraisal and Management Plan if required.

Any previously unreported unauthorised development or work identified by the detailed survey would then be considered by the Planning Enforcement Team.

6.2 Historic England ‘Conservation Areas at Risk’ Survey

Historic England, with the assistance of Local Planning Authorities maintains a national register which records the condition of conservation areas. Knowsley Council should assess each conservation area using the risk assessment methodology provided and feed back to this survey each year.

7 PUTTING THE MANAGEMENT PLAN INTO PRACTICE

7.1 Proposed Actions

Several of the actions arising from Conservation Area Management Plan are ongoing through the processes of development management.

CAMP Aim 1: Develop planning policies which support maintaining and enhancing the character of the Conservation Area as an attractive place to work, live and visit.

Action	Achieved through	Main responsibility	Timeframe
Securing quality Development	Development Management	Development Management & Heritage Champion & Conservation Officer	Ongoing
Proactive enforcement	Statutory Powers	Development Management & Conservation Officer	Ongoing
Guidance SPDs	Local Development Plan	Local Plans Team & Conservation Officer	Ongoing

CAMP Aim 2: Ensure consistent decision making across Council services, which have regard to the significance of the Conservation Area’s historic environment.

Action	Achieved through	Main responsibility	Timeframe
Community Awareness	Provide opportunities for community awareness of the historic environment	Knowsley Council & Conservation Officer	Ongoing
Protection of Trees	Preparing guidance on care and succession	Knowsley Council Arboricultural Services	Ongoing
Continued ‘Good Practice’ for Works within the Historic Environment	Continuing good practice ‘cross departmental’ working to advise at earliest stages	Liaison with council departments responsible for: -Conservation -Public Realm -Highways -Housing -Parks and Gardens -Cemeteries	Ongoing

8 COMMITMENT TO THE MANAGEMENT PLAN

This document was drafted as part of the ongoing revision of conservation area appraisals within the Borough as set out in the Knowsley Historic Environment Strategy 2013. The content of the Management Plan complies with Historic England's guidance. To demonstrate its commitment Knowsley Council will:

- Adopt the Conservation Area Management Plan;
- Endorse the Conservation Area Management Plan as a companion document to the Cronton Conservation Area Appraisal, to ensure that both have equal status as material considerations in planning decision-making;
- Undertake suitable consultation on issues which affect the conservation area;
- Commit the Council to using a full range of planning powers to ensure proper management of the conservation area;
- Support the monitoring and review of the Conservation Area Management Plan;
- Undertake to support the review of the Conservation Area Appraisal and Management Plan at 5 year intervals;
- Publish the minutes of the Cabinet's consideration and decisions.

9 GLOSSARY

Article 4 Direction: Designations imposed locally which restrict some of the permitted development rights which householders would otherwise enjoy under the General Permitted Development Order. Where an article 4 Direction is in place, applicants would need to submit a planning application and obtain planning permission before carrying out any of the development referred to in the direction

Building Line: The line formed by the frontages of buildings along a street.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains, and where appropriate, enhances its significance.

Conservation Area: An area defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as ‘an area of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.’ Councils must publish a map showing the boundaries of these areas where extra planning controls apply and also produce a conservation area proposals statement.

Core Strategy: See entry for ‘Local Plan Core Strategy’.

Gable: The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any ‘roof shape’.

Heritage Asset: A building, monument, site place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Historic Grain: The nature and extent of the subdivision of the area into smaller development parcels showing the pattern and scale of streets, blocks and plots and the rhythm of building frontages along the street as a reflection of the plot subdivision.

Listed Building: Buildings or other built structures included in the statutory list of buildings of special architectural or historic interest of national significance. Listing Decisions are made by the Secretary of State for Culture, Media and Sport and the listing system is administered by English Heritage Buildings

are listed at either Grade I, Grade II* or Grade II.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. The Local Plan includes 'Development Plan Documents' adopted under the Planning and Compulsory Purchase Act 2004. In Knowsley, this will include the Local Plan Core Strategy, Local Plan Site Allocations and Development Policies and Merseyside and Halton Joint Waste Local Plan, accompanied by a Local Plan Policies Map. While these documents are being finalised, the Local Plan also includes the Saved Policies of the Knowsley Replacement Unitary Development Plan (2006).

Local Plan: Core Strategy (sometimes Core Strategy)

A document which forms the central part of the Knowsley Local Plan and sets out the long term spatial vision, objectives and strategic policies for the borough. The Local Plan Core Strategy has the formal status of a Development Plan Document, and will be joined by further Local Plan documents.

Locally Listed Buildings: Buildings designated by the local planning authority to be of local significance and included in a local list. Although they are not statutorily protected, close scrutiny will be given to any development affecting them.

Massing: The scale of a building in relation to: the arrangement, volume and shape of a building; a group of buildings in relation

to other buildings and spaces and the size of parts of a building and its details; and the impact on views, vistas and skylines.

Micro-Generation Equipment: Equipment used for Small-scale generation of heat and electric power by individuals, small businesses and communities to meet their own needs, as alternatives or supplements to traditional centralized grid-connected power.

National Planning Policy Framework

(NPPF): Introduced by the Government in 2012, this replaced the majority of adopted national planning policy, including most Planning Policy Statement and Planning Policy Guidance notes. The NPPF is supplemented by remaining guidance, and a number of other policy statements. The NPPF sets out national priorities for delivering sustainable development and economic growth, including a very wide range of policies and guidance, relating to themes such as housing, environment and economy, and procedural matters (such as plan-making and decision-taking). The policies of the NPPF will be applied alongside those in Knowsley's Local Plan. Further information is available on the DCLG website.

Permitted Development: Small scale, often domestic, development which does not require planning permission provided it complies with criteria set out in government legislation.

Plot: An individual piece of private land surrounding a building.

PPG (Planning Practice Guidance): The Government's Planning Practice Guidance gives further information on how national policy is to be interpreted and applied locally and underlines the support for sustainable development required by the NPPF. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

Public Realm: The space between and surrounding buildings and open spaces that are accessible to the public and including streets, pedestrianised areas, squares and river frontage.

Setting: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

TPO (Tree Preservation Order): Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the local planning authority's written consent.

Use Classes Order: The Town and Country Planning (Use Classes) Order 1987 and subsequent amendments, group a number of land uses into categories or 'Use Classes'. Changes of use within the same Use Class or between certain different Use Classes are set out in the General Permitted Development Order (GPDO) are normally deemed to have consent and do not in most cases require specific planning permission.

10 FURTHER READING

British Standards. The Building Regulations (2010).

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1. Historic England (2016).

Conserving and Enhancing the Historic Environment. DCLG (Department for Communities and Local Government) (2012).

Knowsley Local Plan: Core Strategy. Knowsley Council (2016).

Local Heritage Listing: Historic England Advice Note 7. Historic England (2016).

Making Changes to Heritage Assets: Historic England Advice Note 2. Historic England (2016).

Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2. Historic England (2015).

Manual for Historic Streets. English Historic Towns Forum (2008).

National Planning Policy Framework (NPPF). DCLG (Department for Communities and Local Government) (2012).

National Planning Policy Guidance (PPG). Department for Communities and Local Government (DCLG) (2012).

Repointing Brick and Stone Walls: Guidelines for Best Practice. Historic England (2017).

Stone Slate Roofing: Technical Advice Note. Historic England (2005).

Streets for All: North West. Historic England (2006).

The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3. Historic England (2015).

APPENDIX 1 POLICY CONTEXT

I National Planning Policy Framework

The Government's objective is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

To achieve this, the Government's objectives for planning for the historic environment are to:

- Conserve heritage assets in a manner appropriate to their significance; and
- Contribute to our knowledge and understanding of our past by capturing evidence from the historic environment and making this publicly available, particularly where a heritage asset is to be lost.

To achieve this, the Government's objectives for planning for the historic environment are for Local Authorities to take into account:

- The desirability of sustaining and enhancing the significance of heritage assets;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

II Local Policies

Local planning authorities should look for opportunities to enhance or better reveal the significance of conservation areas.

Saved Knowsley Unitary Development Plan, Policies

Certain policies from the Knowsley Unitary Development Plan (UDP) 2006 have been 'saved' meaning that these planning policies remain in force.

The specific policies which are relevant to the Cronton Conservation Area are listed below.

Policy DQ2 is focussed upon security in the built environment in seeking to ensure good levels of visibility, natural surveillance, access and defensible space.

Policy DQ4 Trees and woodlands are vital in maintaining and improving the quality of life for the inhabitants of Knowsley and can provide a natural measure with which to combat environmental problems such as air pollution, noise pollution and risk of flooding. Within

area such as Town End, tree cover and hedgerows contribute significantly to the rural character of the conservation area.

Policy DQ5 sets criteria for development in conservation areas which broadly aligns with the requirements of DQ1 in terms of preserving and enhancing the character and appearance of the Area. However it also requires the Council to prepare Conservation Area Appraisal and offers additional consideration relating to the value of materials, architectural detail, structures, landscape features, visual impact of parking areas, and important views into, within and out of the conservation area.

III Knowsley Local Plan Core Strategy

The Knowsley Local Plan Core Strategy was adopted January 2016. Together with a series of Supplementary planning Documents this sets out the Council's planning policies for Knowsley that will guide the future development of Knowsley for the next fifteen years.

The Conservation Area Management Plan supports and explains the way that policies within the Core Strategy policies will be interpreted can be viewed at

<http://www.knowsley.gov.uk/residents/building-and-planning/local-plan/adopted-documents>

The unique landscape setting of Cronton, and the character and quality of the rural village are specifically singled out for protection within the spatial vision and strategic objectives of the Plan. The stated priority for Cronton is to capitalise in its unique heritage, preserving, protecting and enhancing historic assets.

The policies included in the Knowsley Local Plan Core Strategy (2016) which are of particular relevance to the Town End, Cronton Conservation Area are listed below.

Policy CS2 establishes local principles which will underpin development in Knowsley. These will, in conjunction with other policies set out in the Local Plan and other planning documents, apply to decisions relating to policy and investment, together with the determination of planning applications.

Policy CS19 states specific criteria for design and accessibility in new development through need to respond to, complement and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment, topography, use of landmark buildings, landscaping, open spaces and features of local importance and historic interest.

Policy CS20 seeks to manage the Borough's heritage through the preservation or enhancement of the Borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with

other local areas, buildings and structures of historic importance. To achieve this objective, the policy requires:

- Preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;
- Prevention of demolition and/ or development which adversely affect historic assets subject to statutory designation, unless exceptional circumstances are proven;
- Facilitation of long term preservation and enhancement of local assets and areas of historic importance, including the preparation of Conservation Area Management Plans;
- Encouragement of the re-use of vacant and underused historic assets, and;
- Submission of archaeological assessments to accompany development proposals on sites which include, or are considered to have the potential to include, heritage assets comprising archaeological interest.

Policy CS21

An appropriate quantity of diverse, accessible and high quality open and green spaces can contribute significantly to people's quality of life, the overall achievement of prosperous, vibrant and sustainable neighbourhoods. Open and greenspaces have a key role in the protection of the environment and providing habitats for flora and fauna.

APPENDIX 2 STATUTORY POWERS

Power	Statutory Basis	Purpose	Work Required by LPA	Delegated Authority	Realistic Time-frames	Potential Issues
Amenity of Land Notice	s.215 Town and Country Planning Act 1990	Remedy the poor condition of land and exterior of buildings	Drafting of notice and accompanying schedule	Deputy Chief Executive	2 - 4 weeks	Appeal to magistrates
Urgent Works Notice (Listed Buildings)	s.54 Planning (Listed Buildings & Conservation Areas) Act 1990	To allow the LPA to undertake urgent necessary works	Drafting of notice and accompanying schedule	DCE	2 - 4 weeks	Unoccupied parts of properties only
Urgent Works Notice (Unlisted Buildings)	s.76 Planning (Listed buildings & Conservation Areas) Act 1990	To allow the LPA to Undertake urgent necessary works	Drafting of notice and accompanying schedule	DCE	2 - 4 weeks	As above but also requires prior approval of SoS DCMS
Repairs Notice	s.48 Planning (Listed Buildings & Conservation Areas) Act 1990	To allow the LPA to purchase the property in order to repair	Drafting of notice and accompanying schedule	Planning Committee	4 - 6 weeks	Unoccupied properties only
Compulsory Purchase Order	s.47 Planning (Listed Buildings & Conservation Areas) Act 1990	To allow the LPA to purchase the property in order to repair	Drafting of notice and accompanying schedule/ value	Cabinet	3 months	Follows service of Repairs Notice Appeal to Lands Tribunal
Planning Enforcement Notice	s.172 Town and Country Planning Act 1990	To remedy a breach of planning control	Drafting of notice and accompanying schedule	DCE	2 - 4 weeks	Appeal to Planning Inspectorate

Listed Building Enforcement Notice	s.9 Planning (Listed Buildings & Conservation Areas) Act 1990	To remedy a breach in listed building control	Drafting of notice and accompanying schedule	DCE	2 - 4 weeks	Appeal to Planning Inspectorate
------------------------------------	---	---	--	-----	-------------	---------------------------------

Planning Services
Knowsley Metropolitan Borough Council
Ground Floor Yorkon Building
Archway Road
Huyton
Knowsley
Merseyside
L36 9FB
Telephone: 0151 443 2380



Knowsley Council