

# Earlsdon

## CONSERVATION AREA MANAGEMENT PLAN



# Earlsdon Conservation Area Management Plan

## A plan for further action and generic guidance

### Introduction to the Management Plan

Earlsdon, with its distinctive Victorian and Edwardian buildings, mature landscape with trees and green spaces, small scale red brick buildings and larger scale more formal buildings, makes a unique contribution to the character of the city.

The special qualities of the Conservation Area have been identified in the Earlsdon Conservation Area Appraisal.

This Management Plan follows this appraisal by presenting Proposals and Actions to guide and manage the future changes that are anticipated in the area. These will seek to preserve and enhance the character of the Conservation Area and encourage good quality new development with designs that respond sympathetically to the historic context.

The document sets out the statutory controls that come from being a Conservation Area and well as the national and local plan policies.

The Proposals and Actions are based upon the themes identified in the 'Key Issues and opportunities for enhancement' section of the Character Appraisal and are divided into four areas;

1. The Protection of the Historic Environment
2. The Design of New Development
3. The Public Realm
4. The Green Environment

The proposals and actions have been prepared in accordance with the [National Planning Policy Framework](#) and [Advice on Conservation Area Designation, Appraisal and Management](#), published by Historic England (2016).

The policies should be read in conjunction with the [Coventry Local Plan \(2017\)](#), and the Earlsdon Conservation Area Appraisal.

## Proposals and Actions

### 1.0 The Protection of the Historic Environment.

Proposal	Issue being addressed	Action
<p>It is proposed that buildings and structures of historical or architectural significance, and/or which make a positive contribution to the character or appearance of the area, should be protected from demolition or change that will affect their character.</p>	<p><b>Demolition:</b> Some historic buildings have been demolished in recent years, damaging the integrity and character of the area.</p>	<p>There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area. This will include buildings of contextual or group value.</p> <p>Buildings should only be demolished where it can be demonstrated that they make little or no contribution to the character and appearance of the Conservation Area. The proposed replacement development must enhance the area.</p> <p>Buildings and structures which are felt to be of historic, architectural or archaeological interest will be recorded prior to them being significantly altered.</p>
<p>The retention of historic architectural features on traditional buildings will be encouraged where they contribute to the character of the Conservation Area.</p>	<p><b>Historic architectural features:</b> The character of many buildings of historic and architectural interest have suffered from the removal of historic architectural features. For example, the fitting of inappropriate uPVC windows and doors, concrete roof tiles, external wall insulation and cladding of external elevations.</p>	<p>Planning controls on windows, doors, roof tiles, external wall insulation (cladding), building frontages, etc.</p>

Proposal	Issue being addressed	Action
Extensions and alterations to historic buildings and structures in the Conservation Area must be sympathetic to the existing building in scale, proportion, materials and detailing.	<b>Extensions:</b> The character of many buildings of historic and architectural interest have suffered from extensions and alterations that do not preserve or enhance the character of the area.	In considering applications for planning permission for extensions and alterations to a building See: Conservation Area Status
It is proposed that traditional boundary treatments such as brick walls and hedges should be retained and maintained.	<b>Boundaries:</b> There are many cases in the proposed conservation area that suffer from the removal of historic boundaries and front gardens.	In considering applications for planning permission for changes to boundaries See: Conservation Area Status
It is proposed that shop fronts which make a positive contribution to the character or appearance of the area, should be protected from change that will affect their character.	<b>Shop fronts:</b> There have been many changes to shop fronts that have not preserved or enhanced the historic character of Earlsdon.	In considering applications for planning permission for changes to boundaries See: Conservation Area Status
It is proposed that vacant buildings which contribute positively to the Conservation Area are re-used in a manner that preserves their character.	<b>Empty buildings:</b> Some buildings which make a positive contribution to the Conservation Area are currently empty and in need of beneficial use.	In considering applications for planning permission for empty buildings See: Conservation Area Status
Historic and architecturally significant buildings and structures should not be allowed to deteriorate	<b>Neglected buildings:</b> Several buildings which are historically and architecturally significant are neglected and are in a poor state of repair.	The City Council will use its powers to secure the preservation of buildings where it is important for maintaining the character or appearance of the Conservation Area. See: Planning Enforcement

Proposal	Issue being addressed	Action
Buildings and structures that are of important historic and architectural significance will be protected by Conservation Area status (within the Conservation Area) and Local Listing (outside the Conservation Area)	<b>Undesignated buildings:</b> Earlsdon and the surrounding area contains many buildings and structures that are of important historic and architectural significance, but which are currently undesignated.	Recommendations for local listing of buildings and structures that are of important historic and architectural significance will be made for consideration by the Planning Committee. See: Local Listing
Investment will be attracted through enhancement and regeneration of the Conservation Area through implementation of this management plan.	<b>Investment:</b> There is a need to attract more investment through Conservation Area status.	The City Council will endeavour to work with community groups to secure the necessary funding for regeneration and enhancement schemes. A variety of sources including Historic England, the Heritage Lottery Fund (e.g. Townscape Heritage Initiative), and working in partnership with other organisations, will be considered. See: Funding for Enhancement and Regeneration  The City Council will aim to enforce planning infringements to maintain and enhance the character or appearance of the Conservation Area. See: Planning Enforcement
Advice will be provided to preserve and enhance the character of area, and to raise awareness for 'constructive conservation'	<b>Advice:</b> Local residents and landowners need to have access to advice and guidance to help them preserve and enhance the area.	Work with local community groups to raise awareness of the Conservation Area, and how residents, businesses and building owners can preserve and enhance the character of area. See: Advice and Guidance
Increase understanding of the historic importance of the area and Earlsdon's special architectural and historic.	<b>Interpretation:</b> The area would benefit from improved heritage interpretation to increase the public's appreciation of why Earlsdon is special, its history and its significance.	Work with local community groups to raise awareness and understanding of Earlsdon's special architectural and historic interest. See: Advice and Guidance

## 2.0 The Design of New Development

Proposal	Issue being addressed	Action
New development will enhance and conserve the character of the area. It will be of an appropriate scale and use appropriate materials.	<b>New developments:</b> The design of some newer developments has not enhanced the character of the area. There have been some unsympathetic additions to the area; being of poor quality, an unsympathetic scale and giving a loss of traditional features.	In considering applications for planning permission, new development will enhance and conserve the character of the area See: Conservation Area Status
Shop frontages of a more appropriate design, scale and material will be encouraged by design guidance and sensitive and detailed development management over alterations and shop fronts.	<b>New shop fronts:</b> Many mid-20 <sup>th</sup> to 21 <sup>st</sup> -century shop fronts do not preserve or enhance the character of the area, display inappropriate signage and have a negative impact on the character of the area.	Encourage use of existing shopfront Design Guidance. See: Advice and Guidance  In considering applications for planning permission for new shopfronts, ensure that the proposed shopfront makes a positive contribution to the character of the Conservation Area. See: Conservation Area Status
There will be careful management and controls over licencing and opening hours of businesses in the area.	<b>Noise and disruption:</b> Issues relating to late-night noise and disruption	The City Council will use its regulatory and licencing powers to ensure that late-night noise and disruption is kept to a minimum. See: Regulatory and Licencing Powers
The important views and vistas from Earlsdon to the city centre will be maintained.	<b>Views:</b> There are several important views and vistas looking from Earlsdon towards the city centre that need to be preserved.	In considering planning applications, ensure that important views and vistas that are visible looking from Earlsdon towards the city centre are preserved and enhanced. See: Conservation Area Status

## 3.0 The Public Realm

Proposals	Issues being addressed	Action
<p>Opportunities will be taken to improve the public realm, to include more appropriate street furniture, better signage, etc.</p>	<p><b>Public realm:</b> The poor quality of the public realm in some key areas is having a negative impact on the area. There are examples of inappropriate and redundant street furniture that do not enhance the area.</p>	<p>As the local Highways Authority, Coventry City Council will preserve and enhance the character of the area through the public realm. See: Advice and Guidance</p> <p>In considering planning applications, new developments will maximise the opportunities to enhance areas of the public realm. See: Conservation Area Status</p> <p>New street furniture, including lighting columns, should reflecting the character of the Conservation Area. New furniture within the public realm should be carefully sited to avoid intrusion on the settings of buildings. A coordinated effort should be made to avoid street clutter through good design and careful siting. See: Advice and Guidance</p>

<b>Proposals</b>	<b>Issues being addressed</b>	<b>Action</b>
Proposals will be taken to improve parking issues and for better management of traffic / highways.	<b>Parking and traffic:</b> There are various issues relating car parking (both residential and commercial parking) and other traffic issues	As the local Highways Authority, Coventry City Council will examine car parking and traffic management within the area. See: Advice and Guidance  In considering applications for planning permission, new development will enhance traffic and parking issues. See: Conservation Area Status
Advertisements should not have a negative impact on the character and appearance of the Conservation Area.	<b>Advertisements:</b> The impact of unsympathetic signs and advertisements have a negative impact on the character of the area.	In considering applications for advertising consent and planning permissions, these will not be granted if they have a negative impact on the character and appearance of the Conservation Area. See: Conservation Area Status  The City Council will use its powers to ensure that advertisements maintain the character or appearance of the Conservation Area. See: Planning Enforcement
Structures within the Conservation Area should be kept free from graffiti and vandalism.	<b>Graffiti:</b> Some boundaries (e.g. in Spencer Park, and some boundary walls) have been affected by graffiti which detracts from the attractiveness of the area and creates an atmosphere of neglect.	Coventry City Council will ensure regular maintenance and cleaning of buildings and structures in the area to improve the appearance and character of the area. See: Advice and Guidance

#### 4.0 The Green Environment

Proposals	Issues being addressed	Action
<p>It is proposed that trees and hedges which contribute in a positive way to the character of the area will be retained.</p>	<p><b>Trees:</b> The trees (both street trees and garden trees), are a key part of the character of the area, and provide increased biodiversity, and should be protected and enhanced.</p>	<p>Any works to prune or fell any protected tree requires the written consent of Coventry City Council. In the case of all other trees over 75mm in trunk diameter, six weeks written notice is required to allow consideration for protection. See: Conservation Area Status</p> <p>Coventry City Council: In considering applications for planning permission for changes to boundaries See: Conservation Area Status</p>
<p>A clear strategy for the management of historic street trees</p>	<p><b>Street trees:</b> Mature large street trees have, in places caused issues with unstable pavements.</p>	<p>Coventry City Council: As the local Highways Authority, Coventry City Council will examine management of trees with respect to pavements and highways. See: Advice and Guidance</p>
<p>There is a need to protect and enhance wildlife habitats in the area as they play an important role in the City's biodiversity.</p>	<p><b>Biodiversity:</b> Gardens, parks and green spaces in the area provide important biodiversity in the city which should be protected and enhanced.</p>	<p>Coventry City Council: Coventry City Council will retain and enhance parks and open spaces. See: Advice and Guidance</p> <p>Coventry City Council: In considering applications for planning permission, proposals which adversely affect the ecological interest of the Conservation Area will not be permitted. See: Conservation Area Status</p>

Proposals	Issues being addressed	Action
<p>Areas directly behind shops should not be allowed to deteriorate.</p>	<p><b>Neglected areas:</b> Several areas directly behind shops are neglected and are in a poor state of repair, which has a negative impact on the area.</p>	<p>Coventry City Council: The City Council will use its powers to improve areas of land and buildings where it is important for maintaining the character or appearance of the Conservation Area. See: Planning Enforcement</p>
<p>Properties and areas of land should not be allowed to be neglected and deteriorate, causing harm to the character of the area.</p>	<p><b>Property maintenance:</b> There are issues with maintenance of some properties, causing problems such as neglected gardens and dumped furniture.</p>	<p>Coventry City Council: The City Council will use its powers to ensure properties and areas of land are kept in good maintenance to maintain the character or appearance of the Conservation Area. See: Planning Enforcement</p>
<p>Opportunities should be taken to improve the management of waste, along with better street cleaning and weeding to improve the character of the area.</p>	<p><b>Waste:</b> There are issues of management of waste (location of bins, etc) and street cleaning.</p>	<p>Coventry City Council: In considering applications for planning permission, new development will enhance and conserve the character of the area with respect to waste management. See: Conservation Area Status</p> <p>Coventry City Council: regular maintenance and cleaning of publicly-owned and publicly-managed areas to improve the appearance and character of the area. Using Advice &amp; Guidance.</p>

## **Action(s)**

Conservation Areas don't stop change or development, but they do demand a recognition of the area's special interest, character and historical value in planning any changes and development.

They do not 'fossilise' buildings or prevent any change at all. On the contrary, it is a way of flagging up, both to owners and to potential buyers, that they are in, or coming to, a special area which needs care and thought if works carried out are not to diminish the appearance of the area in general, and possibly even the value of property.

Living in a Conservation Area does not mean you cannot make alterations to your property. But it does mean that changes you do make should preserve or enhance the character of the buildings and the area as a whole.

The actions below will help deliver the proposals and policies that will help retain what makes Earlsdon special.

## **1 Conservation Area Status**

Coventry City Council will designate the recommended area as a Conservation Area.

Designation as a conservation area brings with it a degree of additional statutory protection under planning legislation, the main consequences of which are as follows:

- Planning permission is required to totally or substantially demolish most buildings within a conservation area.
- The extent of permitted development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes visible from the public highway.
- Further control measures such as Article 4 directions may be placed upon an area. These may be served to protect windows, doors, boundary walls, etc. See below.
- Any works to prune or fell any protected tree requires the written consent of Coventry City Council. In the case of all other trees over 75mm in trunk diameter, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.
- Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.
- The desirability of preserving or enhancing a conservation area is a material issue in determining a planning application.

## **2 Article 4 Directions**

An Article 4 Direction allows the Local Authority the power to restrict permitted development rights to bring certain types of development back under their control so that they may consider potentially harmful proposals and decide whether or not to grant permission. It is not about stopping change – but making sure that change preserves or enhances the character of the buildings and the area.

Article 4 Directions are normally used to control a proliferation of often minor alterations to buildings which can cumulatively erode the character of the conservation area over time.

Coventry City Council will implement an Article 4 Direction. This would mean certain works to a building (or within its curtilage) would need planning permission. The types of works affected includes:

- enlargement, improvement or alteration to a building
- cladding, and alteration to windows and doors, fronting the public realm
- erection or alteration of an outbuilding, enclosure or pool,
- erection of a porch,
- alteration of a roof including roof lights, dormers, or changes to the material,
- erection, alteration or removal of a chimney,
- erection, alteration or removal of gate, fence, wall or other means of enclosure,
- making of hard-standing.
- installation of solar panels where seen from the public realm

### **3 Planning Enforcement**

Effective conservation area management requires enforcement and remediation to resolve breaches of planning requirements, non-compliance with conditions on schemes which have consent, unauthorised works and infringements of planning law. Enforcement and remediation actions are also very effective when used to secure the repair and full use of buildings at risk and to remedy the poor condition or unsightly nature of land or buildings, where it is adversely affecting the amenity of the conservation area.

Coventry City Council will use these powers to actions are taken to preserve or enhance the character of the area.

### **4 Regulatory and Licencing Powers**

The City Council will use its regulatory and licencing powers to ensure that late-night noise and disruption is kept to a minimum.

### **5 Local Listing**

A Locally Listed heritage asset is a building, structure or feature, which is not listed by the Government, but that the Council believes is an important part of the city's heritage. Heritage assets on the Local List need not be less significant than designated assets; they may have important local significance.

Under the National Planning Policy Framework the conservation and contribution of locally listed heritage assets will be a material consideration in planning decisions that directly affect them or their setting.

Current Historic England guidance advises that there is no need to locally list a building or other heritage asset within a Conservation Area, because the additional statutory protection is provided by the Conservation Area designation. However, where key significant buildings are outside the designated Conservation Area, these will be given consideration for Local Listing.

## **6 Funding for Enhancement and Regeneration**

The City Council will endeavour to work with community groups to secure the necessary funding for regeneration and enhancement schemes. A variety of sources including Historic England, the Heritage Lottery Fund (e.g. Townscape Heritage Initiative), and working in partnership with other organisations, will be considered.

## **7 Advice and Guidance**

There is guidance in place to encourage best-practice to preserve or enhance the character of the area. These include:

Design guidance on shop fronts for conservation areas and historic buildings

[http://www.coventry.gov.uk/downloads/download/3258/design\\_guidance\\_on\\_shop\\_fronts\\_for\\_conservation\\_areas\\_and\\_historic\\_buildings](http://www.coventry.gov.uk/downloads/download/3258/design_guidance_on_shop_fronts_for_conservation_areas_and_historic_buildings)

Guidance for improving streets and public spaces in the historic environment

<https://historicengland.org.uk/advice/caring-for-heritage/streets-for-all/>

Guidance on removal of graffiti

<http://www.coventry.gov.uk/graffiti>