

Haughton-Le-Skerne Conservation Area Character Appraisal & Management Plan

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Contents

	Page
Character Appraisal	1
Introduction	1
Definition of a Conservation Area	2
Impacts of Conservation Area Designation	2
The Legislative Context	4
The Policy Context	4
Definition (or Summary) of Special Interest	5
Assessing Special Interest	5
Location and Setting	5
General Character and Plan Form	6
Landscape Setting	6
Historic Development and Archaeology	8
Early Haughton-le-Skerne	8
Georgian and Regency Haughton-le-Skerne (1700-1837)	8
Victorian and Edwardian Haughton-le-Skerne (1838-1919)	9
Modern Haughton-le-Skerne (1920-present day)	11
Archaeology including Scheduled Monuments	13
Spatial Analysis	14
The character and interrelationship of spaces within the area	14
Key Views and Vistas	14
Character Analysis	15
Definition of Character Areas or Zones	15
Activity and Prevailing or Former Uses and their Influence on Plan Form and Buildings	15
The Qualities of the Buildings and their Contribution to the Area	16
Local Details	17
Prevalent and Traditional Building Materials and the Public Realm	18
An Audit of Heritage Assets	19
Scheduled Monuments	19

Listed Buildings	19
Non-Designated Heritage Assets	25
The Contribution Made to the Character of the Area by Greenspace and its Biodiversity Value	27
The Extent of Intrusion or Damage (negative factors)	29
The Existence of any Neutral Areas	30
General Condition	30
Problems, Pressures and Capacity for Change	31
Community Involvement	32
Suggested Boundary Changes	32
Management Plan	33
Local Planning Policies	33
Guidance	33
Regeneration and Enhancement Strategy	33
Street and Traffic Management	34
Trees, Open Space and Green Infrastructure	34
Design and New Development	34
Scale and Height	35
Form and Massing	35
The Traditional Pattern of Frontages	35
Vertical Emphasis and Window Design	35
Materials	36
Extensions to Existing Buildings	37
Energy Efficiency	38
Enforcement and Remediation Strategy	38
Restriction of Permitted Development Rights through Article 4 Direction	39
Legislation, Policy and Guidance	40
Contact Details	41
Glossary	42
Maps	46

Character Appraisal

Introduction

Haughton-le-Skerne Conservation Area was designated on 26 March 1968 for the following reasons:

“Haughton Village is situated near the Eastern boundary of the town. It is an attractive example of the linear type of village with the long, narrow village green following the tree-lined road (B2679), until the road takes a sweeping curve at both the Western and Eastern ends of the village, these vistas being closed respectively by the handsome Twelfth Century Church and Jasmine House, an Eighteenth Century detached dwelling.

The Northern frontage beginning with the Rectory has a stronger architectural quality than the Southern and contains several fine Eighteenth and Nineteenth Century dwellings. The South side with only a few buildings of individual merit nevertheless makes an important contribution to the group.”¹

The boundary was extended to include not just the village but its setting on 15 June 1978 for the following reasons:

“In the ten years since the designation of Haughton-le-Skerne Conservation Area, experience has shown that it is prudent to include within the Conservation Area boundary, not only the historic core but also the physical and visual setting of the village where this contributes to the character and appearance of the area.

The pressure for housing within the town has resulted in the near submergence of Haughton-le-Skerne into the urban area of Darlington.

Designation to include the wider setting of Haughton-le-Skerne within the Conservation Area would safeguard the village from any future development, which could have a detrimental impact on the village.”²

A process of change within a Conservation Area is inevitable and should be managed rather than prohibited. The purpose of a Character Appraisal is to define as clearly as possible the historic, archaeological, architectural and natural components of the Conservation Area that are considered especially important and contribute most to its character, in order to manage change in the area covered by the planning system.

This Character Appraisal highlights the key features and unique qualities that give Haughton-le-Skerne Conservation Area its special character, with the aim of preserving and enhancing the character and appearance of the area and providing a basis for making sustainable decisions about its future through the development management process. Undertaking a Character Appraisal offers the opportunity to re-assess the designated area and to evaluate and record its special interest.

¹ County Borough of Darlington Brief Description of the Four Conservation Areas within the Borough (including Haughton-le-Skerne), Chief Planning Officer W. Atkinson, 3 August 1968.

² County Borough of Darlington, Designation Report: Proposed Boundary Extension of Haughton-le-Skerne Conservation Area (undated)

Definition of a Conservation Area

“Conservation Areas are places where buildings and the spaces around them interact to form distinctly recognisable areas of special quality and interest.”

It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying Conservation Areas. Whilst our experience of a historic area depends on much more than the quality of individual buildings, it also depends on other factors such as:

- The historic layout of property boundaries and thoroughfares;
- on a particular mix of uses;
- on characteristic materials;
- on appropriate scaling and detailing of contemporary buildings;
- on the quality of advertisements, shop fronts and street furniture;
- on hard and soft surfaces
- on prominent gateways;
- on views and vistas along streets and between buildings; and
- on the extent to which traffic intrudes.

Impacts of Conservation Area Designation

Conservation Area designation introduces additional control over the demolition of un-Listed Buildings, control over material changes to buildings not dwelling houses and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area’s special interest.

Householders have Permitted Development rights to carry out certain minor works to their properties, such as the erection of garden buildings, front porches or satellite dishes. However in a Conservation Area these rights are reduced. As a guide, but not exclusively:

- Conservation Area Consent is required for the demolition of buildings over 115m³ in volume.
- Planning Permission is usually required for the removal or replacement of, or new, boundary walls, fences and gates.
- Planning Permission is required for the installation of a satellite dish where it faces, or is visible from, a highway.
- The pruning or felling of trees requires six weeks prior notification and permission is needed to carry out works to any tree that is covered by a Tree Preservation Order.
- Alterations to front elevations may require Planning Permission.
- Side and rear extensions to dwellings may require Planning Permission.
- Applications for proposals that affect the character or appearance of the area are advertised in a local newspaper.
- New development (including extensions) needs to be in keeping with, or improve, the character or appearance of the area.

³ Archaeo-Environment Ltd (2008) Barnard Castle Conservation Area Character Appraisal, Barnard Castle: Teesdale District Council.

In addition to the above, works to properties that are not dwelling houses, which do not have Permitted Development rights (such as flats and commercial properties), will require planning permission if the work involves a material change. An example of this is replacing timber windows with uPVC on a block of flats, office or shop. In a Conservation Area, permission is unlikely to be granted where the works are considered to cause harm to the Conservation Area.

You are advised to check with the Council's Conservation Officer to confirm whether your property lies within a Conservation Area before undertaking any work. Work carried out without the required Consents or permissions may result in enforcement action, which will cause disruption and can lead to considerable expense.

The Legislative Context

Nationally, The Planning (Listed Buildings and Conservation Areas) Act 1990 is the Act of Parliament in the United Kingdom that altered the laws on the designation of Conservation Areas and on the granting of planning permission relating to Listed Buildings and Conservation Areas. The following sections relate to Conservation Areas:

“Section 69 (1) Every Council—(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and (b) shall designate those areas as Conservation Areas.”

“Section 72 (l) In the exercise, with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned respects in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The wording of the legislation uses the phrase ‘character or appearance’ to describe the value in Conservation Areas.

The Policy Context

Darlington Borough Council’s Local Development Framework,(LDF) is a set of documents which will eventually replace the adopted Darlington Local Plan. The main document is the Core Strategy, adopted in May 2011. Policy CS14 relates to the historic environment, including Conservation Areas, and focuses on protecting and enhancing character that is locally distinctive to the Borough. Supplementary Planning Documents provide detailed policy, such as Distinctly Darlington: Design for New Development Supplementary Planning Document, adopted in July 2011. Some of the Local Plan policies have been saved until they are replaced by new detailed development management policies. Covering a range of topics they provide detailed guidance for different aspects of development in Conservation Areas. This Character Appraisal and Management Plan is prepared in accordance with planning policy and provides guidance about how those policies can be implemented or interpreted in Haughton Conservation Area.

National planning policy is currently in the form of the National Planning Policy Framework (the NPPF). Paragraphs 126-141 are about conserving the historic environment, although there are other paragraphs throughout the document, including those on design, that are relevant to the historic environment. The wording of the policy uses the term ‘significance’ to describe the value in Conservation Areas; this is not considered to be different than the phrase ‘character or appearance’ used in the legislation. Additionally, the legislation that guides decisions on planning applications affecting the historic environment remains in place.

Definition (or Summary) of Special Interest

Houghton-le-Skerne (hereafter Houghton) Conservation Area is designated for its high rural village qualities, its village green and close links to the River Skerne and surrounding green landscape. It is an attractive linear village bounded at the western extent by the twelfth century St Andrew's Church and to the eastern end by the eighteen century Jasmine House and enclosed at each end by a curve in the public highway.

Assessing Special Interest

Location and Setting

Houghton is a settlement less than one and half miles north east of Darlington town centre. As its name suggests it is located on the River Skerne, lying just north of it with the low-lying and flood-prone meadows still forming a divide between Darlington and Houghton-le-Skerne. The B6279 (Houghton Road, then Stockton Road) runs through the village, named Houghton Green in the centre of the village as it passes the Village Green. This road joins the A1150 and ultimately the A66 east towards Teesside. To the west Houghton Green becomes Salters Lane South past St Andrew's Church. Both Houghton Green and the surrounding undeveloped greenspace to the south and east play a key part in characterising the area's setting.



General Character and Plan Form

Upon entering the area it has a distinctly, rural character that is clearly older than surrounding development, which remains despite its almost submergence within Darlington, as the town has grown. As described in the original reasons for designation, Haughton is a linear type of village with the long, narrow village green following the tree-lined road until it takes a sweeping curve at both the Western and Eastern ends of the village. These vistas are closed respectively by St Andrew's Church and Jasmine House, which has a pleasing symmetry to it. The majority of development within the Conservation Area remains in its traditional form, facing directly onto Haughton Green.

There is a smaller, narrow road paralleling the south of the A67, providing access to the properties on this side of Haughton Green. Tree-lined, it provides respite and parking from what can be a busy road, and access to the businesses on this side of Haughton Green. Street numbering is organised so that odd numbers are on the north side of Haughton Green and even numbers are on the south side.

Landscape Setting

The boundary of the Conservation Area was extended in 1978 to protect the village's setting because there was a concern it would be subsumed by encroaching development as the town had already grown in this direction post World War II. This has almost certainly protected the land behind the gardens on the south of Haughton Green, the land leading down to the river and it has also protected the land around Red Hall, helped by a group Tree Preservation Order created for Red Hall Estate in 1952. Retention of this landscape setting continues to be vital to protect the significance and the character and appearance of the Conservation Area.

The River Skerne is a key feature of the setting of the Conservation Area, running south of development, east to west through the centre of the designated area. The landscape setting of Haughton Green is the Village Green itself and landscape setting to the rest of the village is countryside, green breaks in development, particularly the large areas leading down to and on the other side of the river. The village is well screened from the south side of the river by mature planting, considering it is fairly well surrounded by mid-late twentieth century housing estates. The former Red Hall area, which includes a Strategic Wildlife Corridor along the river and a wildflower meadow, provides a substantial buffer to the south between the village and the mid-twentieth century Red Hall Estate.



Historic Development and Archaeology

Early Haughton-le-Skerne

The village was first recorded in 1050 as Haltun, which in old English means farmstead on a haugh (haugh being a piece of flat land near a river). Later under Norman French influence the term 'le Skerne' was added to reflect its proximity to the River Skerne. Remains of the medieval village are present in the form of earthworks in the village's South West corner, whilst St Andrew's Church and associated Rectory (now Butler House & The Rectory) are the oldest standing buildings in this area (12th and 13th century respectively).⁴

There are no prehistoric or Roman remains from the parish. The earliest archaeological evidence is a group of Anglo-Saxon carved stones, which can be seen in St Andrew's Church. These show that although the current church is of 12th century date, there was probably an earlier (9th or 10th century) church on the site.⁵

It is probable that the linear, village green format of the village shows that the medieval extent of the village extends beyond the known recorded remains. Red Hall is surrounded by a medieval moat and archaeologists have found pottery dating from the late 13th to early 15th century. A more recent survey, which extended over playing fields, identified a series of features relating to the pre-modern agricultural exploitation of the landscape, including ridge and furrow, field boundaries, headlands and a large pond.

Georgian and Regency Haughton-le-Skerne (1700-1837)

There are a number of Georgian and Regency houses on Haughton Green, many of which are Listed Buildings, which are designated for their historic and/or architectural interest. The Grade II Listed outbuilding to south-west of no. 76 Haughton Green is primarily Listed for its association with William Bewick (1795-1866), a local portrait and historical painter. His gravestone is in the churchyard of St Andrew's Church and there is a plaque for him on the front of no. 72 Haughton Green.

William Bewick (1795-1866)



Plaque for William Bewick on No7. Haughton Green

William Bewick was born at Darlington, Oct. 20, 1795. He died on June 8, 1866, after a long and painful illness, which he bore with much fortitude and resignation", and was



Gravestone of Local Artist William Bewick

buried at Haughton-le-Skerne, near his native place. He was no relation of the famous draughtsmen and wood engravers of that name, though they probably came of the same stock. In early boyhood William Bewick showed great talent for drawing and even for painting, and this talent became

developed to such a degree that his friends, being in pretty easy circumstances, sent him to study art in London. Here, when a young man of twenty, he attracted the attention as well as the interest of Haydon, who noticed the youth while engaged in sketching from the Elgin Marbles then exhibited at Burlington House.⁶

⁴ <http://www.keystothepast.info/durhamcc/K2P.nsf/K2PDetail?readform&PRN=D6816>

⁵ <http://www.keystothepast.info/durhamcc/K2P.nsf/K2PDetail?readform&PRN=D6816>

⁶ Oxford Journals (25 December 1869) sourced from <http://nq.oxfordjournals.org/content/s4-IV/104/local/front-matter.pdf>

Writing in 1823, Robert Surtees describes Haughton as “Scarcely two miles to the North-east of Darlington, a pleasant scattered village, on a dry gravelly soil, near the Skerne. No great integral manor appears at any time in Haughton; the lands have been always held in various proportions immediately under the Bishop.”⁷



Victorian and Edwardian Haughton-le-Skerne (1838-1919)

What appears to be Victorian and Edwardian development in the Conservation Area is in the main, unlisted.

There is some Victorian and Edwardian infill development along Haughton Green, but other than that the area appears to have altered little over this period, apart from the following two buildings: In the nineteenth century, historic maps show a flax mill stood in the village (also evidenced by Mill Lane, the Public Right of Way), which was later turned into a shoe thread factory and has since been demolished. St Andrew’s School was built in the Victorian era to educate local children. It was extended but later closed in 1973 and demolished in 1992 following commercial use, with the completion of Red Hall School.

Poor Law records for the Parish during this period illustrate “not only the prevailing unemployment but also the shift of the population from country to town.”⁸ Records also evidence the Parish’s benevolence in helping the poor, the needy and the sick, paying for practical assistance in the form of care and even the provision of employment, far more than “the Elizabethan Poor Law (urgently in need of amendment in the early nineteenth century) required.”⁹ “Every effort was made to keep men self-supporting.”¹⁰



⁷ From: 'Parish of Haughton-Le-Skerne (Darlington ward)', The History and Antiquities of the County Palatine of Durham: volume 3: Stockton and Darlington wards (1823), pp. 336-349. <http://www.british-history.ac.uk/report.aspx?compid=76364>
⁸ Sunderland, N. (1972) A History of Darlington E.J Morton, Didsbury, Manchester. Pg. 86
⁹ Sunderland, N. (1972) A History of Darlington E.J Morton, Didsbury, Manchester. Pg. 84
¹⁰ Sunderland, N. (1972) A History of Darlington E.J Morton, Didsbury, Manchester. Pg. 85



No 46-48 Haughton Green



St Andrew's Church Hall

Writing in 1894, Whelan describes the village thus:

"Haughton-le-Skerne, a township in the parish of the same name, comprises an area of 1823 acres, and its annual value is £7,899. The village of Haughton-le-Skerne is pleasantly situated on the right bank of the river Skerne, one and a half miles from Darlington. It is built on a dry gravelly soil, and has a fine spacious thoroughfare, on each side of which are several substantial residences. A group of noble elms, standing between the ancient church and the entrance to the village, gives it a most picturesque aspect. A building, formerly giving employment as a flax mill or shoe thread manufactory, ceased to be used for this purpose many years ago. William Bewick, the celebrated painter, who was for many years a resident here, is buried in the churchyard."¹¹

Historic maps evidence that between the beginning of the twentieth century and the end of World War Two, the village of Haughton was primarily restricted to development immediately around the Haughton Green.



Skerne Lodge, No 27 Haughton Green



Typical Edwardian Sash Window



Typical Victorian Sash Window

¹¹ Whelan (1894) History, Topography and Directory of Durham

War Memorial

This stone with marble memorial lies near St Andrew's Church, at the junction between Salters Road South and Haughton Road. It was unveiled on 7 October 1920 by Lieutenant Colonel G.O. Spence and was dedicated by Reverend R.C. Fellowes, rector. It remembers those from Barmpton, Great Burdon and Haughton-le-Skerne gave their lives fighting during the World War I. It is inscribed:

In grateful memory / of the 18 men of Barmpton, / Great Burdon and Haughton-le-Skerne / who by the grace of God / gave their lives in the Great War / 1914-1919. Their bodies are buried in peace, / but their name liveth for evermore.

Sourced from the North East War Memorials website¹² and reported in the Darlington & Stockton Times on 9 October 1920.



War Memorial

Modern Haughton-le-Skerne (1920-present day)

During this period there has been some demolition and resultant infill development and some new development on back gardens in Haughton Conservation Area.

On 17 January 1926, Darlington's trolleybus network was extended to include Haughton, evidencing the need for access to the town. On 5 November 1933 the Haughton route was extended, changing the original terminus from the Haughton Green opposite The Grey Horse Public House to a turning circle at the road junction between Stockton Road, Whinfield Road and Barmpton Lane.¹³ The trolleybus network in Darlington was closed in 1957.

According to historic maps, at some point between 1919 and 1939 the row of terraced properties (which appear on historic photos to be similar to those found around Haughton Green) were demolished and replaced with the Highland Laddie Public House, which stands on the site today. During this same period, post-war housing was constructed around Haughton: during 1919-1939 semi-detached houses appear to the north east (such as Welbeck Avenue) and north-west (such as Salters Avenue, Latimer Road and Springwell Terrace).



Cottage Mews



Rymers Court

¹² <http://www.newmp.org.uk/detail.php?contentId=7460>

¹³ Lockwood, S. (Harley, Robert J. ed) (2004) Darlington Trolleybuses Including the Tramways, Middleton Press, West Sussex

Haughton was a village until 1930, when Durham County extended Darlington’s boundaries to include it as part of the urban area. Those houses sited immediately behind the back gardens of properties on the north side of Haughton Green (such as Welbeck Avenue), were constructed post 1939.



Ladbrokes



New Development Off Rymers Court

Kelly’s Directory of 1957 evidences various non-residential uses along Haughton Green: the Methodist Chapel, Working Men’s Club, Grey Horse Inn, Highland Laddie PH, the Post Office and newsagents, Todd’s the butchers, all of which still exist today. Additionally there was Rt Pagan & Sons funeral directors at no. 40, F. Fryer & Sons grocers at nos. 42-44, Arthur R. Hughes, a fried fish dealer (fish and chip shop) at no. 50 and Frank Close a taxi-cab proprietor at no. 64.¹⁴ A later twentieth century retail addition is Ladbroke Racing, which is sited immediately behind the Methodist Church. There is also a modern Scout Hut to rear of St Andrew’s Church Hall.

This builds up a picture of a vibrant area, with many local businesses and community uses. It is positive that many of the buildings remain in the same use, some with the same businesses, today as in 1957. Most residents listed in the directory in 1957 are simply described by their name, but two are described as physicians and surgeons, perhaps evidencing the aspirational nature of the area and the properties on Haughton Green.¹⁵

Many properties on the north side of Haughton Green lost major parts of their back gardens to development during the twentieth century. For example, nos. 19-39 (odd) Haughton Green has cul-de-sac and flat development in place of their original, long back gardens. Whilst much of this is not visible from Haughton Green itself it has altered the character of this part of the Conservation Area and in all likelihood diminished earlier heritage value of those properties.



No 24 & 26 Haughton Green



No's 10, 12 & 14 Haughton Green

¹⁴ Kelly’s Directory of Darlington, 1957. Pg 80.

¹⁵ Kelly’s Directory of Darlington, 1957. Pg 80.

There is a large Working Men's Club on Rymers Court behind the Methodist Church, which appears to be a late twentieth century building. Whilst in a form, design and materials not representative of the Conservation Area, historic maps shows it may have replaced an earlier building with frontage to Houghton Green, referred to as 'Club'.

Ted Fletcher Court, built in 1986, is sheltered housing operated by the Council. Again, whilst in a form, design and materials not representative of the Conservation Area, the building has a distinctive footprint and was named for Edward Fletcher, a Darlington Member of Parliament from 1964 until his death in 1983. It occupies part of the original gardens of Butler House and The Rectory.

By the summer of 2011 the Memorial Garden at the bottom of the Churchyard was completed using £60,000 of funding secured by Houghton Residents Association, a joint project with Groundwork North East, St Andrews Church and the Council. It allows people to remember their loved ones who have passed away; they are able to do this by purchasing a plaque for the remembrance wall or by just sitting in the quiet area to think.



Houghton Working Men's Club



Memorial Garden, St Andrew's Church

Archaeology including Scheduled Monuments

There are no designated Scheduled Monuments within the Conservation Area. However, there have been a number of archaeological finds, as evidenced by Durham County Council's Historic Environment Record¹⁶. These are described in the Non-Designated Heritage Assets section, further on in this Character Appraisal.



Ted Fletcher Court



Memorial Garden Plaque

¹⁶ All data provided by Durham County Council - Historic Environment Record.

Spatial Analysis



The character and interrelationship of spaces within the area

Many of the older properties, particularly those on the north side of Houghton Green, have long, narrow back gardens and small front gardens. The older properties found on the south side of Houghton Green have no front gardens and often have small back gardens. There is a contrast between the tightly packed smaller terraced properties on the eastern side of the village and the larger, more spacious properties on the western side of the village.

There is the World War I war memorial, greenspace and the cemetery surrounding St Andrew's Churchyard. Over the road are the large side gardens (smaller than they were originally) of Butler House and the Rectory, as well as a large garden for no. 5 Houghton Green.

The very large areas of open space can be found to the south of the village. Some of this open space is to the north of the River Skerne, but most of it, including land north of Red Barnes and land forming part of the former Red Hall area, is to the south of the river. This land makes a valuable contribution to the character and appearance of the Conservation Area in this location.

Key Views and Vistas

There are important close views along the tree-lined length of the village green, particularly considering the road has a distinctive curve at either end, enclosing those views, maintaining a separate village feel.

The landscape setting of the Conservation Area also provides for longer distance views, primarily into the Conservation Area from the Red Hall area on the south side of the River Skerne. Views and vistas are shown on the Key Map.

There are also a number of key gateways, prominent areas, either into and out of the Conservation Area or at junctions within the Conservation Area. Gateways are shown on the Key Map.





Character Analysis

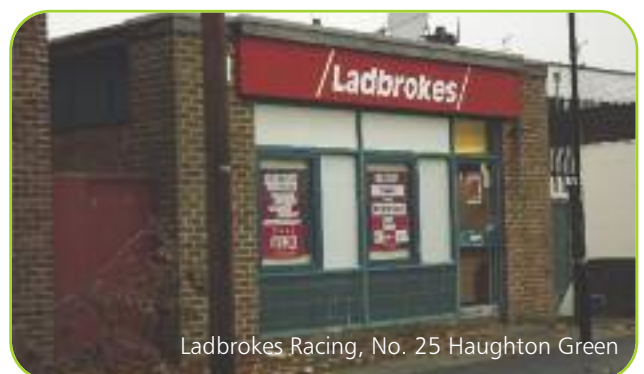
Definition of Character Areas or Zones

Houghton-le-Skerne Conservation Area can be split into three character areas:

- 1) Houghton Green, comprising the vast majority of historic and traditional development within the Conservation Area, most of which is directly off and facing Houghton Green.
- 2) Landscape setting, comprising greenspace to the south (both to the north and south of the river), providing the setting to the Conservation Area.
- 3) Late twentieth century development, some cul-de-sacs and some flats including Ted Fletcher Court, St Andrew's Close, Cottage Mews and Rymers Court.

Activity and Prevailing or Former Uses and their Influence on Plan Form and Buildings

As described previously, despite its current formal role as a suburb of Darlington, much of the Conservation Area still maintains a village feel. The Village Green format is relatively unchanged, apart from some cul-de-sac development, some of which faces Houghton Green. This is reflected in the range of activities and uses within the area. Residential is the primary use, with a few, relatively small scale, commercial uses, which includes a Post Office and convenience shop, hairdressers and beauty salon, butchers shop, day nursery, bed and breakfast, fish and chip shop and two Public Houses. These commercial uses operate from traditional and historic buildings following the linear form of other traditional development in the area. With the exception of the two public houses, these buildings appear to have been created primarily as houses, now altered with shopfront additions, which enables them to blend well with the majority of street-facing residential development in the area. St Andrew's Church sits at the head of Houghton Green, at its western end, marking its origins as much older than the majority of the settlement.



There is some evidence of earlier agricultural use from the 1840s map, with a farm and outbuildings from the corner of Salters Avenue to some of the land now occupied by the Cottage Mews cul-de-sac development.

There is a historic Public Footpath, 'Doggy Lope' that runs north from Haughton Green, immediately to the east of Butler House and The Rectory. It can be traced it back as far as 1856, but is likely to be much older. The original footpath linked Haughton Green and Whinfield Road, a distance just short of 1 kilometre, before Welbeck Avenue was built.



Nos.47-49 Haughton Green



Outbuilding to rear of No.11 Haughton Green

The Qualities of the Buildings and their Contribution to the Area

The majority of buildings in the Conservation Area are residential, two storey cottages or houses in terrace form facing the village green. The scale and size of buildings increased as time passed, so Georgian buildings are generally at a smaller scale than Victorian additions, which are at a smaller scale than twenty and twenty-first century additions. Departure from this form is usually found only in the public houses, which are larger than residential development of the same era, as would be expected. The oldest building in the Conservation Area, Butler House and the Rectory, is enclosed behind a high wall and faces an internal courtyard. All buildings are at a maximum of two storeys or two and a half storeys, with the exception of Rymers Court.



Shopfront to
No.46-48 Haughton Green



Church of St Andrew

There are two churches in the Conservation Area: early twelfth century St Andrew's Church at the head of the western end of Haughton Green and early nineteenth century Methodist Church approximately midway along the north side of Haughton Green, adjacent to the entrance to Rymers Court. They are very different buildings, partly as a result of the difference in age and partly as forms of development commensurate with their denominations: St Andrew's is an impressive, sandstone Church of England



Methodist Church, Houghton Green



The Highland Laddie PH, No.88 Houghton Green



The Grey Horse PH, No.39
Houghton Green

parish church evidencing many layers of history and phases of change and the Methodist Church is an attractive, traditional red brick building at a smaller scale, dated 1825 with later windows and a small late, nineteenth century Sunday school addition. Both buildings make a positive contribution to the Conservation Area. St Ann's Roman Catholic Church, a late twentieth century building, lies to the north of the Conservation Area on Welbeck Avenue.

There are two public houses within the Conservation Area: The Grey Horse and The Highland Laddie. Public houses are often good examples of prominent, little altered (certainly externally) traditional architecture, representative of their era. The Grey Horse appears to be a Victorian building,

whilst the Highland Laddie is an early twentieth century building. Both buildings make a positive contribution to the Conservation Area.

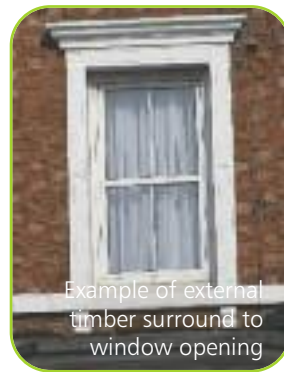
Local Details

External timber surrounds are common on some window openings on traditional and historic buildings in the Conservation Area. Rooflights and dormer windows are not a common feature on buildings in the area, where they exist they are only on a limited number of modern properties.

Boundary treatments to the northern side of Houghton Green are primarily red brick (with the exception of the stone wall surrounding St Andrew's Church), although some are low stone walls with railings or hedges and some have been replaced with hedges over time. In general, low walls form frontage boundary treatments to houses and high walls are to larger properties with large gardens, such as Butler House and the Rectory.



Typical red brick wall



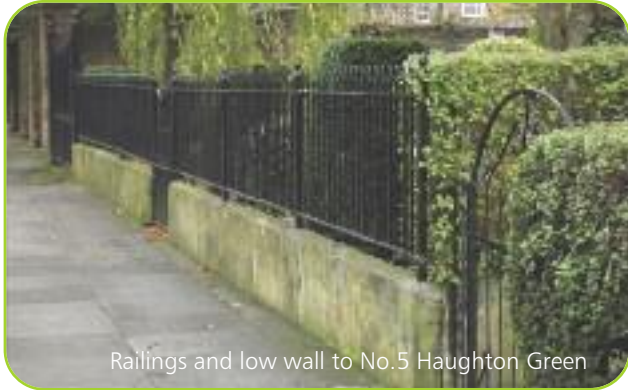
Example of external
timber surround to
window opening



Gateway in wall to
Butler House and
The Rectory



Roofs without dormers or rooflights,
northern side of Houghton Green



Railings and low wall to No.5 Houghton Green



Typical Low brick wall with railings and hedge

Traditional and historic properties to the southern side of Houghton Green do not have defensible space or boundary treatments to the front, they are straight onto the highway, except for those from no. 72 Houghton Green eastwards, which are onto a private road. Traditional and historic properties to the north side of Houghton Green are very different, having front gardens and boundary walls.

There is a distinct lack of private driveways to the front of houses, particularly on those properties along Houghton Green, which is quite common with linear villages with village greens (seen also in Hurworth and Heighington). There is some vehicular parking provided to the southern side of Houghton Green by the additional lane. This is positive because it means that to the northern side of Houghton Green's original gardens remain almost entirely, with the exception of the paved areas to the front of 33, 35 & 37 Houghton Green and 29 Houghton Green, The Grey Horse PH.



Scoria Blockas



Public Footpath sign, Houghton Green

Prevalent and Traditional Building Materials and the Public Realm

Red brick (primarily lighter, more varied, hand-made for Georgian buildings and darker, more consistent, mass-produced for Victorian buildings) is the predominant building material in the Conservation Area. The only evidence of stone buildings is St Andrew's Church and the oldest element of Butler House.



Road to south of and parallel to main road



Georgian red brick house



Typical low stone wall with railings



Use of render

Whilst render and painted brickwork is fairly prominent, much of it appears modern and in all likelihood on traditional properties has been done to obscure frontage alterations and so underneath is likely to be traditional, red brickwork.

Roofs are primarily, but not exclusively, pantile on Georgian buildings and slate on Victorian buildings. As covered in the Local Details section, traditional boundary walls are primarily red brick.

An Audit of Heritage Assets



Typical red brick wall

Scheduled Monuments

There are no Scheduled Monuments within the Conservation Area. However, in any settlement the age of Haughton, beneath the ground will be remains of earlier development, which have long been forgotten. There is a high potential for such archaeological remains to survive within the Conservation Area, as the section on non-designated Heritage Assets in the Historic Environment Record evidences.

There are no remains of prehistoric or Roman date from the parish. The earliest archaeological evidence is a group of Anglo-Saxon carved stones which can be seen in St Andrew's Church. These show that although the current church is of 12th century date, there was probably an earlier, 9th or 10th century church on the site.

Listed Buildings

Listed Buildings are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage, for their 'special, architectural or historic interest' under the Planning (Listed Buildings and Conservation Areas) Act 1990. Once a building is Listed change considered to affect its character or appearance require prior Listed Building Consent through the planning system, giving considerable control over future alterations and additions.

There are 23 Listed Buildings within the Conservation Area, all of which are Grade II except for the Church of St Andrew and Butler House & The Rectory, which are Grade I Listed.

Records show there is one demolished Listed Building within the Conservation Area. It was called Haughton Hall, originally a private house and latterly a care home for elderly people, in substantial grounds. It was a two storey, large eighteenth century house of tall proportions with alterations. It stood on land between Haughton Road and Kennel Lane on the south side of Haughton Green and Council planning records show it was granted permission to be demolished in 1976.

The site is now home to Nos. 6 & 8 and nos. 10, 12 & 14 Haughton Green and St Andrew's Close.

The urban area of Darlington's List of buildings of special architectural or historic interest has never been comprehensively reviewed, so where buildings in Darlington have been added to the statutory List they have been as a result of individual requests. Fortunately the rural parts of the Borough were comprehensively reviewed in the 1980s, the eastern part in 1988. So whilst Darlington's List would benefit from review, individual efforts to put buildings forward for Listing have been, and no doubt will continue to be, invaluable to ensure protection of the borough's built heritage.

Listed Buildings are shown on the Key Map.

Grade I:

- **Church of St Andrew** (further details provided in box below)

Circa 1100 (1125) built on site of earlier Saxon Church. West tower of 2 stages, aisleless nave and chancel. Restored and largely refenestrated in C15. Transepts, vestry and south porch added 1795.



Church of St Andrew

- **Butler House & The Rectory** (further details provided in box below)

Originally all the Rectory, Butler House is the range nearest the road and has a west part of early-mid C15 and an east part of early-mid C18.



Rear of Butler House

Grade II:

- **St Andrew's Church Hall**

L-shaped C18 range of former outbuildings to north-east of the Rectory.



St Andrew's Church Hall

- **Wall to east of drive of Butler House & The Rectory**

C18 red brick wall running south from the Church Hall and ending in a square, stone-coped gate pier.



Wall to east of drive of Butler House & The Rectory

- **South garden wall and piers of Butler House & The Rectory**

Fairly tall wall of light red brick with sloped buttresses, C18 below, C19 or later above. Runs from west end of property to front range of Butler House.



- **No. 5 Houghton Green**

Mid-late C18 house of 2 storeys, 5 windows. Red brick. Roof, covered in new clay pantiles, has end chimneys.



- **No. 7 Houghton Green**

Mid C18 2 storeys, 2 windows. Entrance is in wall of its neighbour, No. 5. Red brick, roof covered in new clay pantiles.



- **No. 9 Houghton Green**

Mid C18 with alterations. Two storeys, 3 windows, fairly large proportions. High pitched swept roof, renewed in modern ridged tiles, with end chimneys of old brick. Pinkish-red brick.



- **No. 11 Houghton Green**

Two-storey, 2 window late C18 red brick house with roof renewed in modern ridged tiles and right end chimney.



- **No. 15 Houghton Green (Houghton Villa)**

Later C19 villa in classical style. Two storeys, 3 windows. Low pitched hipped slated roof. Red brick with raised quoins and dentil cornice of yellowish-white brick.



- **Nos. 17 & 19 Haughton Green**

C18 houses each 2 storeys, 3 windows. Pinkish brick, pantiled roofs with end chimneys.



19 Haughton Green

- **No. 21 Haughton Green (Archway House)**

Early-mid C19 2 storey house with 4 windows on first floor. Low pitched slated roof with 2 ridge stacks. Pinkish brick walls.



21 Haughton Green

- **Haughton Methodist Church, no. 23 Haughton Green**

1825 dated on stone plaque in pediment. Small one-storey building with 3-bay end to road. Pinkish brick with stone cornice band and pediment coping.



Haughton Methodist Church

- **No. 27 Haughton Green (Skerne Lodge)**

Late C18 2 storey, 5 window house, slightly irregular. Possibly once 2 dwellings. Light red brick. Pantiled roof has 3 ridge stacks.



Skerne Lodge

- **No. 29 Haughton Green (Skerne Cottage)**

Early-mid C18 cottage of light red brick. Two storeys, 2 windows, irregular. Roof renewed in modern ridged tiles. Centre and end chimneys. Stepped brick eaves cornice, top course looks later.



Skerne Cottage

- **Nos. 33 - 37 (odd) Haughton Green**

Row of late C18 cottages, each 2 storeys, one window, light red brick with pantiled roof; 3 ridge stacks (one rebuilt).



No. 33-37 (odd) Haughton Green

- **Nos. 38 - 40 Haughton Green**

Mid C18 with alterations. Two storeys, 4 windows in all. Red brick. Roof renewed in modern ridged tiles; 3 chimneys along ridge.



- **Nos. 42 & 44 Haughton Green**

Mid C18 with alterations, each 2 storeys, 2 windows. Old pinkish brick, roof renewed in modern ridged tiles with right end chimney partly rebuilt. Brick stepped and dentilled eaves cornice.



- **No. 50 Haughton Green**

Mid-late C18 2-storey, 2 window house of pinkish brick. Roof renewed in modern ridged tiles. End chimneys of old brick.



- **No. 53 Haughton Green**

House of 2 builds: late C18 2 storey, 2 window left part; and 2-storey, 3-window right part, probably earlier. Modern rendered front with incised lines; roof renewed in modern ridged tiles.



- **Nos. 58 & 60 Haughton Green**

Late C18. Two storeys, one and two windows, now pebbledashed. Roof renewed in modern ridged tiles with end chimneys.



- **No. 76 Haughton Green**

C18 house of 2 storeys, 4 windows with the roof altered first in mid then in late C19. Hand made pinkish brick, front now roughcast. Moderate by low pitched pantiled roof below which the top 9 courses are of late C19 red brick. The west gable end is of whitish-grey brick and holds an attic window.



- (Bewick) outbuilding to south-west of Jasmine House, No. 76 Houghton Green

Late C18 or early C19 2-storey, 2-bay red brick building with low pitched hipped slate roof, possibly once a granary. Wood staircase to 1st floor side entrance. Blank walls, large central roof light. Plank door with knocker inscribed Bewick. Said to have been the studio of William Bewick (1795-1866), portrait and historical painter and graded largely for this association.



Outbuilding to No.76 Houghton Green

Church of St Andrew

An ancient church dating to around 1100 and built on the site of an earlier Saxon church. "St Andrew's Church consists of west tower, aisles nave with south porch and transepts...[with no crossing], and chancel with vestry and organ chamber to the north."¹⁷ The building was restored in the 1600s and extended in 1795. The interior fittings date to 1662 and are Jacobean in style. It is predominantly Norman, apart from the 1895 Victorian additions.¹⁸ Archaeologically, much was lost in the 1895 restoration.¹⁹ Grade I Listed, it is Darlington's oldest Church.

"Houghton church is well known for its 17th-century furnishings. They have been linked to a parish rate in 1662, but Pevsner and Williamson (1983, 157) are persuaded that they are contemporary with the very similar fittings installed in 1638 at Brancepeth, under Rector (later Bishop) John Cosin; the Houghton rector Eleanor Duncan (d.1650) had links with Cosin."²⁰



Sign for St Andrew's Church



Main Entrance to St Andrew's Church



Church of St Andrew

¹⁷ Ryder, P. (1997) St Andrew's Church, Houghton-le-Skerne: An Archaeological Assessment Pg 1

¹⁸ Pevsner, N., revised by Williamson, E. (1985) The Buildings of England: County Durham Pg 156

¹⁹ Ryder, P. (1997) St Andrew's Church, Houghton-le-Skerne: An Archaeological Assessment Pg 14

²⁰ Ryder, P. (1997) St Andrew's Church, Houghton-le-Skerne: An Archaeological Assessment Pg

Butler House & The Rectory



Front of Butler House

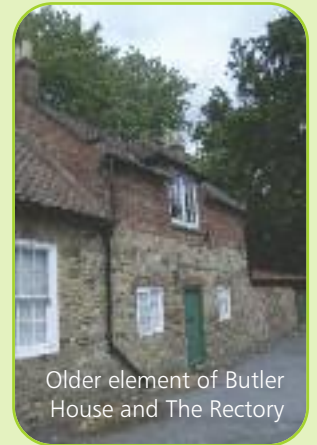


Front of Butler House

Surviving examples of medieval buildings such as this in Darlington are rare. Grade I Listed, it is part early to mid fifteenth century and part early-mid eighteenth century. Originally all the Rectory for the Church of St Andrew.

"The main range runs east to west with a shorter parallel south wing, which makes it appear circa eighteenth century, L-shaped and brick from the road; but the brick parts are extension to a mediaeval core, at the west end of the wing, or pebble-dashed stone with one two-light tracery window on the first floor. At right angles running north, the present Rectory, two parallel ranges, one mid-eighteenth century, the other early nineteenth century with contemporary staircase and panelling."²¹

"Buildings of this quality were not common [in the early to mid fifteenth century era]; most houses would have been timber-framed infilled wattle and daub, and with thatched roof"²², none of which survive.



Older element of Butler House and The Rectory

Non-Designated Heritage Assets

Unlisted buildings of local interest, making a positive contribution to the Conservation Area are traditional buildings, primarily Victorian terraces in between Georgian cottages and two are public houses.

Buildings of Local Interest:

- 46-48 Houghton Green (Todd's Butchers)
- 54 Houghton Green
- 72 Houghton Green
- 74 Houghton Green
- Highland Laddie PH, 88 Houghton Green
- No. 51 Houghton Green
- No. 45 Houghton Green
- The Grey Horse PH, 39 Houghton Green



No. 72 Houghton Green



Nos. 46-48 Houghton Green

Buildings of Local Interest are identified on the Key Map at the end of the document.

²¹ Pevsner, N., revised by Williamson, E. (1985) *The Buildings of England: County Durham* Pg 158

²² Cookson, G (ed) (2005) *The Victoria History of the Counties of England, A History of the County of Durham, Volume IV: Darlington*, London: Boydell and Brewer. Pg 18



No.68 and access to No.70 Haughton Green



Haughton War Memorial



No.72 & 74 Haughton Green



The Grey Horse PH, Haughton Green

There are also a number of non-designated Heritage Assets on the Historic Environment Record managed by Durham County Council, which includes Darlington:

- **Red Hall (moat)**

A rectangular moated site, with a central square mound, at Red Hall. Measurements: c.90m. square, enclosed by a dry ditch 10m. wide and 2m. at its maximum depth. Excavations in 1966-7 in the interior revealed a large cobbled area and two buildings, one stone-founded but with evidence of timber-framing and a tiled roof, the other a timber-built aisled hall. Pottery dates suggest an occupation from the late C13 to the early C15.

- **East Red Hall (possible barrow)**

A hollow in the northeast corner of the moated manor house (SMR308) at East Red Hall Farm is said to make the entrance to a passage which leads Northward to a tumulus standing in the next field close to the Skerne, and at the side of which, next to the river, was a well'. A large mound is visible on an aerial photograph.

- **St Andrew's Church (Anglian sculpture)**

Several fragments of pre-Conquest crosses were found built into the chancel of the church at Haughton-le-Skerne (SMR 255) during alterations in 1890. Some were thereafter incorporated in the walls of the porch and the north side of the nave. They comprise grave covers, cross-shafts, a portion of a hogback, etc.



No.51 Haughton Green

- **Haughton Green (Evaluation)**

An archaeological evaluation was conducted by Archaeological Services (UoD) in 2003 on behalf of Alexander Developments Ltd on some land off Haughton Green, Haughton-le-Skerne, Darlington. The work was carried out as part of a planning condition prior to development as housing. Three trenches were placed across the development area. Archaeological deposits dating to the 17th Century and a field boundary ditch of undetermined date were found.

- **Haughton Educational Village (Evaluation)**

An archaeological evaluation was conducted in advance of construction of a new educational village at Haughton School in March-April 2004. The fieldwork was completed by Archaeological Services Durham on instructions from North East Archaeological Research Ltd on behalf of Kajima UK. Fieldwork included trial trench evaluation of extensive ridge & furrow, coring of a pond and dating and photographic survey. The results indicated that the earthwork features dated to the Medieval through to modern. The pond was shown to date to the 19th century. No further work was recommended in advance of construction.

The Contribution Made to the Character of the Area by Greenspace and its Biodiversity Value

Like many villages and former villages, there are many trees and areas of greenspace in Haughton Conservation Area. Whether it is the open greenspace south of the River Skerne, mature tree cover running along the village green, greenspace surrounding St Andrew's Church or private gardens, greenspace is a prominent feature of the Conservation Area.

There is a large area of open greenspace south of the rear gardens of those properties on the south side of Haughton Green, north of the river and then to the south of the river before Red Hall estate. The area immediately to the south of the river is a strategic wildlife corridor, running along the River Skerne and there is also semi ancient woodland, a wildflower meadow and football pitch in the area to the south of the river and to the north of the Red Hall estate. This area is a key part of the Conservation Area's setting, providing valuable biodiversity and allowing for elevated and distant views of the village.

There is the area of village green in the centre of the Conservation Area running parallel with the road. The road is also tree-lined, including beech, horse chestnut and lime trees, particularly to the south.



The land surrounding St Andrew's Church can also be considered greenspace to an extent, including the church yard and the new memorial garden (which was opened on 16 July 2011), and the land that runs down to the river. The land on the other side of the river is Rockwell Local Nature Reserve and a wildflower meadow.

"The churchyard monuments are of some interest; there are quite a number of 18th century headstones (with the usual cherubs etc) and box tombs (notably a good group south-east of the chancel). At the east end of a box tomb immediately to the north of the tarmac path close to the vestry door is a plain medieval coped slab (laid north-south) of Frosterley marble."²³



Churchyard, St Andrew's Church



Rear of south side of Houghton Green from south of River Skerne

Private greenspace is not to be overlooked within the Conservation Area, which is characterised by often long and large rear gardens, most commonly found to the traditional and historic properties and particularly those on the north side of Houghton Green. There are numerous trees surrounding Ted Fletcher Court and the highest number of individual trees protected by a Tree Preservation Order is in the large, long side and rear garden of no. 5 Houghton Green, with others found to the rear of no.15 Houghton Green and to the west of Rymers Court.

There are 48 single Tree Preservation Orders within the Conservation Area, 3 area Tree Preservation Orders and 1 parkland Tree Preservation Order (the latter two types are historic forms of group Tree Preservation Orders).

Tree Preservation Orders are not shown on the Key Map because their location may not be precise. The Council can confirm which trees are the subject of Tree Preservation Orders in writing following a written request.

Public greenspace is shown on the Key Map.



River Skerne

²³ Ryder, P. (1997) St Andrew's Church, Houghton-le-Skerne: An Archaeological Assessment Pg 13



The Extent of Intrusion or Damage (negative factors)

Damage to the Conservation Area has primarily been caused by new development and by alterations to traditional development, with modern materials in use on some old buildings.

New development is mainly in the form of late twentieth century cul-de-sacs and blocks of flats, not particularly sympathetic to the Conservation Area in terms of design, form and materials, arguably increasing of the form of development making the least positive contribution to the Conservation Area.



There have also been a small number of infill developments along Haughton Green itself, which are more characteristic of the period in which they were built than the Conservation Area itself.

Loss of garden land to the rear of a number of properties on the north side of Haughton Green has altered the character of the area, although enough remain to evidence original Burgage²⁴ plots.



²⁴ Burgage is a medieval land term used in England, well established by the 13th century. A Burgage was a town or borough rental property, owned by a noble person and leased out. The Burgage tenement usually, and distinctly, consisted of a street-facing house on a long and narrow plot of land.



At time of writing, one building that stands out for all the wrong reasons is nos. 47-49 Haughton Green, the shop and Post Office, which displays a multitude of bright signage. The other businesses in the area have sympathetic signage, drawing attention to their premises, products and services, without causing harm to the Conservation Area, so evidence it can be achieved. Following complaints, this matter is being looked into by the Council's Planning Department at time of writing to determine if a breach of planning control has taken place.



The Existence of any Neutral Areas



The public realm has a neutral impact on the Conservation Area in that it neither detracts nor enhances. It is defined by black 'heritage' street furniture (bollards, bins and cycle racks), typically painted black, 1990s streetlights, some timber benches, metal bus stops, typically painted dark green. The bollards are improvement on early concrete bollards on Haughton Green. Overall, whilst the street furniture is in reasonable condition, it is rather generic and not particularly rural in nature. More locally distinct solutions would enhance the public realm.

General Condition

The historic buildings within the Conservation Area are primarily intact. Residents evidently take pride in the appearance of their properties and gardens and maintain them accordingly. There is only one Listed Building considered to be At Risk in the Conservation Area - St Andrew's Church, because of roof problems. However, it is one of the churches English Heritage are grant aiding under their Repair Grants for Places of Worship scheme. The church applied last year and were successful in obtaining agreement for funding. They were offered a grant last December and are currently in the project development phase.



Dormer windows to No.2 Kennel Lane



Garden land may be at risk from development



Modernised traditional development



New development off Rymers Court

Some of the traditional buildings within the Conservation Area have suffered modern alterations but are generally in good condition. That is not to say that some properties can look a little tired, particularly where original timber windows exist that may be in need of some maintenance before removal and replacement with uPVC is considered.



Weak uPVC window emulating Georgian style

Problems, Pressures and Capacity for Change

It is vital that the historic village character is not eroded with additional, inappropriate forms of development and the use of out of character materials.

There is unlikely to be pressure on the identified greenspace due to protective designations and flood risk. The remaining, long back gardens to the properties to the northern side of Haughton Green may come under pressure for garden land development.

Without planning control over dwelling houses in the Conservation Area (achieved through an Article 4 Direction) it is likely there will be more loss of traditional features such as windows, doors, roof coverings and boundary treatments, considering some loss has occurred already.

The Local Plan has identified the former Red Hall Stables as a potential housing allocation. Whilst distinct from the village, the site is within the Conservation Area and its landscape setting meaning that any development proposals need to carefully consider the impact they may have on the Conservation Area's significance, including, the green infrastructure.

Community Involvement

A public engagement process is taking place on this draft document. This will include a public, drop-in event, giving residents the opportunity to meet with council staff to discuss the draft document's content. An electronic version of the draft document is available on the Council's website and a paper copy for reference is also available at the Town Hall reception and in the Crown Street library. Paper copies are available on request from the Conservation Officer.

Boundary Addition

A boundary extension to the north east of the current boundary up Stockton Road was proposed by Houghton Residents Association as a result of historic maps and local knowledge. The boundary shows on the key map at the back of the document.

Historic maps evidence that from the earliest available maps in the 1840's the village stretched further east than the current Conservation Area boundary does. From the 1890's houses were built that still survive today, primarily to the northern side of the road, to approximately no.47 Stockton Road, which was then part of Houghton Green.



North-Eastern end of the Conservation Area facing in



North-Eastern end of the Conservation Area facing out

Management Plan

This part of the document aims to provide detailed guidance, based on the evidence base of the Character Appraisal part of the document, on managing change within Haughton-le-Skerne Conservation Area through the planning system.

“Sometimes the very qualities that make Conservation Areas appealing might lead to pressure for development and then the management plan can help channel development pressure in a way that conserves the special quality of the Conservation Area”²⁵

Local Planning Policies

Policy CS14 of the Darlington LDF Core Strategy, ‘Promoting Local Character and Distinctiveness’ is the most relevant for Darlington’s historic environment, including Conservation Areas.

Several Local Plan policies provide detailed guidance relevant to the protection of land or provision of new development in Conservation Areas. The content of this document is consistent with the Local Plan, further information is found in the Local Plan itself.

Distinctly Darlington: Design for New Development Supplementary Planning Document (the Design SPD) splits the Borough into zones. Haughton Conservation Area falls within the Zone 4 classified as ‘Outer Suburbs’. Further information about the implications of this can be found in the document itself, although the content of this document is in accordance with the Design SPD.

Guidance

The Council has produced a leaflet for residents ‘Living in a Conservation Area’. This is available on the Council’s website or from the Conservation Officer on request.

Regeneration and Enhancement Strategy

The Character Appraisal highlights the erosion of the special character and appearance of some buildings and parts of the Conservation Area. This is partly the result of inappropriate alterations, which has resulted in the loss of traditional building features such as sash windows and doors, the introduction of satellite dishes on front elevations, the use of poor modern materials and features as well as some weak forms of infill, cul-de-sac and flat developments and some poor advertisements.

The use of modern materials such as brown brick, artificial slate and concrete roofing tiles and uPVC windows and doors will be discouraged on existing and new development, because they have been identified as not making a neutral or positive contribution to the Conservation Area. Stone, whilst a high quality, natural material, is also not a common building material in the area so its use as a building, or facing, material will be discouraged. When uPVC windows and doors reach the end of their life encouragement will be given for consideration of their replacement with timber. New or replacement boundary treatments need to be guided by the best of that found in the area, which is primarily low brick or stone walls with railings or hedges.

Where modern sand and cement render has been introduced to traditional buildings its removal is encouraged. This is likely to alleviate damp problems. Some properties were not designed to be rendered, but those that were should be re-rendered with a breathable, lime-based render.

²⁵ English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management* March 2011

The loss of garden land for development has already caused some harm to the character of the Conservation Area, introducing weak development in poor locations, so further loss will be resisted through the planning process.

Street and Traffic Management

The Darlington Eastern Transport corridor, which provides a bypass to Haughton, routing traffic to Teesside, opened in December 2009. Before and after monitoring evidence of its impact indicates that it has resulted in substantially reduced traffic flows on Haughton Road and helped to reduce the number of traffic accidents.²⁶ This should help Haughton feel more like the village it originally was than the suburb of Darlington it currently is.

Trees, Open Space and Green Infrastructure

The high number of Tree Preservation Orders, particularly two large clusters of single Tree Preservation Orders highlight historic areas of minimal change around St Andrew's Church, north of Red Hall and in some private gardens.

A number of positive biodiversity features in the form of a Local Nature Reserve, a wildlife corridor and wildflower meadows were described in the Character Appraisal. Any development affecting greenspace within the Conservation Area needs to be carefully managed to ensure a positive impact on the Conservation Area and its landscape setting, which may include the creation of new habitats to improve biodiversity.

Loss of garden land to the rear of a number of properties on the north side of Haughton Green has been evidenced to have altered the character of the area. Enough remain to evidence original Burgage plots so the loss of further garden land to development will be resisted through the planning process.

Design and New Development

The Council encourages high quality design, whether it is traditional or contemporary, that is designed with respect for its context. The Council will often need detailed plans and drawings of proposed new development, including elevations that show the new development in its setting, before considering a planning application for new development in Haughton Conservation Area. Pre-application advice is offered by the Council's planning department, which residents and businesses are encouraged to make use of.

Special regard should be had for scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis and detailed design (e.g. the scale and spacing of window openings and the nature and quality of materials). Planning permission will not be granted for development considered to harm the character or appearance, or the significance of Haughton Conservation Area.

Key views, vistas and gateways, as shown on the Key Map, are often prominent and therefore more sensitive to change. Therefore, careful consideration needs to be given and justification provided, when development is proposed that may impact upon these views, vistas and gateways. Planning Permission will be granted for developments within Haughton Conservation Area provided it will not harm views or vistas into, within or out of the Conservation Area, particularly considering its important landscape setting. If there is considered to be an impact, an application will require the submission of a streetscape photomontage or similar to show the impact on the views, vistas and gateways.

²⁶ Darlington Borough Council, Darlington Eastern Transport Corridor Monitoring Report July 2010

New development will be expected to follow the guiding principles that follow and only deviate from them with justification that the development proposed will have a neutral or positive impact on the identified character, appearance and significance of Haughton Conservation Area.

Scale and Height

Existing development is predominantly of two storeys. New development should respect the scale and height of adjacent buildings, the wider streetscape and the scale of the Conservation Area as a whole. The eaves height and ridge height of any new building should respect the eaves heights and ridge heights of traditional buildings in the vicinity.

Form and Massing

New buildings should respect the form and massing of the buildings adjacent to it and the wider streetscape. The roof pitch of any new building should respect the roof pitches of traditional buildings in the vicinity; traditional buildings in the Conservation Area have a simple massing, primarily a terraced form with pitched roofs.

Rooflights and dormer windows are not a common feature in Haughton, so their introduction on existing or new development should be avoided and will be resisted through the planning process without justification that they will not harm the Conservation Area.

The Traditional Pattern of Frontages

New buildings should respect the established rhythm of building frontages and the historic street line in their immediate streetscape, which is a linear form around the village green.

The widths of buildings in the core of the area are still essentially dictated by mediaeval plot widths. New development should be guided by, and not interrupt, these historic plots.

Buildings are placed directly to the front of the pavement to the southern side of the village green, giving a strongly defined street line, but have defensible space in the form of a front garden with a boundary treatment to the northern side of the village green.

There are few private driveways on the properties to Haughton Green so where new infill development is proposed to Haughton Green driveways should not be provided to the front of properties. The paving over of garden areas should be avoided and where covered by planning control will be resisted without justification that it can be achieved without harming the Conservation Area.

There is primarily a close grain throughout development along the village green, forming largely uninterrupted frontages. Gaps between buildings should be avoided and infill development should be built up to the party walls on either side.

Vertical Emphasis and Window Design

New buildings will be expected to respect the vertical emphasis of the area's Georgian and Victorian building stock. Whilst historic and traditional²⁷ buildings in the Conservation Area are often relatively plain in elevation, they are given a strong vertical emphasis through the use of regularly spaced, tall window openings, usually containing timber vertical sliding sashes. External timber surrounds have been identified as a feature on some window openings on traditional and historic buildings in the Conservation Area, new development may wish to replicate, or provide a contemporary response to this local feature.

²⁷ Definitions of historic buildings and traditional buildings are provided in the glossary at the rear of the document.

Timber should be used for windows and doors in both new development that is designed to be traditional and existing traditional development, primarily for reasons of architectural and historic integrity. In traditional and historic properties the repair of existing windows retains the original character and appearance of an old building; properly maintained timber windows can last for hundreds of years, particularly where they are original, dense hardwood. Metal, such as powder-coated aluminium, windows and doors may be more appropriate on new development that is designed to be contemporary or modern existing development not constructed with timber windows and doors.

Crucially, uPVC windows or doors have been evidenced to harm the character and appearance of Conservation Areas ²⁸ for the following reasons:

- **Cost:** The sizeable investment needed for replacement windows from timber to uPVC is rarely reflected in the value of the property. Installing such windows in an historic building can in fact reduce its value, as evidenced by English Heritage's survey of estate agents in 2009. uPVC windows are not cheaper in the long run, despite the maintenance-free claims made for them they are vulnerable to heat and UV light and have a life of approximately 25 years. When they fail uPVC windows cannot be repaired. If timber windows are 60 years old or older, it is likely the timber is old growth-dense and durable wood that is now scarce, once lost they are lost forever.
- **Damage:** old buildings need to 'breathe' so eliminating all draughts can lead to condensation and damp problems in hidden parts of the structure.
- **Ecologically:** the use of uPVC is damaging both in terms of the energy needed for manufacture and the problems associated with its disposal. Constructed from petro-chemicals, uPVC is a non-renewable, unsustainable material.
- **Visually:** the material, frame sizes, mouldings, glazing bars, glass and method of opening look wrong in a traditional or historic building in an historic area.

The use of uPVC windows and doors should be avoided within Houghton Conservation Area and will be resisted where the Council has planning control over it.

Materials

The following materials make a positive contribution to and are characteristic of Houghton-le-Skerne Conservation Area, so their use will be encouraged, where appropriate. This list is not exhaustive.

Building Materials:

- Red brick

Roofing Materials:

- Natural slate
- Clay pantiles

Windows and Doors:

- Timber (style dependent on age of building)

Boundary Treatments:

- Low brick walls (material and detailing appropriate to building) with metal railings (style appropriate to building) or hedge atop.

²⁸ English Heritage's first annual, nationwide Conservation Area survey of 2009 found that 83% of Britain's Conservation Areas are at risk from plastic windows and doors.

- Some low stone walls (material and detailing appropriate to building) with metal railings (style appropriate to building) or hedge atop.

Landscape Materials:

- High quality paving (style and colour appropriate to building)

The following materials do not make a positive contribution to and are not characteristic of Haughton-le-Skerne Centre Conservation Area, so their use will be discouraged. This list is not exhaustive.

Building Materials:

- Render
- Non-red brick (such as brown, buff or blue)
- Timber cladding
- Metal

Roofing Materials:

- Artificial slate (such as 'Eternit')
- Concrete
- Shingle
- Felt or glass reinforced plastic

Windows and Doors:

- uPVC
- Metal

Boundary Treatments:

- Timber Fencing
- Stone, reconstituted stone or artstone walls

Landscape Materials:

- Concrete paving stones
- Concrete setts
- Tarmacadam or Asphalt as pavement

Extensions to Existing Buildings

Successful extensions respect the original building's form, character and locality and use high quality materials and detailing. Design should be of high quality, whether contemporary or traditional. Roof lines, roof shape, eaves details, verge details and the creation of new chimneys are all important considerations.

Extensions should not dominate the original building; they should be clearly subordinate with a defined setback from the original building line. Extensions should not overlook neighbouring properties, lead to an unacceptable loss of garden land, or result in the loss of historic plot boundaries.

Energy Efficiency

Where Building Regulations allow for exemptions²⁹ to historic buildings (such as Listed Buildings) and traditional buildings in historic areas (such as Conservation Areas), the conservation of historic character should take precedence. English Heritage guidance³⁰ advises that when considering improvements for energy conservation it is important to remember that traditional and historic buildings perform very differently from modern buildings. Definitions for traditional and historic buildings are provided in the glossary at the rear of this document.

The fabric of traditional and historic buildings needs to 'breathe', to release and absorb moisture from, for example, rising damp, rain, and condensation. Traditional buildings require approximately twice the amount of ventilation of modern buildings because moisture moves through traditional buildings until it evaporates. Modern, impermeable building products obstruct this process with the aim of keeping moisture out, which works in modern buildings specifically designed to keep moisture out, but is damaging in traditional buildings requiring higher levels of ventilation. The introduction of modern materials and methods in traditional and historic buildings can be counter-productive because they restrict air flow, trapping moisture inside, accelerating decay and damp.

Applicants will be asked to justify the energy efficiency benefits of their proposals when the Council considers there will be harm to the Conservation Area. Where there is planning control over these elements of change to buildings, planning permission will not be granted where such proposals will cause more harm to the significance of the Conservation Area than the energy efficiency benefits they will bring.

It is recommended that owners use the appropriate professional advice (from registered architects, chartered surveyors, or advice from the Council's Planning and Building Control departments) in order to ensure the best benefit from their building proposals.

Enforcement and Remediation Strategy

The Council has a duty to ensure the preservation or enhancement of the character or appearance of Conservation Areas³¹ and sometimes this requires negotiation with building and land owners and formal enforcement action. In the first instance the Council would prefer to negotiate with owners to remedy breaches of planning control, rectify unauthorised works, secure the appropriate repair of buildings or tidy up land in Haughton Conservation Area.

The Council may serve Enforcement Notices on owners and operators of buildings if there has been a breach of planning control considered to negatively affect the character or appearance of a Conservation Area.

The Council may serve Section 215 Notices on owners of land where the amenity an area is being adversely affected by the condition of neighbouring land and buildings.

The Council may serve Listed Building Enforcement Notices on owners of statutorily Listed Buildings where unauthorised works considered to negatively affect the Listed Building's character or appearance have taken place to ensure those works are rectified.

The Council may serve Urgent Works Notices on the unoccupied parts of statutorily Listed and unlisted buildings in the Conservation Area to arrest deterioration and secure emergency or immediate repairs.

The Council may serve Repairs Notices on owners of statutorily Listed Buildings in Haughton Conservation Area requiring works reasonably necessary for the proper preservation of the building.

²⁹ Part B (fire safety), Part F (ventilation), Part L (fuel and power) and Part M (access) of the Building Regulations 2000 (updated in 2010) all have flexibilities relating to the historic environment.

³⁰ English Heritage, *Energy Conservation in Traditional Buildings*, 2009\

³¹ Section 72(l) of the Planning (Listed Buildings and Conservation Areas) Act 1990: "In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned respects in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Restriction of Permitted Development Rights through Article 4 Direction

An Article 4 Direction is a legal process under The Town and Country Planning (General Permitted Development) Order 2010. An Article 4 Direction would remove residents' 'permitted development rights', which is their allowance to undertake some minor works to their homes without the need for planning permission.

An Article 4 Direction would mean residents would need to apply for planning permission for small changes in form or material to external elevations fronting a highway, watercourse or public open space. There is no fee for an application made as a result of an Article 4 Direction. Like-for-like repairs and reinstatement of historic or architectural features will be encouraged and works that do not preserve or enhance the Conservation Area are unlikely to receive planning permission.

Article 4 Directions often include control over the following:

- Insertion of rooflights
- Erection of boundary treatments up to 1m in height
- Removal of chimneys
- Off street parking and / or hard surfacing on existing garden frontages
- Painting of external facades on buildings / walls
- Alterations to roof coverings
- Insertion of solar thermal equipment such as solar panels
- Removal of boundary walls
- Window and door alterations (material and / or method of opening)

These types of small incremental changes can have a detrimental effect on the character of the area by eroding its special qualities, as identified in the Character Appraisal. Cumulatively the impact of such changes can be considerably more harmful than their individual impact, putting the Conservation Area's significance at risk. Whilst Haughton Conservation Area is not currently considered to be at risk, the Character Appraisal identified that some harmful changes, currently outside the control of the planning system have already taken place.

The benefits of an Article 4 Direction are improved planning control that residents can think the Council already has, which can improve the quality of an area and can also improve house prices.³² The downside may be some restrictions on alterations to homes and the potential for more involvement with the Council's planning department.

We are interested in understanding residents' views on this, but because an Article 4 Direction is a separate process from this Character Appraisal and Management Plan, to progress this would require an additional consultation process, so there would be a further opportunity to ask questions and provide comments.

³² English Heritage commissioned market research consultants BDRC to undertake a national survey of estate agents in April 2009 to find out how Conservation Area status affects property prices. It found that unsympathetic replacement windows and doors, particularly plastic/PVCu/uPVC, is the single biggest threat to property values in Conservation Areas. It also found that 82% of estate agents feel that original period features tend to add financial value to properties and 78% of estate agents feel that original period features help to sell a property more quickly. More information is available on English Heritage's website: <http://www.english-heritage.org.uk/protecting/heritage-at-risk/conservation-areas-at-risk/estate-agents-survey/>

Legislation, Policy and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990:

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework (NPPF)

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Darlington LDF Core Strategy (available as a paper copy at a cost of £15 on request):

<http://www.darlington.gov.uk/planningpolicy>

Darlington Local Plan (available as a paper copy at a cost of £18 on request):

<http://www.darlington.gov.uk/planningpolicy>

Distinctly Darlington: Design for New Development Supplementary Planning Document (SPD)

(available as a paper copy at a cost of £20 on request):

<http://www.darlington.gov.uk/planningpolicy>

Living in a Conservation Area: A Guide for Residents (available as a paper copy on request)

http://www.darlington.gov.uk/dar_public/Documents/Development%20and%20Environment/Development%20and%20Regeneration/Planning%20Services/Conservation/CAGuide.pdf

What Listing Means: A Guide for Owners and Occupiers of Listed Buildings in Darlington (available as a paper copy on request)

http://www.darlington.gov.uk/dar_public/Documents/Development%20and%20Environment/Development%20and%20Regeneration/Planning%20Services/Conservation/WhatListingMeans.pdf

Scheduled Monument Audit 2009 (available as a paper copy on request):

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/ProtectionControl/Conservation/AncientMonuments.htm>

English Heritage guidance: *Your Home in a Conservation Area*

<http://www.english-heritage.org.uk/server/show/nav.20516>

English Heritage website: *Conservation Areas at Risk*

<http://www.english-heritage.org.uk/protecting/heritage-at-risk/conservation-areas-at-risk/>

Contact Details

There is information on the Conservation pages of the Council's website www.darlington.gov.uk/conservation, which aims to answer many common questions about the historic environment and the planning system, including pages on Conservation Areas and Conservation Area Character Appraisals.

However, if you cannot find the information you are looking for, for example if you are unsure whether your property is in a Conservation Area, or if you would like guidance on appropriate alterations and what requires planning permission in a Conservation Area, Conservation Area Consent or Listed Building Consent, the quickest way to find out is to contact the Council's Conservation Officer using the details provided below.

Conservation Officer
Darlington Borough Council
Town Hall
Darlington
DL1 5QT

Telephone: 01325 388604

Email: urbandesign.conservation@darlington.gov.uk

Glossary

Article 4 Directions

Article 4 of the Town & Country Planning (General Permitted Development Order) 1995 (as amended 2008 and 2010) enables Local Planning Authorities to make 'directions' withdrawing certain permitted development rights that the Order permits, such as the right to change windows and doors. It allows Councils to take away that right ('permitted development right') from houses within Conservation Areas. This would involve the service of a legal notice upon property owners and occupiers informing them of the rights that have been amended. Planning permission would then be required for the specified alterations however the planning application fee is waived.

Building Regulations

Nearly every building project needs to comply with the Building Regulations. They exist to ensure the health and safety of people in and around all types of buildings, so ensure safe construction techniques and completed structures. They also provide assessment for energy conservation and access to and use of buildings. Works that do not require planning permission may require Building Regulations approval. Further information can be found online: www.darlington.gov.uk/buildingcontrol

Conservation Area Consent

Conservation Area consent is required for the demolition of buildings or structures over 115 metres³ within Conservation Areas. Further information about this and about planning permission for new development, including extensions can be found online: www.darlington.gov.uk/planning

Designation of Conservation Areas

Local Planning Authorities designate Conservation Areas to protect parts of their area that they have assessed as being of special architectural or historic interest. Normally Council Officers will identify the area and define its special interest and boundary, then identify all the addresses within the area. Public consultation is required before the preparation of a report to the appropriate Council committee, and the report to the committee must include the consequences of designation as well as the results of the consultation, and notification of the committee date needs to be published at least three days prior. If the committee resolves to approve the designation at the meeting then that is the date of designation, but the Council needs to place a notice in the local newspapers and the London Gazette and inform English Heritage.

Enforcement

Where works have taken place in a Conservation Area that the Council considers needed Conservation Area consent or planning permission the Council may issue an Enforcement Notice. Owners then have a right of appeal against the notice, but if not upheld or appealed and the unauthorised work is not rectified, the Council may undertake the work and seek to recover the costs or it may decide to prosecute where expedient.

Floorscape and street furniture

These are the two main elements that make up the public realm. Floor coverings should match or be appropriate to whatever local buildings are made from, the local stone or brick. Street furniture should be of an appropriate design, be kept to a minimum, and be carefully arranged.

Heritage Asset

“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.”³³

Historic Buildings

Historic buildings are those that have been identified as having historic or architectural merit, often Listed Buildings.

Historic Environment Record (HER)

“Historic environment records are 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. Typically, they comprise databases linked to a geographic information system (GIS), and associated reference material, together with a dedicated staffing resource.”³⁴ Darlington’s HER is managed by Durham County Council and is available online through the Keys to the Past website: www.durham-miner.org.uk

Historic Street Furniture

Historic street furniture such as drinking fountains, cattle troughs, lamp columns, bollards, post boxes, milestones and rural fingerposts, together with monuments and memorials, make a major contribution to local identity. Local groups have an important role to play in identifying examples and working to ensure their long-term preservation and routine maintenance. They can be Listed if put forward and considered significant enough.

Permitted Development

Under planning legislation (General Permitted Development Order 1995 as amended in 2008 and 2010) owners of single dwelling houses have the right to alter them in certain ways without needing planning permission from the Council. For example, a house can have its windows, front door or roof covering changed or its front elevation painted in a striking colour without the need for consent. In Conservation Areas, such alterations can be very harmful to the character and appearance of the area.

Planning Portal

The Planning Portal is the UK Government’s online planning and building regulations resource for England and Wales. The site can be used to learn about planning and building regulations, apply for planning permission, find out about development near you, research government policy or appeal if you have had a refusal of planning permission or other consent: www.planningportal.gov.uk

³³ Department of Communities and Local Government (2010), Planning Policy Statement 5: Planning for the Historic Environment, HMSO. Pg 13.

³⁴ Department of Communities and Local Government (2010), Planning Policy Statement 5: Planning for the Historic Environment, HMSO. Pg 14.

Repairs Notice

Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990, enables Local Planning Authorities to serve a Repairs Notice on the owner of a Listed Building specifying those works which it considers reasonably necessary for the proper preservation of the building. Repairs Notices are not an end to themselves, but are a preliminary step towards serving a Compulsory Purchase Order. If after two months following the service of the Repairs Notice the specified repairs have not been done, the Council may begin compulsory purchase proceedings on the building.

Section 215 Notice

A useful way for Councils to take action in Conservation Areas and indeed in any space visible from the public highway under Section 215 of the Town & Country Planning Act 1990. They apply to land and not just buildings and can be used to deal with other problems such as broken walls and fences, accumulated rubbish or overgrown gardens and hedges.

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 an asset, may affect the ability to appreciate that significance or may be neutral.”³⁵

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.”³⁶

Stopping the Rot

Local amenity societies and groups can identify neglected buildings in Conservation Areas, and where appropriate, encourage the Local Authority to take statutory action. See English Heritage’s guidance on our website under Heritage at Risk > Buildings at Risk > Reducing the Risk, which has a link to detailed *Stopping the Rot* guidance in the guidance library on: www.helm.org.uk

Traditional Buildings

English Heritage defines traditional buildings as those likely to have been built before 1919, those with a solid-wall construction, those with no damp-proof course and those with bay or sash windows, single-glazed.

Trees in Conservation Areas

Trees in Conservation Areas have some extra protection, though not as much as if they were covered by a Tree Preservation Order. Before the intended works are carried out to the trees, the Council must be given 6 weeks notice of what you intend to do, which gives them time to go and see the site; they would either agree to the works, suggest an alternative approach or serve a Tree Preservation Order to better control or resist the proposed works.

³⁵ Department of Communities and Local Government (2010), Planning Policy Statement 5: Planning for the Historic Environment, HMSO. Pg 14.

³⁶ Department of Communities and Local Government (2010), Planning Policy Statement 5: Planning for the Historic Environment, HMSO. Pg 14.

Tree Preservation Orders

Tree Preservation Orders (TPOs) are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999. Single and group TPOs are issued by a Local Authority, which serves to protect a particular tree or group of trees against unauthorised pruning, felling or damage. Any tree protected by a TPO cannot be pruned or felled without permission from the Local Authority; works done without permission can result in enforcement or prosecution. To find out whether a particular tree is protected, please write to Darlington Borough Council, Town Hall, Darlington, DL1 5QT, or send a fax to 01325 388616, or email planning.enquiries@darlington.gov.uk. Please note that we do not provide this information over the telephone.

Unauthorised Works

Unauthorised demolition of a whole building or structure in a Conservation Area can be a criminal offence. Other works of development that have been carried out with the necessary planning permission can also be regarded as unauthorised works and the Council can serve an enforcement notice requiring the works to be undone.

Urgent Works Notice

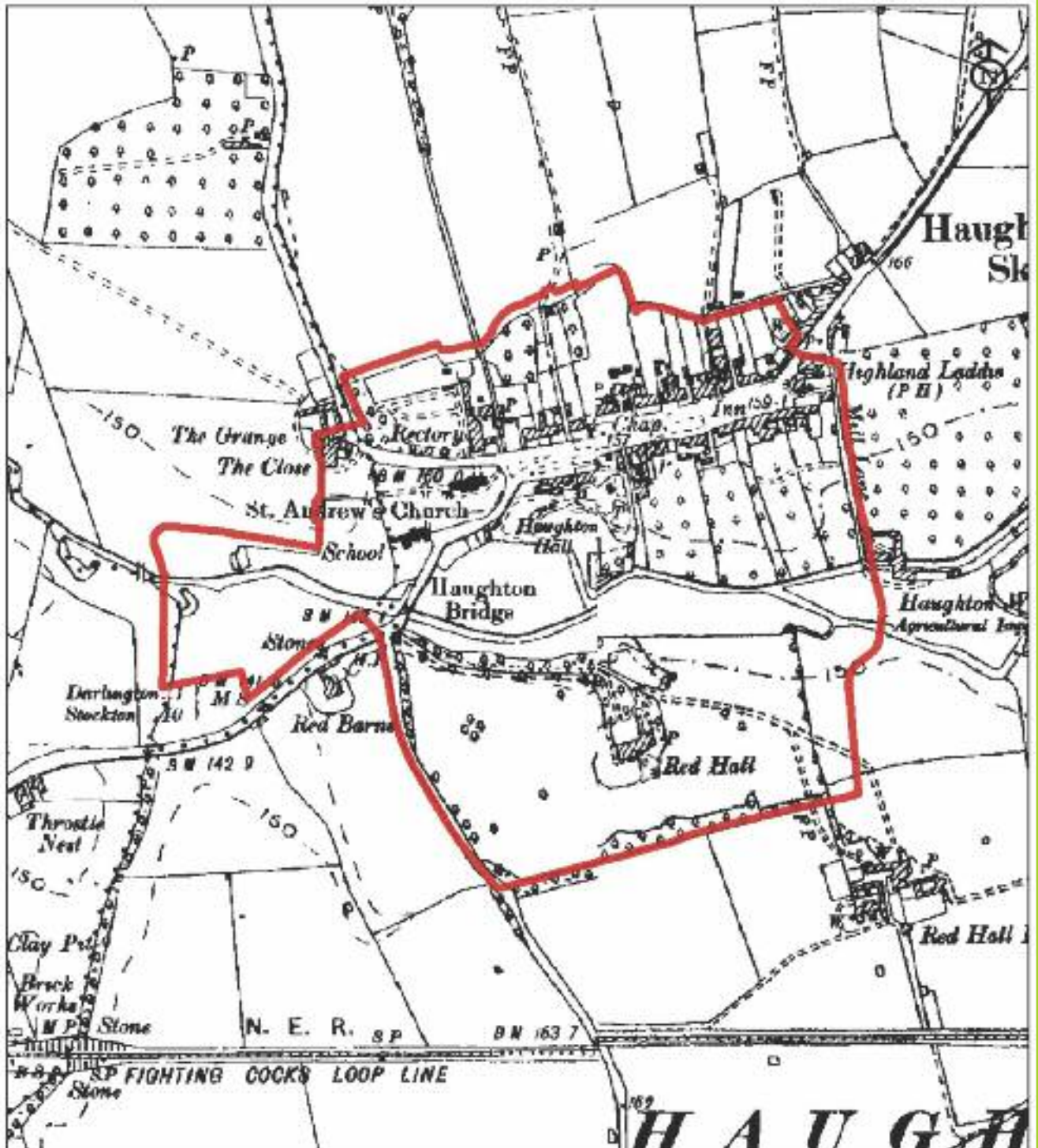
Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables Local Authorities to serve Urgent Works Notices for the preservation of Listed Buildings. These powers are confined to emergency repairs, for example to keep the building wind and weatherproof and safe from collapse. Such works are only ever intended as temporary measures, and will not normally change a building's 'at risk status'. If full repairs are not forthcoming, the Council can then explore the use of a Repairs Notice.

HAUGHTON CONSERVATION AREA HISTORIC MAP DATED 1857-8 (O.S. FIRST EDITION)



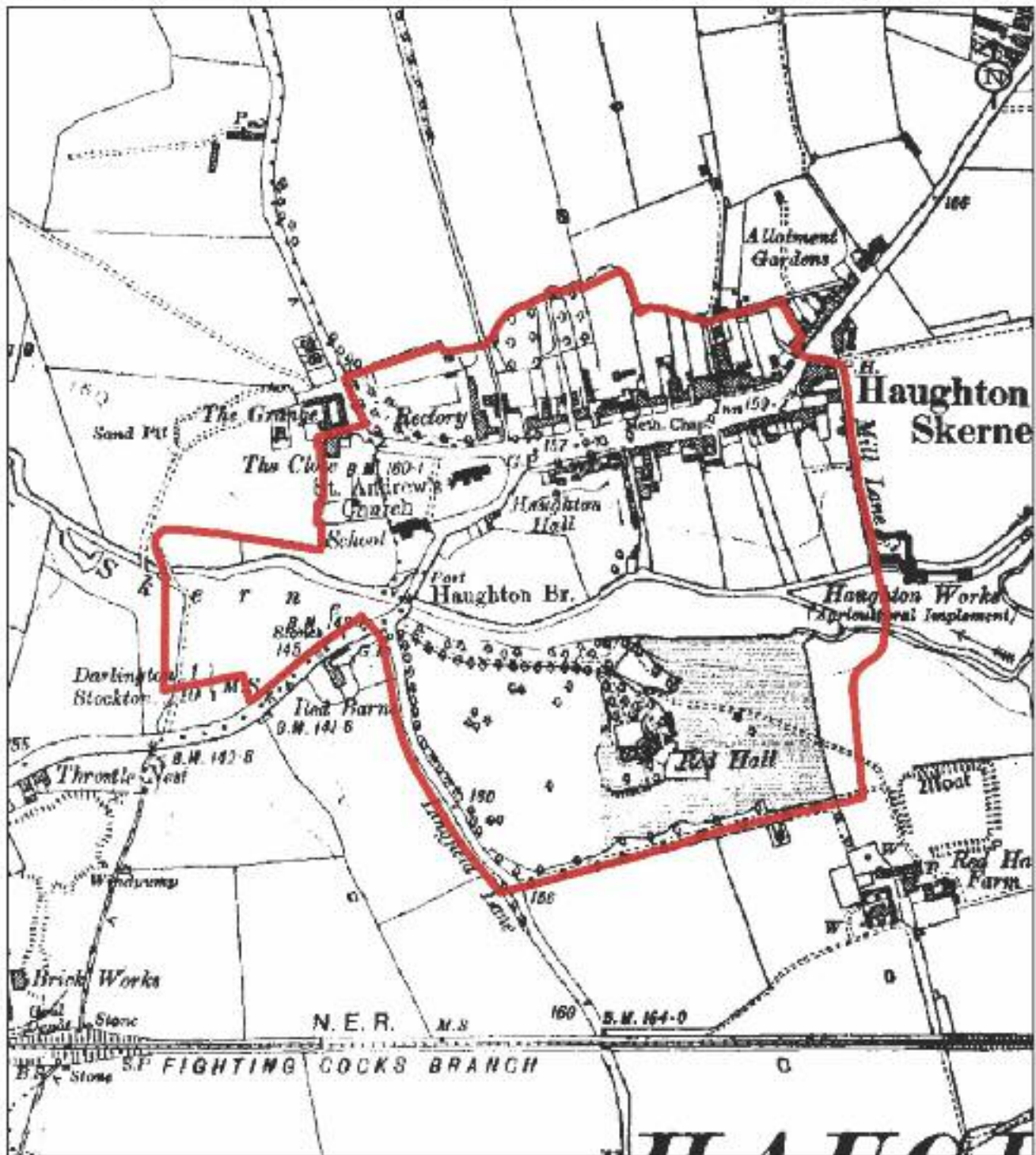
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HAUGHTON CONSERVATION AREA HISTORIC MAP DATED 1899 (O.S. SECOND EDITION)



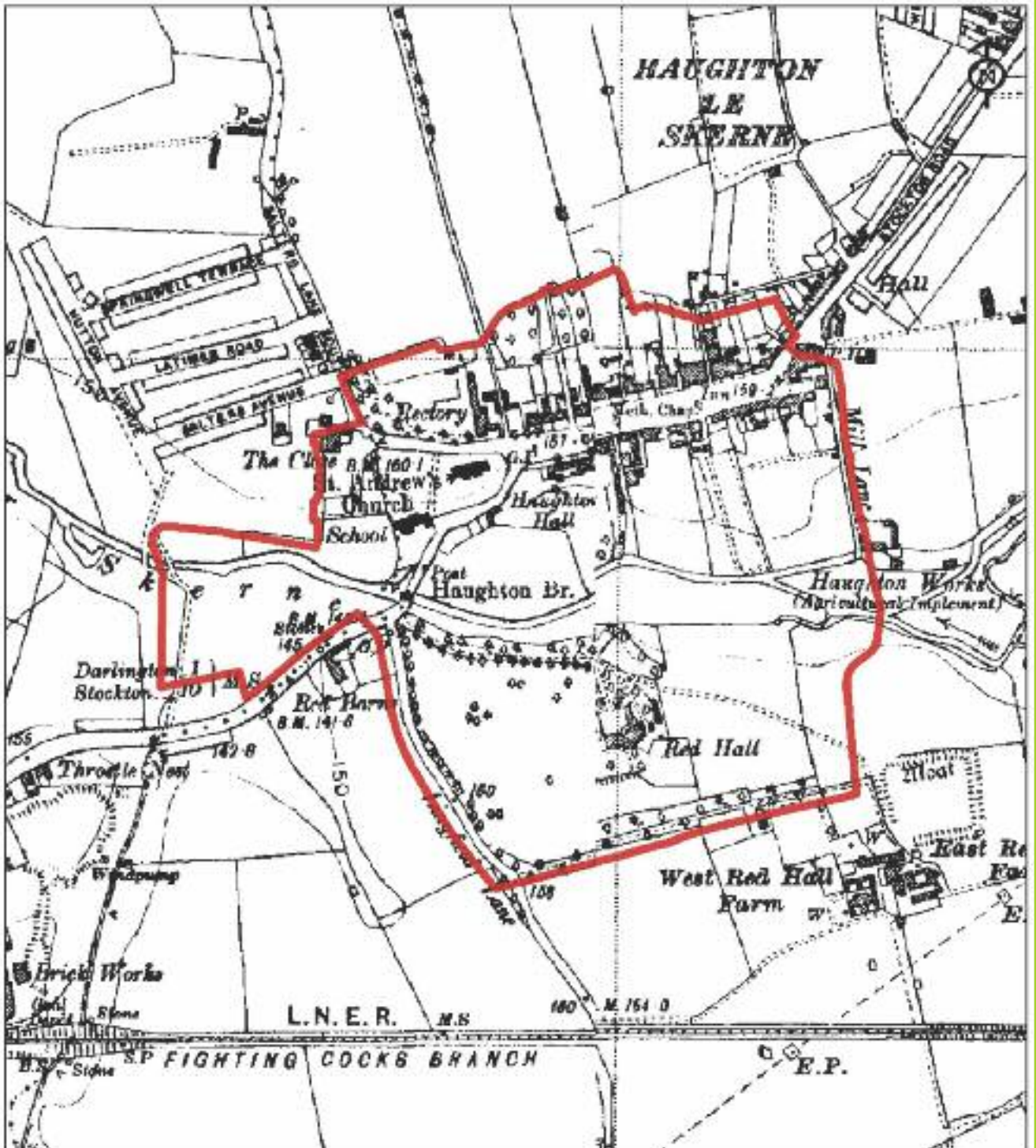
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HAUGHTON CONSERVATION AREA HISTORIC MAP CIRCA 1924 (O.S. THIRD EDITION)



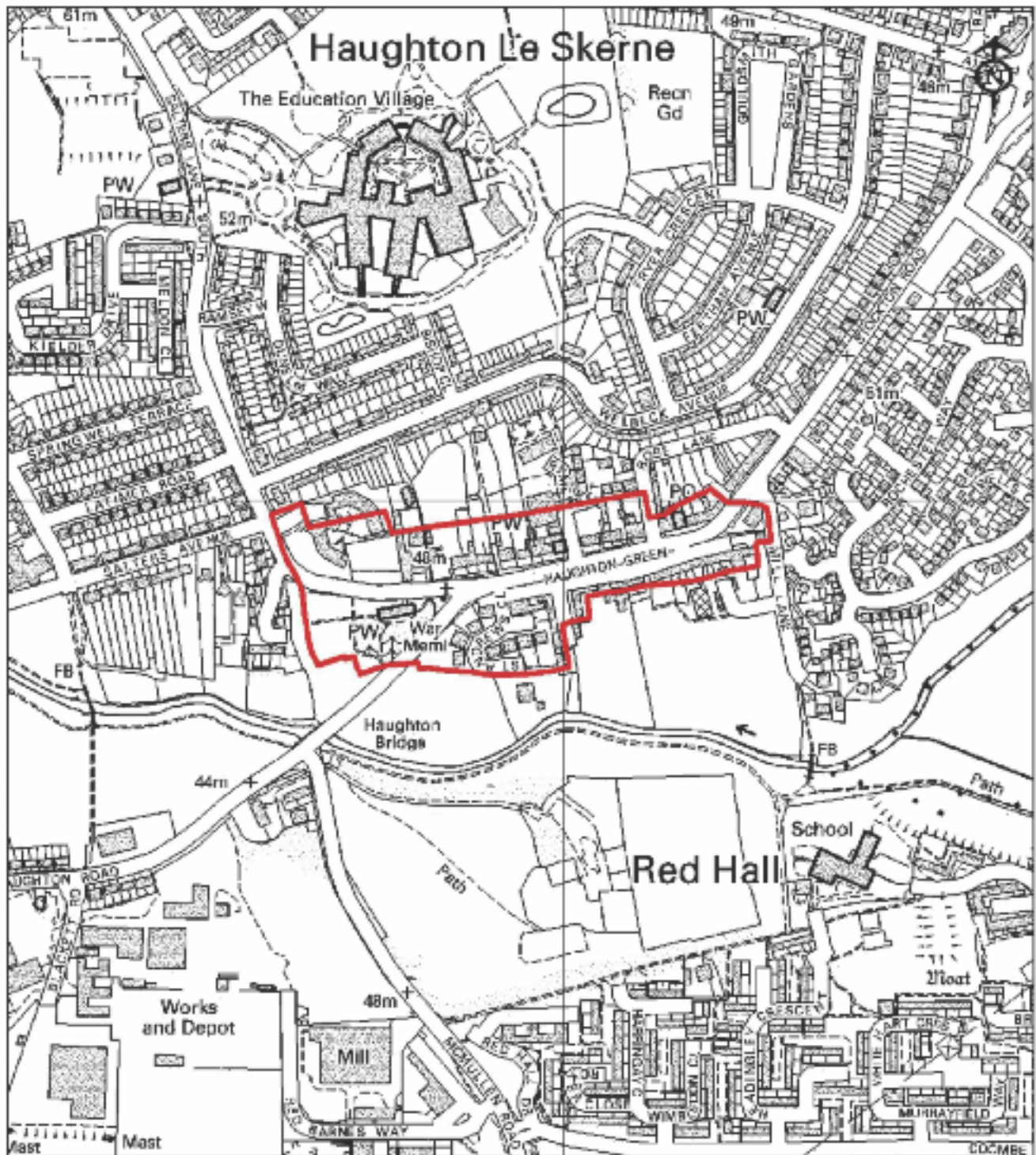
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HAUGHTON CONSERVATION AREA HISTORIC MAP CIRCA 1948 (O.S. FOURTH EDITION)



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HAUGHTON CONSERVATION AREA ORIGINAL BOUNDARY



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