

CABINET

17th March 2020

KETTON CONSERVATION AREA

Report of the Deputy Director of Places

Strategic Aim:	Sustainable Growth	
Key Decision: Yes	Forward Plan Reference: FP/221119	
Exempt Information	No	
Cabinet Member(s) Responsible:	Mr G Brown Deputy Leader and Portfolio Holder for Environment, Finance, Planning and Property.	
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Ward Councillors	N/A	

DECISION RECOMMENDATIONS

- That Cabinet considers and approves the Ketton Conservation Area Appraisal and proposed boundary changes including the designation of Geeston as a conservation area and incorporating the following boundary changes:
 - To designate a new Conservation Area in Geeston, forming a smaller character zone of Ketton.
 - To extend the conservation area to include the former railway station building, Station Road.
 - To extend the conservation area to include 'The Paddock' and adjacent outbuilding on Hunts Lane and Nos. 1-3 Hunts Lane
 - To extend the conservation area to include the field between No.6 and No.8 High Street.
 - To extend the conservation area to include all of the outbuildings at Home Farm, off High Street.
 - To extend the conservation area to include the avenue of Trees at Edmonds Drive, Aldgate.
 - To extend the conservation area to include all the property boundary associated with No.11 and No. 12 Aldgate.

- To rationalise the boundary of the conservation area at The Dovecote, adjacent Manor Barn, High Street in accordance with existing property boundary to include the immediate land surrounding it which forms part of the setting of the building.
2. That Cabinet authorises the Deputy Director for Places, in consultation with the relevant Cabinet Member portfolio to approve minor amendments to the content of the appraisal (such as updates to policy) or minor changes to the conservation area maps.

1. PURPOSE OF THE REPORT

- 1.1 This report requests that Cabinet consider revisions to the Ketton Conservation Areas following its appraisal and consultation on proposed changes.

2. BACKGROUND AND MAIN CONSIDERATIONS

- 2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Act”) requires local planning authorities to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts, to consult the local community about these proposals and to review the overall extent of designation in their areas regularly, and if appropriate to designate additional areas.
- 2.2 The Ketton conservation area was designated in 1972 and extended in 1975 to its current size.
- 2.3 This is the first comprehensive appraisal since then to update the Conservation Area. It clearly defines its special interest and puts forward proposals for enhancement. It provides a thorough and robust evidence base that can be used to inform the development management process.

3 CONSULTATION

- 3.1 Please refer to Appendix A for a full schedule of consultation responses. A six week consultation took place Friday 23rd August 2019 – Friday 4th October 2019. In addition to all properties affected; the following groups were consulted: Historic England, Ketton Neighbourhood Development Plan Group (Ketton NDPG), Ketton Parish Council (PC), Ketton Local History Group, Stamford Civic Society and Hanson Cement.
- 3.2 In response to this consultation, there were 6 in support of the proposals, 3 objections and 9 general comments received. The objections related to the inclusion of the paddock at Hunts Lane, the inclusion of land between No.6 and 8 High Street and the land/buildings on Ketco Avenue. The areas of contention, where there have been objectors are dealt with below.
- 3.3 The initial proposals included:
- To designate a new conservation area in Geeston, forming a smaller character zone of Ketton;
 - To extend the conservation area to include the former railway station building, Station Road;

- To extend the conservation area to include 'The Paddock' on Hunts Lane, and Nos. 1-3 Hunts Lane;
- To extend the conservation area to include the field between No.6 and No.8 High Street;
- To extend the conservation area to include all the property boundary associated with No.11 and No. 12 Aldgate;
- To extend the conservation area to include Nos. 1 – 12A Ketco Avenue and the main office at the northern section of Ketco Avenue associated with Hanson cement works; and
- Minor amendments to rationalise the boundary of the conservation area.

3.4 The proposed boundary was amended in the light of the feedback received and subjected to a further four week 'mini'- consultation exercise between 14th January 2020 and 4th February 2020.

3.5 There were 4 responses to the mini consultation exercise. Both the Parish Council and Neighbourhood Development Plan Group were supportive of the proposed extensions to the conservation area but expressed their disappointment in the removal of Ketco Avenue from the extension proposals, as they considered the buildings and avenue of trees to be an important part of Ketton.

3.6 The amended/ additional proposals now include for:

- The 'deletion' of the extension proposals encompassing the avenue of trees at Ketco Avenue, the properties on the west side of the road, the main office building and the former laboratory building;
- The proposed extension of the conservation area to include entire Home Farm site, off High Street;
- The proposed extension of the conservation area to include outbuilding (possibly Dovecote) adjacent the Paddock, Hunts Lane;
- The proposed extension of the conservation area at Edmonds Drive to include the entirety of the verge either side of the road and the avenue of trees. (The previous proposals did not include the entirety of both verges);
- The rationalisation to the boundary of the conservation area at The Dovecote, adjacent Manor Barn, High Street in accordance with existing property boundary to include the immediate land surrounding it which forms part of the setting of the building.

3.7 The basis of these proposals is set out in the consideration of alternative options in Section 4 of this report below.

4 ALTERNATIVE OPTIONS

- 4.1 An alternative option would be not to extend the conservation area and retain the boundary as existing. This would be contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990 and would not fully recognise, preserve and enhance the areas of Denton which are of historic and architectural interest. It would constitute a missed opportunity to include areas which are of sufficient architectural quality to merit protection. These alterations will ensure that the boundary is robust and justifies its status as an area of special historic and architectural importance.

Land between No.6 and No.8 High Street

- 4.2 We received an objection regarding this proposal however it has support from the Parish Council and Ketton NDP Group. As the lower portion of the field has already been designated, and the upper portion of the field is of equal interest to the lower portion of the field we would be failing our statutory duties not to designate. The proposal will allow for the boundary to be rationalised in accordance with property boundaries and preserve an important green buffer in the street scene. The Parish Council and NDP Group have suggested that we also designate the Orchard to the rear of No.8 High Street. Whilst this does contribute towards the setting of the listed building, in conservation area terms it makes a limited contribution as it is a background feature from the street; whereas the land directly adjacent High Street is an important feature in terms of the townscape acting as a green buffer.

Ketco Avenue and Laboratory Building

- 4.3 The initial proposals included the buildings along Ketco Avenue, the avenue of Trees and former laboratory building. However, following an objection received from the consultation it was decided to remove these buildings from the proposals. The avenue of trees and the buildings are of some heritage interest and are none designated heritage assets (the trees are protected by TPO status). However in terms of the wider historic character of the conservation area, this portion of land would be physically and visually separate to it; and this separation will be even more apparent when the site is redeveloped. The conservation area in Ketton has a harmonious and historic character, and the buildings along Ketco Avenue, whilst of some heritage interest, would be too physically and visually separate from the main part of the conservation area. In relation to the laboratory building, it was never intended to include this within the proposals as this site formed part of the demolition proposals at The Crescent. It was therefore included in error. The buildings however are of sufficient interest for a possible 'local list' project, possibly as part of the Ketton Neighbourhood Development Plan.

Outbuilding and Paddock, Hunts Lane

- 4.4 There has been one objection for this proposal. The objection related to it being a backland site which does not relate to character area 4 and a lack of justification for its inclusion. The justification for its inclusion is detailed within the appraisal (section 16) Whilst the character is different to character area 4 that does not diminish its interest in terms of architectural and historic importance. This is an important area of open space and there are attractive views from Hunts Lane in a westerly direction towards historic buildings to the rear of No.76 High Street, many of them listed. The field therefore holds historic and evidential value relating to the historic development of the village and also

contributes towards the setting of a number of historic buildings. The outbuilding also dates to the 19th century possibly earlier and is an attractive example of a vernacular outbuilding very similar in design and materials to other outbuildings of equal merit within the conservation area.

5 FINANCIAL IMPLICATIONS

- 5.1 The costs of undertaking this specific appraisal are contained within existing budgets.

6 LEGAL AND GOVERNANCE CONSIDERATIONS

- 6.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Act”) requires local planning authorities (LPAs) to determine which parts of their area possess special architectural or historic interest and to designate them conservation areas. Section 69 (2) and 70 (1) place a continuing duty on LPAs to consider whether they should designate new conservation areas or extend existing ones. Section 71 of the Act requires LPAs to formulate and publish proposals for the preservation and enhancement of conservation areas. Although there is no statutory requirement for LPAs to consult, they are encouraged to do so and as the report makes clear consultation has been carried out on this occasion. The decision maker must have regard to the representations made by those who replied to the consultation. The production and adoption of a Conservation Area Appraisal and Management Plan ensures the Council is acting in compliance with these statutory requirements.
- 6.2 Section 70 (5) of the Act requires the Council to notify the Secretary of State and Historic England of any new designations, and to advertise the designation in the London Gazette and a local newspaper. In addition, the Local Plan Policies Maps will be updated to reflect the amended designations when it is appropriate to do so.

7. DATA PROTECTION IMPLICATIONS

- 7.1 A data protection impact assessment has not been completed.

8. EQUALITY IMPACT ASSESSMENT

- 8.1 An Equality Impact Assessment has not been completed as it is not deemed relevant to this report.

9. COMMUNITY SAFETY IMPLICATIONS

- 9.1 None identified.

10. HEALTH AND WELLBEING IMPLICATIONS

- 10.1 None identified.

11. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 11.1 Officers consider that this is a comprehensive appraisal to update the Ketton Conservation Area. It clearly defines its special interest and puts forward proposals for

enhancement. It provides a thorough and robust evidence base that can be used to inform the development management process.

12. BACKGROUND PAPERS

12.1 None.

13. APPENDICES

13.1 Appendix A Consultation Responses

13.2 Appendix B Ketton Conservation Area Appraisal

13.3 Appendix C Ketton Conservation Area Map

13.4 Appendix D Geeston Conservation Area Map

13.5 Appendix E Ketton Character Zones

13.6 Appendix F Ketton Important Views Index

Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.