

1. The Case for Designation

A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. There can be no uniform standard against which the character of an area can be measured, so it is necessary to evaluate separately the particular merits of potential Conservation Areas to establish whether they are worthy of designation.

The designation of a Conservation Area in Newton Regis is a recognition of the character and attractiveness of the older part of the village. It is a necessary preliminary to ensuring that suitable steps are taken to retain, or where possible enhance, its character within the framework of existing planning policy.

Newton Regis is the only village in North Warwickshire within which there still remains several unspoilt thatched cottages. The original core of this linear settlement has fortunately experienced little change. The village consequently retains its rural character, which is doubtless largely accounted for by the presence of three well established farm complexes. Main Road widens out in the centre of the village where the duck pond forms the focal point, flanked by a pair of thatched cottages (now converted to one dwelling), with the School House in the background and the village stores and post office opposite. Unlike many other small villages in the Borough, Newton Regis still retains its own school, itself an attractive old building. The school lies to the rear of the parish church, which dates from the 13th Century.

Other key elements which contribute towards the character of the village are the public house, The Queens Head, which lies to the rear of The Cottages; the Mission Room on the corner of Main Road and Hames Lane; a number of attractive residential properties; and several important trees and tree groups.

The majority of older buildings in the village are of red brick and tile/slate construction. Although several thatches have been replaced by plain clay tiles for economic reasons, a handful still remain. Most of the original farm houses and outbuildings have experienced few alterations, but modern replacements and additions to the outbuildings have inevitably been constructed over the years. Fortunately the majority of these modern outbuildings lie to the rear of the main farm complexes, with the exception of those at Newton Farm.

Although the village has experienced a significant amount of new residential development during the post war period, this has been mainly confined to those areas outside the old village core. Some replacement dwellings and the infilling of vacant plots of land have taken place within the heart of the village. These have been on a fairly small scale however, and do not detract from the essential elements which contribute towards the overall character.

2. Conservation Area Boundary

The boundary of the Conservation Area has been drawn to exclude most of the post war development and is concentrated on the old village core.

In order to retain the existing views when approaching the village from the north and west, the areas of land to the rear of the Queens Head Public House and in the vicinity of Newton House and Henney's Pond are included within the Conservation Area. The existing trees, tree groups, hedges and walls are of particular importance as these features can enhance views of open spaces or buildings, or reduce the impact of housing which has little architectural merit, and of unsightly vistas.

3. Legislation Applying to Conservation Areas

The Statutory Procedure for designation is set out in Annex A.

Within a Conservation Area the local authority has additional powers to control development and the demolition of buildings, and to protect trees and tree groups. This helps to ensure that any development which does take place does not upset the existing balance which has evolved over many years. These additional powers are outlined in Annex A.

4. Planning Policy

Present planning policy for the village is contained in the approved Warwickshire Structure Plan 1975 and in the review of that document - referred to as Alterations No 3. The policy identifies those growth settlements where the majority of future development will take place. Newton Regis is not identified as one of these settlements. In the case of Newton Regis, single dwellings or very small groups to meet particular local requirements may be permitted exceptionally on the merits of the case within the confines of the settlement.

The modern houses in the village, which lie outside the boundary of the Conservation Area, were granted planning permission in the period before the Warwickshire Structure Plan was approved, under planning policies which have now been superseded.

5. Future Action

As stated earlier in this report, the designation of a Conservation Area not only enables the local planning authority to take steps to preserve its appearance, but also to draw up positive measures for its enhancement.

In the case of the Newton Regis Conservation Area the major aim is to preserve its existing character, which makes it one of the most attractive villages in the Borough. It is not considered that a separate enhancement

scheme is warranted, although local action to improve the appearance of the village will be taken wherever possible. The possibility of undergrounding of overhead telephone and power lines is one example, and the opportunities to provide enhancement schemes for individual properties may also present themselves when planning applications are submitted for development.

The emphasis should be on ensuring that any new building or alterations accord with the architectural and visual qualities of the village scene. Although there are undeveloped frontages it is not considered that there are, at present, any sites within the Conservation Area boundary which could be developed without detriment to the setting of existing buildings.

It is inevitable, however, that some buildings will, at some time, become physically beyond repair and in such cases proposals for their replacement will be considered on their merits, subject to detailed applications being submitted at the outset.

As demolitions of substandard properties will not always necessarily be followed by the immediate redevelopment of the site, the Council's consent for demolition will normally be given only where there are detailed plans for redevelopment of the site.

None of the buildings lying within the Conservation Area are included within the Statutory List of Buildings of Special Architectural or Historic Interest. The architectural and historical importance of the Church has already been recognised by the fact that it was once regarded as Category B, similar to the existing Grade II. However the categories for churches were abandoned in 1977. Three buildings have previously been identified as being of Grade III status which, while not qualifying them for inclusion on the Statutory List, did recognise their importance.

Although the designation of a Conservation Area gives the local planning authority certain additional powers, the Council considers it essential to seek to ensure that those buildings scheduled in Annex B are included on the Statutory List. These buildings are shown on the plan, together with other buildings which, although of insufficient merit to warrant listing, are considered to be of such importance to be retained because of their contribution to the overall character of the Conservation Area.

LEGISLATION APPLYING TO CONSERVATION AREAS
STATUTORY PROCEDURE FOR DESIGNATION

Section 277 of the Town and Country Planning Act 1971 provides local planning authorities with the power to 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 to designate them as Conservation Areas.

The Secretary of State must be notified of such designations but his confirmation is not necessary. Notice of the designation should be published in the London Gazette and in at least one local newspaper. The date of designation is the date of the Council's resolution. The designation must also be registered in the local Land Charges Register. As owners and occupiers of buildings in such areas do not have to be notified individually, notification to the Secretary of State and registration must be carried out as quickly as possible.

Additional Powers in Conservation Areas

(i) Control of Demolition

Section 277A of the Town and Country Planning Act 1971 empowers local authorities to control the demolition of buildings, in whole or in part, in Conservation Areas - ie buildings cannot be demolished without consent. Although certain buildings are excepted, their demolition is controlled by other legislation within the Act.

(ii) Enhancement Schemes

Section 277B of the Act requires that special attention be paid to the preservation and enhancement of Conservation Areas. The Secretary of State may direct local planning authorities to formulate and publish proposals for the preservation and enhancement of their Conservation Areas for submission at a local public meeting to which members of the authority, amenity groups, residents associations and the Chamber of Trade would be invited.

(iii) Protection of Trees

Under Section 61A of the Town and Country Planning Act 1971 and Section 8 of the Town and Country Planning Amenities Act 1974, trees in Conservation Areas are given the same protection as trees which are the subject of a Tree Preservation Order. Anyone proposing to do any work on trees in a Conservation Area (topping, lopping, or felling) must give the local authority six weeks notice of their intention - within which time the local authority must either make a Tree Preservation Order or give consent to carry out the work. If no decision is reached within the time limit specified the applicant can proceed. If there is a contravention then the same penalties apply as with a Tree Preservation Order.

(iv) Publicity for Planning Applications

Section 28 of the Town and Country Planning Act 1971 requires the local planning authority, in the case of a planning application where the development would, in their opinion, affect the character of the Conservation Area to advertise the proposal both on site and by a notice in the local press.

(v) 'Permitted Development'

The Town and Country Planning General Development Order 1977 identifies 'permitted development', which is works of extension or alterations to properties which do not require planning permission, although if the building concerned is a 'listed building', listed building consent may be required. The General Development Order was revised in 1981 to extend the size limits for extensions to residential and industrial buildings, except in Conservation Areas already designated before 1st April 1981, where the previous limits will continue to apply. Since the date of designation of the Newton Regis Conservation Area falls after 1st April 1981, the raised permitted development limits of the 1981 General Development Order will apply there.

(vi) Grants and Loans

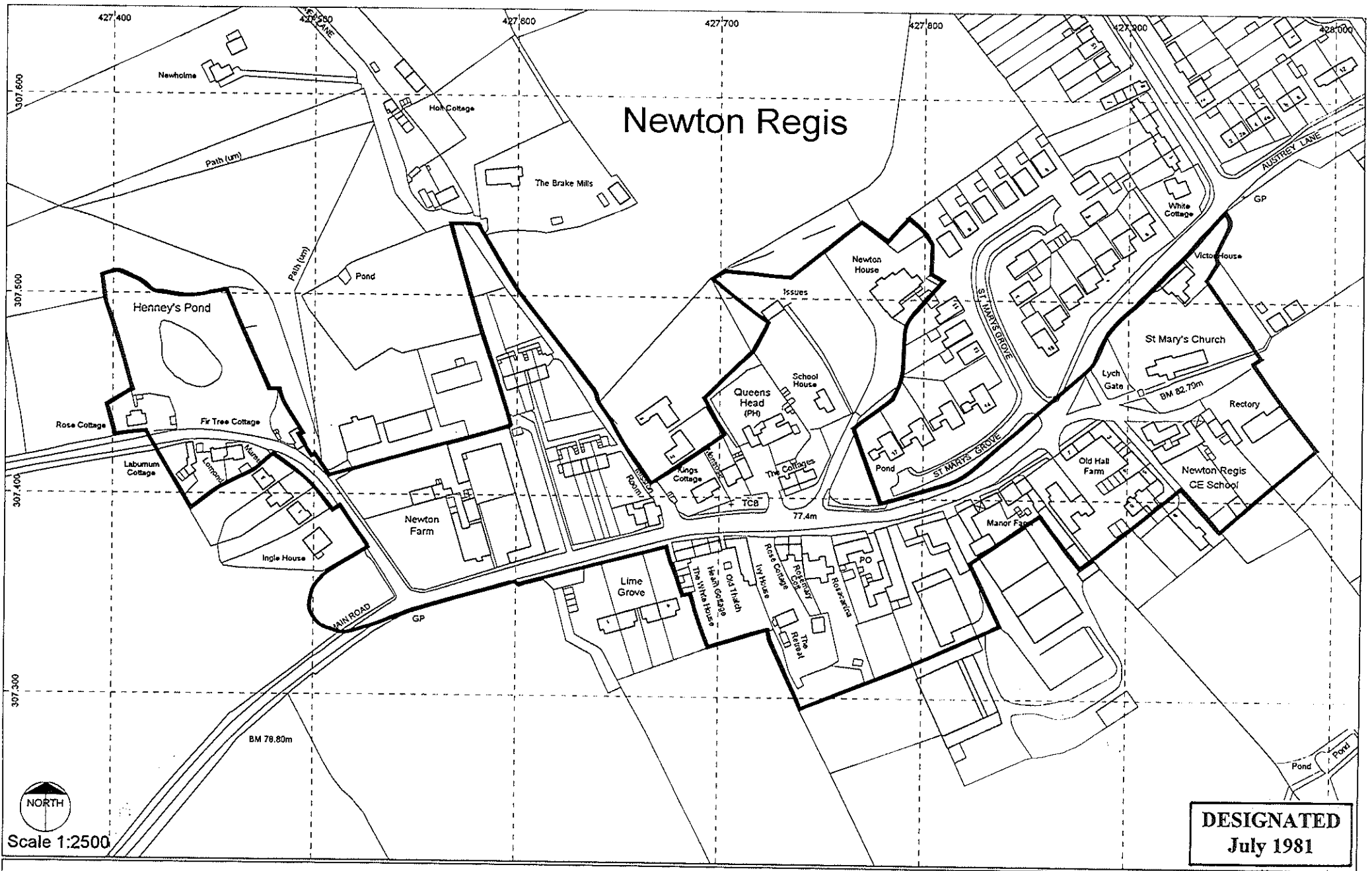
Section 10 of the Town and Country Planning Act 1972, as amended by the Local Government Planning and Land Act 1980, enables the Secretary of State to make grants or loans for schemes to preserve or enhance Conservation Areas. Grants are not restricted to local authorities and can be paid to any person or organisation able to produce a scheme and demonstrate that they can execute such a scheme.

SCHEDULE OF BUILDINGS WITHIN THE PROPOSED CONSERVATION AREA
WHICH MERIT INCLUSION IN THE STATUTORY LIST OF BUILDINGS
OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
(Listed in Order of Priority)

Property	Description
Manor Farm, Main Road, Newton Regis	(Currently Grade III). 18th Century two-storey brick farmhouse; plain clay roofing tiles with three hipped dormers. Modillion eaves; dentil course to lower cornice. The key block of the central first-storey window has cut initials and date 1718.
Pool Cottage, fronting The Queens Head Public House	(Currently Grade III). 16th/17th Century timber frame. Later brick and render. Thatch with two eyebrow dormers. Small paned casement windows. Later hipped porch addition. Dentil brick course below right-hand side dormer.
* The White House, Main Road	(Currently Grade III). 17th Century timber frame, later brick. Whitened brick, although rear section remains unaltered. Small paned casement windows. Two dormers, one to front and one to side. Thatched roof.
* Hearn Cottage, adjacent The White House, Main Road	17th/18th Century two-storey brick building. Small paned casement windows with gauged brick arches over. Later porch addition. Thatched roof.
* Old Thatch, adjacent Heam Cottage, Main Road	17th/18th Century two-storey brick building. Small paned casement windows. Gauged brick arches over windows and door. Thatched roof.
* Ivy House and Chimney Corner, adjacent Old Thatch, Main Road	18th Century two-storey L-shaped property. Whitened brick and plain clay tiles. Oversailing dentil brick course. Small paned casement windows.
(* NOTE : It is considered that these properties should be listed for their group value in the street scene.)	
Rose Cottage Main Road	17th Century timber frame. Later whitened brick. Eyebrow window at first floor level. Originally thatched roof but now replaced by plain clay tiles. Unfortunate replacement of door and ground floor window to front elevation.

Property	Description
Mission Room, corner of Hames Lane and Main Road	<p>Late 19th/early 20th Century two-storey brick building. Plain clay roofing tiles and tile hanging above ground floor level. Steeply pitched roof; varied roof line with two ornate Tudor stacks. Small paned casement windows at first floor level. Two gables to front elevation joined by small gabled dormer.</p> <p>Left-hand gable overhangs lower storey - supported by projecting bay and two curved wooden braces. Projecting single-storey verandah with steeply pitched roof below dormer and right hand side gable, with one enclosed side and five stone and wooden shafts forming four painted arches - three to the front and one to the side elevation.</p>
Teachers House, rear of the pond, Main Road	<p>Late 19th Century two-storey brick building with plain clay tiles and wooden eaves. Ground floor windows small paned sash, with stone sills and gauged brick arches. Upper storey is rendered with small paned casement windows, and the date 1891 over main window.</p>
Newton House	<p>Two-storey Georgian house, the main part of which is built in stone, the remainder in brick. Hipped slate roof with stone cornice. Three twelve-pane sash windows. Stone flat-roof porch with cornice.</p>
Post Office, Main Road	<p>19th Century two-storey brick building recently rendered with brick band course above ground and first floor windows. Small paned casement windows.</p>
St Mary's Church	<p>Parish Church. Chancel and nave rebuilt early 14th Century. West tower with spire early 13th Century, but mainly early 14th Century. 15th Century vaulted south porch. Restored 1905.</p>

Newton Regis



DESIGNATED
July 1981

NEWTON REGIS CONSERVATION AREA

North Warwickshire Borough Council

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