

BELBROUGHTON CONSERVATION AREA

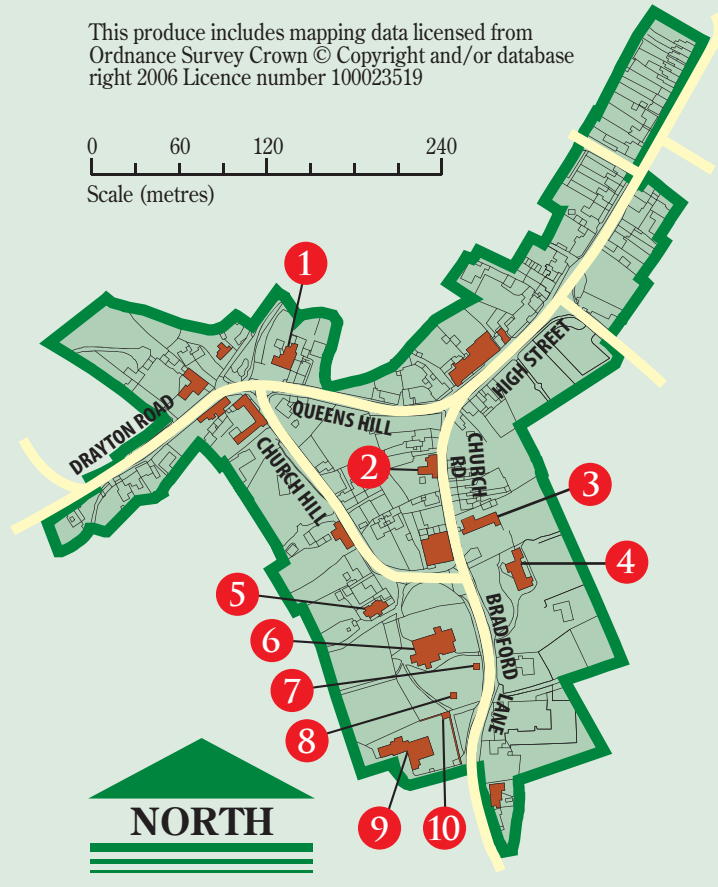
- 1 The Queens Public House
- 2 Bellem Cottage, 14 Church Road
- 3 Church Hall, Church Road
- 4 The Old Rectory
- 5 Church View
- 6 Church of the Holy Trinity
- 7 Brecknell Memorial
- 8 Churchyard Cross
- 9 Church House
- 10 Garden Walls and Pavillions

KEY

-  Conservation Area Boundary
-  Listed Building

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0 60 120 240
Scale (metres)



GRANTS

The Council can make grants available for the repairs of buildings of historic importance. Subject to funding, eligible work would include conservation repairs to the external structure, including the reinstatement of authentic architectural details. The Council also has provision to make grants available for conservation area enhancement schemes.

FURTHER INFORMATION

Advice can be obtained from the Planning and Environmental Services Department of Bromsgrove District Council and Worcestershire County Council.

Conservation Officer - Tel: (01527) 881326 Conservation Area consent, planning, listed building matters and historic building grants.

Tree Officers - Tel: (01527) 881321/1320 Tree matters including tree protection, consent and tree preservation orders.

Archaeology Officer - Tel: (01905) 855454 Archaeology protection/recording.

REFERENCES AND PUBLICATIONS

- Bromsgrove District Local Plan
- Worcestershire Structure Plan 1966 - 2011
- West Midlands Regional Spatial Strategy 2001 - 2021
- The Emerging Bromsgrove District Local Development Framework
- Planning Policy Guidance No 15 - Planning and the Historic Environment
- Planning Policy Guidance No 16 - Planning and Archaeology
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Guide to the Principles of the Conservation of Historic Buildings. BS 1793



BROMSGROVE DISTRICT COUNCIL
HEAD OF PLANNING AND ENVIRONMENT SERVICES
THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE B60 1AA

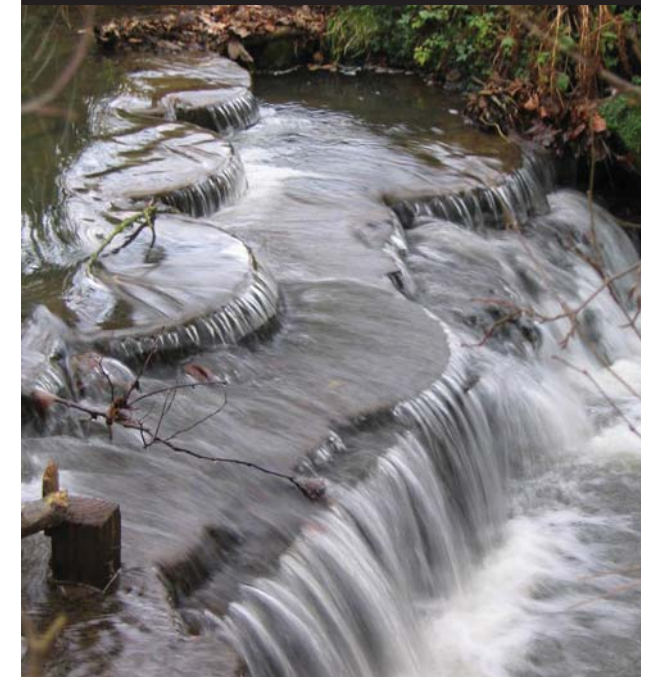
BELBROUGHTON CONSERVATION AREA

DESIGNATED

1969

EXTENDED

OCTOBER 1975



BROMSGROVE DISTRICT COUNCIL

HISTORICAL CONTEXT



Like so many settlements, Belbroughton developed around a place of worship, originally of pagan origin. In that historical milestone, the Domesday Book, the settlement of Belbroughton is said to include 'church and priest' indicating that the settlement was well established by the time of the eleventh Century. Indeed, the earliest mention of Belbroughton was in a deed of gift by Coenwulf, King of the Mercians in 817 AD. The present church does have some 12th Century sections and although the building has had various alterations through centuries, the greatest 'improvements' were made by well meaning Victorians at the end of the 19th Century. Adjacent to the church lies another of Belbroughton's social landmarks: Old Belbroughton Village School. This was probably built around 1750, originally as a single storey brick building. As the population of the village increased the school was enlarged but eventually the need for a new building was realised and the old school building passed into new uses. Another building of note both historically and socially is the village hall. This was originally a tithe barn but was converted through voluntary subscription to its present use at the beginning of the 20th century. The building still plays an important role in village life today.

Other indications of village life past are the mill stones evident in the construction of many buildings, none more so than the flight of steps of 5 Church Road, which is formed of old scythe grinding stones, possibly used at the Nash Works which specialised in this manufacture. The village was a national centre for scythe making and the mill pools and forges can still be seen along the course of the Belne Brook which runs off the Clent Hills and west to join the River Stour.

Belbroughton is a compact village nestling in a valley. Its industry at the Forge Works has been replaced by quieter modern processes. A variety of well mannered buildings from several periods can be identified with red brick architecture from the 18th and 19th Centuries predominating along the High Street and in the area focusing on the church and school.

Of note are the two village greens which are located at entrances to the village rather than the more usual central location and two manor houses.

Evidence remains of a deserted medieval village indicating its earlier extent. The street pattern, building styles and views within the village, the sense of enclosure and changes of level combine to give Belbroughton a unique character worthy of conservation. Accordingly, Belbroughton Conservation Area was designated in 1969.



Mill Stone Steps, Church Road

WHAT IS A CONSERVATION AREA



Conservation areas are designated by the District Council as areas of special architectural or historic interest, the character and appearance of which the Council considers desirable to preserve or enhance. Designation gives additional planning controls, but the success of measures to protect and enhance an area depends on there being community support, particularly from property occupiers. It is the special quality and interest of the area, rather than the merit of individual buildings that is the prime consideration in identifying conservation areas. It may be the group value of listed buildings, their relationship to each other, property boundaries, archaeology, spaces and landscape between the buildings and their materials and craftsmanship that are important. The interest often extends beyond the physical character since the social and economic history is usually instrumental in how the area still appears today.

COUNCIL CONSERVATION AREA RESPONSIBILITIES

The Council has other duties in respect of conservation areas. These include the preparation of character appraisals, which say what is historically and architecturally special about the area and what detracts from it. These are necessary before proceeding to the preparation of policies and proposal for preserving and enhancing the conservation area, which are a statutory requirement. These measures require public support and consultation is implicit.

Where the character of an area is threatened by development that is normally permitted, such as replacement of original windows with UPVC ones, the Council can instigate additional controls requiring planning permission for such changes.

CONSERVATION PLANNING POLICY

Planning policies effecting how the Council will deal with development proposals will be included within The Local Development Framework. Any policies affecting conservation areas will be produced in consultation with the public.

WHAT DOES DESIGNATION MEAN



The Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas and their settings when determining planning applications.

The applications have to be advertised and the Council must take account of material objections in their decision.

Conservation area consent is required for the demolition or substantial demolition of buildings and complete boundary walls and gates.

Additional planning controls apply in conservation areas, which would normally be permitted in other areas. These relate to the size of extensions, the type of external cladding permitted, inserting dormer windows and satellite dishes.

TREES

Trees can make a significant contribution to the character of Conservation Areas. You must give the Council six weeks' notice in writing if you want to carry out work on trees, which are more than 7.5 centimetres in diameter (measured 1.5 metres above the ground).

Non-compliance with this provision is an offence under the Town and Country Planning Act 1990.



These provisions are only a summary and full details of the exact legal wording can be obtained from the Council.