

Conservation Areas: Are designated under Section 69 of the 1990 Planning Act which defines Conservation Areas as “Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

There are many different kinds ranging from whole town centres to squares, terraces and village centres as is evident from the different characteristics of each conservation area within Warwick District.

Conservation areas may be designated by Local Authorities, the Secretary of State and English Heritage in London. Local residents can apply to local planning authorities to have their areas designated.

The designation of a conservation area has several formal consequences as set out below. These are designed to protect the best qualities of the Conservation Area for the benefit and enjoyment of everyone.

The demolition of most buildings is controlled, requiring conservation area consent from the local authority. It is always preferable to consult the Local Authority before carrying out demolition in a Conservation Area. Partial demolition is not always controlled and advice can be given on this by a Planning Officer at the local authority.

- Notification of Trees Works. Notification must be made to a local authority if works are proposed on a tree with a trunk of 75 mm diameter, or greater, at a height of 1.5 metres from the ground. If tree removal for thinning purposes is proposed then the diameter raises to 100 mm. The Act does refer to trees and not shrubs as this applies to timber which is 1.5 metres high with the requisite diameter trunks. All shrubs and hedges lower than 1.5 metres can be cut back without the requirement to make a notification. Any overhanging branches or hedges onto a highway can be cut back under the Highway Act without the requirement for notification. Pruning fruit trees within the bounds of good horticultural practice is permitted without the need for notification.
- Once notification has been made the Local Planning Authority may do one of three things, make a tree preservation order in the interests of the amenity of the area, decide to do nothing within a six week period after which the proposed works may be carried out or decide not to make a tree preservation order and inform the applicant.

It is an offence to carry out works to trees which fall within the category of notification without first going through this process.

- The amount of “Permitted Development” which can be built without Planning Permission is more limited, although some minor extensions are still permissible without planning approval. The Local Authority Planning Department should always be contacted before carrying out any development.

Article 4 Directions gives the local planning authority the power to restrict, selectively, certain permitted development rights in conservation areas and could cover:- the painting of external facades, replacement of roofs, replacement of rainwater goods, replacement of windows, replacement of doors, external boundary treatment. Where Article 4 Directions have been designated Planning Permission will be required to carry out works covered by the designation.

- A Local Authority may apply to the Secretary of State, to designate a conservation area as an area of special control of advertisements. Which largely effects commercial properties in the conservation areas.
- A Local Authority Planning Department must give special consideration to any new developments or alterations to existing buildings or requests to demolish a building, to ensure that the proposal will enhance and not detract from the quality of the Conservation Area.

Various guidance leaflets relating to Conservation Areas are available on request from Warwick District Council and some are available on the Council’s website www.warwickdc.gov.uk and Planning Officers at the District Council are always happy to discuss any issues relating to Conservation Areas in the District.

Further information concerning land uses within the Conservation Area is available within Warwick District Councils Local Plan which is also available on the Council’s website.

Whitnash Conservation Area



The earliest settlers in Whitnash can be traced as far back as the Ancient Britons.

The Town, endowed with an ancient holy well, derived its name from the copse of Great Elms, which are believed to be sacred by its pagan settlers. One of these Great Elms stood for many centuries at the heart of the Conservation Area, outside St Margaret's Church.

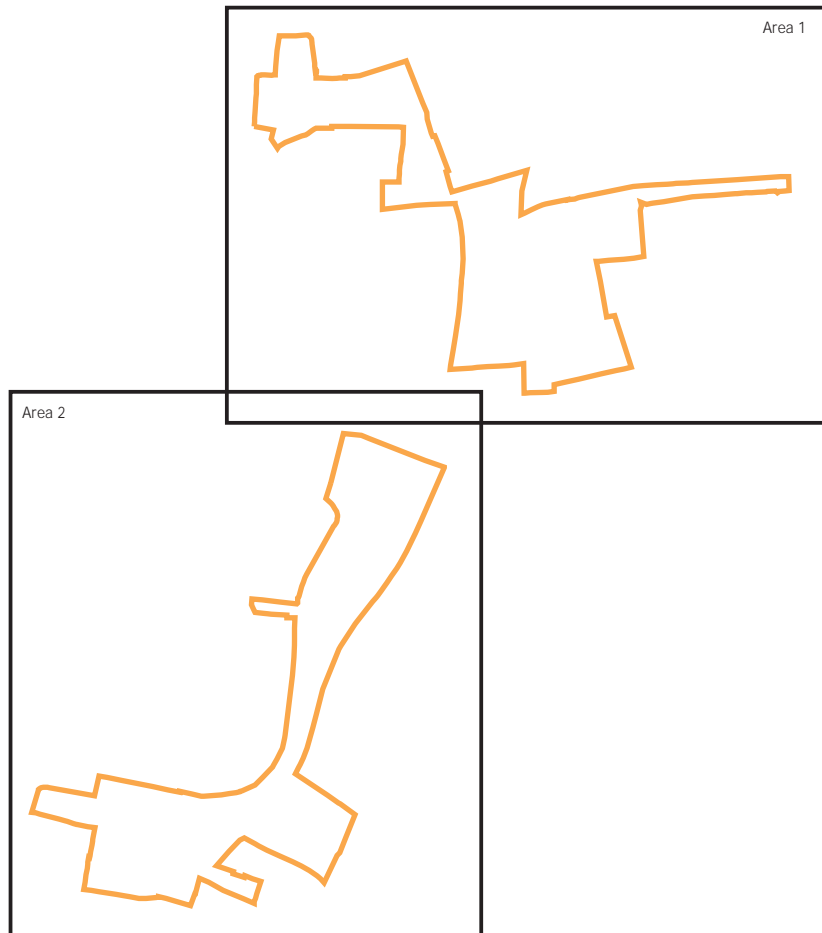
The Church stands on a site known as St Peter's Mount, and dates back to Saxon times. Originally a wooden structure, the Saxon Church has been twice rebuilt, once in 1100 and again in the 19th Century. The church has had numerous rectors in its history, including Thomas Holyoke 1616-1675, who also captained an infantry regiment for the king during the Civil War, and practiced medicine. The Church was also witnesses to the farm labourer's strike in 1872 led by Joseph Arch, held underneath the great elm outside. Church Lane, which borders the church and runs to the eastern end of the Conservation Area, was once an important medieval road, known as "Regia Via".

Within Whitnash Conservation Area, there are several 17th Century black and white half-timbered houses, such as Home Farm House which dates back to 1652. Under Norman manorial system, Whitnash was held by Humfrey De Hasculf Mansard. It remained under the same family until 1346, when it was sold to Thomas Savage of Tachbrook, changing hands several times until by 1800, most of the land was held by the Earls of Warwick. In 1826 the Manor House was acquired by the Landor family.

From the mid 20th Century onwards Whitnash developed into the modern town we see today with the two historic core areas being designated as Conservation Areas.



1. Church Green
2. Chapel Green





- Historic core with green dominated by St. Margaret's Church.
- Distinct Cedar of Lebanon in Churchyard.
- Historical associations with Joseph Arch.
- Green Farm, Watts Cottages (no. 30 & 32), Lupin Cottage (63) all timber framed buildings relating to the Green.
- Significant tree belt in Church Lane.
- Coombes Cottages 17th Century timber framed cottages encased in 19th Century brickwork.
- The Doglands are a historic remnant of Whitnash Village with 3 timber framed houses.
- Distinctive view west down the Doglands needs maintaining/enhancing.
- Secluded nature of buildings in the Doglands needs maintaining by careful boundary and garden treatment.
- Visual linkages between various parts of this Conservation Area need maintaining and strengthening.

Whitnash Conservation Area

AREA
1



- Significant grouping around Chapel Green with Plough & Harrow Public House and Field Terrace, with flagpoles and Towns Notice Board.
- Important visual links back to Elderfield and Glamis Cottage, from Chapel Green.
- Plough & Harrow car park is a significant open space to be maintained and enhanced.
- Home Farm, Elderfield, Glamis Cottage the Plough & Harrow Public House, are significant timber framed buildings. 10 Murcott Road also probably timbered framed.
- Garden to Elderfield and Home Farm are significant mature gardens with good boundary treatments. Home Farm is a very substantial timber framed house.
- Good Views from Elderfield back to Church Green.
- 3/5/7 Heathcote Road and reconstructed herringbone wall are examples of late Victorian development.
- Field View altered 19th Century terrace, forms a good backdrop to Chapel Green.
- South Terrace significant survival of 19th Century farm workers cottages facing inwards to central green.
- Views of rear of South Terrace from Heathcote Road, also impact on the conservation Area.



Whitnash Conservation Area

AREA
2