Hinton St George Conservation Area

Draft Conservation Area Appraisal

"…one of the perfect villages, with a wide and lovely street, old houses, and a beautiful church and ancient home of the lords of the manor set in a thousand acres."

Arthur Mee, The Villages of England, pub 1934

"Change is inevitable, and often beneficial, and this advice sets out ways to manage change in a way that conserves and enhances the character and appearance of historic areas. Conservation areas can contribute to sustainable development in all its three dimensions as outlined in the NPPF. "

Historic England – Conservation Area Appraisals

There is a danger that familiarity breeds not only contempt but ignorance of seeing the state of elements during each day. There is a saying "that people only see what they want to see!" Consequently, when elements in the village are in need of care and attention they are often not seen and are often ignored. This is not a deliberate fault but a fact of a modern lifestyle.

HINTON ST GEORGE PUBLIC REALM STUDY Produced by Michael Littlewood FLI FSGD
Chartered Landscape Architect & Author
November 2014

1. What is a Conservation Area?

1.2 Conservation areas are defined under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". They are designated by Local Planning Authorities in this case, Somerset Council.

1.3 The character of a Conservation Area is made up of a combination of many things, including the buildings, their interrelationship, and the spaces they create, their variety of styles and details, street patterns, open spaces, walls and trees, vistas and monuments. As well as smaller details such as paving, walls, signs and railings, which all go towards making a place unique and distinctive.

1.4 Historic areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well-being and quality of life. Public support for the conservation and enhancement of areas of architectural and historic interest is well established and essential. By suggesting continuity and stability, such areas provide points of reference in a rapidly changing world: they represent the familiar and cherished local scene.

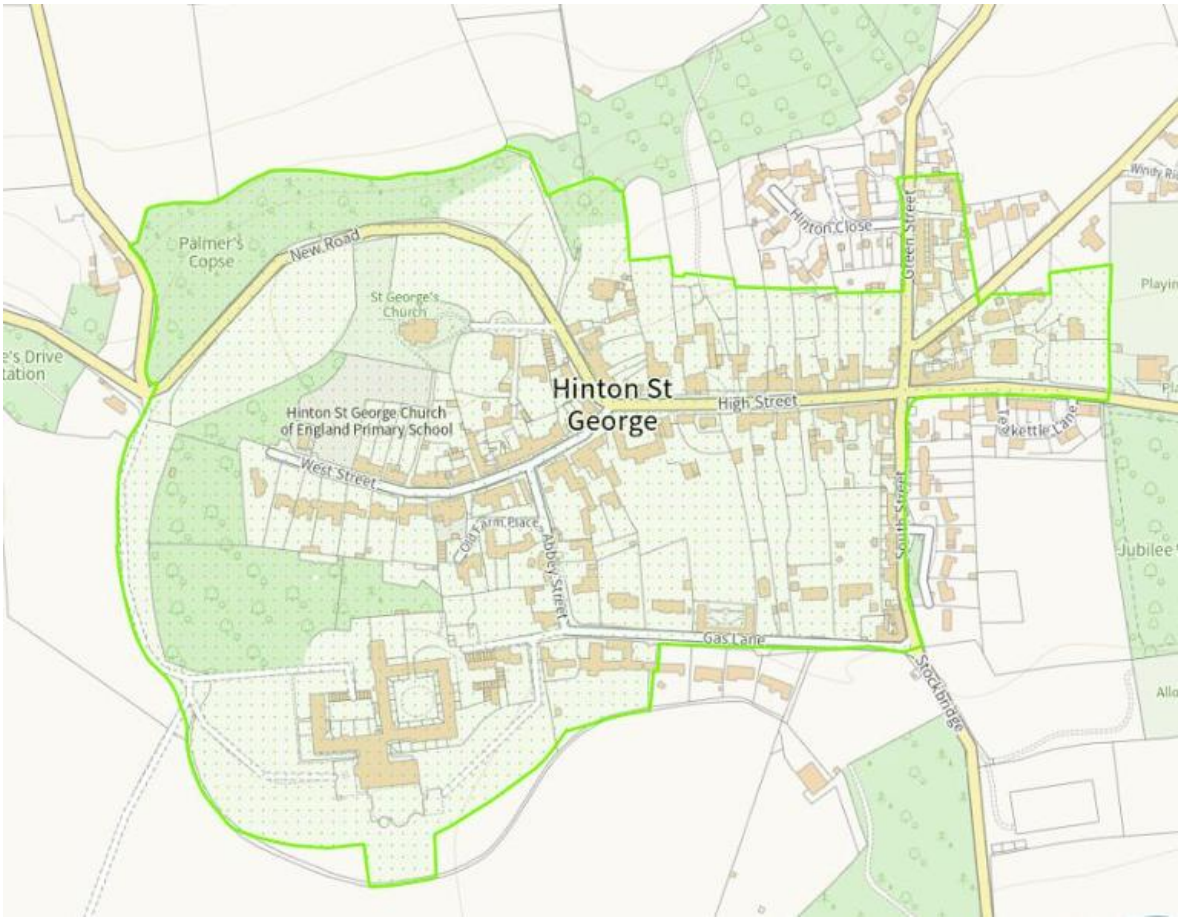


Figure 1. The Hinton St George Conservation Area. Source: Somerset Historic Environment Record (HER)

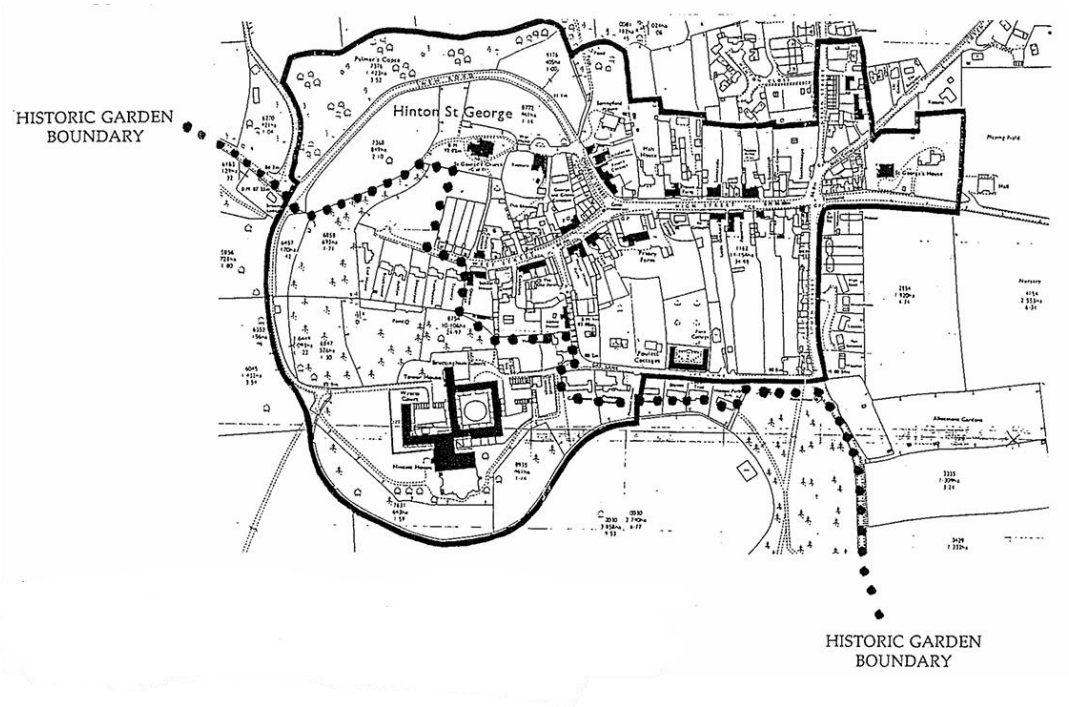


Fig. 2. An extract of the conservation area boundary taken from the first Conservation Area Assessment undertaken by South Somerset District Council

2. Why Carry out an Appraisal for Hinton St George?

2.1 Over 9000 conservation areas have been designated nationally since they were introduced in 1967 and there are over 80 in the former South Somerset district. Somerset Council is required by the Planning (Listed Buildings and Conservation Areas) Act 1990 to define the special interest and publish proposals for the preservation and enhancement of conservation areas. Conservation area appraisals contribute to the fulfilment of this requirement.

2.2 In order that designation is effective in conserving the special interest, planning decisions must be based on a thorough understanding of the Conservation Area's character. Appraisals are therefore essential tools for the planning process and to manage informed intervention. They will provide a sound basis, defensible on appeal, for the relevant development plan policies and development control decisions and will form the framework for effective management of change. The appraisal will provide the Council and the local community with a clear idea of what features and details contribute to the character of the conservation area.

2.3 The purpose of carrying out an appraisal is to produce a strategic document, which can be used to assess the significance of Hinton St. George and become tools to manage

informed intervention. The more clearly the character or special interest of the conservation area is defined, the easier it is to manage without damaging that interest.

2.4 The Appraisal will not only provide a sound basis, defensible on appeal, for the development plan policies and development control decisions, but it will also form the framework for managing change. The intention of the appraisal is to provide the Council and local community with a clear idea of what features and details contribute to the character and appearance of the conservation area.

2.5 The draft appraisal document follows the content recommended in advice from Historic England's 'Conservation Area Appraisal, Designation and Management" - Historic England Advice Note 1 (Second Edition) Published 8 February 2019.

2.6 A character appraisal of the Hinton St George Conservation Area will have the following enduring benefits:

- Those considering investment in the area for new development, including developers, planners, Council members, the Planning Inspectorate and Secretary of State, are able to assess the impact of proposals on the area's special interest, character and appearance.

- The appraisal will be a material consideration in decisions affecting the area

- The area's special interest is clearly demonstrated allowing robust analysis of the impact of proposals on its significance

- Opportunities to build and understand consensus on the character that it is desirable to preserve or enhance are taken, which can be used to inform robust planning decisions

- The local community is empowered to explore the sense of their place and express what they value about the place in which they live and work, providing an informative resource for decision- making, neighbourhood-planning and educational use

- The village community is alerted to the cumulative effects of minor change on the village's character and how they can contribute to maintaining and enhancing that character

2.7 Once the appraisal has been completed, it will be beneficial to produce Management Proposals for the preservation or enhancement of the area which will be informed by an understanding of positive features to preserve, negative features to be enhanced, and

risks to the area's character or appearance through decay, neglect or other threats. The proposals will help to identify necessary actions, such as additional protection and restraints (for example and including the use of Article 4 directions) or support through intervention or partnership working.

2.8 Conservation area designation introduces some additional controls over the way owners can alter or develop their properties. However, owners of residential properties generally consider these controls to be beneficial because they also sustain, and/or enhance, the value of property within it. This has been confirmed by research by the London School of Economics; see G Ahlfeldt, N Holman and N Wendland, An Assessment of the effects of Conservation Areas on Value, London School of Economics, These controls include:

- control over demolition of unlisted buildings
- control over works to trees
- limitations on the types of advertisements which can be displayed with deemed consent
- restriction on the types of development which can be carried out without the need for planning permission (permitted development rights) and support for the use of article 4 directions to remove permitted development rights but only where avoidable damage is occurring through permitted development rights.

The assessment of special interest

2.9 Conservation areas are designated for both special architectural and historic interest and most areas that are worthy of designation will have both. This draft appraisal seeks to set out the architectural and historic interest of the village and express its heritage importance clearly.

2.10 Key elements in defining the special interest of Hinton St George include:

- the still-visible effects/impact of the area's historic development on its plan form, townscape, character and architectural styles

- the importance of the village's architectural quality and built form, including any particular architectural interest resulting from a past use, planning or design, important phases of development, the integrity or group value of buildings and illustrating a record of development over time through the architectural record and appreciation

- clear references to the local vernacular - buildings where ordinary people lived and worked without reference to any particular architectural style but using local materials.

- linked to its architectural and social history, the village's local distinctiveness and sense of place which makes the village unique, including the influence of building materials and historic industries that have come to contribute significantly to the area's present identity

- how areas within the village are experienced by the people who live and work there together with visitors to the area

- the design, planting or role of open spaces, green areas, gardens and trees and their intrinsic importance and the contribution they make to the villagescape

- social/ historic associations

- contribution to the village's special interest made by its setting. What its setting contributes to the significance of the conservation area both in part and as a whole and how it can allow that significance to be appreciated (see Historic England Good Practice Advice 3: The Setting of Heritage Assets, 2nd edition).

3. History of Hinton St George

3.1 As stated on the Parish website, Hinton St George is known to have been a settlement as far back as the 12th Century. As a feudal village well into the 20th Century, essentially under the control of the Poulett family in Hinton House, the community has a heritage rich in listed buildings, ancient trees and mature agriculture. The following history of the village has been taken from the Parish Website and Royal Commission for Historical Monuments – A History of the County of Somerset: Volume 4 (Originally published by Victoria County History, London 1978).



Fig. 3. A recent aerial photograph of the village with the conservation area boundary marked. Source: Somerset HER

3.2 The Royal Commission for Historical Monuments (British History On-Line) describes the hill-top (*hēa-tun*) village of Hinton St George occupying a prominent position on a north facing scarp at the north-western corner of Crewkerne hundred and lying in the centre of its roughly rectangular parish, nearly 2 miles long and just over a mile wide. In 1901 the parish is recorded as measuring 1,572 acres or 636 hectares. It makes clear that much of its western boundary was probably altered by the extension of Hinton Park into Dinnington, but its northern limit, also the boundary of the hundred, follows the course of the Lopen brook and, like the limits of Dinnington and its neighbours, ignores the line of the Foss Way. Part of the eastern boundary follows the course of a road, and at its less regular southern end coincides with water courses. Its southern boundary has no apparent physical basis.

3.3 In brief, the village was first mentioned in the Domesday Book as the village of Hanstone and it was owned by William of OW. It then transferred to the Powtrell family during the reign of Richard 1 and came to the Poulett family through marriage during the 1400's. The family remained in the village until 1968 and thus occupied Hinton House for over 500 years.

3.4 During the Middle Ages, a number of the village points of interest were built. The church dates from the 13th Century and the preaching cross once marked the medieval village centre. Close to the Preaching Cross is The Priory, a medieval manor house in origin with its own chapel. The Parish once contained the hamlet of Craft, which lay to the south-west of the village.

3.5 Hinton St George used to hold cattle fairs and many cattle were brought along the adjacent droves of South Somerset. An annual fair was held on St George's Day until the late 1940s. The wide village main street is a legacy of those former days when drovers herded cattle into the village.

3.6 In more recent times rural communities have seen more rapid change. Since the post-war years Hinton St George has evolved from a feudal to a freehold community. All five of the historic working farms within the village are now private residences.

Industry

3.7 Hinton St George's industrial and agricultural heritage has been formed by the underlying geology. Most of the parish lies on Yeovil Sands, providing arable, meadow, and pasture in the northern valley below the 76metre scarp and forming an undulating terrain to the south, rising to 137m in Paddocks plantation and to over 114m to the west on the Dinnington boundary. Clay and limestone are revealed by a fault bisecting the southern half of the parish.

3.8 Bricks were made in the parish in the 17th century and Brick Kiln Close survived as a fieldname near the southern boundary in the late 18th century. There seem to have been at least three stone quarries in the 14th century, reportedly located in the open arable West field, later part of Hinton Park. Park quarry and Keeper's quarry were still in production in the early 19th century, together with others at Crimbleford Knap and Stockbridge. Marl was dug in the parish in the 17th century.

3.9 Water rising in Hinton Park drove mills at Dinnington and Kingstone before returning to the parish to drive Hinton mill on the Lopen border. Another supply was brought to Hinton House in the 1650s through lead and alder pipes both for domestic use and for a fountain.

Layout and Village Setting



Fig. 4. Hinton St George circa 1840. New Road is clearly visible in contrast to the linear nature of the village. Source: HER

3.10 Before the end of the 18th century the village consisted of regular tenements lying either side of a single street. By 1716 its eastern end, where several roads converged, was known as Townsend and to its north was a green, mentioned in 1523. At the western end of the village stood the church and mansion house (Hinton House with medieval origins), some distance respectively north and south of the street where it curved gently southwards off the line of its hitherto direct course. The centre of the village was marked by a late-medieval cross, bearing on its shaft a figure said to be St John the Baptist and surmounted by an 18th-century ball finial. The cross divided Hinton (later High) Street to the east from Fore or West Street. Northwards from the cross was a way serving the church and the fields.

3.11 About 1798 New Road was formed, taking traffic for Dinnington in an arc to the north of the church, when Earl Poulett extended the grounds of Hinton House across the line of Fore Street, blocking its western exit.

3.12 The village east of the cross, with its regular plots and a surviving southern rear access known as the Lane by 1717 and Back Lane by 1745, is characteristic of a medieval planned

settlement. Teapot Lane was the name given in the 19th century to South Street, the northern part of the Crewkerne Road between Townsend and Back Lane. Gas Lane was so named from the late 19th century. It linked Back Lane and the rear entrance of Hinton House with West Street. The whole of the lane is now known as Gas Lane

3.13 The RCHME states that a mile south-west of the main village lay the hamlet of Craft or Hintonscraft, first traceable circa 1280. Craft continued as a settlement until the mid-18th century when extensions to the park absorbed the last individual holdings. Its one surviving house, Oaklands, is part of the complex of Hinton Park farm.

3.14 It is thought that Craft was probably a relatively late settlement for it had no separate arable fields. The holding of the Carent family, evidently centred on the hamlet, was distributed evenly throughout the three open fields of the parish. West field, south-west of the village, lay in the area later occupied by the park, and was probably divided from South field by the road between Craft and Hinton. Traces of North field remained in the names of closes below the scarp in the 19th century, when land towards Merriott had come to be known as East field, a more rational name for what remained of South field when the park was extended in the 16th century. The name East field occurs in 1569 when the open field system in the parish was coming to an end.

3.15 The growth of the park between the 16th and the end of the 18th centuries radically altered the road pattern of the parish. Before that time its main elements were the east-west route along the scarp where the village lay, traceable north-east through Merriott to Ham Hill, and the medieval highway or 'old church way' from the village south-west through Craft to the Windwhistle ridge. The absence of ecclesiastical and tenurial links with Crewkerne is reflected in the indirectness of the roads to the south-east, which, like those below the scarp in the north, are little more than extended field routes. Perhaps the most significant in the north was the road to Hinton mill and Lopen, called Whyetway in the 1520s.

3.16 Each stage in the extension of the park was marked by the modification of this pattern. Part of the road along the ridge west of the village was moved northwards in 1766. A new road, largely outside the parish, from Harford's Lodge to Roundham common, was projected in 1765 and finished by 1772, thus completing the encirclement of the park at its greatest extent. The medieval road through Craft to Hinton was then closed to public traffic. The diversion of the village street to the north of the church was accompanied by the closure of footpaths across the park including one representing the westward route from the village towards Kingstone and Ilminster and known as the coach road, the route taken by the predecessor of the Taunton-Bridport coach.

3.17 Despite the existence of this coach route, the parish roads were virtually untouched by turnpikes. The Foss between Lopen and Dinnington, with its extension to the top of Warren hill skirting the south-western boundary, was taken over by the Ilminster trust in

1823. The projected extension of the Crewkerne trust over the route between Merriott and Hinton Cross in 1825 was not proceeded with.

3.18 In 1766 Earl Poulett moved the Hinton-Dinnington Road northwards to improve the western side of Hinton House. The remaining tenants undertook not to plant trees or erect buildings to obstruct the view. Deer, mentioned in the 16th century, were evidently introduced in a new deer park by 1802, and further extensive planting and ornamentation continued between 1812 and 1817. A wide variety of trees raised in Dinnington parish was planted, new 'American clumps' were established near the house, and drives improved. Within the next few years, however, the park was broken up into agricultural holdings, and by 1839 only some 184 a. of a total of 753 a. were retained for plantations, ponds, and the gardens and lawns near the house.

Buildings

3.19 In addition to Hinton House the most important domestic building is the Priory, at the centre of the village. At its east end it has a small chapel on the first floor, having an open roof with cusped trusses and a 14th-century window with the head of a saint in the topmost light. This building seems to have been added to the parlour of an earlier house. The present structure, although showing no features earlier than the 16th century retains a medieval plan with central hall heated by a fireplace in a side wall. The house was extended to the west in the 17th and 18th centuries and by ranges of farm buildings reaching the street in the late 19th century. At least from the late 17th century it was known as the Home Tenement, its present name stemming from late-19th-century antiquarianism. The presence of the chapel, indicating an owner of some prominence, suggests that the property may have belonged either to Monkton Farleigh priory or, less likely, to the Carent family.



Fig. 5. The Conservation area boundary and statutory listed buildings marked. The adjacent Parkland is also designated as a Heritage Asset. Source: Somerset HER

3.20 Most of the larger houses in the village centre appear to be of 17th- or early 18th-century origin and are normally of three-roomed plan with internal stack against passage entry. Old Farm, West Street, has a lateral stack and may be earlier. There are marked traces of 19th-century infilling and villa creation, and of 20th-century rebuilding which has consciously retained the form and proportion of earlier structures.

3.21 There were at least three inns in Hinton in the late 17th century, one quartering soldiers by 1661. By the 1680s one was known as the White Hart, another as the George. The third was probably the Crown, which occurs by 1712. The Crown and the George, occupying two halves of a house at the cross, facing down the main street, were both let to members of the Tett family during the 18th century, though the Beck family occupied the George for the same period. On Richard Beck's retirement in 1788 the George was described as 'well accustomed and commands a very extensive business in the wine and brandy trade'. Perhaps at this date the George and Crown were united, and so remained until it was burnt down in 1960.

3.22 By 1735 there were seven licensed victuallers and a maltster in the parish. Apart from the George and the Crown there was the White Hart (the precise location to be determined) which continued until at least 1795 but had ceased to trade by 1814. The Hare and Hounds was so named by 1770, but changed its title *c*. 1824 to the Poulett Arms which is still in business. The other unnamed inns ceased to trade before the end of the 18th century.

3.23 The Men's Reading Room was presented to the village by Earl Poulett in 1906; the village hall in the recreation field was built in 1960. Coal gas was manufactured on the Poulett estate by 1883 and converted to petrol gas in 1912.



Fig. 6. The village plan in the 1880s. Source: Somerset HER

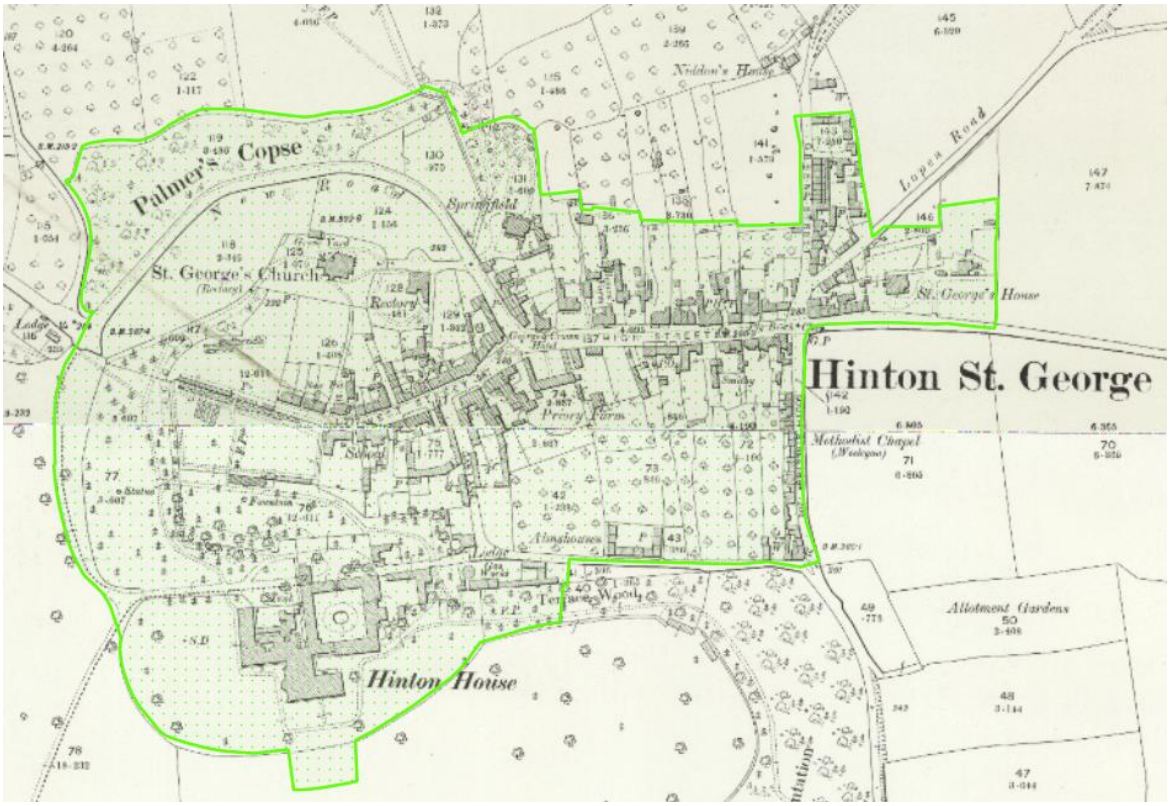


Fig. 7. The village plan during the early part of the 20th Century (1910). Source: Somerset HER


Plate 1. An aerial view of the village taken in 1947. Source: Somerset HER

4. Context and Setting

4.1 The Village Design Statement provides a good understanding of the village setting and that has formed the basis of this further assessment.

4.2 The village sits in an area which has always been wooded, with the names of woods recorded since the 14th century. Traditionally hedges were of holly, laurel and hawthorn. Many specimen trees, some very old, can be seen, notably oaks, beeches, limes and sycamores. In 1684 Susan Herbert, mother of the 1st Earl Paulett, planted the magnificent Cedars of Lebanon near Hinton House. They came as a gift from her family, the Pembrokes of Wilton House, near Salisbury. Yew trees in the churchyard are particularly notable. Trees have been the subject of requests to fell in recent years, but despite sad losses, some notable trees remain ' and some planting has been carried out although more would create a strengthened landscape framework for the village as recent village surveys have identified the benefit of new tree planting which is reflected within the proposed management policies for the conservation area.



Plate 2. A modern image illustrating the tree'd landscape setting of the built settlement of the village, both within and outside of the conservation area. This shows the importance of landscaping as a positive contributor to both the character and appearance of the conservation area.

4.3 The numerous approaches to the Village form an important characteristic and setting for the village conservation area. In addition to the existing field system, roads to Hinton St George comprise mainly secluded rural lanes with the church tower forming an important focal point from surrounding areas and key to enabling the existence of the village to be understood.

4.4 Approaching the village from the north-west along the road from Dinnington, with its spectacular views, the road bends past the 'Pineapple' gates, the entry to Hinton House, and then curves to the north of the Church, seen to great advantage across narrow fields, before entering the heart of the village opposite the Priory.



Plate 3. A view of the parish church from the approach into the village from New Road.



Plate 4. Merriott road and its junction with the village crossroads.



Plate 5. The village approach from Green Street.

4.5 The roads from the north climb the escarpment in deep wooded lanes until the village is revealed along the narrow approach along Green Street, a strong sense of enclosure created by buildings, hedgerows and high walls forming the street edge.

4.6 The route from the south offers the same elements of concealment and surprise with landscaped enclosure suddenly revealing the edge of the village and buildings along South Street with buildings forming a hard edge to the west and walls and vegetation to the east.



Plate 6. The South Street Approach

4.7 The approach from Merriott to the east contrasts with these approaches, with more open vistas towards the village but still with containment formed primarily from hedgerows. Views are afforded across the fields to the village ahead and the village being announced by more modern development in the form of the village hall to the north and Teakettle Lane to the south with more historic buildings forming the street edge to the north.

5. Spatial Context

5.1 Hinton St George is a relatively compact village with buildings in the main, addressing the streets and lanes with High Street forming the village core. There are is a progression of spaces, with varying degrees of physical and psychological enclosure and exposure,

depending upon the form, layout, density and height of buildings, their position relative to the highway, the character of boundaries and the dominance or dearth of trees, views out to countryside or into the village core, and the effects of topographical levels – the rise and fall and alignment of roads and paths. These are all elements of townscape, a method of giving visual coherence and organisation to the mixture of buildings, streets and spaces that make up the village environment.

5.2 Townscape enables a place to be described and understood using three elements:

• The sequence of views obtained in passing through the village, depending upon road alignment, positions of buildings, views etc. The chain of events is usefully termed serial vision;

• The feelings of relative exposure and enclosure depending upon the size and shape of spaces and buildings;

• Content: colour, texture, scale, style, personality and the many little details of materials, street furniture, signs and other local distinctiveness characteristics.



Plate 7. An aerial view of the village illustrating its linear pattern of development addressing the routes into, from and through the village. Source: Hinton St George Parish Council

5.3 The linear form of streets within the village enables both long and more immediate views both into, from and within the conservation area boundary. This arrangement also enables sequential (serial) views as one moves through the village. The built form creates a strong sense of enclosure. The streets, roads and lane within the conservation area each have their own characteristics. They are:

The High Street

West Street

South Street

Church Street

New Road (Shoot Hill)

Abbey Street (Old Farm Place)

Gas Lane

Green Street

Lopen road

Merriott Road

<u>High Street</u>

5.4 The High Street is the widest road in the village with Village Store and Lord Poulett Arms public house. The wider street creates a more spacious feeling compared with adjacent streets and lane enhanced by the removal, in part, of overhead cables in 1980. The majority of buildings form the edge of the street with spaces being created in some areas by buildings set back from the street edge with landscaping and enclosure through the use of railings. The buildings are two storey and using a limited pallet of materials creating a strong visual character.



Plate 8. Looking west from the crossroads along the High Street



Plate 9. With some buildings set back from the street edge, the majority abut the pavement creating a strong sense of enclosure.



Plate 10. The limited street furniture and lack of road markings reinforce the historic character of the street.



Plate 11. Areas of vegetation soften the visual impact of buildings.



Plate 12. The western end of the high Street where the sense of enclosure becomes less strong.

West Street

5.5 West Street maintains, in the main, the strong sense of enclosure experienced within the High Street but the lack of pavement and grass verge creates a less formal character. Buildings are again two storey (in the main) with a limited pallet. Unlike the High Street, West Street curves gently northwards which creates a greater sense of visual enclosure and buildings provide a visual stop creating more intimate rather than long range views.



Plate 13. Looking west along West Street from its junction with High Street. The gentle curve of the road creates a slightly different character to that of the High Street.



Plate 14. The informal edges to the road within West Street with natural materials and grass create a less urban character, reinforcing its rural location. The trees in the background also reinforce this.



Plate 15. The village school creates a distinctive building within a predominantly residential street.


Plate 16. At its western end, West Street starts to lose its sense of enclosure with buildings set back on its southern side. The use of standard street lamps creates a more suburban rather than village character.


Plate 17. At its western end, the sense of enclosure dissolves to create a landscaped end to the street.

South Street

5.6 South Street forms one of the main routes into the village and rises northwards towards the crossroads. It illustrates the transition from open countryside to the centre of the village. In the main, the western boundary is formed by buildings forming the edge to the street with pavement, the eastern boundary being formed with vegetation, a stone wall and access into adjacent development. This reflects the transition between village and its surrounding countryside.



Plate 18. Looking north from the junction with Gas Lane. The western side of the street is enclosed with buildings forming the edge, with the eastern side formed by a hedgerow reflecting the edge of village location.



Plate 19. Moving further north, a slight break in the building line on the western side is juxtaposed with a stone wall with vegetation above, reflecting the entrance into the main village.



Plate 20. As one progresses northwards along South Street, the western boundary continues to be enclosed with the eastern boundary becoming temporarily more open with access into 20th Century development and a small cul-de-sac.



Plate 21. The junction with the crossroads and meeting point of four routes into and out of the village.

Church Street and New Road

5.7 Church Street marks the transition from village to country. At its junction with High Street the sense of enclosure seen within adjacent streets is maintained which then gives way, adjacent to the access to St George's Church to open countryside and woodland before it

then meets with the entrance into the more formal parkland and Broom Lodge. It is at this point that the route turns to become Shoot Hill. Whilst the majority of New Road is rural in character, glimpses of St George's Church are gained which provide context to this part of the village conservation area. This together with the adjacent woodland, provide an attractive setting for the village and conservation area.



Plate 22. The southern end of Church Street. This maintains a more formal relationship between buildings and the public realm with footpaths to each side although softened with a grass verge on the eastern side.



Plate 23. Moving north, Church Street seen within the image, then becomes New Road with a distinctive change in character. The strong sense of enclosure created by buildings changes to one of more wooded countryside.



Plate 24. Access to the parish church from Church Street.



Plate 25. The woodland character of New Road with Palmer's Copse to its north.



Plate 26. New Road offers glimpses of the parish church and enables understanding of context.



Plate 27. The parkland entrance.



Plate 28. Pitt Road looking out of the conservation area.

Abbey Street (Old Farm Place)

5.8 Abbey Street runs north-south between West Street to its north and its southern junction with Gas Lane with Old Farm Place sitting to the west. The street is less regular in form and looser grained than West Street to its north and with a less definable built edge, the public realm being enclosed by buildings, grass verges and vegetation. Walls also become an important feature and means of enclosure instead of buildings.



Plate 29. Looking south along Abbey Street from its junction with West Street.



Plate 30. Old Farm Place with its distribution of attached buildings, open frontages and access creating a more suburban character.



Plate 31. The “loose” enclosure of the street is evident. Unlike previous streets, garden walls as well as buildings form an important feature and characteristic.



Plate 32. The junction of Abbey Street and Gas Lane.

Gas Lane

5.9 Much like Abbey Street, Gas Lane which runs parallel and south of High Street, is also less formal in character with a variety of street edges and less dense distribution of buildings which creates a looser grain of built development and a more open, spacious characteristic. Site analysis demonstrates the character of the lane is created by a combination of grass verges, hedgerows, walls and buildings both on the lane edge and set back, creating a looser texture of built form and a starkly different character to the adjacent High Street. Buildings are both single storey and two storeys.



Plate 33. The western end of Gas Lane looking East.



Plate 34. Looking west.



Plate 35. The 19th Century Poulet Cottages (now known as the Almshouses) to the left forming the edge of the lane in contrast to 20th Century single-storey dwellings to their south with walls and gardens, creating two very different forms of domestic development. The walls form an important feature and means of enclosure.



Plate 36. Left the gardens to Highfield and South Orchard create an open, suburban character in contrast to the enclosing wall to the right.

Green Street

5.10 Green Street runs north from its junction with High Street and Merriott Road (the crossroads). It has a similar "edge of village" character with looser grain and the street being enclosed by a series of buildings, walls and vegetation.



Plate 37. The junction of Green Street with The Cross.



Plate 38. The junction of Green Street and Lopen Road. Walls and vegetation create a strong rural character.



Plate39. The sense of enclosure within the street increases further north with high wall and vegetation to the west and two-storey dwellings and garden walls to the east.



Plate 40. The junction with Hinton Close (outside of the conservation area). The junction creates a more open character at the northern edge of the conservation area.



Plate 41. Hinton Close, a well-constructed area of housing of a more suburban character.



Plate 42. The northern end of the street and outside of the conservation area, where buildings and walls form the edge of the built development of the village.

Lopen Road

5.11 A small part of Lopen Road, at its western edge falls within the designated conservation area. The structure reflects that of Green Street with the area reflecting its village edge and transition between built development and its surrounding farmland.



Plate 42. Looking north-east along Lopen Road. Like others , the character of this part of the conservation area is created by the looser arrangement of buildings and walls, grass verge and other vegetation.

Merriott Road

5.12 The western end of Merriott Road falls within the conservation area. Again, this reflects the village edge, with buildings to the north of the road forming a strong visual edge to the public realm with pavement a more open distribution of buildings and spaces then formed by St George's House and more modern development to the south, a contrast between "dense" and more dispersed forms of development.



Plate 43. Merriott Road looking east with the strong urban edge to its north formed by the continuous row of cottages with more open or dispersed development formed by St. Georges and the more modern development to the south.

6. Formal and Informal Spaces

6.1 There are no formal public play spaces or recreation grounds within the existing conservation area boundary although the school playing field at the western end of the conservation area provides valuable open space and settings to the adjacent buildings and in particular the parish church. The churchyard serving St George's Church is publically accessible but all other space is privately owned, either forming private gardens (including former parkland), fields or woodland. These areas create a mature landscaped setting for built environment within the eastern part of the conservation area, reinforcing its attractive rural setting and connectivity with 18th Century landscape design.



Plate 44. An aerial image of the village. This helps illustrate the village character, formed by dense areas of development formed by the smaller domestic buildings addressing the streets, with some larger formal buildings, Wyatt Court and Hinton House for example creating a more dispersed form and character. In other areas, 20th century developments set around cul-de-sacs alter the historic settlement pattern. This overall pattern and distribution of buildings create a distinct village character set within its wider rural setting.



Plate 45. The Parish Church within its publically accessible churchyard bounded by meadows.

6.2 Private amenity space is largely contained by buildings or walls and other means of enclosure limiting views from the public realm. However, views through gaps between buildings and enclosures provides understanding of the spatial characteristics of the village, which together with landscaping provide an attractive landscaped setting for the built environment.

6.3 As previously illustrated, grass verges form an important and integral part of the public realm and spaces. The use of grass verges softens the highway edge to create visually reduce the visual harshness of the carriageway which, seen within the context of landscaping, both private and public, enhance the attractiveness of the village streets.

To one side the verges are full of flowers in Spring and Summer, so colourful and welcoming. Good sense of rural location due to grass verges and the front gardens with substantial shrubs. Open out onto open green space at end of street. Views of trees in Hinton Park from several places.

Conservation Are Appraisal Village Survey



Plate 46. Lopen Road



Plate 47. Gas Lane



Plate 48. Gas Lane to Abbey Street



Plate 49. Abbey Street to West Street

7. Building Uses and Activities

7.1 The village is largely domestic in character and use. The village shop, inn, school and parish church provide important, key features and facilities within the conservation area. Outside of the boundary lies the village hall, playing field and children's play area.

7.2 The largely domestic nature of the conservation area creates a distinct characteristic which forms the underlying character of the conservation area.

8. Building Scales

8.2 Building scales reflect the largely domestic nature of the village. The parish church is the highest and most publically distinctive feature within the conservation area.



Plate 50. High Street looking west illustrating the general two-storey scale of dwellings within the conservation area.



Plate 51. Priory Farm, set back from the highway with its former farm buildings flanking its eastern and western boundaries. This arrangement along with the boundary wall and grass verge create an attractive feature within the High Street and demonstrating a strong narrative of its history.



Plate 52. High St at junction with South St and Lopen Road/Green St



Plate 53. Abbey Street

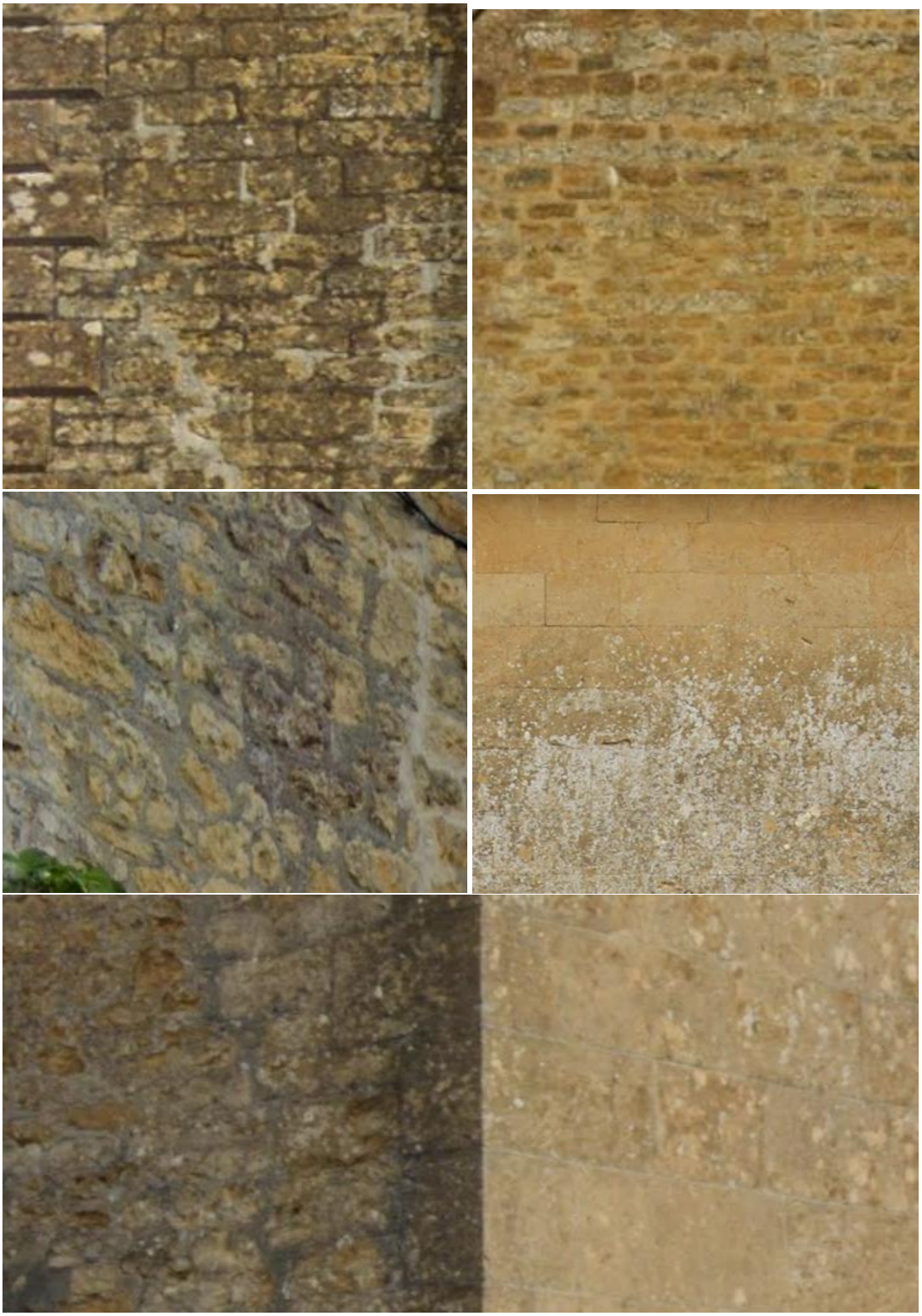


Plate 54. The Parish Church and its yard. Its overall scale illustrates understanding of its religious and cultural significance within in the village and wider landscape.

9. Building Materials and Features

Walling

9.1 One of the most distinctive features of the village is the use of local limestone (inferior oolite), its rich colour and tone creating a strong vernacular and harmonious form, character and appearance. There are a limited number of buildings within the conservation area that use contrasting materials, but these are few. Random and coursed rubble is, along with ashlar, the predominant coursing types. There are slight differences in colour and tone of the stonework used, reflective of the date of construction and source and bedding of the material but the cumulative impact is such that the village has a particularly strong visual character.



Plates 55 to 59. Examples of the use of random, coursed and ashlar, the latter being used to reflect the percieved higher status of the building within the village and reflective of a percieved social commentary.



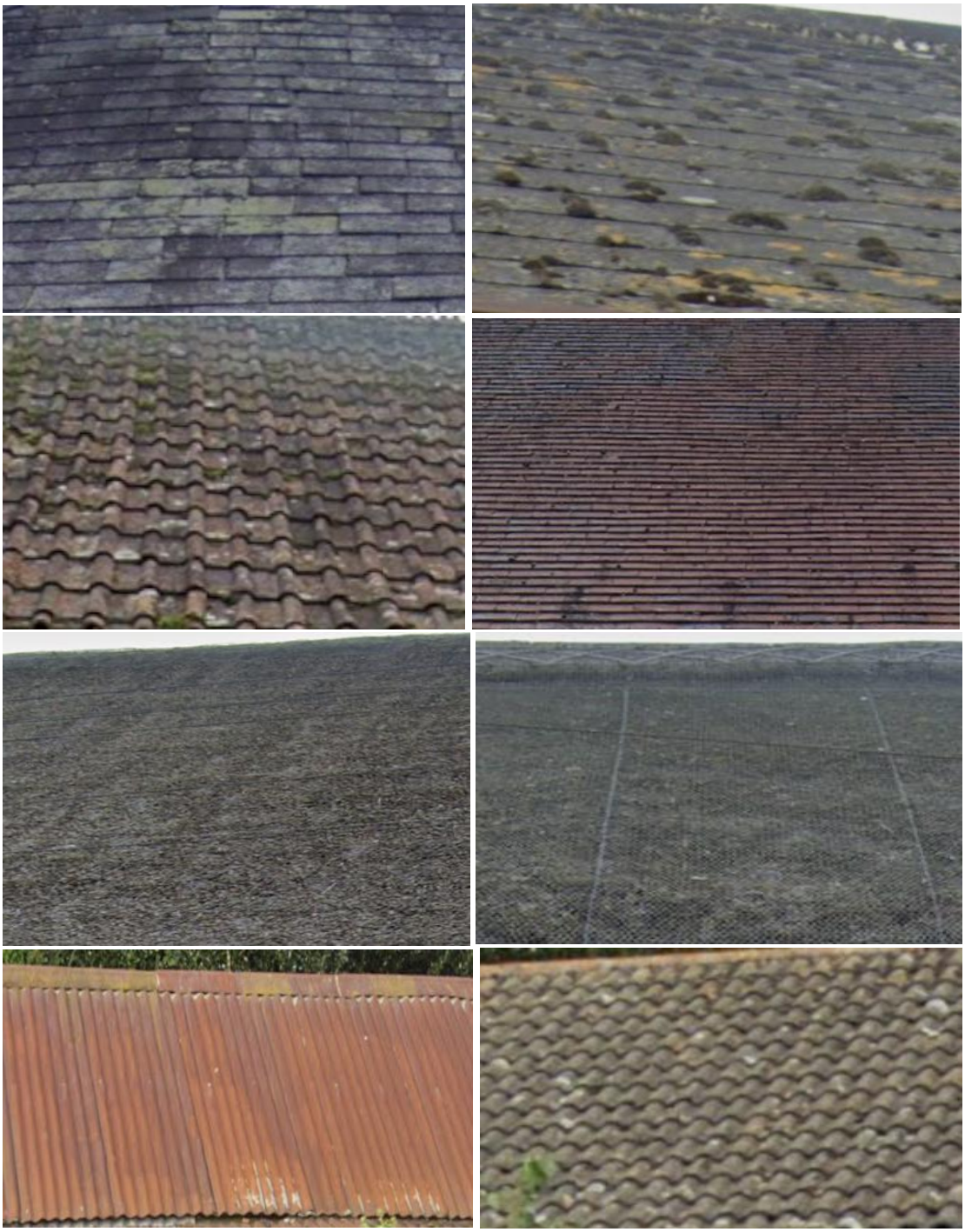
Plates 60 to 63. Examples of different materials used in construction. Brick used as a contrasting and decorative feature, more modern cement-based material aimed at mimicking the natural material and render, which weathers less gracefully than natural materials and requires regular maintenance to maintain its desired appearance.

Roofs

9.2 The degree of a roof pitch, nature of the its construction and type of covering have varied widely due to the availablility of materials, geographical location, building type and architectural style. These influences combine to give a building its individual and collective character which should be respected when any restoration work or alterations are considered. Modern roof coverings and changes to roof shapes can for example, seriously detract from the character and the integrity of traditional buildings, including their neighbours.

9.3 Within the conservation area, the use of “natural”roofing materials is limited to thatch, clay tile (plainand double-roman) and natural slate. In addition, manufactured slate and concrete tiles are used but limited, the latter mainly to later 20th- century dwellings, reflecting their use more generally during that period for larger housing schemes. In some limited areas, corrugated iron has been used to roof outbuildings or service buildings

which relfects a rural vernacular and its weathering creates an attractive appeareance. The use of a limited variety of “natural” materials on the majority of buildings again creates a strong visual characteristic and makes a positive contribution towards the character and appearance of the conservation area.



Plates 64 to 71. Examples of the materials used for roofing within the village. Natural slate, synthetic slated (limited), clay tile, thatch, corrugated iron and concrete tile.

Windows

The loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right, often made with great skill and ingenuity with materials of a higher quality than are generally available today. The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing.

Windows are particularly vulnerable elements of a building as they are relatively easily replaced or altered. Such work often has a profound affect not only on the building itself but on the appearance of street and local area.

With an increasing emphasis being placed on making existing buildings more energy efficient, replacement windows have become a greater threat than ever before to the character of historic buildings and areas.

Historic England Traditional Windows - Their Care, Repair and Upgrading



Plate 72. The impacts of changes to windows in 19th century cottages illustrating the impacts of personal choice on neighbours. In this instance, in Alexandra Cottages in Penge, it was stated that the altered cottage was less valuable than its neighbour in original form.

9.4 Given the strong, vernacular form and appearance of buildings within Hinton St. George, windows are a significant contributor to its significance. Given the variety of building forms and dates, windows within the conservation area vary in design although most are of timber construction (painted) or metal if of an early date. Their design reflects the period of construction, technology at that time and fashion. As stated by Historic England in their windows guidance:

Windows are the eyes of a building - they let in light and give views out - and profoundly affect its appearance. In addition, traditional windows bear witness to the artistic, social, economic and technological developments of past ages. Their design and detailing were influenced by contemporary architectural fashion, and reflected the status of a dwelling (and often the individual rooms within it). They were further shaped by factors such as methods of taxation, building legislation and craft advances, particularly in glass manufacture. An assessment of the significance of a window or windows and the contribution they make to the overall significance of a building is the key first step in deciding the right course of action.

Surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.

9.5 Within the village stone mullioned windows with metal frames reflect technology and architectural fashion at that time. Later 18th, 19th and 20th Century buildings use painted timber windows which reflect their date of construction and are therefore an important part of the building and village's narrative.



Plates 73 to 78. Existing windows within the village which reflect the age and character of the buildings in which they are fitted. Both metal in stone mullions and painted timber single glazed (some with secondary glazing) contribute significantly towards the historic interest of the building and character and appearance of the conservation area.



Plates 79 to 82. More modern windows within the conservation area.

Doors

The removal of old doors can significantly reduce the character and authenticity of a building. Existing doors can frequently be repaired and, if necessary, upgraded for better security or draft proofing. Replacement is a last resort and should usually be like-for-like in terms of style and materials.

SPAB – Society for the Protection of Ancient buildings

If you are thinking about replacing the front door, check if it is a historic one. Historic doors should be kept wherever possible, along with their 'furniture' – usually a knob, knocker and letterbox. There are several reasons for this. The front door was purpose-made for the front of your home and is usually the most important feature on the most visible side of the house. It was specifically made to fit the doorway, which is

unlikely to be the same size as standard off-the-peg doors. It is also valuable because it is authentic: it's always been there.

The wood used for old doors is usually of much better quality than timber available today. Even if your door is over 100 years old, it will last many more years if it's well maintained. A good joiner will be able to make repairs and ensure sure it fits well and keeps out draughts.

Historic England - I Want to Alter a Door



Plates 83 to 88. Existing traditional doors that reflect the age and character of the host building and later inserts of alternative designs which do not reference the age or character of the building.

10. Soft and Hard Landscaping

Grass verges, stone walls, finger post road signs, limited overhead cables, minimal road markings and signs, muted paint colours and iron railings and gaps between properties, Trees, shrubs, and flowers are a strong, colourful feature of the street scene and compliment historic buildings.

Conservation Area Appraisal Village Survey

10.1 Trees, woodland and other vegetation both individually and collectively, provide an attractive context for built development and setting for individual and groups of buildings. This reinforces the village's rural context and attractive form and appearance.

Soft Landscaping



Plate 89. Palmers Copse (to the right of the image) which lies to the north-western part of the conservation area creates a strong visual contribution to providing a mature woodland context to this part of the conservation area and access from the north.



Plate 90. At the north-western part of the conservation area, the entrance into the historic parkland is enhanced by soft verges and sculptural landscaping which reflect its formal layout and reflection of historic parkland landscapes.



Plate 91. Even though the corner building abuts the street, planting still creates an attractive addition to the building.



Plate 93. Small front gardens provide the opportunity to create an attractive setting for the host building.


Plate 94. Landscaping within the High Street providing a more rural, less urban setting for an important village building.

Hard Landscaping

Surfaces such as paving are an under-researched aspect of the historic environment. Their contribution to the historic environment can be considerable

Historic England - Street Furniture Listing Selection Guide

10.2 The conservation area is fortunate to contain hard landscaping that reinforces the attractive villagescape and reflects its historic character using for example flagstones and coloured rolled grit with blue lias/stone kerbs to crate textures and a finer grain.



Plates 95 to 100. Existing streetscape features which are of high quality and enriching the character and appearance of the conservation area.



Plate 101. West Street and the use of more common unified materials which create a less a less attractive environment.

11. Means of Enclosure

11.1 A strong and distinctive feature within the conservation area is the use of walls to enclose private space, separating those areas with the public realm. Walls therefore form extremely important features within the area which make a positive contribution to both its character and appearance.



Plate 102. Gas Lane and the historic wall separating the private parkland from the public realm.



Plate 103. Walls to each side of Gas Lane together with the grass verges create a distinctive and attractive street view.



Plate 104. The lower wall enclosing the former yard to Priory Farm with attractive entrance piers

Other Forms of Enclosure

11.2 A particularly important feature of the village is the use of railings and timber gates as an alternative form of enclosure. High quality painted railings are used through out the village to enlose open spact to building frontages. Some are relatively plain whilst others are more decorative. Timber gaters are used to enclose drives or parking areas to properties. The use of such types of enclosure creates an attractive villagescape, making an important and positive contribution towards the character and appearance of the conservation area.



Plate 105. Gainsford, with listed railings and canopy, and End Cottage with traditional gate between.



Plate 106. Simple railings enclosing the road frontage to the school.




Plates 107 and 108. Simple but extremely attracive railings to High Street properties.

12. Street Furniture

Our streetscapes are greatly enriched by historic street furniture, which ranges from milestones to lamp posts, boundary walls to horse troughs, bollards to drinking fountains. But while roads are among the oldest features of the historic environment, their level of use makes their associated street furniture vulnerable to replacement, damaging change or removal. Its sheer ubiquity makes it sometimes overlooked and at risk of loss, especially items that are functionally redundant.

Humble as some structures might seem, their contribution to the public realm is often considerable, and ever greater respect is now accorded to the component parts of the street scene.

Surfaces such as paving are an under-researched aspect of the historic environment. Their contribution to the historic environment can be considerable

Historic England - Street Furniture Listing Selection Guide





Plates 109 to 111. Historic-style street furniture funded by the Parish Council which makes a positive contribution to the historic character and appearance of the conservation area.



Plate 112. West Street and typical 20th-century lighting columns.









Plates 113 to 116. Valued street furniture including the post box (now detrimentally altered), telephone kiosk, village notice board and timber benches, all of which reflect the use and values of the village community and provide attractive features.

12.1 The village conservation area benefits from a selection of attractive features that enrich the village streetscape as well as providing important cultural and social facilities. Some items are less well designed and do not fit comfortably within the historic nature of the village such as the street lighting in West Street. Telegraph posts and wires form common features as do street signs and finger posts.





Plates 117 and 118. Telegraph poles and fingerpost in Green Street and below, modern bollards in High Street preventing cars from obstructing the junction. The design and colour indicate care has been taken to select a design appropriate to the village conservation area.



Plate 119. The use of simple painted metal signs is seen through out the village and add to a sense of place.

12. Highway infrastructure

"Service access and indicators.... all are in good condition with the pattern and makers name clear, except for the odd few which have been covered in tarmac.

From Public realm Study 2014



Plate 120. Drain covers dating from Rural District Council 1894 – 1974 and traditional metal manhole covers.

12.1 Village surveys have identified the value good quality street infrastructure brings to the village's character and appearance.

13. Day and night

13.1 Conservation Area surveys reveal the tranquil nature of the village, traffic generating the most activity other than special events or occasions. Daytime activity reflects the domestic nature of the village with night-time activity largely generated by the inn and village hall.

14. Views

14.1 Village surveys have identified the value of views both within and outside of the village. Given the linear rather than sinuous nature of the streets, the conservation area layout affords both short and longer range views along the village street with buildings, walls and landscaping providing a strong sense of enclosure.

14.2 More distant views towards the conservation area are limited but nonetheless, particularly from the south, the surrounding fields and in particular the registered historic parkland which by its very nature is an important setting for the conservation area.



Fig. 8. The linear nature of the streets enables long range views and appreciation of the buildings, landscaping and sense of enclosure. Source: HER

15. Negative Issues

15.1 In general, it is fortunate that the village is in good condition and well cared for. However, recent planning history identifies the vulnerability of the conservation area from proposed alterations and extensions. As such, care is needed to ensure that the significance of the conservation area's character and appearance aren't undermined or harmed by well-intentioned but ill-informed works which have the potential to erode the special interest of the area.

15.2 More detailed examination of buildings illustrates the gradual loss of heritage integrity through alterations to existing buildings through replacement doors, windows and other features. The use of standardised features and of more modern materials can, if care is not taken, erode the value of the village's heritage and cause harm to its character and appearance.

15.3 The village also benefits from limited highway works and infrastructure. For example, double yellow lines and single yellow lines have not been used so far and thus an overtly urban character has been avoided. Whilst it is reported that traffic speed is a concern, care should be taken not to use obtrusive highway works or methods in an effort to control traffic which can cause visual damage and lessen the quality and value of the village environs.

16. Management Guidance

Background

16.1 The management guidance for Hinton St George has been prepared in accordance with English Heritage Guidance on the management of conservation areas and should be read in conjunction with the Hinton St George Conservation Area Appraisal as part of the process of ongoing assessment and management of the conservation area.

16.2 The purpose of the management guidance is to present proposals to achieve the preservation and enhancement of the conservation area's special architectural and historic character, identified by the Appraisal.

16.3 Since it was originally designated in August 1975, no reviews have taken place until now, including analysis of the boundary. When undertaking the current review, it has become clear that the boundary shown on the Historic Environment Record differs from the original map produced when the designation took place (Fig. 2). This would appear to be the result of transfer of the boundary on to the digital mapping system. This review seeks to clarify the discrepancy and to make clear the boundary both existing and the suggested amendments.

16.4 The management guidance develops some of the themes identified in the negative issues section of the conservation area appraisal and provides a framework for achieving the statutory requirements of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 namely: "It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

16.5 Section 69(2) states: "It shall be the duty of the local planning authority from time to time to review the past exercise of functions….and determine whether any further parts of their area should be designated as conservation areas".

16.6 This management guidance has been prepared for consultation in accordance with Government requirements as set out in English Heritage guidance titled 'Guidance on the management of conservation areas', Best Practice guidelines, retained policies within the Local Plan and any policies which supersede this.

16.7 Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the "preservation and enhancement" of the area. These controls include requiring Conservation Area Consent for the demolition of any unlisted building, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed tree works.

16.8 The conservation management guidance includes a series of measures to protect and enhance the significance of the cultural, historic and aesthetic values.

16.9 These recommendations are subject to resource allocation and encourage community ownership of conservation areas in partnership with other bodies such as Somerset Council and Historic England.

Vulnerable Buildings and Areas at Risk

16.10 Part of the process of appraisal and monitoring change is based on ensuring the designated area is in a good condition. Where this is not the case, a series of measures provide options for the local authority for dealing with cases of neglect of a building or lack of maintenance, potentially leading to the loss of important historic features which contribute to the character and appearance of the conservation area.

16.11 The surveys undertaken of the various parts of the conservation area revealed little considered to be at risk from neglect or decay, however the impacts of permitted development rights, predominantly with changes to fenestration are slowly eroding the historic character of parts of the area. Surveys also identified the vulnerability of the village's character to other permitted changes such as painting of external elevations and changes of building materials such as roofs and loss of architectural details and features

such as chimney stacks. The limited pallet of materials and homogenous form and appearance of the village leave it particularly vulnerable to well-intentioned changes that could undermine the strength of character of the built environment of the village. Furthermore, surveys also recognised the risks of overengineering the public realm through the introduction of more highway controls such as single and double yellow lines, poorly designed street furniture including lighting and bollards, replacement of existing floor surfaces and other measures aimed at controlling traffic could lead to significant harm to the established character and appearance of the village conservation area.

16.12 Work to review the village also identified its vulnerability to changes to grass verges and means of enclosure and landscaping which could undermine the special qualities of the area.

Guidance for New Buildings, Alterations and Extensions

16.13 All new building within the conservation area should meet the following key test outlined in the Planning (Listed Buildings and Conservation Areas) Act 1990. Somerset Council, in the exercising of its planning duties, must be able to demonstrate that it has undertaken the following: 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.' (section 72)

16.14 In the conservation area, where the quality of the general environment is already acknowledged by designation, the Council should encourage good quality schemes that respond positively to their historic setting.

16.15 If carrying out alterations or extension of an existing building, the character, form, scale and appearance of the existing building should influence and inform the design of new work. Any consideration should include:

- Existing materials, and that of any adjacent buildings
- The form, scale and mass of the existing building
- Existing fenestration which contributes positively to the age and character of the host building including opportunities to enhance previous discordant features
- Existing landscape features and opportunities to enhancement
- Any existing boundary features and opportunities to strengthen the existing character and appearance of the conservation area

- The visual impact of any proposal on the host building and adjacent properties ensuring that the qualities of the host building are not undermined or overwhelmed by the strength of design of new works.

16.16 For new buildings the character of the site should be considered including the following:

- The boundaries should be noted, especially if they comprise hedgerows, mature trees, vernacular walls, fences or railings

- The access point to the site will have to be agreed. Care should be taken to minimise any damage to front boundaries through the uncritical imposition of sight lines which may have the effect of removing most of a boundary and reducing the village's strong sense of enclosure

- Consider potential assets on-site, such as the lie of the land, areas of shelter and sunny aspect, existing structures such as buildings or walls, trees or hedgerows which might be incorporated into the scheme

- Develop a Design Concept. This should include:

  What is the role of this development within the setting?

  Is this a gateway or other edge development on the approach or periphery of the site? Is it a focal point development terminating a view or providing a skyline? Is the site at a pivotal point in the villagescape, turning a corner from one type of development to another?

- The frontage part of the development should in virtually every case face outward to the streetscape, unless there are compelling reasons not to do so.

- The character of the development should be determined by layout and providing an appropriate sense of identity and enclosure. A sequence of spaces and places should be considered – from major to minor space, from formal/symmetrical or informal

- The design should avoid any inappropriate suburbanising of the proposals through deep or irregular house plan, over fussy elevations, spacious set-backs from the building line, dwarf wall boundaries and inappropriate spacing between buildings.

- Design considerations such as window proportions and their setting within a reveal, subservience of elements such as garages, roof type (gable end or hipped), roof pitch, projection or recession and choice of materials, which should derive from the character of surrounding buildings forming the setting.

- Contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site.

Extension of the Conservation Area Boundary

16.17 Survey and public consultation have identified the need to review the existing conservation area boundary. Key to reviewing the boundary has been the recognition of elements that are of heritage significance or contribute positively to the underlying character or appearance of the conservation area. The following plan identifies suggested alterations to the existing boundary (in green and red):



Key:

Areas to be included within the boundary

Areas to be removed

Fig. 9. The proposed changes to the conservation area boundary.

16.18 Reasons for inclusion:

1. Broom Lodge

This forms an important historic feature within the village and illustrates the formal entrance into the adjacent Parkland and is an integral part of the village, its underlying character and appearance. It reminds us of the history of the parkland and evolution of the village.

2. It is important to ensure that conservation area boundaries are easily identified on the ground. The existing boundary is unclear in terms of its relationship with the boundary to the more formal gardens and extending it to related to the track edge provides certainty and a clear visual boundary.

3 & 4. Means of enclosure and particularly the importance of walls along Gas Lane and South Street are an important feature of the village conservation area. On the southern side of Gas Lane, the boundary walls fall within the existing boundary as do those on South Street. These have been highlighted to ensure this is understood and to provide clarity.

5. The boundary of the conservation area in this part of the conservation area is confusing and appears to cut through the middle of a garden to Samares and through the middle of the building of Hornbeams. As stated previously it is important to ensure that the boundary is clearly defined and understood. Adjusting the boundary at this point to follow property boundaries and excluding part of Hornbeams and its garden ensures clarity and a clear understanding of the boundary's location and inclusion of buildings of interest.

17. Article 4 Directions

17.1 Article 4 Directions are issued by a Local Planning Authority in circumstances where specific control over development is required, for example where the defined character of an area would be threatened by works that normally do not require the submission of a formal planning application (permitted development). They are commonly, but not solely, applied to conservation areas. These powers come under Article 4 of the Town and Country Planning (General Permitted Development) Order, 1995 (The GDPO) as amended.

17.2 Under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, planning permission is granted as 'permitted development' for a range of minor developments subject to limits and conditions designed to protect the amenity of the environment. Due to the sensitive nature of conservation areas and the fact that such 'permitted development' in this environment could be harmful to the character of the area, it is questioned whether these 'permitted development rights' are restricted in order to preserve the character of the conservation area.

17.5 Article 4(2) of the General Permitted Development Order (GPDO) (which could apply in this case to Hinton St George) enables local planning authorities to make directions withdrawing the permitted development rights given under the order. **These rights should only be withdrawn where there is firm evidence to suggest that permitted development is likely to take place which could damage the character or appearance of a conservation area, and which therefore should be brought within full planning control in the public interest.**

17.6 There are different areas where permitted development rights may be taken away; generally affecting the external appearance of dwelling houses in the conservation area. Examples of existing permitted development rights within Hinton St George which address the public realm are:

1. The erection, alteration or removal of a chimney.

2. The replacement of doors or windows or the formation of new doors or windows where they front a highway

3. The construction of an external porch

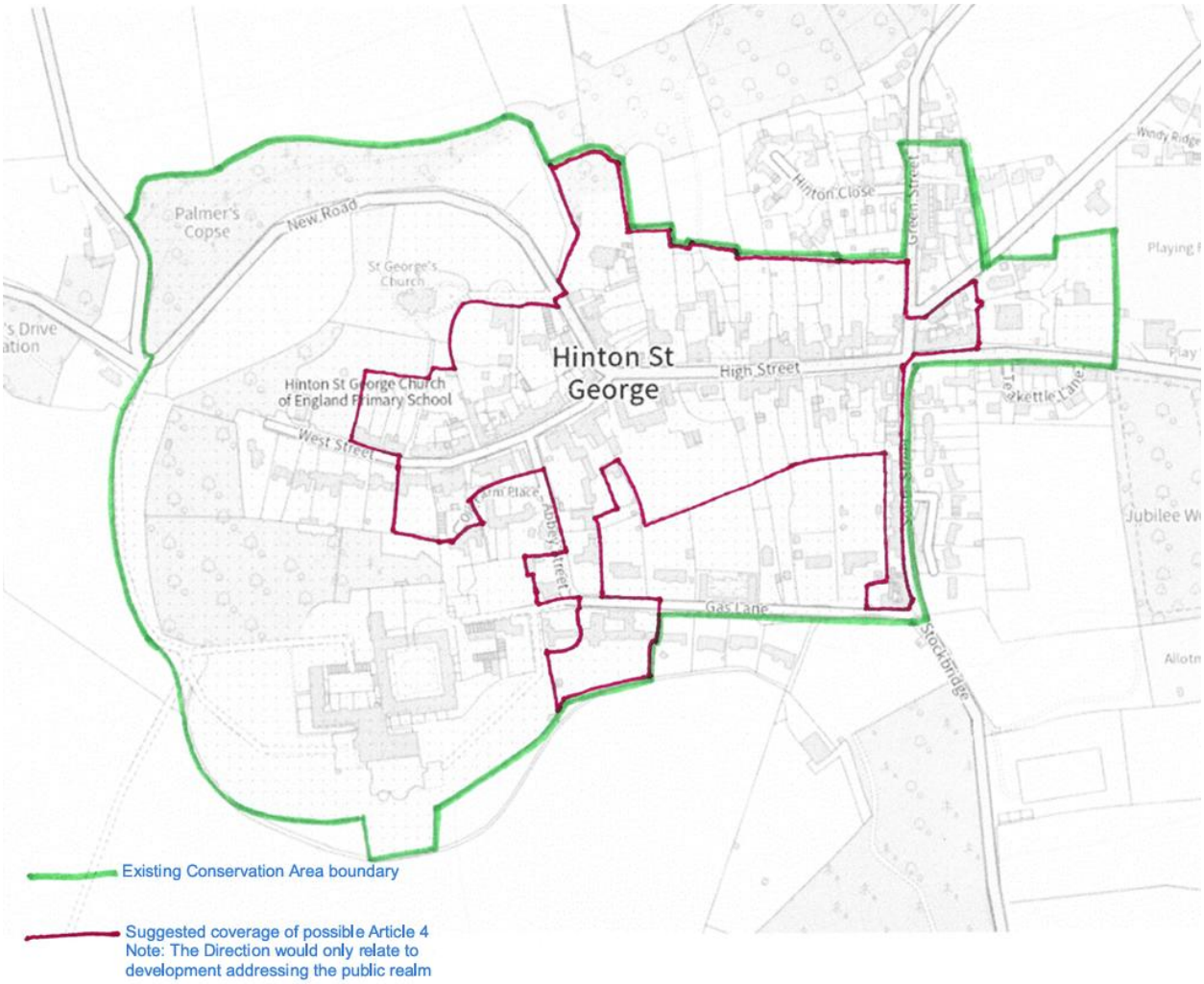
4. The painting of the external walls of a dwelling house

5. Changes to roofs including materials and profile

6. Alteration including partial demolition erection or alteration of a gate fence or any other means of enclosure

17.7 Within the Hinton St George Conservation Area, it is suggested there are possibly a number of small groups of important unlisted buildings, some individual houses and areas which could, subject to further public consultation, benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest and the underlying character and appearance of the area.

17.8 Initial discussion has taken place as part of the review and survey of the area and the following parts of the conservation area are identified as being particularly vulnerable to change as illustrated by previous works of alteration to property:



17.9 The area identified includes garden land in order to make the possible areas understandable. The Direction would however only relate to those parts of a building addressing the public realm as described. Review has not identified any risks from work to the rear of properties or within their gardens.

Commissioned by Hinton St George Parish Council from Kevin Morris
BA Hons, Dip TP, MA Urban Design, Dip Building Cons (RICS), MRTPI, IHBC
Kevin Morris Heritage Planning Ltd