



Charlton, 1900, and the Conservation Area Today

## Outline Planning to Erect Two New Dwellings in a Conservation Area, March 2018

### Case

Working with Fisher German, in February 2018 The Heritage Advisory produced a Heritage Statement in support of proposals to develop two dwellings on open land comprising a grazing paddock to the west of Hogg Lane, Charlton.

The land was also located within Charlton Conservation Area, originally designated in 1977 to encompass the old village. The boundary of the area was extended in 1987 and altered again in 2013, at this point to include the application site; presumably to control likely development there.

The *Charlton Conservation Area Appraisal and Management Plan* from 2013 sets out that *'the main characteristic of Charlton is the use of local stone in both buildings and other structures, (whilst) the dominant use of this material gives a visual unity to the village.'*

Otherwise, the document identifies that *'the built environment is of a relatively fine grain with a domestic scale.'* Whilst predominantly the case, our own study of the locale found that the application site occupied land in an area of Charlton that was demonstrably and significantly altered over the late twentieth century.

Resulting in considerable loss and erosion to the conservation area's overarching character and appearance, this later phase of development further

resulted in the locale surrounding the application site being of far less sensitivity than elsewhere.

It therefore proved far more receptive to new development in the conservation area than older, more established swathes of earlier growth to the south, whilst the application site itself was found to contribute little to the significance of the designation, or the *special interest* of this.



The Proposed Layout

As a result of the evolving nature and growth of this part of the settlement, the application site was found to present the opportunity to implement new development that would make a *positive contribution toward local character and distinctiveness*, in line with guidance contained in the *NPPF*.

## Outcome

The Heritage Statement submitted in support of the scheme successfully justified the outline proposal for two modest dwellings configured to reflect the *fine grain and domestic scale* identified by the appraisal. Planning permission was successfully obtained in March 2018.