

The background of the entire page is a sepia-toned photograph of a large, multi-story stone building with several windows. A large, leafless tree is in the foreground on the left. The overall scene is a typical street view in Coal Aston.

North East
Derbyshire
District Council



COAL ASTON CONSERVATION AREA Character Statement



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Coal Aston Conservation Area Character Statement

Amendments

Page 9 Photograph is Cross Place, Cross Lane not Aston Towers

Page 11 Par. 57. Should read 40-42 Drury Lane not 60 and 62 Bents Lane

Page 12 Photograph is Silkestone Farmhouse not 2-4 Kiln Hill

Page 24 40-42 Bents Lane should read 40-42 Drury Lane
12 Kiln Hill should read 12 Stone Road
8-10 Kiln Hill should read 8-10 Stone Road
2-4 Kiln Hill should read 2-4 Stone Road

Page 26 3 Brown Lane should read 2 Brown Lane

Page 29 Article 4(2) Direction

Stone Road

Even Numbers: 2,4,8,10 and 12 (no. 6 removed)

Drury Lane (not Bents Lane)

Even Numbers: 40-42

Bents Lane

Odd numbers: 57 and 59

Brown Lane

Even Numbers: 2

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COAL ASTON CONSERVATION AREA CHARACTER STATEMENT

Introduction

1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that every Local Planning Authority shall from time to time determine which parts of its area, are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate those areas as Conservation Areas.
2. Coal Aston Conservation Area was designated in November 1983.
3. Following a detailed character study of Coal Aston Conservation Area, North East Derbyshire District Council proposes to revise the Conservation Area boundary to reflect changes in the character and appearance of the area, taking account of current legislation and Government guidance.

Purpose of the Character Statement

4. It is a statutory duty of the Council to consider how to preserve and enhance its Conservation Areas as areas of architectural and historic interest. The advice given in the Central Government Planning Policy Guidance Note 15, "Planning and the Historic Environment", is that the emphasis will generally need to be on controlled and positive management of change. Conservation is not merely preservation to the exclusion of all change but must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings.

5. The purpose of this statement is to provide an overall view of the quality and character of Coal Aston Conservation Area, with particular reference to:
 - (a) Guiding the siting and design of development proposals and providing the context for the determination of planning applications for development.
 - (b) Focusing upon the need for enhancement and promoting improvements to take advantage of grants which may become available in the future.
 - (c) Providing guidance to residents and owners in the maintenance, repair and upkeep of their properties.
 - (d) Outlining the economic and social history of Coal Aston defining the built environment of traditional building patterns, their design and architecture and the natural environment of hedgerows, trees and fields.

Summary guide for property owners and developers

- * Prospective developers should explore the history of the site they propose to develop as it may be of archaeological importance. The District Council will consult the Sites and Monuments Record at Derbyshire County Council.
- * Developers should undertake a thorough assessment of the site they are seeking to develop, to ensure any proposed development will complement the character of the immediate area, including existing buildings, their settings and the spaces between them. It is important not to just look at the site itself, but also to take account of the architecture of buildings and townscape in the immediate vicinity.
- * Existing buildings of special architectural or historic interest and character and which are redundant should be retained. The best future for redundant buildings is that they are reused or restored so that they can continue to

contribute to the character of the Conservation Area. Proposals for the demolition of important old buildings in the Conservation Area must be justified and will generally be resisted. A list of important buildings within the Conservation Area is contained in Appendix 1.

* Owners of existing old buildings within the Conservation Area should seek to retain the features which make their buildings special. In older buildings for example, the retention of timber vertical sliding sash windows, timber panelled doors, cast iron and timber guttering and down pipes, blue slate roofing and other architectural detailing which are original, or match the originals give character and historical integrity to the architecture of old buildings. For this reason, non traditional features such as, UPVC windows and doors, plastic guttering and concrete tiles should be avoided in old buildings. A well maintained property with proper attention to details and character can enhance its value and contribute to the overall appearance of the Conservation Area.

* New buildings should be of an appropriate size, scale and design, reflecting on the context of their location, so that they fit in with the existing townscape of the immediate area. They should be in harmony with, or complementary to they're neighbouring buildings.

* While it is not expected that new buildings should slavishly follow existing old buildings in their design and architecture, they should complement them in the use of materials, design and architectural detailing, unless the existing buildings are in themselves of a poor design and out of character with the Conservation Area.

* It is important when designing proposals for development; to ensure that the ratio of buildings to spaces on a site reflects existing townscape patterns and that over intensification is avoided, as this could harm the existing character of the Conservation Area.

* Existing road frontages, building lines and boundaries should be protected, as these are critical elements of the existing townscape character. In Coal Aston Conservation Area

there are a number of stone boundary walls that make an important contribution to the appearance of the Conservation Area.

* Developers should seek to use traditional materials such as coal measures sandstone or red brick for walls, stone or Welsh slates for roofs, softwood for windows and doors and cast iron or timber for guttering and drainage. Coal Aston Conservation Area is characterised by numerous old buildings and walls built from these traditional materials, and Listed Buildings retaining their original features such as sash windows and panelled doors and both individually and together make an important contribution to the character of the area.

* Historic spaces and important views must be preserved. Green spaces within the Conservation Area should be protected, as should important spaces between and around buildings.

* Trees make a significant contribution to the character of parts of the Coal Aston Conservation Area. Proposals for new development will be expected to retain mature trees and incorporate them within the proposed development unless an acceptable justification can be made for their removal. Six weeks notice in writing to the District Planning Authority must be given before a tree is lopped, topped or felled.

* New shopfronts should be sympathetic in their design to the character of the Conservation Area and should be constructed from traditional materials. In the Coal Aston Conservation Area the traditional material is predominantly timber. Existing traditional shopfronts should be retained. The opportunity to enhance existing shopfronts that detract form the character of the Conservation Area will be encouraged through the planning process.

* When proposals for new signs are put forward for shops, it is important that they are integrated into the design of the shopfront or building as a whole. They should also be sympathetic in form, scale, design and materials to their context.

- * When considering buying or moving into a property, prospective purchasers should assess the property to ensure it will meet their needs without making significant alterations or changes which could harm its character and appearance. You should contact the District Council's Conservation Officer in the Planning Section of the Council's Development and Leisure Department for advice on what may or may not be acceptable forms of development in a Conservation Area.

Coal Aston: Location and Population

6. Coal Aston is situated in North East Derbyshire in the Parish of Dronfield. The village lies in the North East of the parish approximately five miles north of Chesterfield, two miles North East of Dronfield town and a similar distance from the southern fringe of the City of Sheffield. Once separated from Dronfield by open fields, the old village centre now forms the North Eastern edge of the town of Dronfield. To the East of Coal Aston lies the Parish of Eckington, comprising the scattered villages and rich agricultural land of the Moss Valley and beyond this the small town of Eckington.
7. The 1991 census gave a population for Coal Aston of 3298, but an estimate in mid 2000 indicates a population of 2980, a reduction of 318 or approximately 10% over a ten year period.
10. Throughout the medieval period the prime commercial activity within 'Aston' would appear to have been agriculture, probably mixed arable and sheep farming. This farming community grew during the medieval period with farms and workers cottages being constructed close to the village centre, creating a nucleated village with farmland around.
11. It is during this period of early development that the name 'Aston' appears to have changed to 'Cold Aston' meaning cold village to the East (of Dronfield).
12. The village continued to develop and grow and by 1801 the population of the village had grown to around 244. This continued to grow during the first half of the C19 with a population of 300 in 1841 and 352 in the 1851 census of Coal Aston Township in the parish of Dronfield.
13. With the development of Industries during the C18 such as pottery making, cloth making, steel and coal mining in towns such as Sheffield, Chesterfield and Derby, the old East to West pack horse trails were superseded by North to South Turnpike roads. The Derby, Chesterfield, Sheffield Turnpike travelled up along Green Lane from Dronfield, through Coal Aston on its way to Norton. The Chequers Inn in Coal Aston may have formed a useful stopping place and a Toll House existed on Eckington Road, just beyond the village. The site of the toll house is marked with a plaque.
14. In 1795 the turnpike road was redirected along the River Drone Valley, past the newly emerging Dronfield industrial works that clustered in the Valley bottom and avoiding the steep climb into Coal Aston. The Turnpike up to Coal Aston was not lost however and in 1839 Eckington Road was upgraded and became a turnpike road.

History

9. There is evidence that the village of Coal Aston dates back to the early medieval period. An entry for the village of 'Aston' appears in the Domesday Book and has been attributed to this village. The entry indicates a small beginning for the village consisting of two freemen, six villagers and one smallholder with three ploughs (an area of land) in all.
15. The increase in industry in the South Yorkshire and Derbyshire area is reflected, not just in improvements of the road system, but in the occupations of the residents of Coal Aston Township. The 1841 census records 20 farmers and 30 agricultural workers living in the Township and reflecting the strong agricultural tradition in the village. But new occupations are also present in the census. There were

- 25 miners, 4 coke burners and a colliery engineer which show the rise in the importance of coal mining in the area, although records from 1667 and 1750 show that coal had been mined on a small scale for many years.
16. The village name changed again, though exactly when is not clear, from Cold Aston to Coleaston to Coal Aston, it's present name. It is perhaps the growing importance of the coal mining industry during the C18 that precipitated this change.
 17. Another up and coming industry was the making of edge tools. The census records eight males working in the industry which was becoming a major employer in the valleys of the River Drone and the River Moss.
 18. The 1841 census also records a number of other trades and occupations that would indicate that Coal Aston had become a substantially self-sufficient community. These occupations included stone masons, slater, joiner, shoemakers, tailors, wheelwright blacksmith farriers, shopkeepers, a licensed victualler, a beersellar and a lodging housekeeper all indicating a thriving community.
 19. The Methodist movement had a strong hold in the village of Coal Aston with a Primitive Methodist Chapel built in 1833 now demolished and located on Cross Street, a Wesleyan Chapel built in 1848 and a large Methodist Chapel on Eckington Road built in 1866. The Primitive Methodist Chapel had both a day and Sunday school with some 18 pupils attending the day school in 1833 and 50 pupils attending the Sunday school.
 20. Board schools developed from the 1870 Education Act and one still exists in Coal Aston, it opened in 1874. It has now been converted to a dwelling.
 21. The village has continued to expand particularly during the C19 and C20 when the open land that stood between Dronfield and Coal Aston was developed and the two became linked. Despite this the village of Coal Aston has retained its identity and individual character.
 22. The medieval core of Coal Aston is still evident within the village. Stone farmhouses and converted farm buildings are still the dominant buildings within the heart of the village although later infill development has had a significant impact.

Village Character

23. There are a number of factors that contribute to the character of an area, notably the buildings, the spaces around them, the walls, hedges and trees and the views into and out of the area.

Buildings

24. Buildings that are considered to be important in conservation terms will usually, but not always, be old. They will include all the buildings Listed as being of Architectural or Historic Interest in the area, such as Aston End located on Cross Lane. Whatever its age, a building should exhibit a certain style and it should, even if it has been modernised, still appear to be an example of the type of building of its period.
25. The design of buildings changes with time, changes in building techniques, materials, prosperity and architectural fashion. These changes add character through variety and this is evident in the buildings in Coal Aston Conservation Area. 16th, 17th and 18th Century farm buildings 19th Century Methodist Churches, ranges of workers cottages and terraces from the 18th century to the 19th century and 20th Century semi-detached dwellings all make a contribution to the underlying character of the Conservation Area.
26. Inevitably, changing trends and requirements have led to the modernisation of historic buildings, with many having been altered or extended to accommodate the requirements of modern users. This modernisation has resulted in the loss of certain historic features, most notably traditional doors and windows, gutters and drainage pipes and roofing materials. Fine

examples of original sliding sash or casement windows do remain, but many original windows have been replaced with modern forms and materials that have adversely affected the character of the buildings. Modernisation and conversion of historic buildings can be achieved without significant loss of character, if done sympathetically, and may improve a building, securing its future and positively contributing to the character of the area.

27. Materials of construction are also important in determining the character of buildings and the area. The majority of older buildings, and later public buildings in Coal Aston are constructed of coal measures sandstone with brick being used more extensively from the end of the 19th Century. Roofs have traditionally been covered with Derbyshire stone slate and very occasionally clay pantiles with Welsh slate dominating during the 19th Century. The consistent use of traditional materials in buildings in Coal Aston makes a significant contribution to the special character of the Conservation Area.
28. Buildings constructed this century are not always in accord with the character and appearance of the traditional buildings in Coal Aston. Although these are few in number they have adversely impacted on the character of the area. Where this is the case, such buildings should not form a precedent for further new development. New development within a Conservation Area should be sympathetic to the established character and appearance of traditional building styles in their design and materials.

Spaces

29. Spaces, that is the open areas between and around buildings, are very important in determining the character of an area. Spaces are not only defined by buildings, but also by the shape and profile of the ground and by features such as roads, footpaths, property boundaries, walls, hedges and trees.

30. Coal Aston has developed from its medieval core along Eckington Road to the East, and spread south and westwards towards Dronfield. The layout of the buildings in Coal Aston has a nucleated and distinctive nature with buildings alternating from being set at the back edge of the highway, set behind small gardens or located at some distance from the highway. This has created the relationship of buildings to spaces that has been forged over time as spaces between older properties have been infilled according to the practices of the time.
31. The way that streets join and terminate, along with the location and orientation of buildings combine to create different types of spaces, which contribute to the character of Coal Aston.

Walls, Hedges, Trees and other features

32. There are many fine mature trees in the Coal Aston Conservation Area, and these provide a backdrop or setting to buildings and make a major contribution to the character and appearance of the area. They are important as individuals and as groups, and along with hedges and walls they help to define spaces.
33. Sandstone walls make an important contribution to the character of the Coal Aston Conservation Area, there are stone wall boundaries along both sides of all the roads in the centre of the conservation area creating a sense of unity through out the area.

The Conservation Area

34. Conservation Areas are required to be clearly delineated. Usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a 'grey area', but the general rule is to include land, buildings, walls, trees, hedges and spaces if they enhance or could be made to enhance the

character or appearance of the area. By using these criteria the proposed revised boundary of the Conservation Area has been drawn.

35. If a particular building or space, tree, wall or other feature is left out of the Conservation Area it does not mean that it is not important in itself. However, it does mean that its surroundings do not have the overall character which justifies inclusion in the Conservation Area, or it is separated from the main body of the Conservation Area by other areas not of sufficient merit to warrant inclusion.
26. The proposed revised Conservation Area boundary has been drawn as indicated on the map at the rear of this document. The inner side of the pecked line on the map indicates the actual boundary of the revised Conservation Area as proposed. The boundary follows fixed points on the ground or a straight line between fixed points to avoid any conflict over the exact extent of the Area.
37. The following description of Coal Aston Conservation Area is done on a street by street basis. Where individual buildings are identified as being important, because they are either Listed Buildings or they display some other special feature or historical significance, they are highlighted and numbered on the map. Appendix 1 cross references with the numbered buildings identified on the map to provide a more detailed description.



View of Aston End Barns from Green Lane

These have however been replaced with welsh blue slates at some time in the past, a trend not uncommon through North east Derbyshire subsequent to the industrial revolution and the advent of better transport systems during the Victorian period. These barns are flanked at both ends by impressive stone walls that are an important recurring feature within the Coal Aston Conservation Area.

39. Aston End, a Grade II* Listed Building stands behind these barns and is set gable on to Cross Lane behind high stone walls and impressive timber gates. Aston End, a cruck framed building, dates back to the medieval period but has been constantly altered and added to throughout the C16, C17, C19 and C20. Like the adjacent barns, which are not so old, Aston End is built from the local coal measure sandstone with large stone quoins at the corners, modest stone lintels over the windows and doors and the walls being constructed in coursed rubble stonework. Of particular interest is the large curved corner wall on the North East corner of the building.
40. Opposite Aston End and set on slightly raised ground stands the Wesleyan Methodist Chapel. Constructed in 1848 this small but imposing chapel stands gable on to Cross Lane. Its simple classical / romanesque styling lends the building a certain austere appearance common to early Methodist architecture and reflecting their religious ethos. Built of the local coal measures

Cross Lane

38. Approaching Coal Aston from Dronfield along the old Derby, Chesterfield, Sheffield turnpike road now called Green Lane the first buildings encountered within the Conservation Area stand at the junction of Green Lane, Cross Lane and Eckington Road. These buildings stand tight to the footpath with their backs to the road. They are traditional farm barns belonging to the adjacent Farmhouse known as Aston End. These barns are impressive two storey buildings built in the local coal measures sandstone and would originally have had stone slate roofing.

sandstone with coursed squared masonry with a coped gable roof and simply detailed stone jambs and semi circular door and window heads. A simple plaque proclaiming 'Wesleyan Chapel 1848' is located high on the roadside gable wall.

41. Standing to the east of this fine chapel is a row of 6 modern detached dwellings constructed in brick and artificial stone with concrete tile roofs. Originally built identically to each other, subsequent owners have added to and altered them to give each a level of its own character. However the materials used and the quality of original design has paid little respect to the older surrounding properties such as Aston End, Aston Towers and Cross Farm or to the more modest stone built cottages on nearby streets. These modern dwellings do little to enhance the quality of the conservation area.

42. Opposite these modern dwellings, on the South side of Cross Lane stands an splendid stone boundary wall tight to the back of the footpath and some six feet high. Beyond this wall are views across open land, boundary trees and garden areas to a small area of woodland that marks the southern most boundary of the Conservation Area. These open areas are the last remnants of the agricultural land that once spread down the valley side to the town of Dronfield.

43. Further Eastwards along Cross Lane past the modern dwellings stands the impressive farm complex of Cross Farm probably of C18 origin with later additions and alterations. Located at



Cross Place, Cross Lane

the Junction of Cross Lane, Kiln Hill and Brown Lane the buildings in this complex have a commanding position looking out over a small open area which may well have been a small former village green with a village cross which may have given its name to both the farm and the lane. The buildings are mostly two storey, those on the north side of the complex stand imposingly over Brown Lane as it descends steeply downwards back towards Eckington Road. The farm complex is constructed from the local coal measures sandstone with coursed squared masonry, stone quoins, window heads and cills, coped gables and gable chimney stacks. The roof covering has unfortunately been replaced with modern concrete tiles.



Cross Farm, Cross Lane

44. South of Cross Farm stands a single storey barn, set at the back edge of the footpath and also of C18 date. Built in coursed squared coal measures sandstone with no openings to the roadside this simple building is none the less very important as an example of both a vernacular agricultural building and as an example of how buildings were laid out tight to the village lanes. It reflects the positioning of barns and farm buildings associated with Cross Farm and Aston End and the relationship between the built form and the interconnecting village lanes that ran from farmstead to farmstead from the earliest days of the village.

45. Standing to the south of this splendid little barn is a modern two storey building called Cross Lane Place. Built in coursed squared coal measure sandstone with welsh slate roof this buildings design, proportions, materials and

location have all been carefully considered resulting in a building that proudly proclaims its modern origin while paying respect to the traditional buildings that surround it. This has resulted in a building that clearly has its own identity but which melts into its surrounds.

Kiln Hill

46. To the East of Cross Lane Place stands Aston Towers, previously known as 'Prospect House', then 'The Elms'. This long complex of buildings forms a range of independent dwellings and stands at right angles to Cross Lane at the point where Cross Lane becomes Kiln Hill. Probably of C18 and C19 with possible C17 element and with later additions and alterations. Coursed squared coal measures sandstone with stone detailing, plain and coped gables, gable chimneys and stone slate roofs. The building is of two storey and is split into separate dwellings. The main dwelling, Aston Towers is the southern most part of complex and faces south. This main range runs west to east is two storey with two bays, the west bay projects south as a two storey crenalated tower with stacked three light windows with flush ashlar stone surrounds and mullions, the east bay has stacked vertical sliding sashes. Main range is of coursed squared coal measure sandstone with coped gables, gable stacks and stone slate roof and has two storey cross wing of eight bays projecting northwards forming the other dwellings in this complex. The southern most bay forms part of main dwelling with stacked sliding sash windows and has two storey flat roofed timbered and rendered extension to east side. The next three bays north appear to form a separate dwelling rear elevation with door and single modern window to ground floor and three single light openings to first floor. Coursed squared coal measures sandstone with stone detailing, plain gables and gable chimney with stone slate roof. The northern most four bays form two, two bay dwellings with front façade facing east with doors together and stacked windows in outer bays, rear elevation has stacked windows in southern three bays and first floor window in the north bay. Southern bay also has blocked two light chamfer mullioned window with drip mould over (possible C17). Coursed random coal measures

sandstone with stone details, plain gables, gable chimneys and stone slate roof.



Aston Towers

47. To the East of Aston Towers and fronting directly onto Kiln Hill, (which is a reference to the pottery industry), stands a small terrace of four dwellings with gardens and outbuildings behind. These traditionally built cottages date from the early C19 and are built from coursed squared random coal measures sandstone with stone lintels coped gables and gable and central chimneys. Numbers 17, 19 and 21 are two bay cottages with stacked windows in one bay and doorway the other. Number 15 is a single bay cottage with a central doorway at ground floor and central window at first floor. All have had their roof coverings replaced with Modern Concrete tiles.
48. Standing to the East of these cottages stand 11 and 13 Kiln Hill, a modern pair of two storey semi detached modern dwellings of two bays each. Built of brick with artificial stone facades and concrete tile roofs, these mid C20 dwellings add little to the historical and architectural character of the Conservation Area.
49. Beside these two modern dwellings stands a C20 detached newspaper shop and dwelling, No. 9 Kiln Hill. This L shaped two storey building with a rendered exterior and traditional welsh slate roof is located in a prominent position at the top of Kiln Hill. Its size, shape, scale and general proportions are typical of an early to mid C20 building and may not be considered to be out of place in this Conservation Area.

However, its design lacks the detailed proportions and vernacular detailing that is common among the traditional buildings in the locality and for this reason it stands uncomfortably in this prominent position.

50. Set within the curtilage of this C20 building is a single storey garage of concrete post and panel construction with a corrugated sheet roof. This 'sectional' building is a common form of low cost, quick build, modular outbuilding and is a common site in the suburbs of towns and cities. This particular example appears to be the only one within the conservation area and as such has some value, particularly when set in context with its C20 principal building. It can not however be considered as a particularly attractive building, or one that is particularly appropriate within, or that enhances this Conservation Area and should not therefore be used as a precedent to support the erection of similar buildings in the future.

51. Eastwards of No9 Kiln Hill and its garage there is a small lane that drops away to the south and which leads to a tightly grouped collection of old farm buildings. The first, No 5 Kiln Hill, or 'Rosefield Farm' although named as a farm has the appearance of a barn previously converted to a dwelling. It stands behind and to the side of No 9 and has an L shape, in part due to the recent double garage extension that stretches up towards the road. Some of the barn's original character and features can still be seen, however the southern façade has been heavily altered during past conversion works and all of its agricultural character lost, to be replaced with a far more domestic façade. The study of tithe and ordnance survey maps allows this building to be dated as pre 1853, however the underlying structure of this building may be older, though it would now require an archaeological investigation to determine this, due to the completeness of its previous transformation to a dwelling.

52. Standing to the south of No 5 Kiln Hill is another L shaped converted barn, No 5a Kiln Hill. This single storey building has, from its external appearance, been more sympathetically converted, though has still lost some of its agricultural character to its new domestic use. The historical maps also date this building as

pre 1853 and this would seem to be confirmed by a date stone located within the northern most gable. This date stone has the initials IB:AB over a date of 1672. The initials may well relate to the original owner of the barn and the date to the time at which it was built. This may sound obvious, but it has been known for date stones to be incorporated within buildings during periods of extension, rebuilding, alteration or even change of ownership. In rare cases date stones have been imported from other buildings either immediately connected to the building or from demolished buildings within the locality. Such a date stone can not therefore always be relied upon, unless supporting archaeological, architectural or documentary sources can be used to confirm the date.

53. Standing to the north of 5a and to the East of 5 Kiln Hill stands No 59 Bents Lane. This building is also a converted barn that stands now with its back to this tight knit group. This rear elevation shows the existence of previous openings and alterations and as such retains its character. The northern gable and eastern elevation have been rendered and the eastern elevation altered to allow for its conversion which has again affected its agricultural character. Historical maps again identify this building as likely to be pre 1853 but its exact age is difficult to determine. No 57 Bents Lane stands to the East of No 59 and dates from the later half of the C19 this building to has had alterations and extensions during its lifetime. This building is unusual in that it does not have any original chimney stacks, only one that looks like a C20 insertion, yet the front



6 Kiln Hill

façade has a very traditional appearance with three bays, the outer having traditionally proportioned stacked windows and the centre having an 'off centre' door opening similar to that of a 'cross passage' traditional vernacular dwelling.

windows, coped gables, slate roof and central and gable chimneys, they are an excellent example of simple C19 cottage architecture.

Stone Road/Bents

54. Standing to the North of these two buildings, and with its back to Kiln Hill and facing the range of converted farm buildings, is a traditional farmhouse building, No 3 Kiln Hill, which can be dated to pre 1853. Possibly the farmhouse to the complex of farm buildings described above, it has been much altered and extended during its life.
55. Standing on the North side of kiln Hill, opposite No 3 stands a long low C20 bungalow of artificial stone construction and concrete tile roof. Its size, proportions and design indicate a 1970's date of construction and although a reasonable example of its period, it does not look to its surroundings as a source of design inspiration. As such it does not sit comfortably within the conservation area and should not be used as a precedent for future new buildings within the conservation area.
56. Standing eastwards of this modern bungalow is a splendid pair of semi detached cottages, No's 2 and 4 Kiln Hill. This pair date from the early C19 and are two bay fronted properties with doors in the outer bays and stacked windows in the inner bays. Built in coursed squared sandstone with stone lintels over doors and

57. Continuing Eastwards is the junction of Bents lane, Kiln Hill and Stone Road. East of this junction stand two old farmsteads. The Southern most, No's 60 and 62 Bents Lane, have recently been refurbished and have suffered from the installation of UPVC windows. This is a clear indicator of the continuing threat posed by incremental change of an inappropriate nature to the quality and character of Coal Aston Conservation Area. The building has, in many other ways retained much of its original character, built prior to 1853 in local coal measures sandstone, it is a very fine and attractive traditional building incorporating many traditional features. The outbuildings associated with this farm house also appear to predate 1853 and are of similar stone construction to the farm house, although they have been re-roofed in corrugated sheeting and appear in a poor state of repair.
58. Standing to the north is the second farmstead, Silkstone Farm and its out buildings that have all been given listed status. Silkstone Farm stands gable on to Stone Road facing North. Early C17, with alterations in C18 and C19. Built in coursed squared coal measures sandstone with quoins, coped gables and moulded kneeler stones and ashlar ridge chimneys and brick stack to rear roof slope. Welsh slate with stone slate eaves. The building is two storeys with three bays with off centre doorway with chamfered quoined surround and lintel. To the east a low 3 light recessed chamfered mullioned window, to the west former flush mullioned window with C20 casement. The rear elevation has two 3 light flush mullioned windows, one partially blocked. To the west, the stump of a gabled linking range which formally occupied the frontage to Stone Road, now with an exposed cruck truss with collar beam and yoke. The associated farm outbuildings are late C18 with C20 alterations. Built in coursed squared coal measures sandstone the east range with coped gables and moulded kneeler stones, the south



2-4 Kiln Hill



2-4 Kiln Hill

range with plain gables. Welsh slate and stone slate roofs. The buildings form an L shaped range, the south range is single storey with overlofts, two bays, each bay with doorway with massive jambs, bonding stones below deep lintels. Above doors are square overloft windows with flush stone frames and two light windows. Between the doors are two square openings with angled flagstones giving access to internal feeding troughs. Similar openings can be found on the rear. The east range is advanced with two bays with overloft. The central stable doorway has a segmental arch over. The flanking square windows have deep lintels and a C20 garage door has been inserted into North Gable. Feeding Trough openings are located below the ground floor windows.

59. Opposite Silkstone Farm, on the West side of Stone Road stand two mid C20 detached dwellings, No's 14 and 16. As with most mid C20 dwellings within the Coal Aston Conservation Area, their design has not been inspired by the traditional buildings around them, neither have they picked up on any traditional architectural detailing. Because of this they do not fit into their surroundings as comfortably as they might, yet they could not be described as having a detrimental impact upon the quality and character of the Conservation Area, merely that their impact is a neutral one, nether detrimental to nor enhancing that quality. Because of this they should not be considered as an acceptable precedent for future development within the boundaries of the Conservation Area.

60. North of these C20 detached dwellings stands a terrace, now of three properties, but possibly originally four properties. No 12 at the southern end of the terrace appears to have been two properties converted to a single property, while No's 8 and 10 have remained as individual properties and are separated from No 12 by a ground floor passage. These later two are two bay with doors to the southern bays and stacked windows to the Northern bays. These pleasant two storey cottages built between the mid too late C19 are constructed in the local coal measures sandstone with stone lintels to doors and windows.

61. Opposite these buildings is a C20 estate road, Stone Close, which runs Eastwards into a modern estate of five large detached dwellings. This modern estate stands at the eastern most end of a projecting promontory of the Conservation area. This isolation from the main body of the conservation area and the modern nature of the design of these properties is such that they make no positive contribution to the Conservation Area as a whole. For this reason it has been proposed to relocate the current Conservation Area Boundary to the western edge of this development, removing them from Conservation Area status.

62. Stone Road continues Northwards from its junction with Stone Close. Here the buildings on the East side are not within the Conservation Area, while the buildings on the West side, No's 2 and 4 Stone Road are. These two storey semi detached cottages with two bay frontages are typical of other C19 cottages within this Conservation Area. They have been built in coursed squared coal measures sandstone with stone lintels over doors and windows.

63. Continuing Northwards, Stone Road joins with Eckington Road and here the current Conservation Area Boundary turns westwards along the south side of Eckington Road for some distance. As part of the current review it is proposed that instead the boundary should instead turn eastwards along the centre of Eckington Road and continue until the Primitive Methodist Chapel where it will turn North to include this chapel before turning West once more and running along the rear of land associated with the Chapel and the buildings between it and the old Conservation Area

Boundary where it runs along the rear of No's 25,27 and 31 Eckington Road, excluding No's 35 and 37 Eckington Road which remain excluded from the boundary.

Eckington Road

64. The Primitive Methodist Chapel, is the most imposing public building within the area of Coal Aston. It is a fine example of simple classical / romanesque architecture, built in 1866 it is typical of C19 Methodist architecture, though on a grander scale than is usual for a town the size of Coal Aston in the mid C19. It is therefore an indicator of the strength of the Methodist Faith in the town and the period of economic growth that the town was experiencing at that period. The building has a tall pedimented faade of three bays. The outer bays have two storey windows lighting the stairways to the upper floor. The centre bay has a splendid arch topped door to the raised ground floor door with a three light regency style window above. Large rusticated quoins run up the corners of the faade and similar rusticated columns culminating in a semi-circular arch formed of rusticated voisseurs with prominent rusticated key stone separate the outer bays from the centre bay. The windows have plainer semi-circular arched tops with enlarged and rusticated key stones. The pediment has flat stone coping and coped parapet with large central plaque 'Primitive Methodist Chapel 1866'



primitive Methodist Chapel, Eckington Road

65. To the West of the chapel a narrow pathway winds northwards down the slope to the northern part of Coal Aston which was prior to 1853 open agricultural fields.
66. Continuing west past this path there stands a number of brick buildings set one behind the other and extending northwards away from the road side. These single storey brick built buildings, constructed in the C20 now house a small commercial enterprise.
67. West of these stands a three property terrace of which the eastern most is of considerable interest. These mid to late C19 buildings, built of local coal measures sandstone and of two bays appears to have originally comprised two dwellings, No's 55 and 57 Eckington Road and a shop, No 59 Eckington Road. The faade of this end terrace incorporates within it a stone shopfront based upon the classical architectural 'Orders'. This comprises the upper cornice and architrave over a frieze with three supporting columns in the form of pilasters each with a capital and plinth detailing. A shop window was located between the western most and centre columns, while the shop doorway was located between the centre and eastern most columns. This is a most unusual building and is the only example of stone shopfront in Coal Aston.
68. Continuing westwards the stands 51 Eckington Road, a detached dwelling dating from the late C19. Built of coursed squared coal measures sandstone with coped gables, gable chimneys and natural slate roof, this building has a traditional three bay faade. The outer bays have stacked windows of traditional format while the centre bay contains the main doorway. The faade has strong stone detailing including stone heads and cills and stone kneelers at eaves level.
69. Beyond this building there is another narrow path allowing access to the north of the Conservation Area, this track has also existed since before the mid C19 expansion of the town.
70. Beyond this path stands a pair of dwellings, possibly originally a single dwelling although

this is not certain. Built in the early C19 of local Coal measures sandstone, stone lintels and cills, coped gables and gable chimneys, with a welsh slate roof, this building is typical of the many stone buildings within the Conservation Area.

71. Beyond this building the Conservation Area Boundary dips South to the side of Eckington Road before rising north again to enclose No's 25,27,29 and 31 Eckington Road. These buildings appear to be described as 'Almshouses' on the first Edition Ordnance Survey Maps, however there varied form and confused relationship would appear otherwise. These buildings form an irregular terrace where the relationship between each building is such that it is difficult to tell in what order they were built. However all contain good examples of the local traditional vernacular architectural details such as stone kneelers, stone lintels and cills, coped gables and gable chimneys and of course, all are built from coursed squared coal measures sandstone. This means that despite their irregular, confused appearance they still have a level of uniformity that fits well with the character of the Conservation Area but also an individually that allows each to enhance that character in its own unique way.



View along Eckington Road

72. Directly south of these buildings, on the south side of Eckington Road there are four detached buildings of which three are of C20 construction. The Eastern most building, at the junction of Stone Road and Eckington Road is a modern bungalow with projecting gabled garage. As with most mid C20 dwellings within the Coal Aston Conservation Area, their design

has not been inspired by the traditional buildings around them, neither have they picked up on any traditional architectural detailing. Because of this they do not fit into their surroundings as comfortably as they might indeed its bungalow form is one that is not traditional in the area, except in occasional barns and as such it is considered to have a detrimental impact upon the quality and character of the Conservation Area, particularly due to its prominent corner siting. Because of this it should not be considered as an acceptable precedent for future development within the boundaries of the Conservation Area.

73. Standing to the East of this bungalow and set well back from the road stands a tall brick building with plain tiled roof and projecting front gable. This building, No 38 Eckington Road, appears to date from the early C20 and has some interesting design features and styling typical of its period. While it does not emulate its traditional buildings it is none the less an interesting building and appears unique within the Conservation Area. Part of its unique character is the size and space of its grounds that allow this building to fit into its more traditional surrounds better than many of the other C20 buildings. For this reason any proposed development within these grounds should not be considered as acceptable as it would be detrimental to the quality of this building as an individual but also have a detrimental impact on this part of the Conservation Area.
74. To the West of this building stands No 36 Eckington Road, the old Coal Aston Board School. Built between 1853 and 1898, this building has been much altered during its time as a school and during its conversion to a dwelling. However it still retains much of its Victorian School character and while not being an exceptional local building still adds character to the conservation by its good design and proportions and by its contribution as a unique building within the Conservation Area.
75. To the west of the old School House stands a very recent building, No 34a Eckington Road. This building has been constructed in stone with features picked up from the local vernacular tradition. However the use of

projecting timber bargeboards, eaves and soffits reflect an intrusion of more modern styling that is not appropriate. It is a symbiosis of the traditional with the new that has succeeded in producing a building that fits into the Conservation Area at first glance but which begins to pale on greater appraisal.

Dyche Lane

76. Continuing Westwards, Eckington Road turns to the left and heads down towards Dronfield and as it does so becomes Green Lane, the old Chesterfield to Sheffield Turnpike Road. As Eckington Road turns down the hill, Dryce Lane, the continuation of the old Turnpike road to Sheffield heads Northwards. The Conservation Area has again been extended, here to include a single property, Holly Tree Cottage. This simple detached stone cottage was built in the mid C19 and is another fine example of the local vernacular style in Coal Aston.

Eckington Road (Cont.)

77. Eckington Road, as it turns south towards Dronfield, forms the western boundary of the Conservation Area. As it begins its sweeping turn an entrance gate on the left hand side gives access to a large corner site consisting of a number large farm buildings. These are



Norwood Farmhouse

Norwood Farmhouse and its outbuildings which are both Grade II listed buildings. Norwood Farmhouse, the western most building is of mid C18 date with later C19 alterations. Built in coursed squared coal measures sandstone with quoins, gable stone chimneys and stone slate roof it is an imposing building of two storeys and three bays with stacked two light windows in the outer bays and a central door with quoined surround and massive lintel. The associated outbuildings are of the same period and constructed in the same materials also two storey but of four bays. The west bay is taller than the eastern three bays and has coped gables with stone kneeler stones. The three eastern bays project forward of this west bay and have three doorways and two overloft windows, all irregularly spaced. The two buildings together stand behind a stone retaining wall and have a commanding position, dominating this part of the Conservation Area. It is therefore important that these buildings and their immediate setting are not subjected to any form of development that will result in harm to their relationship either with each other or with their surroundings.

78. Continuing Southwards around the sweeping bend and its prominent stone retaining wall the road passes a series of terraced properties. First, set back from the road, stand 26 and 28 Eckington Road a pair of semi detached cottages dating from the mid C19. No 28 is a two storey three bay property with stacked windows in the outer bays and doorway to the central bay. No 26 is also two storey but only two bay with stacked windows to the right and doorway to the left. The building is constructed in coursed squared coal measures sandstone with coped gables with kneeler stones, gable chimneys and welsh slate roof.

79. Connected to, but standing forward of, these cottages is a terrace of four, two bay, late C19 cottages called Buxton Terrace (No's 18 - 24 Eckington Road). These brick built, welsh slate roofed properties have stacked windows in one bay and entrance door in the other. The northern most two have had roof dormers inserted between the ridge chimneys and have had their original windows replaced, while the southern most two have retained their original appearance complete with original sliding sash windows. These terraced properties formed a



18-24 Eckington Road

late C19 infill between the earlier cottages to the North and, to the south, an excellent mid C17 House.

80. No 14 - 16 Eckington Road, originally a single dwelling, is a C17 house with C19 and C20 alterations and is a grade II Listed Building. The building is two storeys high with attics above. The front façade is of four bays with two pairs of modern glazed doors, one in an original quoined door opening, the other a later insertion. The remaining two bays at ground level contain two light chamfer mullioned windows. At first floor level, four similar windows in old surrounds. At both levels the openings are set beneath continuous drip mouldings. The rear elevations retain original C17 and C18 window surrounds though with all mullions removed. This is an imposing and unusual house with its blank topmost half storey (allowing for the use of the attics) seeming to unbalance the façade making it look severe.



14-16 Eckington Road

81. Beyond this Listed Building is Foresters Lane, a private lane leading to two buildings occupying land to the rear of 14 to 28 Eckington Road. These two buildings are Hawthorn Cottage, once two dwellings but now a single dwelling and Foxglove Cottage / Fir Tree Cottage once three dwellings but now two dwellings (the Southern most two cottages having been converted to a single dwelling. Both buildings were constructed in the late C19 and were constructed in course squared sandstone with stone door and window heads and cills with coped gables with kneeler stones, central and gable chimneys and welsh slate roofs.
82. Returning to Eckington Road and continuing South there is what appears to be a terrace of four properties standing side by side. However the terrace holds three properties facing on to Eckington Road while the fourth although attached to these actually fronts on to Brown Lane. The three early C19 terraced properties are two storey with two bays each as in most cottages within the Conservation Area. Built in coursed squared coal measures sandstone with quoins, stone heads and cills to windows and stone head and jambs to doors, gable roofs with central stack between No's 10 and 12 and gable stack to No 8. No's 10 and 12 still have stone slate roofs although these have at some time been bitumised, while No 8 has lost its original roof covering to modern concrete tiles.

Brown Lane

83. No 1 Brown Lane is set at right angles to Eckington Road and stands on the corner of this and Brown Lane. This early C19 two storey dwelling was originally of three bays but a fourth bay has been added. Built of coal measures sandstone with stone heads and cills to windows in the original three bays and stone heads, cills and jambs to windows in the newer fourth bay, coped gable roof with kneeler stones and concrete tile roof. The original three bays had stacked windows in the outer bays and door to the central bay, the newer fourth bay also has stacked windows.

84. Brown Lane runs from East to West and narrows as it approaches its junction with Cross Lane and Kiln Hill. The buildings of Cross Farm stand above their tall retaining wall and along with the mature overhanging trees create an intense sense of enclosure to this part of the Conservation Area.

85. Continuing East along Brown Lane there is a modern dormer bungalow constructed from random stone not laid in courses and with a concrete tile roof. This is another example of modern design that has not reflected the traditional character of the Conservation Area and will not unattractive it should not be used to set a precedent for new designs within the Conservation Area.

86. East of this there stands, well back from the road side, two storey house with front gable projection. This is a late C19 building with later additions built in coursed squared coal measures sandstone with coped gables with kneeler stones and welsh slate roof with gable chimneys.

87. Beyond this, at the narrowest section of Brown Lane where it is most overshadowed by Cross Farm stands the Cross Daggers Public House whose origins could lie in the early C19. This two storey building, rendered on the outside and with welsh slate roof stands at the top of a rise with sloping ground to the West and North and over looks mature trees and open spaces on the sloping ground.

88. To the east of the Cross Daggers is a alley way that heads in a Northern Direction. This path snakes its way between high stone walls and down long steps into the land between Eckington Road and Stone Road and has exits out to both. It also allows access to four buildings located within this hidden area. Three of these are modern buildings, their secluded location meaning that their impact upon the quality of the Conservation Area is minimal, however, their design is such that they do not make a positive contribution to the quality and character of the Conservation Area and should not therefore be used as a precedent for future buildings within the Conservation Area.



34 Eckington Road

89. One building located in this secluded area does however make a positive contribution. No 34 Eckington Road which stands well behind No 34A previously mentioned may date back to the late C18, early C19 and appears to be a farmhouse and attached barn with later alterations and conversion. Built in coal measures sandstone with welsh slate roof.

Planning Policies and Conservation

90. Within the Coal Aston Conservation Area, promoting best practice and quality control rather than prevention is the key to planning policy, the aim being to ensure new development preserves or enhances the special character of the area. The Council will consider proposals for development within a Conservation Area and works involving Listed buildings or archaeological features under the relevant policies of the North East Derbyshire Local Plan.

91. Describing planning legislation in full is not the aim of this document and would perhaps confuse the conservation issues with others. The following paragraphs are those that relate to the Conservation Area and the additional controls this status imposes. More detailed information on particular aspects of relevant legislation can be obtained by contacting the District Council's Planning Section.

Planning Applications

92. In a Conservation Area, planning applications are required for extensions to dwellings that will increase the cubic content of the original by more than 50 cubic metres or 10%, whichever is greater. It should be noted that any building within a Conservation Area with a cubic content greater than 10 cubic metres, erected within the curtilage of a dwelling, should be treated as an enlargement of the dwelling when calculating cubic content. Other general controls on extensions, additions and alterations to dwelling houses and development within their curtilage, also apply in Conservation Areas.
93. Planning permission must also be sought for: -
- (a) the cladding of any part of the exterior of a dwelling with stone, artificial stone, timber, plastic or tiles;
 - (b) the enlargement of a dwelling consisting of an addition or alteration to its roof;
 - (c) the provision within the curtilage of a dwelling, of any building or enclosure, swimming or other pool required for the private use of the occupier, with a cubic content greater than 10 cubic metres; and/or
 - (d) the installation of a satellite antenna on a chimney, on a building that exceeds 15 metres in height or on a wall or roof slope fronting onto a highway.
94. Standards of advertising control are generally more exacting within a Conservation Area and applications for advertisement consent should be sympathetic in their use of colour and materials and not detract from the visual impact of the area.
95. The District Council may refuse to consider outline planning applications within the Conservation Area because of the lack of detailed information. Acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on details of the siting, design, appearance and materials to be used in construction.
96. Any application that, in the opinion of the council, is likely to affect the character of the Conservation Area, will be advertised for public comment in the local press (the Derbyshire Times) and by means of a site notice. There will be neighbour notification for those properties immediately adjoining the site and a 21 day period within which people can respond. Any comments made will be taken account of when reaching a decision. This applies not only to development within the Conservation Area, but also outside, on the fringes of the area, where such development is likely to adversely affect the character or setting of the Conservation Area.
97. Applications for changes of use will only be granted permission where it is considered that the proposed use will not detract from the appearance and character of the Conservation Area.
98. The Town and Country Planning (General Permitted Development) Order 1995 sets out several cases of development which may be carried out without the need to seek planning permission. These works are usually called "permitted development". They include such small scale alterations as the replacement of traditional sash windows with modern stained joinery or plastic window frames, or the change of roofing materials from a natural to an artificial slate or tile. These rights do not apply to Listed Buildings, which are covered by separate legislation. However, it is possible to remove certain specified types of "permitted development", such as those outlined above, if the local authority are prepared to make a Direction under Article 4 (2) of the above order. Such a direction is made without recourse to the Secretary of State for Culture, Media and Sport.
99. It was apparent from the Conservation Area Character Review that unlisted buildings in Coal Aston remain vulnerable to alterations which can diminish their individual character and appearance, and which, incrementally, adversely affect the special character and appearance of the Conservation Area.

Siting, Design and Materials

100. As an integral part of the review of the Conservation Area it is therefore proposed that an Article 4(2) Direction to remove Permitted Development Rights applicable to residential properties within the proposed Conservation Area Boundary will be considered.
101. In its guidance note, 'Conservation Area Practice' (1995) English Heritage advise that permitted development rights should only be withdrawn where there is reliable evidence to suggest that permitted development is likely to take place which could damage an interest of acknowledged importance. In the case of Coal Aston, many properties exhibit the detrimental effect to character and appearance caused by permitted development. The control of this permitted development would be considered to be highly desirable if the remaining character of the conservation area is to be preserved or the opportunity to enhance the appearance of the conservation area is to be taken.
102. The legislation emphasises that a selective and reasoned approach should be taken in the choice of what development is restricted. Such an approach has been undertaken and the recommendations for which permitted Development Rights should be removed has been included in Appendix Three.
103. A list of the buildings included in the Article 4(2) Direction can be found in Appendix Three.
104. The aims of the Article 4(2) Direction in Coal Aston would be to retain surviving historic and architectural detail; to prevent the further erosion of special architectural and historic character and to encourage the reinstatement of traditional architectural detail to enhance the special architectural and historic character of the Conservation Area.
105. No fee is payable for planning applications required under an Article 4(2) Direction.
106. Unless there is a sound aesthetic reason for not doing so, any new development or modification to existing development may be required to conform to existing building lines.
107. The design and materials used in new buildings or extensions to existing buildings should be in harmony with the scale, form, colour, texture and detailing of existing buildings. A major contributor to the character of Coal Aston Conservation Area is the use of coal measures sandstone and smooth faced Victorian bricks in its buildings and coal measures sandstone in its boundary walls. This should be reflected within any new development.
108. Where repairs to the walls of existing buildings are required, it is more in keeping with the character of the Conservation Area to clean, repair and re-point such walls without rendering or painting or introducing new finishes except where they are traditional and compatible. This is particularly important as externally painted walls, if they are not regularly maintained, can soon become unkempt in appearance, to the detriment of the surrounding area. Old walls should be maintained using traditional repointing techniques and using soft compatible lime based mortars.
109. An important factor in determining the quality and character of buildings is the proportions and sizes of door and window openings and the proportion of openings to blank wall in their elevations. Where replacements are contemplated, the original shape and size should be retained, using traditional designs reflecting the age and style of the building wherever possible. Replacement with modern UPVC double glazed units presents aesthetic problems, due to the different proportions of glass to framing and glazing bars when compared to traditional windows and will harm the character and the historic integrity of old buildings. In Listed buildings or sensitive locations such as Conservation Areas, secondary glazing presents a more appropriate alternative to double-glazing or UPVC windows. Before replacing traditional windows and doors in

older properties it is recommended that owners consider repair as a first option. This is often a cheaper solution and preserves the character of old buildings at the same time. Advice on the repair or replacement of traditional windows and doors can be obtained from the Council's Conservation Officer.

110. The use of traditional and natural materials for the maintenance of old buildings within Conservation Areas is strongly supported by the District Council. The use of reclaimed materials such as Derbyshire stone for walls and roof slates is acceptable only if any appropriate planning permission has been obtained and the source building is beyond repair or its life span.
111. The use of modern artificial materials for the maintenance of old buildings or for new development within Conservation Areas are considered to be inappropriate by the District Council.

The Demolition or Alteration of Buildings

112. It should be noted that in addition to the provision made for controlling the demolition of Listed Buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that within a Conservation Area, consent is obtained from the District Council before certain buildings are demolished. Permission from the District Council, called Conservation Area Consent, will be required for demolition of any non-listed building with a cubic content exceeding 115 cubic metres. Consent will also be required for the demolition of any gate, wall, fence or railing which exceeds 1 metre in height adjoining a highway, waterway or public open space, or 2 metres in height in any other case.
113. Buildings and structures within the Conservation Area not only contribute to the character and appearance themselves, but their loss could also affect the setting of others. Planning consent for the demolition of a building or structure will only be likely to be granted if, in the opinion of the council, it is

beyond repair or falling into disrepair, with no acceptable alternative for its use. As enhancement of the Conservation Area is one of the goals of the District Council, redevelopment of the site of any demolished building should result in an improvement to the appearance and character of the area.

114. If, in the opinion of the District Council, any proposed alteration to a building not Listed, is likely to detract from its appearance or the appearance of the area, the Council will consider making a Building Preservation Notice. Such a notice applies, for a six month period and provides the same control to the building as if it were Listed. This allows time for the Secretary of State to decide whether the building should be placed on the Statutory List of Buildings of Architectural or Historic Interest.

Listed Buildings

115. The fact that a building is Listed does not mean that it will be preserved intact in all circumstances, but it does ensure that the case for its preservation is fully considered, through the procedure for obtaining Listed Building Consent.
116. Anyone who wants to alter or extend a Listed Building in any way that effects its character or appearance, must obtain Listed Building Consent from the District Council. This is required for both internal and external alterations and can include external painting. The procedure is similar to that for obtaining planning permission except that there is no fee. Listed Building Consent is unlikely to be granted where proposed alterations or additions, in the Councils opinion, would adversely affect the character of the Listed Building or its architectural or historic features.
117. It is an offence to demolish all or part of a Listed Building without having first obtained Listed Building Consent. The demolition of a Listed Building is only likely to be granted consent where such a building is considered structurally dangerous, cannot be made safe,

repair is not possible and, if appropriate, a suitable scheme for redevelopment is proposed. All means of saving a Listed Building will be fully explored prior to a consent for demolition being granted. The District Council have a statutory duty to protect Listed Buildings in order to safeguard the national and local heritage.

118. Anyone wishing to redevelop a site on which a Listed Building stands, will need both Listed Building Consent for the demolition and planning permission for the new building. Planning permission alone is not sufficient to authorise the demolition. Similarly, anyone wishing to alter a Listed Building, in any way which would affect its character, and whose proposed alterations amounts to development for which specific planning permission is required, will also need to apply for Listed Building Consent. This can include external painting.

119. The owner of a Listed Building for which Listed Building Consent, involving a measure of demolition, has been granted, is required to give one month notice of his intention to carry out the work to English Heritage, so that they may be able to make such records of the building as may be necessary.

120. If an application for Listed Building Consent is refused by the District Council, or granted subject to conditions, the applicant has a right of appeal to the Secretary of State.

Advertising

121. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation area. This responsibility relates to the display of advertisements as well as other planning functions and consequently the design, location, size, scale, colour and number of advertisements together with their individual or cumulative effect on an area or on a particular building will

be carefully considered when determining applications for the erection or retention of advertisements.

122. Many advertisements can be displayed under deemed consent rights without the need to apply to the Local Planning Authority for permission to erect them. There are, however, powers to require removal of advertisements that are considered to be damaging to the character or appearance of the Conservation Area or to the character and appearance of the host building.

123. Commercial premises within Conservation Areas clearly should not be deprived of advertising media that is normal to their type of business. However, as advised by Planning Policy Guidance Note 19 published by the Department of the Environment to advise on outdoor advertising "It is reasonable to expect that more exacting standards of advertisement control will prevail in Conservation Areas".

124. Many buildings within Conservation Areas will contain architectural detailing such as stone lintels and cills, decorative mouldings and string courses which were designed to enhance the building's appearance. Care should therefore be taken to avoid masking attractive architectural features of a building when locating advertisements. Similarly the size of the advertisement and its positioning should respect the scale and symmetry of the building on which it is displayed and traditional designs, materials and colours can.

125. It is important for shops that signage is integrated into the design of the shop front or building as a whole and to be sympathetic in form, design, scale and materials to their context. Internally illuminated box signs and plastic blinds will normally be inappropriate. Traditional shop fronts and hanging signs can be an attractive feature if they are well designed and can significantly enhance the building's appearance.

126. Advertisement hoardings located within the boundaries of a Conservation Area can harm the character and appearance of that Conservation