

Cloughton Conservation Area

Scarborough Borough Council
"All together better"

Character Appraisal & Management Proposals Adopted 25 February 2011



A great place to live, work & play

A CONSERVATION AREA APPRAISAL OF CLOUGHTON

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INTRODUCTION

This appraisal of Cloughton seeks to record and analyse the various features of the Conservation Area and immediately adjacent areas that give it its characteristics in order to inform the making of decisions which are likely to affect that character. The area's buildings and spaces are noted and described, and marked on the Character Appraisal Map along with significant trees, boundaries and other features.

This appraisal builds upon national policy, as set out in PPS5, and local policy, as set out in the Local Plan, and provides a firm basis on which development proposals in Cloughton can be assessed.

Cloughton Conservation Area was designated 1977 as part of the formulation of the Burniston and Cloughton Village Plan. The Village Plan 'Report of Findings' noted that 23 people were in favour of a Conservation Area in Cloughton and no representations were made against the principle of designation. Designation recognised Cloughton as an 'Area of Special Architectural or Historic Interest' the character and appearance of which it is desirable to preserve and enhance'. The Planning Authority has a duty to review all its designated Conservation Areas and their boundaries from time to time, to define and analyse the merits of the designated area. No review has taken place since 1977. This character appraisal is part of that review but also looks at a wider area than simply the present conservation area – the area of review is referred to as the study area. The current Conservation Area has an area of 18.188 hectares (44.94 acres)

To be concise and readable, the appraisal does not record all features. Whilst the Appraisal has tried to recognise major features, the omission of any feature from the text or accompanying maps does not, therefore, mean that it is not of interest or value.

English Heritage have produced guidance on preparing Conservation Area Appraisals and Management Plans. That guidance has informed the preparation, layout and content of this document, as has the guidance contained in PPS5: Planning and the Historic Environment, and guidance from the English Historic Towns Forum.

The historical development of Cloughton and assessment of the some of the buildings has drawn on the following sources;-

www.victoriacountyhistory.ac.uk

www.british-history.ac.uk

The North York Moors – Landscape Heritage edited by D A Spratt and B J D Harrison (1996)

Houses of the North York Moors Royal Commission on the Historical Monuments of England (1987)

A story of Cloughton Harold Whitfield and Margery Parkinson (1999)

THE PLANNING POLICY CONTEXT

Designation of Conservation Areas takes place under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as “*an Area of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.

Section 71 of the same Act requires Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as Conservation Areas. Section 72 specifies that, in making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Statement 5 (PPS5) - Planning for the Historic Environment.

Policy HE2.1 Regional and local planning authorities should ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented. The level of detail of the evidence should be proportionate and sufficient to inform adequately the plan-making process.

Policy HE2.3 Local planning authorities should use the evidence to assess the type, numbers, distribution, significance and condition of heritage assets and the contribution that they may make to their environment now and in the future. It should also be used to help predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

HE3.4 At a local level, plans should consider the qualities and local distinctiveness of the historic environment and how these can contribute to the development of the spatial vision in the local development framework core strategy. Heritage assets can be used to ensure continued sustainability of an area and promote a sense of place. Plans at a local level are likely to consider investment in and enhancement of historic places, including the public realm, in more detail. They should include consideration of how best to conserve individual, groups or types of heritage assets that are most at risk of loss through neglect, decay or other threats

Local Planning Policy

This appraisal provides a basis on which applications for development within the area can be assessed. The wider Development Plan Policy Framework produced by Scarborough Borough Council provides the context for this document. That policy is set out in a number of documents :-

Scarborough Borough Local Plan, adopted in April 1999, provides a number of policies on Conservation Areas. The *Local Development Framework (LDF)* will be a

portfolio of local development documents, collectively delivering the spatial planning strategy for the whole of the Borough (outside the National Park). The Local Development Framework, when adopted, will replace the Local Plan; but the following Local Plan policies relevant to the Cloughton area will be 'saved' for the time being :-

E1 - Protection of open countryside

E2 - The coastal zone

E14 - Extensions and Alterations

E23 - Detailing in Conservation Areas

H3 - Small Scale/Infill Housing Development

H12 - The Conversion and Sub-Division of Buildings for Residential Use

R10 – Former Scarborough to Whitby railway line

These policies are backed up by the following published policy and guidance leaflets and booklets :-

Period Doors

Sash Windows

Listed Buildings

Architectural Ironwork

Window Replacement Policy

Within the part of the Conservation Area lying within the North York Moors National Park, the Core Strategy and Development Policies Document sets out the planning policies against which proposals for new development within the National Park are assessed. The document is the 'Development Plan' for the Park (along with the Regional Spatial Strategy). The part of Cloughton that falls within the National Park is considered to fall outside the main built up area of the village and within the countryside on the edge of the village. As such, Core Policies B and J of the Core Strategy and Development Policies seek to restrict new development to housing relating to an essential need to live in the countryside, conversions of traditional rural buildings, development to meet the needs of farming, forestry, recreation, tourism or other rural enterprises and development to meet social or community needs where there are no other suitable locations within a village.

LOCATION AND SETTING

Cloughton Village is located about 9.3km (5.8 miles) north of Scarborough town centre on the main Scarborough to Whitby road A171. The current Conservation Area covers what is largely the historic core of the village, but this analysis of the location and setting covers the wider village.

The village occupies the top of a low ridge which runs roughly north-south, the main road A171 forming the spine of this ridge. To the west the land falls away to the shallow valley occupied by the Cloughton Beck before rising steeply up the scarp slope of the North York Moors. This scarp slope, which was historically known as Cote Cliff, is the start of the township common lands shared with Burniston and Scalby once used for the rights of grazing, turbarry etc but since the enclosure divided into large fields. This landscape continues north and east of the A171 Whitby Road into the area covered by the North York Moors National Park.



The landscape setting of the village

To the east the land also falls away to another shallow valley though this time containing a less well defined watercourse before beginning to rise again towards the coast. The coastal zone comprises a series of large hummocks, probably drumlins of glacial origin, which give an undulating landform, of large fields and mostly given over to arable production. Before the 1777 Inclosure Award, this area was occupied by the Cloughton open fields - North, Middle and South field. Although the village is less than 2km from the sea, the sea does not form part of the topographic setting of the village due to this rising, undulating landform truncating views of the sea from the village. This is an area of extensive agriculture with only two post-enclosure farmsteads, Cloughton Fields Farm and Westfield Farm, occupying this area. To the north-east of the village this landscape continues into the area previously occupied by the Newlands Fields and also to the south where Cloughton and Quarry Becks merge to form Burniston Beck where large fields form a buffer between Cloughton and Burniston.

The two shallow valleys which flank the ridge on which the village is sited are important since their bottoms define the extent of the village tofts and crofts (referred to in the Inclosure Award as ancient enclosures) ie the frontage house plots, medieval in origin, and the associated enclosed land. This early enclosure is still seen to this day in the survival of some of the field boundaries of the small, long thin

fields which run down from the ridge to the valley bottoms and some rigg and furrow.. Moreover, from these points the village form is at its most significant and obvious and thus these areas are critical to the setting of the heritage asset.

The large open fields to the east of the village, although mostly arable, would include some ing and water meadow and this is reflected in the presence of the pond and wet land east of Town Farm.

Geologically the rising land to the west of the village is formed of Jurassic sandstones which have been critical in the development of the village, the Cloughton quarries producing a good quality building stone used throughout the district. For example between 1815 and 1819 Cloughton stone was used in the building of the New Pier at Scarborough. Part of the Cloughton quarry is known as common quarry, meaning that common rights holders could extract stone for their own use. The ridge on which the village is built and the undulating land to the east on the other hand is comprised of boulder clays and this has given rise to a very different appearance and land use.

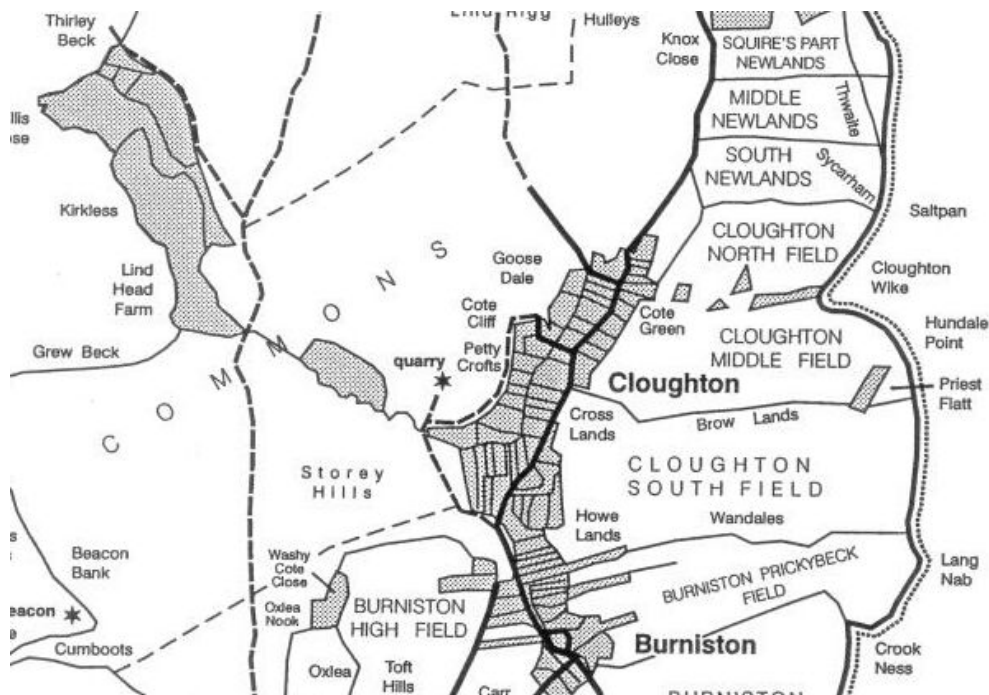
HISTORICAL DEVELOPMENT

The village has a population of about 800 (in 2004 the estimated population of the parish was 890 but this covers a larger area than the village – this figure is the same as for the 2001 census).

Originally Cloughton was a township within both the Lordship (or Manor) of Scalby and the ecclesiastical parish of Scalby – the two are different entities. A township was a community and the land off which it lived ie the field lands, commons and high moors – the latter often shared. Both Lordship and ecclesiastical parish also contained the townships of Burniston, Newby, Staintondale and Throxenby.

In 1874 Cloughton became an ecclesiastical parish in its own right, prior to this it had been a chapel of ease of Scalby. The Civil Parish of Cloughton came into existence in 1894 when the Local Government Act of that year created Parish Councils as administrative units separate from the ecclesiastical parishes. Many of the things which had previously been undertaken by the Church (either through Churchwardens or Parish Overseers) became the responsibility of the Parish Council.

It is not known when Cloughton developed as a village. Mention in Domesday book (as Cloctone) does not necessarily mean a village in the current sense existed. However the surviving presence of tofts and crofts means that a village must have begun to develop in the medieval period. There are no surviving medieval buildings, the earliest survivals being The Blacksmith's Arms (late 17th century but much altered), Manor House with a date stone 1733 and the dovecot at Cloughton Hall also probably 17th century.



Cloughton at the enclosure

(reproduced by permission of Scarborough Archaeological & Historical Society)

Up until the publication of the first large scale Ordnance Survey map in 1854 the layout of the village was as follows:-

There was a small node of buildings around the junction between High Street and West Lane/Newlands Lane though only one cottage (Cedar Shingles) now survives the remainder having being replaced by later buildings – the school and modern bungalows. There was a pinfold and the front gardens of the cottages on the west may have been incursions onto a village green

There was another small node of buildings around and to the west of St Mary's church, including Bird's Garth, though again these have largely been replaced by modern development such as Church Beck Cottages. The cottages at 1 and 2 High Street are a survival of the earlier phase. There was a pinfold near the ford, a cross a little north of the church at the junction of Chapel Lane (now Beck Lane) and High Street which was removed in the 19th century

Linking these two nodes were buildings fronting High Street with long thin tofts running back to the two valleys referred to above. Development here was not in depth, the buildings being close to the road with largely undeveloped land behind – Hay Lane terrace for instance is relatively modern.

CHARACTER ANALYSIS

General Character

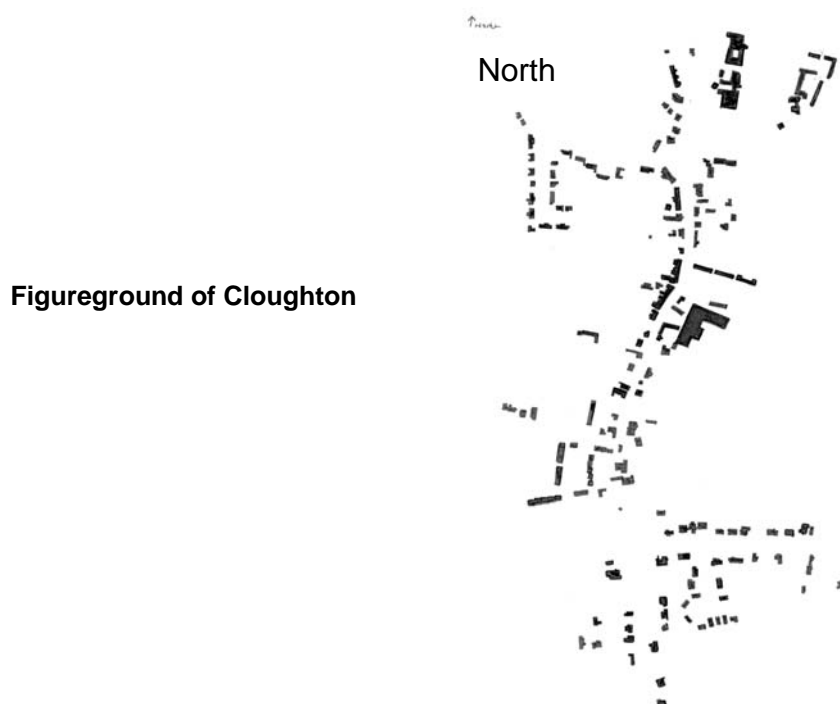
This description of the general character covers the whole village and covers features which are outside the conservation area, both present and proposed.

Cloughton is basically a linear village with two nodes. The principal historic area of development is along High Street with less dense development along its southern continuation – Mill Lane. There is relatively little development in depth behind this historic frontage development – Hay Lane Terrace and Lockwood Chase being the main exceptions. Historically this spine road had a number of roads or lanes running off it at right angles for access to the surrounding out field system – though some of these historic routes are now reduced to footpaths. Some later developments have taken place around these ancient routes eg West lane, Beck Lane, Browlands Lane (now called Station Lane).

High Street, which forms the core of the current Conservation Area is characterised by a gentle curve so that views along it gradually unfold. It generally climbs gradually from south to north as it approaches the Moors. There is a noticeable fall in the land from west to east in the northern half, as a result of which the buildings on the west side are often set higher than those on the east and are more continuously developed, possibly to take advantage of the view eastwards down the slope. Views westwards between buildings are arrested by the strong skyline of the Moors, whereas views eastwards look across to the rolling landscape of large scale agriculture.

Grain

The figureground for Cloughton (a map which simply shows the buildings and therefore the proportion of building to other space) illustrates the grain of the village.



Development along High Street is generally close knit near the centre of the village getting looser to both the north and the south. The High Street frontage has a generally close grain but with much open space behind giving a rapid transition to a very loose grain. The looser grain of more modern development around West Lane and Station Lane are apparent as are two areas of relatively dense building at Town Farm and Cober Hill.

Use

The village is mostly residential but it is not entirely so. For instance there are two Public Houses, a blacksmith's workshop, a surgery and tea rooms. Community uses include a Church, the Reading Rooms and the play area.

Qualities of the Buildings

Eleven buildings within the study area are on The Statutory List of Buildings of Special Architectural or Historic interest in Cloughton and these are shown on Maps 1 and 4 and are set out in Annex 1. All the Listed Buildings in the study area are at Grade II and the majority of them are traditional vernacular buildings typical of the region. The dovecote at Cloughton Hall is also a Scheduled Ancient Monument.



**Most listed buildings in Cloughton are modest vernacular buildings
Left Rose Cottage, High Street, right Manor House, High Street**

In addition to the Listed Buildings, which clearly make a positive contribution to the character and appearance of the area, there is a number of buildings which have been recognised through the survey as of Local Interest because of their historical contribution to the area for example the former school, the former Wesleyan Chapel and the Reading Room. There are further buildings which make exceptional contributions because of their value as building groups – these include the group of stone and pantile buildings at Court Green; some of the group of buildings at town Farm and some terraces on High Street. All buildings of Local Historical interest or of group value are set out in Annex 2



Examples of Local Interest buildings – left Sunday School and Reading Room, right the school



Building groups – left Court Green and right High Street

The fact that a building is neither Listed nor shown as being of Local historical interest/group value does not mean that it does not have merit and does not contribute to the character of the Conservation Area. These three categories make an especially valuable contribution to the area, but as the value of Conservation Areas are often greater than the sum of their parts nearly all buildings are important. In any event, and this is critical, the designation of the Conservation area means that buildings whether Listed, otherwise designated or not will be need consent for demolition (other than those below a certain size). Applications for consent for demolition will be considered in the light of national policies set out in PPS5.

Building Materials

Map 4 illustrates the main building materials.

Walling: In High Street, other than for one or two exceptions, buildings are in the local sandstone from the nearby Cloughton quarries. There are also small groups of stone buildings on the west side of Mill Lane and at Court Green. The stone is invariably squared coursed although the finish varies between herring bone tooling, hammer dressed and, in some instances, rock faced. This use of squared coursed stone lends even quite modest buildings a high degree of formality.

Elsewhere the predominant material is brick with some use of render, although even some modern residential units are in stone. 19th century brick buildings tend to be in a mellow hard brick whilst more modern developments have a wider variety of brick colours and varying degrees of success in terms of their assimilation into the village scene.

Roofing materials. Of the stone buildings referred to above the vast majority are roofed in natural red clay pantiles (or the variant natural red clay 'celtic' tiles). Red clay pantiles are also widely used on brick buildings especially in Hay Lane Terrace and the West Lane. A small number of stone buildings are roofed in Welsh slate – and these tend to be significant buildings such as the former school, the Reading room, Cloughton Hall and Kirkstones.:-

Of the modern dwellings, those erected in the last few years have tended to respect the tradition of stone walls and pantile roofs. Those erected earlier in the 20th century have used a mix of brick, render, random stone and concrete tiles which are less successful in the village scene. Future new development in the Conservation Area should respect the use of appropriate stone and natural clay pantiles



Typical materials, local details and storey heights

Storey Heights

In the historic core of the village, with very few exceptions, buildings are of two storeys. Generally two storey buildings are full height and often have an area of masonry between lintel and eaves. There are only a very few examples of low eaves pierced by first floor level windows. Outside the historic core storey heights vary between single storey and two storey and in areas such as Church Becks cottages the combination of single storey and low pitch roof has produced an appearance which does not sit well with the overall village form.

Local Details

Windows

The traditional window type in Cloughton is generally the vertically sliding sash with pane configuration varying between 8 over 8 to 2 over 2. However on the east side of the main street in particular there are examples of small paned horizontally sliding sashes ('Yorkshire lights') and some original casements. Away from the core area window designs vary. Many buildings have lost their original fenestration and Cloughton Conservation Area has suffered from the insertion of inappropriate windows either poor quality timber casements, mock bow windows, and bland uPVC windows.

Roofs

Roofs are simple and whilst rarely dominant architectural statements in their own right they do have a strong visual presence in the street scene. Eaves lines vary but are not particularly low, many buildings having a substantial area of masonry between the first floor lintels and the eaves.

A characteristic of many roofs is stone tabling to the gables with stone kneelers terminating the base of the tabling – often in cyma reversa or cyma recta profile.

Chimney stacks are present on nearly all buildings and provide punctuation to the roofline. In a few cases they are substantial stone structures which are an architectural statement in their own right for example Town Farm house, Blacksmith Arms, Cloughton Hall, 7 High Street and 26/27 High Street. More often they are modest structures and even on stone buildings, chimney stacks are often built in mellow red brick.

The presence of both stone tabling and chimney stacks lends a strong rhythm to the streetscape in particularly in High Street

Dormer windows are the exception. Only a handful of buildings have dormer windows and even fewer are original to the host building. Many of these later dormers are poorly detailed and visually poorly related to the building below. As dormers are so uncharacteristic of the roofscape, their installation would be unlikely preserve the architectural or historic character of the area.

Frontage Boundaries

Stone walls, sometimes backed by hedges, make an important contribution to the character of the area, especially, but not exclusively, in the following locations:-

Mill Lane

Beck Lane (north side)

High Street

West Lane (south side)

Newlands Lane

Staintondale Road (which also includes a significant brick wall)



Boundary walls on Newlands Lane (left) and High Street (right)

Future development should ensure the retention of boundary walls other than in exceptional cases, and should also reinforce this characteristic by introducing new walls where this would enhance the character of the CA.

Street Furniture and minor features

There is a paucity of street furniture which contributes to the village scene the K6 cast iron telephone box near 7 High Street being the only feature.



The 'clapper bridge' over Cloughton Beck and the door to the grounds of Cober Hill are minor features nevertheless their loss would impoverish and diminish the 'cherished local scene'.

Open space and trees

Trees make a strong contribution to the character of the area especially due to the substantial groups in the grounds of Cober Hill; in and around Court Green Close; in the grounds of Cloughton Hall; in the grounds of Kirkstones and in the cemetery. There are other smaller groups of trees or individual trees which contribute to the character of the area.

There is very little highway green space in the village



Combinations of stone boundary walls and trees make significant contributions to the character of Cloughton. Left Town Farm, right Kirkstones

Negative Factors

There are no Listed Buildings at Risk within the study area; however 18 High Street, which is not listed, is in a derelict condition and detracts from the area...

18 High Street



Town farm consists of a group of traditional stone buildings (which have the potential for sensitive development) which have been greatly expanded to meet modern agricultural needs by the addition of large sheds in modern materials such as asbestos cement and which both dominate the original stone buildings and which are alien to the area. The immediate environs of these buildings is one of poor space which again has a negative impact. The removal of the modern buildings and adaptive re-use of the old buildings for appropriate new uses perhaps in conjunction with sensitive new build of an appropriate scale may enhance the character of the conservation area. A detailed analytical survey needs to be done of these farm buildings before any works to them can be considered.

The high volume of traffic now passing through the village and which is apparently increasing, is a major concern as it affects the general amenity of the area and is likely to be causing damage to the fabric of buildings due to salt being thrown up against sandstone walls.



Town Farm – poor (left) and good (right) buildings



Impact of Town Farm on the wider setting of the village

Archaeological Issues and historic landscape

The only Scheduled Ancient Monuments within the Conservation Area is the dovecote at Cloughton Hall.

As Map 2 shows, the wider landscape setting of the village includes relics of the older field systems. To the west of High Street, between the buildings and Cloughton Beck, the pattern of tofts and crofts can still be seen in the survival of old field boundaries either fully or as partial or archaeological features. The pattern of tofts and crofts also contributes to the character of the Conservation Area to the east of High street, though the survival here is less robust. In the wider area the medieval open field system with the later enclosure imposed upon it can be discerned in the survival of rigg and furrow and the pattern of field boundaries, especially in the fields near the old railway line, but also near Cloughton Hall. These are all heritage assets in their own right and all contribute to the wider historic landscape setting of the village.

Setting

Setting is defined as the surroundings in which an asset is experienced. The landscape features referred to above all influence the way in which the village and its surroundings are experienced and thus have an impact upon its setting. The combination of views of the village from the two shallow valleys ie from the public footpath to the west and the old railway line to the east; the survival of rigg and furrow (both extant and ploughed out); of historic boundaries (both extant and relict) and the historic pattern of lanes are contributors to the setting and therefore to the significance of the heritage asset as is the surviving open space between the village and Burniston. Three areas of the wider setting have been recognised as general areas of historic landscape on the basis of the survival of rigg and furrow, historic field boundaries and historic route-ways. However, inclusion on Map 4 as general area of historic landscape does not mean or imply that other areas are not of historic value.



Landscape setting of the village

From the west

From the east

APPENDIX 1

Listed Buildings

Address	Grade
1 & 2 Church Cottages, High Street	II
Uttriss House, High Street	II
4 (Rose Dene), High Street	II
20 (Manor House) & 21 High Street	II
25 High Street	II
Blacksmith's Arms, High Street	II
46 High Street	II
Church of St Mary, High Street	II
Cloughton Hall, Mill Lane	II
Dovecote at Cloughton Hall, Mill Lane	II

APPENDIX 2

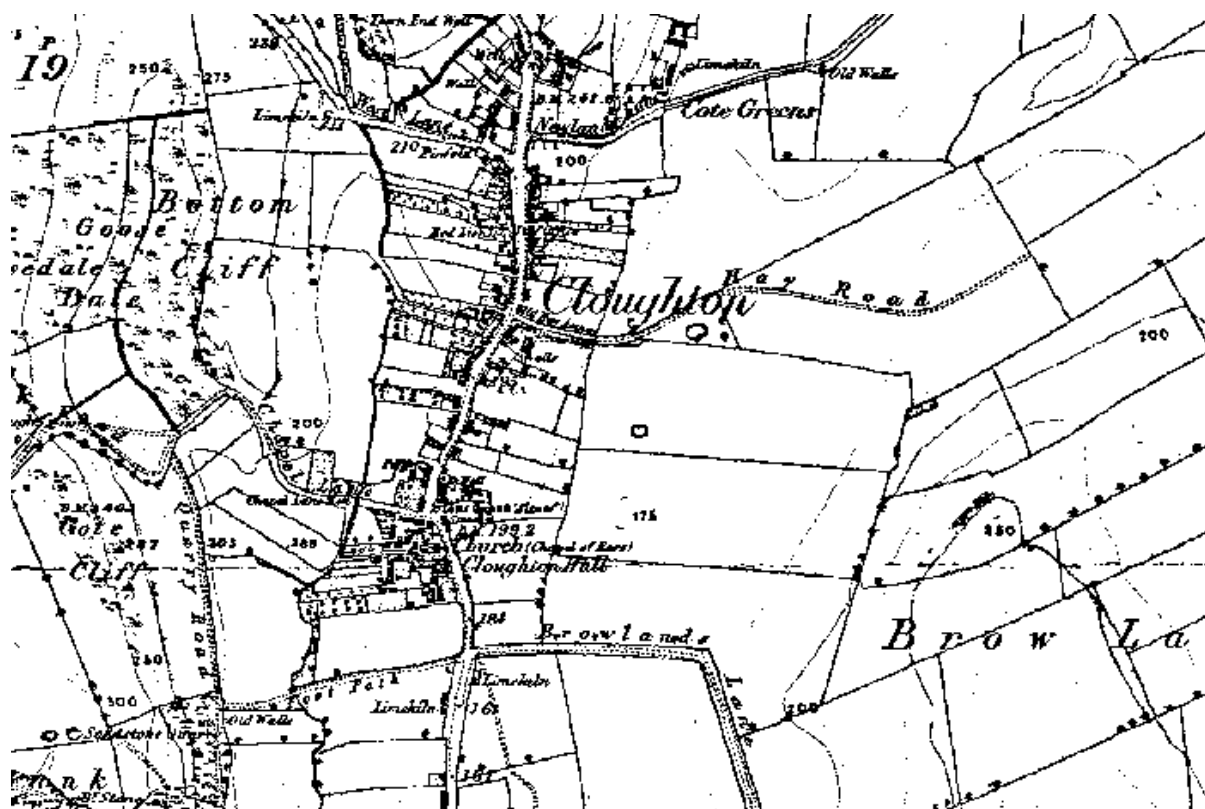
Buildings of Local Historical Interest (LHI) or forming a significant group (SG)

Address	Date - if known	
St Mary's Sunday School, High Street	1880	LHI
Reading Rooms, High Street	1894	LHI
Former School & School House		LHI
Lychgate to Church of St Mary		LHI
Former Wesleyan Chapel, Mill Lane	1875	LHI
Kirkstones (former vicarage), Mill Lane	1876	LHI
Cober Hill House	1890	LHI
Court Green and associated buildings		LHI & SG
Town farm and associated group of buildings		SG
12 to 17 High Street		SG
31 to 34 High Street		SG

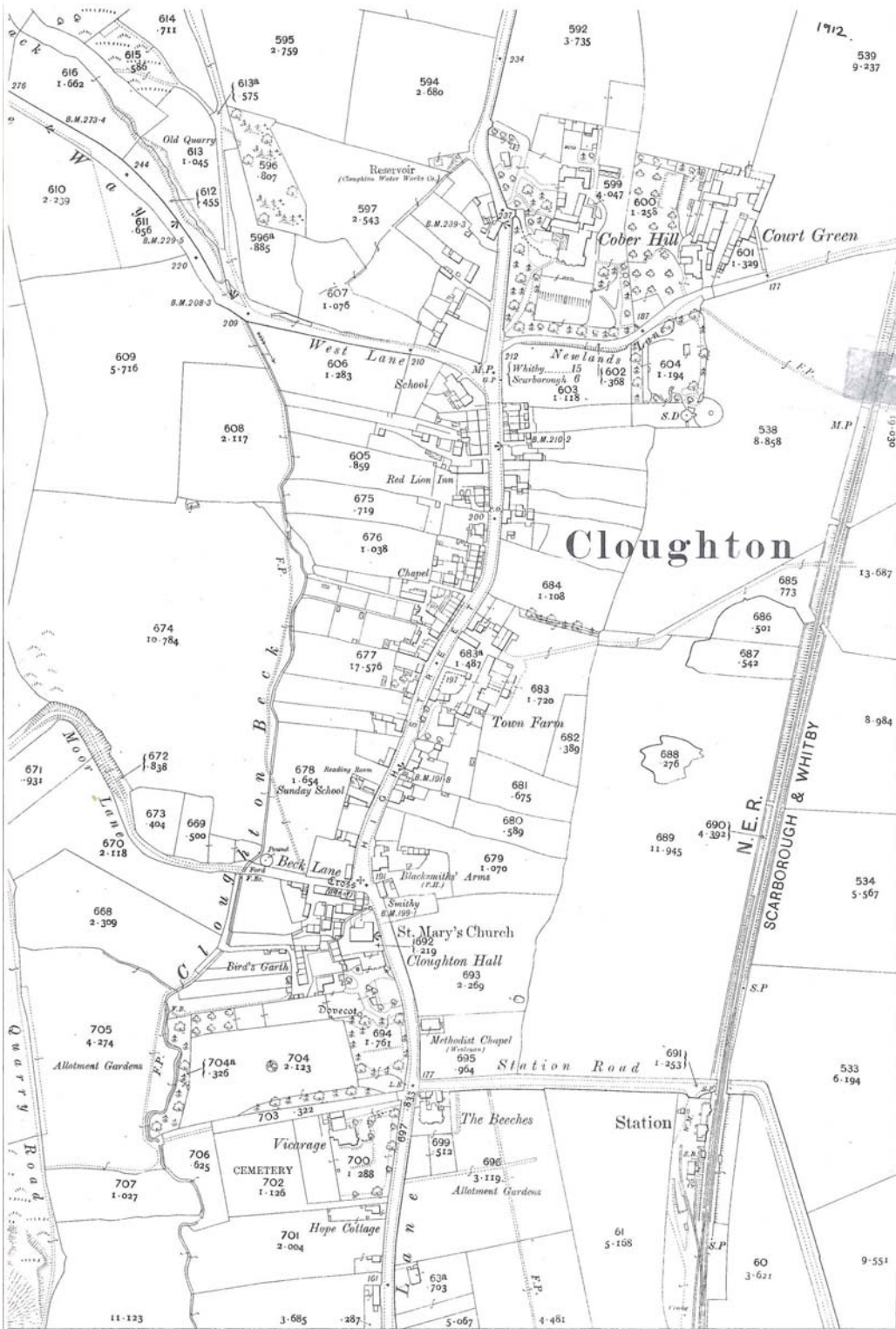
NOTE:

The fact that a building is not shown as being Listed; of Local Historical Interest; of Townscape Merit or of Local Historical Interest does not mean that it does not have merit and does not contribute to the character of the Conservation Area. Buildings of Townscape Merit make an especially valuable contribution to the area but as Conservation Areas are often greater than the sum of their parts nearly all buildings are important. In any event, and this is critical, the designation of the Conservation area means that buildings whether Listed, otherwise designated or not will be need consent for demolition (other than those below a certain size). Applications for consent for demolition will be considered in the light of national policies set out in PPS5.

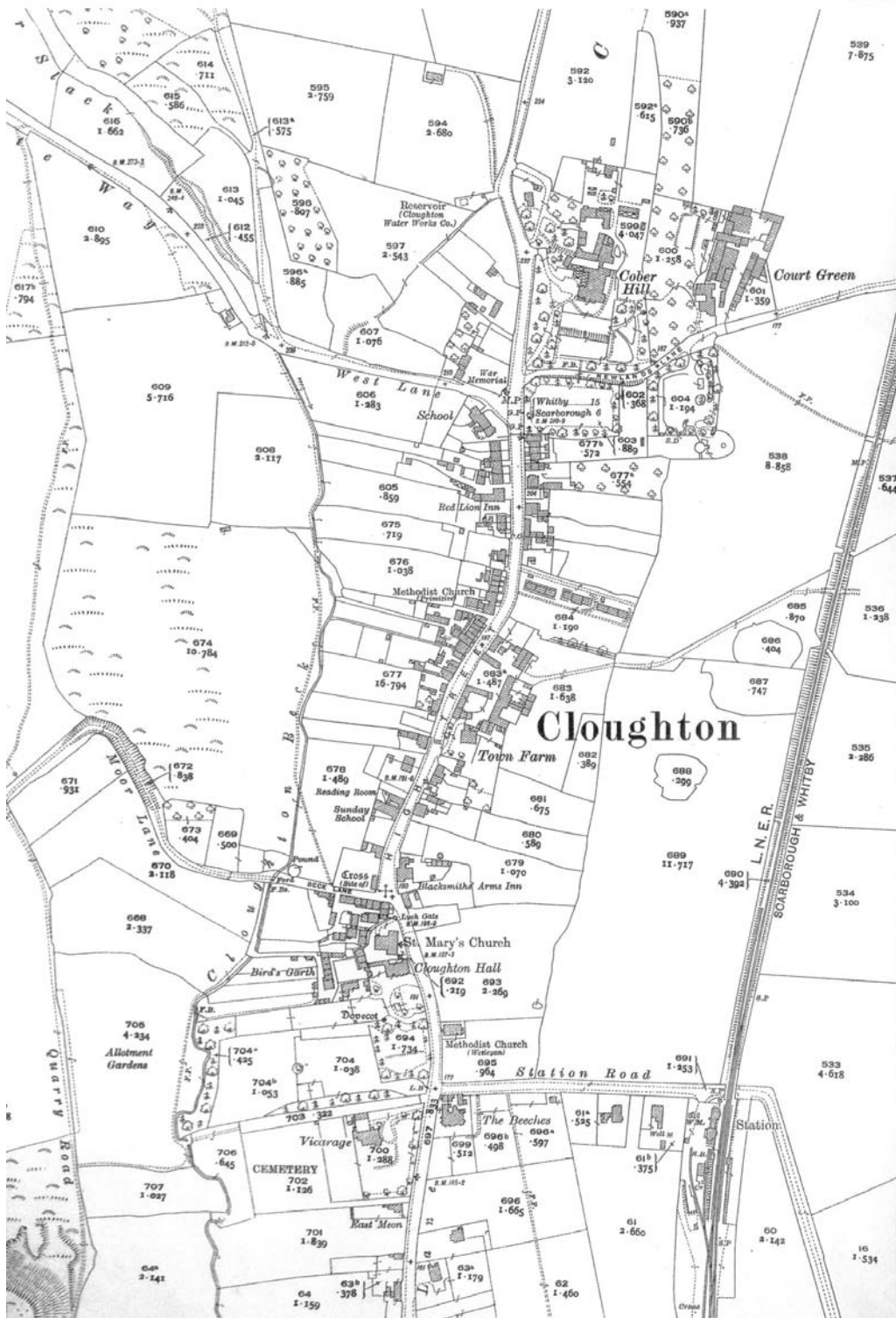
APPENDIX 3
HISTORIC MAPS & PLANS



Cloughton in 1854 – extract from the 1:10,560 (6" to 1 mile) scale OS map



Cloughton in 1912 – extract from the 1:2500 (25" to 1 mile) scale OS map



Cloughton in 1928 – extract from the 1:2500 (25" to 1 mile) scale OS map

CLOUGHTON CHARACTER APPRAISAL
MANAGEMENT PROPOSALS

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- 3 Legislative Background
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- 5 Monitoring and Review

1 INTRODUCTION

This Section sets out the recommended Management Plan for the appraisal area. It sets out both policies and recommendations which are intended to preserve the character and appearance of the area. The proposals should be read in conjunction with it.

2 APPRAISAL

The appraisal identified a number of specific and general issues affecting Cloughton, including enhancement opportunities and negative features. Each issue is accompanied by recommendation(s) for action, sometimes identifying further or more detailed work needed for their implementation.

The recommendations include proposals for enhancement and policies for the avoidance of harmful change.

The management proposals are written in the awareness that the Council's resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. Encouragement will be given to improvements to the area in co-operation with property owners and groups.

A flexible approach should be taken to highway policies where they would be in conflict with the preservation or enhancement of the area's character or appearance.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the Management of Conservation Areas (2005)*. Both the Conservation Area Appraisal and the Management Proposals will be subject to monitoring and reviews.

3 LEGISLATIVE BACKGROUND

Government guidance is set out in Planning Policy Statement 5: 'Planning for the Historic Environment' and there is a statutory requirement under Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that:-

"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".

Scarborough Borough Local Plan, adopted in April 1999, provides a number of policies on Conservation Areas. The *Local Development Framework (LDF)* will be a portfolio of local development documents, collectively delivering the spatial planning strategy for the whole of the Borough (outside the National Park). The Local Development Framework, when adopted, will replace the Local Plan; but the following Local Plan policies relevant to the Cloughton area will be 'saved' for the time being :-

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R10 – Former Scarborough to Whitby railway line

These policies are backed up by the following published policy and guidance leaflets and booklets:-

- Period Doors
- Sash Windows
- Listed Buildings
- Architectural Ironwork
- Window Replacement Policy
- Design of Extensions

The Borough Council take the view that the Development Control procedure should be used creatively to seek the preservation and enhancement of the Conservation Area and seek out opportunities for improvement and added value. Thus the Borough Council will seek to use the Development Control system positively to gain the repair, refurbishment, improvement and enhancement of buildings and their settings.

Current BLP policies provide the statutory basis for Development Control decisions and set out the principles against which proposals will be assessed. The management proposals in this document provide more detailed guidance to residents and potential developers on how those principles will be applied within the Conservation Area, to ensure its character is maintained and enhanced.

The Borough Council firmly believes that sound advice, readily available, and good publicity and information are important to the achievement of good conservation. To this end, a number of guidance leaflets have been produced as set out above.

Further publicity will be produced to meet demonstrable needs, subject to the financial resources being available.

Significant harm can be caused by breaches of Planning Control and those that are clearly unacceptable will be enforced against quickly. A planning application will be invited where breaches of planning control might be

acceptable, possibly with amendment. This will enable the issues to be thoroughly tested, including local consultation.

Within the part of the Conservation Area lying within the North York Moors National Park, the Core Strategy and Development Policies Document sets out the planning policies against which proposals for new development within the National Park are assessed. The document is the 'Development Plan' for the Park (along with the Regional Spatial Strategy). The part of Cloughton that falls within the National Park is considered to fall outside the main built up area of the village and within the countryside on the edge of the village. As such, Core Policies B and J of the Core Strategy and Development Policies seek to restrict new development to housing relating to an essential need to live in the countryside, conversions of traditional rural buildings, development to meet the needs of farming, forestry, recreation, tourism or other rural enterprises and development to meet social or community needs where there are no other suitable locations within a village

4 ISSUES AND RECOMMENDED MANAGEMENT POLICIES

4.1 Conservation Area Boundary

Despite alterations to features such as windows, the existing Conservation Area is still considered to have Special Architectural or Historic Interest and continues to be worthy of preservation. The appraisal has recognised the wider historic landscape setting of Cloughton and therefore it is proposed to enlarge the conservation area to take in a field between the current southern boundary of the conservation Area and the former Chapel. The area to be included includes the former Chapel itself, the surgery and also some large properties in the east side of Mill Lane. To the north of the village, for the sake of consistency, the boundary is taken up to the National park boundary

Recommended Management Policy (RMP) 1

The Conservation Area boundary be extended to cover the area shown on Map 6.

Justification

The field to the south of the current Conservation area boundary is important in the setting of the village; it contains significant trees, a stone boundary wall which contributes to the character of the area and evidence of rigg and furrow. The area to the east of Mill Lane contains substantial dwellings which represent early residential development of the village in a form and of a type which illustrate a move away from the agrarian origins of the village. It contains stone walls and trees which contribute to the character of the area. These areas are therefore considered to meet the criteria of being of special architectural or historic interest.

4.2 Demolition

Section 74 of the Act provides for control over the demolition of buildings in Conservation Areas (subject to various exceptions). Policy HE 9.1 of PPS5 - Planning for the Historic Environment states There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments,¹⁴ protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.

RMP 2

In line with the guidance in PPS5, there will be a general presumption against the demolition of buildings which contribute to the character of the Conservation Area. Applications for demolition of buildings in the Conservation Area will only be permitted where it can be justified against the criteria in PPS5 and where the applicant has proved that there will be an enhancement to the area. Consideration of proposals against these criteria will be informed by the Character Appraisal with the aim of maintaining the area's positive characteristics.

4.3 New Development

Substantial infilling is likely to damage the character of the Conservation Area where there is a looser grain.

Saved Policy H3 in the adopted Scarborough Borough Local Plan sets the general principles of small scale/infill housing development within the development limits of settlements. In such areas new housing development will be permitted within the defined development limits of settlements provided that individual proposals meet the following criteria:

- (a) the scale, character and appearance of the development should respect the character and physical form of its surroundings;
- (b) the vehicular access and services should have the capacity to serve the proposed level of development;
- (c) the development should not result in the loss of important public views, public or private open space, landscaped areas, recreational land, and gaps in built up frontages which positively contribute to the character and appearance of the area;
- (d) the development should not harm the amenities of nearby residents as a result of overlooking or an overbearing effect on

existing property caused by the relationship of new and existing buildings, or disturbance from vehicular movement; and

(e) they are acceptable in terms of policies for the protection of nature conservation interests.

RMP 3

*Small scale/infill housing development will **not** be permitted within those parts of the Conservation Area **outside** either the currently recognised or any revised Development Limits as agreed through the Local Development Framework or other Local Plan process (unless in line with other development plan policies).*

RMP 4

The grounds of Kirkstones and south of Cloughton Hall (including the setting of the Scheduled Dovecot) currently within the Development Limits are of exceptional value. Development in these areas is unlikely to fulfil some or all of the criteria in Policy H.3; accordingly small scale/infill development will not be permitted in these areas other than in very exceptional circumstances:-

Note: *Policy RMP 4 does not imply that other sites within the conservation area and within the Development Limits do meet the criteria set out in Local Plan Policy H.3 and are therefore acceptable for development. Proposals brought forward for other land will be determined on their merits in the light of H.3. and/or the policy provisions of the emerging Local Development Framework*

RMP 5

Any proposal for new development within the Conservation Area should not be submitted without a Design, Access and Heritage Statement which fully meets the requirements of Policy HE6 of PPS5 which should include a full analysis of the characteristics of the surrounding area

4.4 Setting and areas of general historic landscape

The wider setting of the heritage asset ie the Conservation Area is critical particularly due to views of it from the two shallow valleys. This setting is reinforced by the areas of rigg and furrow (both extant and ploughed out in recent years), historic boundaries (both extant and relict) and the historic pattern of lanes. In accordance with PPS 5, in considering new development the setting of the Heritage Asset should be protected.

RMP 6

The Local Planning Authority will seek to protect the wider setting of the village as a heritage asset. Applications that do not preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will not be treated favourably...

4.5 **Materials and design details**

New development should be carried out in walling materials and detailing which are appropriate to the character of the Conservation Area and adjacent or host buildings. The use of contextual innovative design is acceptable but such designs should also demonstrate good neighbourliness in terms of the character of the area and this is best achieved through traditional materials

RMP 7 Materials and details

New development should be carried out in an appropriate materials which will include

Walls and roofs - stone (usually squared coursed) tooled in the local tradition under clay pantile roofs and where the development impacts upon a Listed Building the pantiles shall be handmade.

Eaves shall have a plain close finish not timber fascia boards and gutters shall be directly fixed to the masonry on rise and fall brackets.

Gable verges should generally have stone tabling and kneelers.

Windows and doors should be constructed in painted timber with windows set in deep reveal.

4.6 **Trees**

Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a Conservation Area must give six weeks notice to the Local Planning Authority. The purpose of this requirement is to give the Authority an opportunity to make a Tree Preservation Order.

Trees make an important contribution to the character and appearance of the area and to its setting. Some are covered by Tree Preservation Orders, but it is desirable that a comprehensive tree survey of the whole of the Conservation Area be carried out, plus its setting, to determine whether additional Tree Preservation Orders are required.

RMP 8

In view of the importance of trees within the designated area the Council reiterate to the property owners the requirement to notify the Council of any proposals to cut down, top or lop a tree. The Council will normally resist proposals to cut down a tree in a Conservation Area and where removal is unavoidable replacement trees shall be planted at a ratio of at least 1 to 1.

Trees are a particular feature of the Conservation Area, but they mature and die. Therefore, every effort should be made to provide for new and replacement tree planting within new developments.

RMP 9

The planting of new and replacement trees should be encouraged where appropriate as part of all developments within the Conservation Area.

4.7 Boundary walls

A significant number of the properties in the Conservation Area have dry stone walls along their highway boundaries and these are an important feature of the area, contributing to its character and appearance. Those along front boundaries are very important to the street scene, helping to delineate the public and private spaces.

RMP 10

Stone or brick boundary walls should be retained and repaired. Where new development is permitted it will be a requirement that existing stone or brick walls are retained (except for a reasonable opening for access) and where a stone wall has been lost it will be a requirement that the new development is provided with a stone frontage wall. .

4.8 Extensions and Minor Alterations

(a) Extensions and Alterations to Buildings

Whilst generally any work that materially affects the external appearance of a building requires planning permission, certain works to dwellinghouses are classified as “Permitted Development” and do not require planning permission. Permitted Development includes small alterations and extensions to dwellinghouses; the erection of buildings; enclosures or pools required for a purpose incidental to the enjoyment of a dwellinghouse (such as a swimming pool); the provision of hard surfaces, and the erection of and alterations to boundaries.

Within Conservation Areas some developments (that in other areas would be “Permitted Development”) are not classified as “Permitted Development”. These include various types of cladding; the insertion of dormer windows; and the erection of satellite dishes on walls, roofs and chimneys fronting a highway. Also, within Conservation Areas, the size of extensions that may be erected within specific planning permission is more restricted.

There are no Permitted Development rights on Listed Buildings.

(b) Reinstatement of Features

Many of the buildings within the Conservation Area have lost their original doors, windows and other features. As a result their character has been eroded, together with that of the wider area. As proposals come forward for alterations and extensions to these buildings there

may be an opportunity to encourage the reinstatement of such features.

(c) **Boundary Walls and Outbuildings**

Boundary wall and ancillary structures such as outbuildings are important features of the Conservation Area and in a number of instances they have been altered, or even lost. Therefore, every opportunity should be taken to restore walls and/or hedges to property boundaries.

BLP Policy E14 seeks to avoid extensions and alterations which are detrimental to the appearance of buildings because of their location, size or design. In order to safeguard the character of the area, the following policy is proposed:-

RMP 11

Proposals to extend or alter property in the area will be expected to have regard to the following principles:-

- (a) Extensions (including porches and canopies) on the front or principal elevations of buildings should be avoided as these elevations have usually been carefully designed.*
- (b) Extensions at the side or rear are generally to be preferred, except where these elevations have also been carefully designed or are open to public view.*
- (c) Extensions should be subordinate to the building to which they are attached.*
- (d) Dormer windows are not characteristic of the village and should be avoided*
- (e) Use similar or complementary materials – usually stone (squared coursed) tooled in the local tradition and clay pantiles, handmade on listed buildings.*
- (f) Reflect or complement its style and appearance.*
- (g) The design and siting of buildings and structures within the curtilage of dwellinghouses respecting the character of the building or the character and appearance of the wider Conservation Area.*
- (h) Retention of timber doors and windows which are important to the character and appearance of the building or the wider Conservation Area.*

- (i) *Buildings which were not originally designed to be painted, should not be painted.*
- (j) *Avoid alterations to (including demolition of) boundary walls, hedges, gate piers, fences and gates that would be detrimental to the character or appearance of the Conservation Area.*
- (k) *Encourage the reinstatement of removed hedges, boundary walls and outbuildings.*

4.9 Buildings at Risk

There are no Listed Buildings considered to be at risk in the Character Appraisal Study Area.

4.10 Archaeological Issues

New development along High Street could impact upon the preservation of the historic pattern of the built environment and evidence of earlier settlement within the village. In this area new development other than modestly sized extensions to existing buildings should be preceded by pre-determination archaeological evaluations

RMP 12

Any application for development on a previously undeveloped site along High Street (including the tofts behind) and in the areas identified as General Areas of Historic Landscape shall not be submitted until an archaeological evaluation has been prepared by a suitably qualified archaeological contractor and the application shall be supported by the report and mitigation measures recommended in the report.

Anyone planning a development in Cloughton Conservation Area should contact NYCC Heritage and Environment Section for advice on archaeological issues before putting in any planning applications.

4.11 Traffic Calming Measures

The main road through the conservation area carries heavy traffic which can be problematic, however traffic calming measures can be visually damaging to the appearance of a conservation area. For this reason it is not considered desirable to make specific proposals.

RMP 13

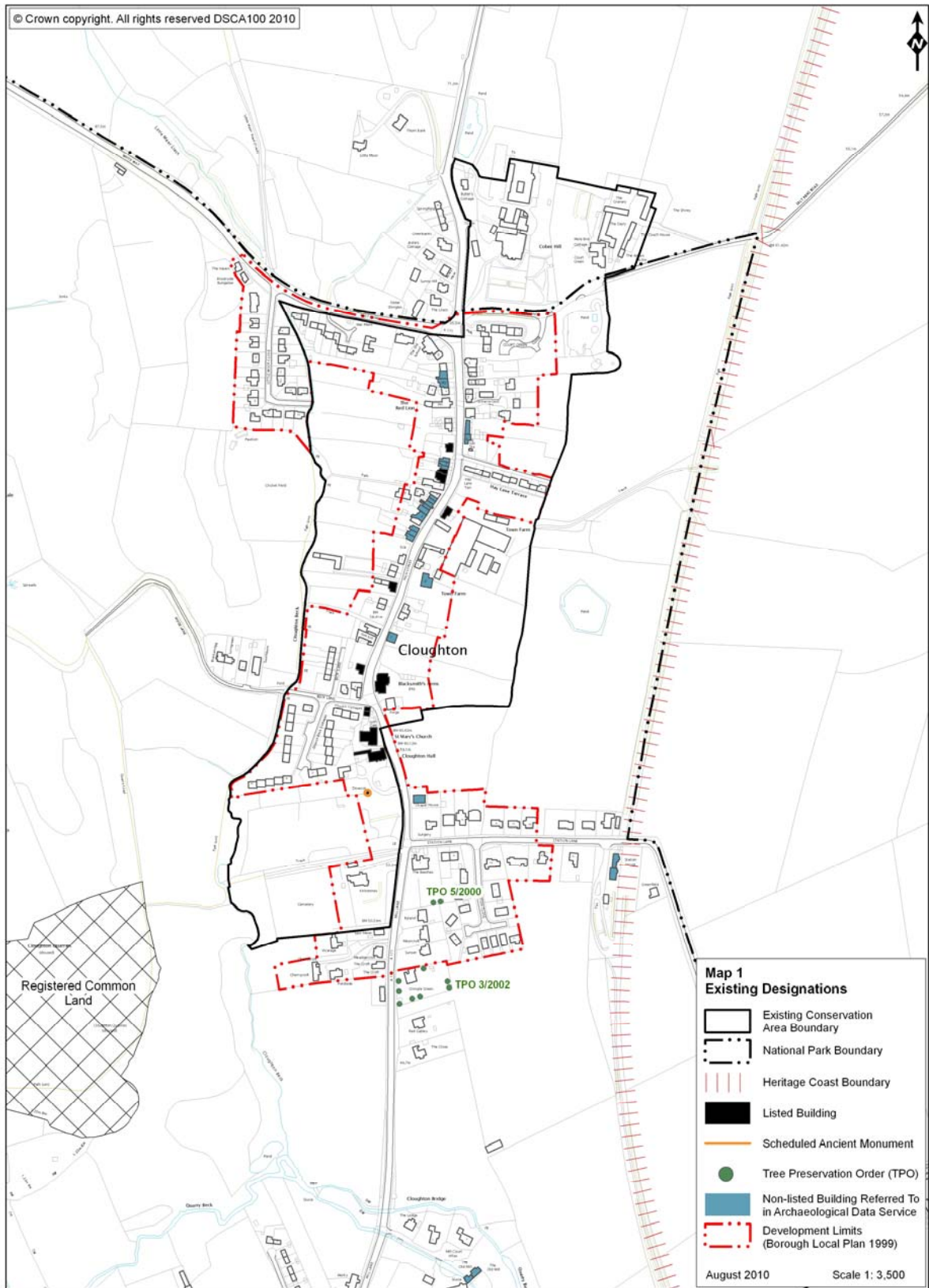
Where traffic calming measures are desirable, only low key and non standard solutions should be considered and the highest quality materials should be used. North Yorkshire County Highways should consult with heritage professionals regarding works to the highway

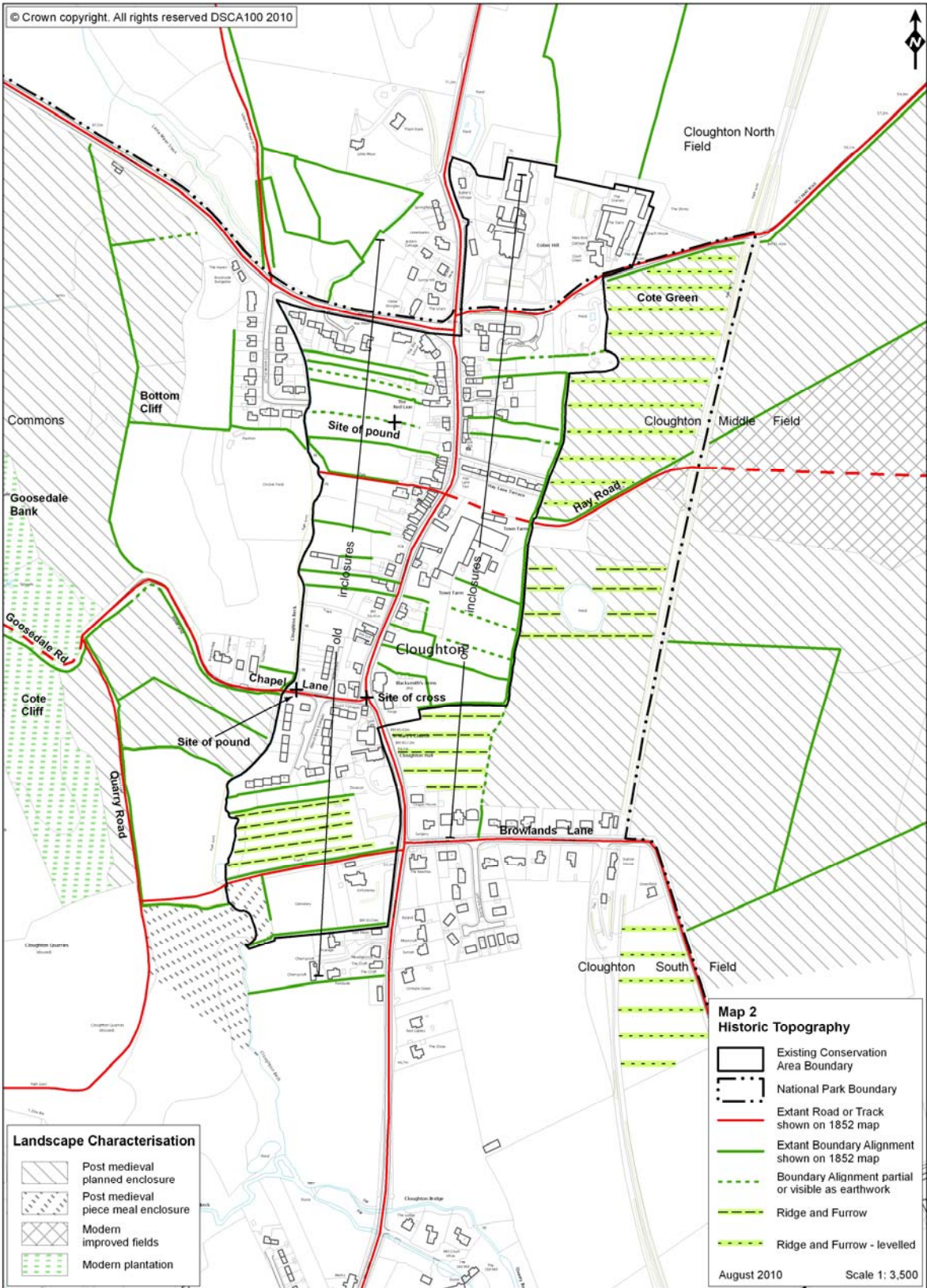
5 MONITORING AND REVIEW

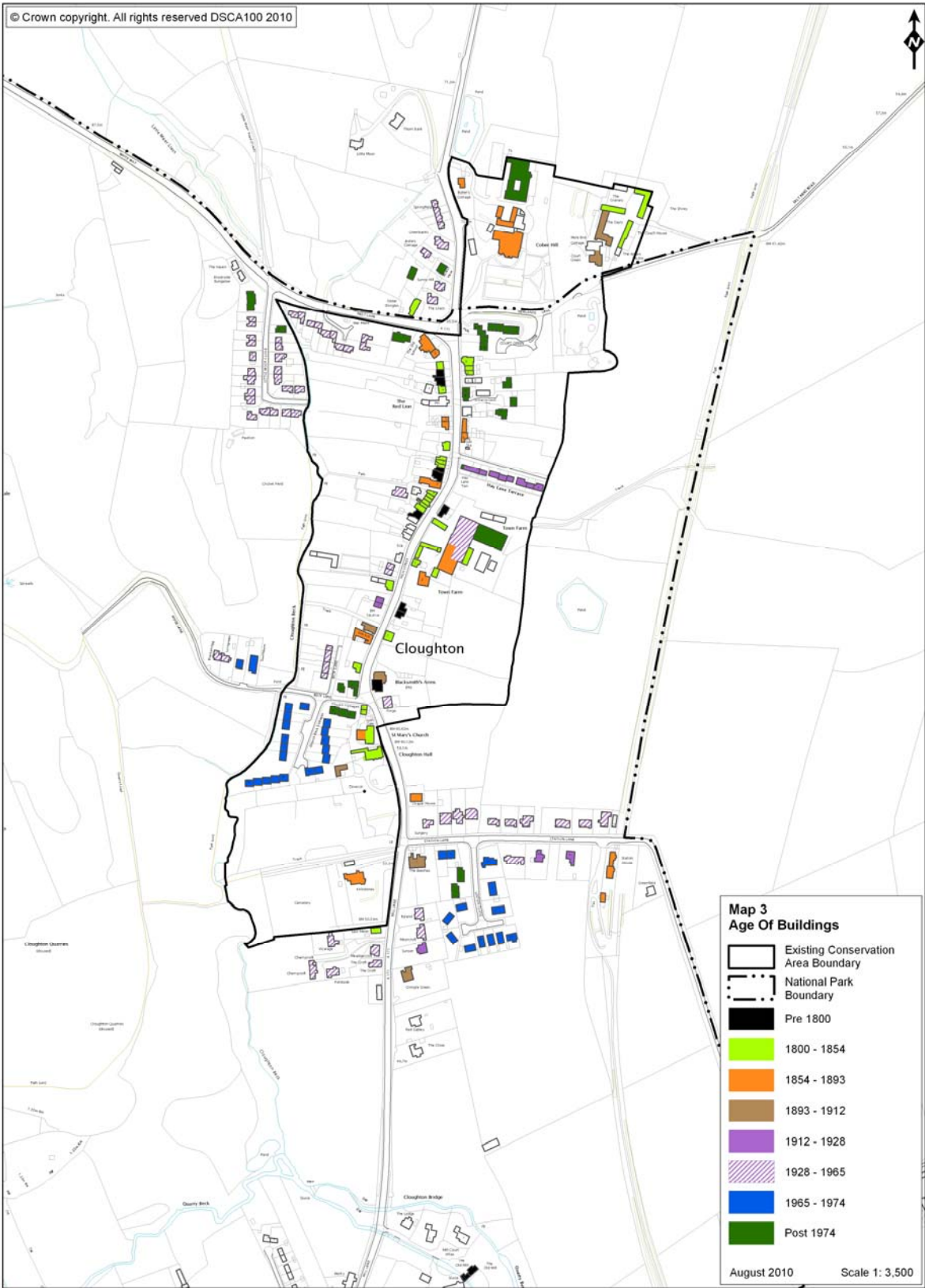
In line with guidance issued by English Heritage it is recommended that this appraisal be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and Government policy generally. A review should include the following:-

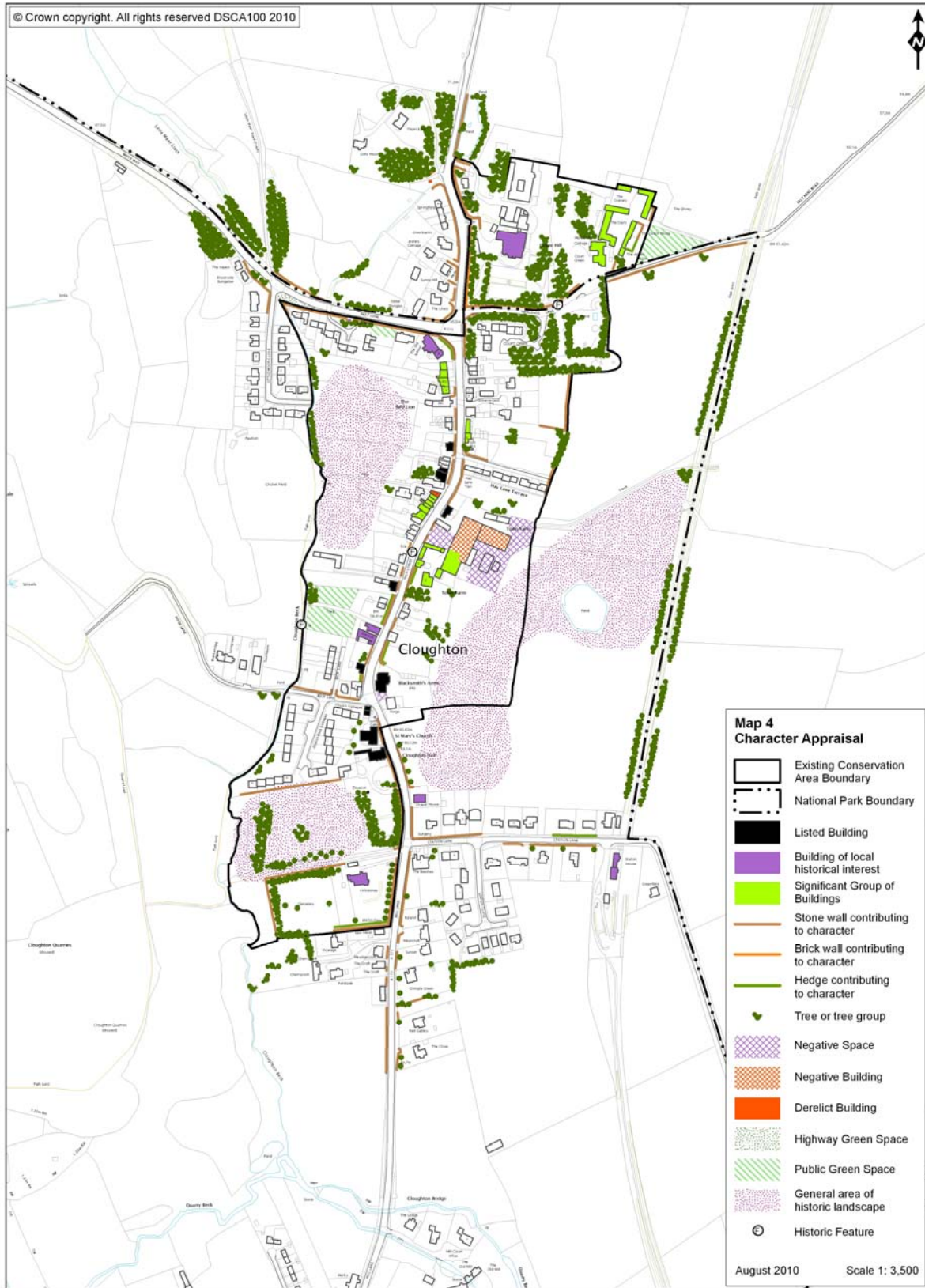
- A survey of the Conservation Area, including a full photographic survey to aid possible enforcement action.
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been.
- The identification of any new issues which need to be addressed, requiring further actions or enhancements.
- The identification of any new issues which need to be addressed, requiring further actions or enhancements.
- The production of a short report detailing the findings of the survey and any necessary action.
- Publicity and advertising.

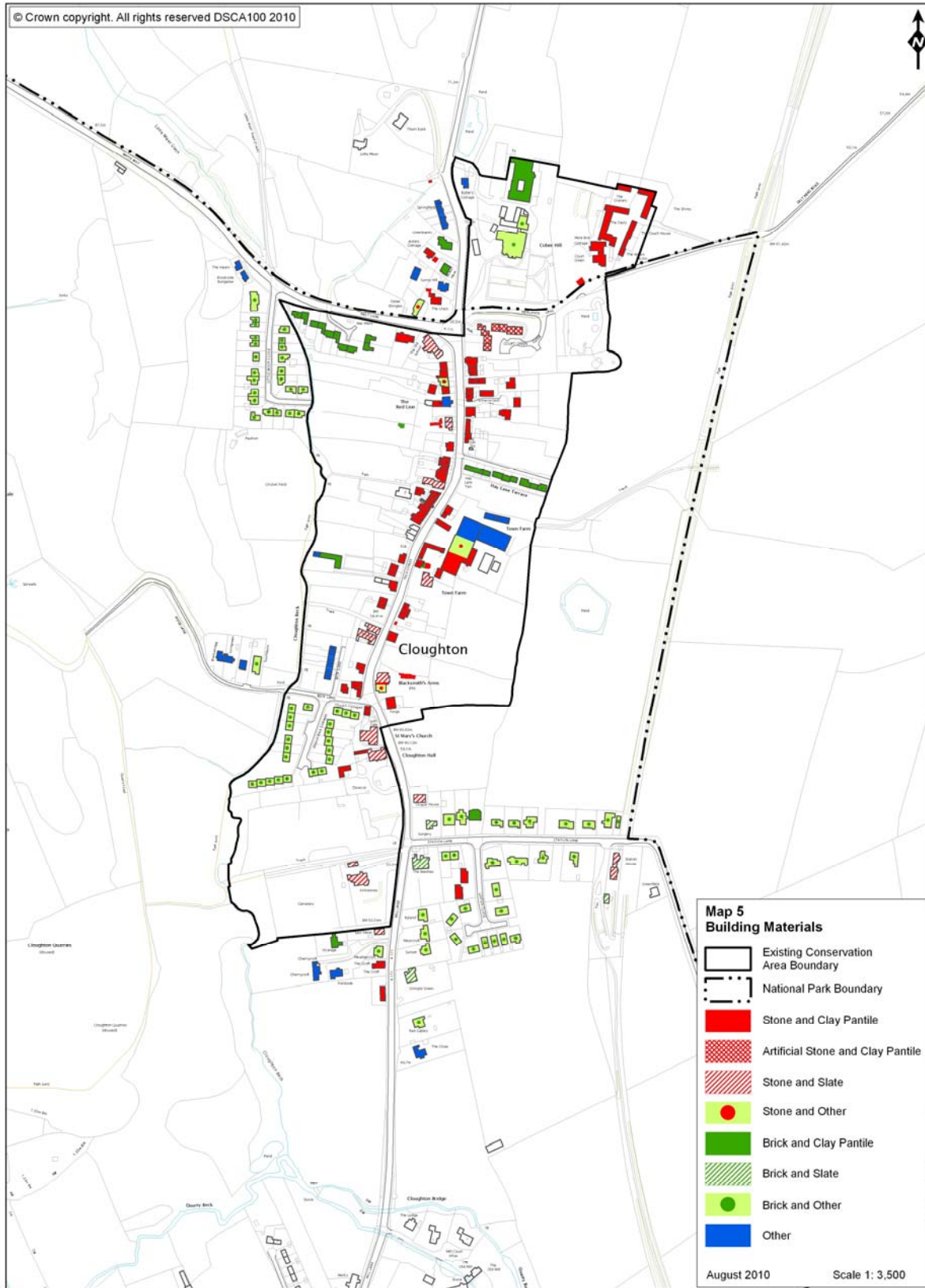
This review could possibly be carried out by the local community under the guidance of a Heritage Consultant or the Planning Authority. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

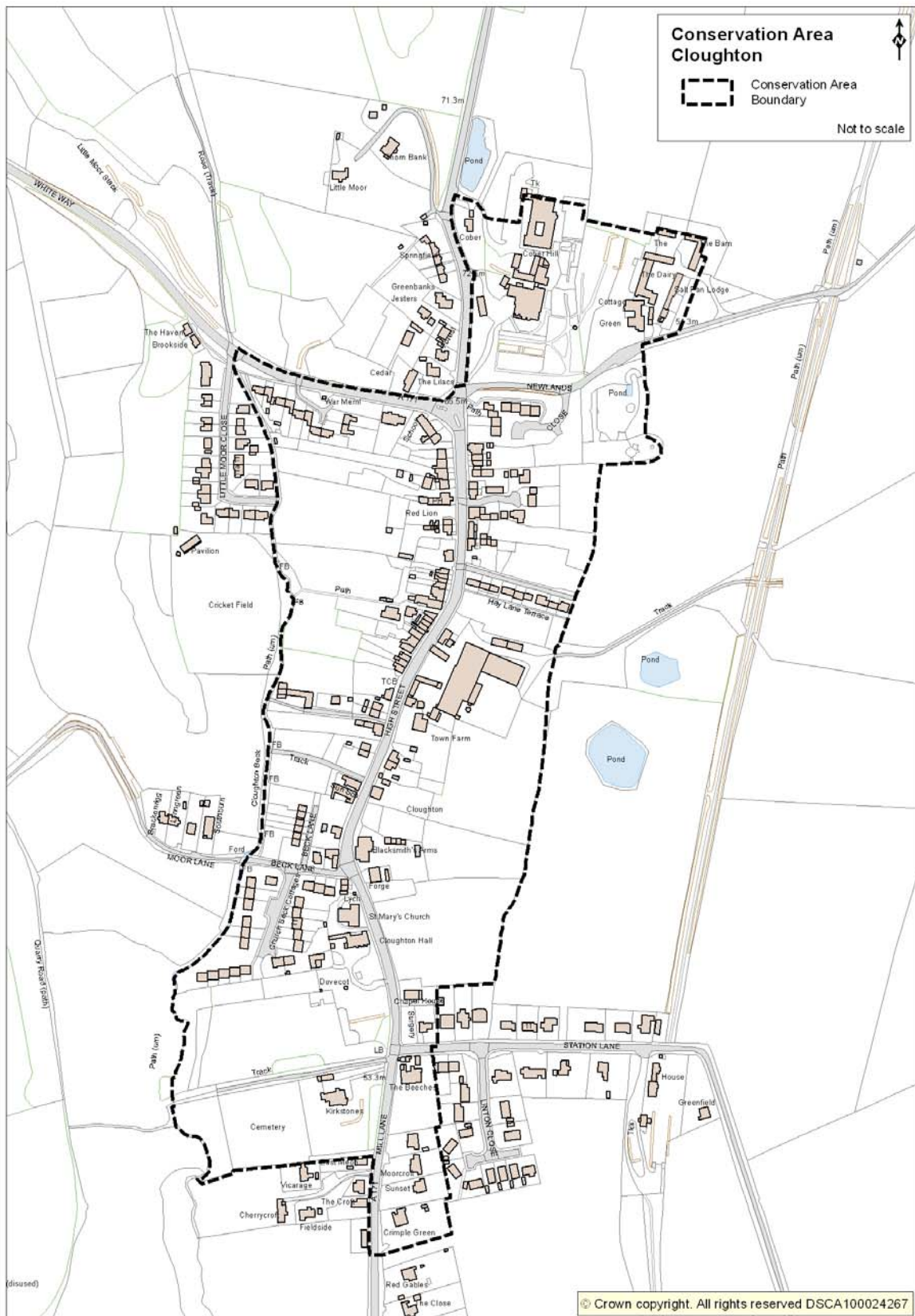


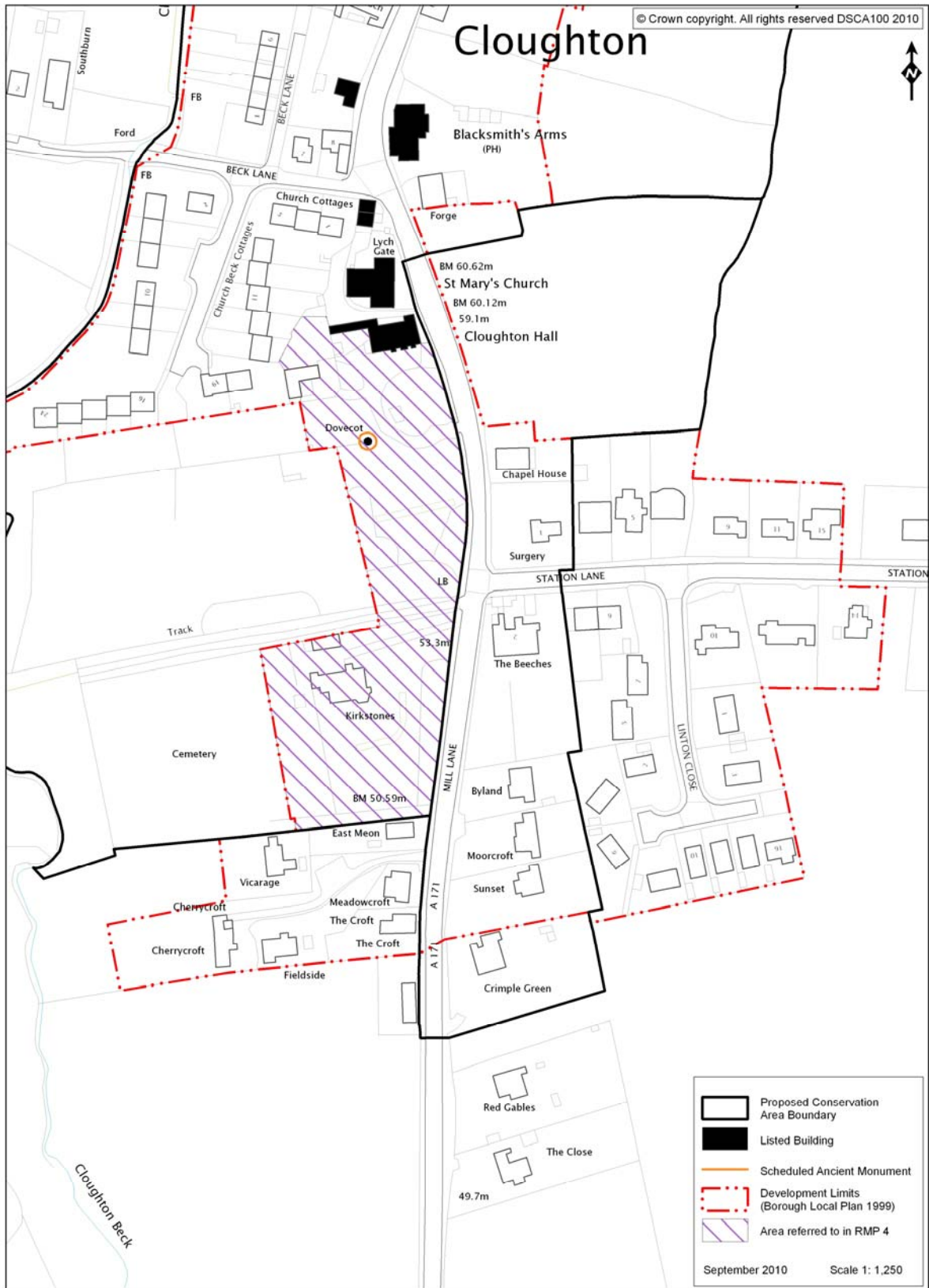








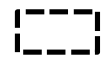




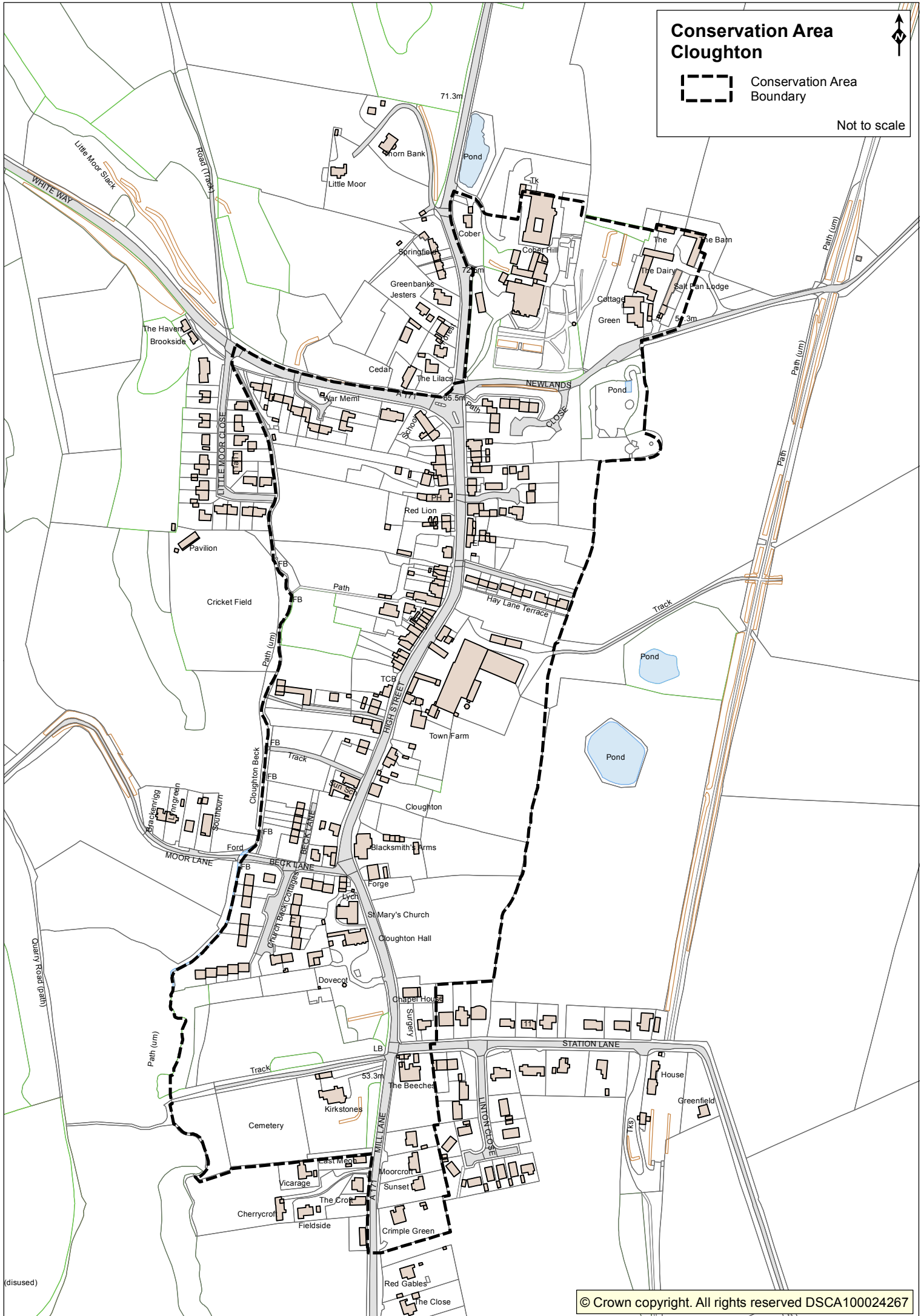
HallC/Conservation Area Appraisals/Cloughton/Cloughton Character Appraisal-adopted 25 February 2011

Conservation Area Cloughton



 Conservation Area Boundary

Not to scale



(disused)