



Duston Conservation Area

Appraisal & Management Plan

Summary of Consultation

June – August 2009

Annotated



Planning Policy & Conservation Section
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Comments received in consultation exercise, June to August 2009

If the views represent those of an organisation, the organisation name appears in the left-hand column.

[square brackets] indicates any necessary clarification (added by the questionnaire analyser).

Text in Italics denotes the Council's response to the comments received.

Do you have any comments on the proposed boundary changes?	
	Overdue and welcome
	It is a good idea.
Duston Village Bakery	<p>You have 3 properties north of Peveril Road. Why are they not included with the boundary?</p> <p><i>It has been noted that the dwellings contribute positively to the character of this part of Duston, however it was felt that Peveril Road forms the best boundary to the Duston Conservation Area. Having studied the historic maps it is clear that the houses mentioned in this comment were built at different times. No's 78 & 80 Main Road were built prior to 1901 at the same time as no's 70-76 Main Road, No 3 Peveril Road (Oak Lodge) and No's 3, 5, 4, 6, 8, 10, 12, and 14 Peveril Road. These buildings (with the exception of Oak Lodge), are built using a similar style and palette of materials, although the scale differs. These buildings were assessed and it was felt that due to the level of unsympathetic alteration made, they would not be appropriate for inclusion in the conservation area. Similarly with number 1 Peveril Road, it was felt that because the property was built much later, and all the original windows replaced, it should not be included in the Conservation Area.</i></p>
	<p>Your leaflet denotes three properties which are making a positive contribution which do not appear to be in the conservation area (near Peveril Road) - why?</p> <p><i>See response above</i></p>
	<p>Could the N-W extension be extended further to include the three properties beyond Peveril Road?</p> <p><i>See response above</i></p>
Duston CAAC	<p>Extension should include No1 Peveril Road (opposite side of road to Oak Lodge)</p> <p><i>See response above</i></p>
	<p>Why is the copse, which is behind my property and next to St Luke's School, not included in the conservation area? [This is W1 of TPO 166]</p> <p><i>As the trees in the copse already benefit from protection under a TPO they would not benefit from an increased level of protection if they were to be included in the conservation area. However having assessed the impact of the trees on the character of the conservation area from Melbourne Lane, and considering that the copse and the playing field form part of the curtilage of St Luke's Primary School, the boundary should be regularised to address this. As such the boundary in the final document will be amended to include the copse area.</i></p>
	<p>I would like to believe that the proposed boundary extensions are made permanent and future developments within the area are appropriate to the existing buildings, and most importantly enforced.</p> <p><i>Yes, once the boundary is extended then the properties within it would benefit from protection under the Listed Building and Conservation Areas Act 1990.</i></p>
Duston Dental Practice	<p>Concerns exist over unnecessary red tape with regulations to tall trees affecting building foundations / public pathway wall.</p> <p><i>It is not considered that the current approach to this issue constitutes unnecessary regulations. When damage to foundations or walls is proven to be caused by tree roots then the tree is removed. Evidence must be provided to back up the claim that the tree is the cause of the damage.</i></p>

Do you have any comments on the proposed boundary changes?

	<p>See marked leaflet with respect to pockets of land adjacent to Holmleigh Close. Holmleigh Close is "unadopted" and subject to Residents Association - registered with Companies House as a limited company (Sec. Mrs R A Martin at 6 Holmleigh Close).</p> <p><i>Noted</i></p> <p>[Comments in marked leaflet: "Why does the boundary cut 36 Main Road in half?" Area adjacent to 7 Holmleigh Close shaded, with the comment "This area (formerly allotments) is property of Holmleigh Close residents"]</p> <p><i>36 Main Road - Noted – The Boundary will be changed accordingly.</i></p> <p><i>Land Adjacent to 7 Holmleigh Close - It is not considered appropriate to include this land within the conservation area, as it has no material benefit for the conservation area as a whole. The land is enclosed by private property which is not visible from the public realm, therefore its contribution to the character of the area is diminished.</i></p>
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What improvements / changes would you like to see?

Duston Dental Practice	<p>Concentrate efforts on preserving character within existing boundaries before considering extension.</p> <p><i>NBC takes every opportunity to ensure the preservation and enhancement of the conservation area through the planning application procedure. The extensions are being proposed to increase the amount of heritage protection afforded to the village of Duston, which cumulatively will benefit the area as a whole.</i></p>
	<p>1. Limit, if not suspension of "infill" development. 2. Encourage property owners to maintain their properties to a reasonable level. 3. Old Duston School is currently becoming badly neglected and must be maintained.</p> <ol style="list-style-type: none"> <i>Any proposals for infill development will be considered on their planning merits with the aim of preserving and enhancing the character and appearance of the Conservation Area.</i> <i>It is the sole responsibility of property owners to maintain their properties. As a council we can only offer a reasonable level of information and advice to facilitate successful maintenance, we cannot place owners under any obligations to carry out works (unless it concerns unauthorised works to a listed building or works carried out without conservation area consent)</i> <i>A proposal was approved recently (19th of May 2009) by WNDC for the refurbishment and reuse of the building as a nursery, community centre and business units. This scheme should ensure the successful long term use of the building.</i>
	<p>1) The copse as above [TPO166] to be included. 2) Planning department not allowing removal of trees like they did at dentist's in Main Road [no 21].</p> <ol style="list-style-type: none"> <i>See comment above.</i> <i>The scheme that was approved at the dentists has a condition on requiring box hedging to be planted 1m above the highest ground level. The planting scheme is actively being dealt with by the NBC planning Enforcement Team.</i>
	<p>Reinstatement of the trees around the car park area on No 21 Main Road now used as a dental surgery. The removal of the original trees has spoilt the character of the village.</p> <p><i>The NBC Planning Enforcement team are actively seeking to resolve this issue.</i></p>
	<p>The properties on Main Road opposite the Old School (nos 28 & 30 on the map) appear to be in need of some preservation work.</p>

What improvements / changes would you like to see?	
	<i>Noted, however, the maintenance of these properties is the responsibility of the owner.</i>
	<p>Policy of tighter control over changes of use i.e. residential houses being used for businesses. Some houses are not being kept in good repair and are in focal positions at the bottom of the village – perhaps they need help.</p> <p><i>All Planning applications will be determined based on their planning merits. Any decision made will take into consideration the need to preserve and enhance the character and appearance of the conservation area.</i></p>
	<p>To keep our green areas. There is too much building.</p> <p><i>Noted.</i></p>
	<p>Village shops to have more attractive shop fronts with appropriate signage which is more in keeping with the age of the village. Traffic calming in the village to stop the erosion of the stone walls.</p> <ol style="list-style-type: none"> <i>1) Shop fronts will be dealt with as and when applications come forward. A view will always be taken to promote development that preserves or enhances the character and appearance of the conservation area.</i> <i>2) The traffic in the village does have a significant and detrimental impact upon the character and setting of the conservation area. Issues relating to traffic reduction and calming are dealt with by the Northamptonshire County Highways authority. The issue of the erosion of front wall is an important one which needs to be addressed by the owners of the individual properties concerned. NBC will offer as much advice and guidance as is required to those owners wishing to carry out repair works to their boundary walls.</i>
	<p>The Stables at the rear of the bakery in Main Road should be classed as special interest, as I understand they have the original 1020 stables. Lower speed limit and weight limit through the village - the traffic needs to be controlled in a better way.</p> <p><i>Noted</i></p>
	<p>I would like to see the plans outlined by the WNDC for the development of the old St Luke's Lower School (application 09/0055/FULWNN) put into operation as soon as possible. I would also like to see some kind of restrictions on the use of Millway by heavy lorries.</p> <p><i>The developments at St Lukes Primary School have WNDC Planning approval, therefore the developments will come forward in due course.</i></p> <p><i>Restriction of certain vehicles from the village is a matter for the County Highways Authority. As part of the management plan action points NBC could approach the County Highways authority to request that street furniture and highway arrangements within the Conservation Area be improved.</i></p>
	<p>Greater enforcement of planning policy to preserve the conservation area. Also, traffic on Main Road is an issue.</p> <p><i>NBC Conservation takes every opportunity to preserve and enhance the character and appearance of the conservation utilising the full extent of the relative primary and secondary legislation.</i></p>
	<p>Re-route traffic away from Main Road</p> <p><i>A Matter for Northants County Highways Authority.</i></p>
	<p>Millway has become a through road from Main Road to Weedon Road bypassing the lights etc, of Tollgate Way. It is frequently used by heavy and large commercial vehicles which I suspect will in time damage the fabric and structure of those listed buildings on this road. If at all possible vehicle restrictions should be placed on this road.</p> <p><i>Noted</i></p>
	<p>Heavy lorries banned from Millway throughout. They are damaging the infrastructure and, in the conservation area, putting ancient building at risk. Also 20 mph speed limit throughout the road.</p> <p><i>Noted</i></p>

What improvements / changes would you like to see?

	<p>20 miles per hour speed limit as per town centre</p> <p><i>Noted</i></p>
	<p>Speed signs up.</p> <p><i>Noted. However NBC would not wish to instigate a scheme that would increase the amount of detrimental signage and street clutter in the Conservation Area.</i></p>
	<p>Traffic calming through conservation area. Large heavy goods vehicles to be banned. Additional Zebra crossing near Peveril Road on Main Road.</p> <p><i>Noted. NBC could approach NCC highways to discuss the possibility of resolving these issues.</i></p>
	<p>Improved parking. Reduced through traffic. More village activity.</p> <p><i>Noted</i></p>
	<p>Better car parking to keep the road clear of parked cars (ie they should be away from Main Road ideally). More litter picking. Maybe some signage so that people will be more aware this is a conservation area.</p> <p><i>Noted</i></p>
Duston CAAC	<p>Bus stop outside Faulkners' Bakery and bus stop near Holmleigh Close, could be more sympathetic to the area. Barriers by school and Squirrel's garden could be like that outside Bank cottages (25 -29).</p> <p><i>Noted. As and when a new scheme for bus stops comes forward Northants County Council and Northampton Borough Council will work collaboratively to ensure a more sympathetic form of development is used in the conservation area.</i></p>
Duston Village Bakery	<p>The bus stop that has illuminated adverts and sits in front of one of the oldest buildings should never have been put there, maybe it was financed, but if I had wanted to build it I should have been laughed at!!!</p> <p><i>Noted. Proposals for advertisement consent are determined by the relevant authority under the 2007 Advertisement Regulations. Unfortunately the controls for adverts within conservation area are not particularly stringent unless the area is designated as an area of special control. It will be considered as to whether a designation of this type is suitable for Duston Conservation Area. As part of the Management plan, NBC will cooperate proactively with others to try to secure a higher standard of Bus stop which is more sympathetic to an area of historic sensitivity such as this.</i></p>
	<p>Bus stop is a disgrace and an eyesore in a conservation area! Corner shop needs a lot of T.L.C. Railings outside school have been bent for months! Not enough litter bins, as we get a bagful of rubbish every week in our driveway. Path on our side is a disgrace and has never been redone since we lived here (32 years). Why didn't we get some road calming in the village area!</p> <p><i>Noted. NBC questions the need to retain the galvanised steel railings to the front of St Lukes primary school, as they have a detrimental visual impact upon the character of this part of the conservation area.</i></p>

Suggested alterations to the Appraisal / Management Plan

Duston CAAC	<p>– Oak Lodge - Graded as definite value not high value as in draft, The house is not as old as it would appear.</p>
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Suggested alterations to the Appraisal / Management Plan

Despite being built in an Elizabethan style, NBC Conservation is aware that the house was built in 1898. However, within the context of the Duston Conservation Area it is considered that architecturally Oak Lodge represents a significant departure from the more vernacular traditional buildings that are common in the rest of the Village. Therefore Oak Lodge defines an important stage in the development of the village, when an influx of new money as a result of quarrying in the area, led to the development of grand town houses.

- Cottages nos 55,57,59 - These should be high value, not general. They were cottages for employees of Duston House.

Noted. However the amount of alteration to the frontages of these dwellings has detracted from their overall character.

- The Clock Tower at Duston House - was formally over the Stable Block there and should be included with 53B.
- The front façade of 65 - should be high value as it was originally part of the Blacksmiths.

Noted

- Nos 56, 58 and Starmers Yard - should all be classed as high value. They probably date back to c1800.

Noted – will amend document to suit.

- No 54 - this is a stone building very similar to 52 under the rendering and as such should be classed as definite value.

Noted – The building does add significant value to the character of the historic core of the village. As such the appraisal will be amended accordingly.

- No 50 - this building is comparable to Bank Cottages opposite. It was formerly thatched and should be classed as high value.

If it was still thatched then it would certainly be worthy of being designated as of high value. However, due to the loss of this key feature of the building, and the use of modern clay tiles on the roof it is considered that this building is no longer of high conservation value.

- No 47 - This former thatched cottage which dates back some 400+ years should be high value as it is more intrinsic to the old village than no 51.

Noted. See previous comment.

- The Bakehouse complex should be high value.

Noted – document will be amended accordingly.

- No 7 - The roof at the rear needs urgent attention as the Solar panels are far too heavy for the roof.

Noted – But this issue is the responsibility of the property owner.

- Why has No 10 been graded as neutral when the bungalows next to it are classed as general?

It is considered that while the three properties at the start of Main Road contribute to the character of the area at the entrance to the village, the dwelling at number 10 does not. This is in part due to the overall appearance of the exterior of the dwelling.

- Several of the house walls on buildings opposite the school are in urgent need of attention due to salt damage.

This has been noted in the Management Plan, however it is the responsibility of the individual owners to address this issue.

It should be noted that these comments relate to the designations given to the document on the Character Assessment map in Appendix 1 of the Duston Conservation Area Appraisal and management plan. These designations were given to provide a snapshot of the character of the village at the time of the appraisal. These designations are not statutory and are subject to change depending on the future treatment of the buildings in question.

I think the conservation area should extend along Millway to include 21 Millway - an old thatched cottage.

Suggested alterations to the Appraisal / Management Plan

	<p><i>The cottage is some distance from the proposed extended boundary and the area between the two would make little contribution to the conservation area. It is therefore difficult to justify its inclusion within the boundary without undermining the overall designation. Perhaps it would be better to apply to English Heritage to have the building listed, which would offer it far more protection than the Conservation Area would.</i></p>
Duston Village Bakery	<ol style="list-style-type: none"> 1. The cottages just past Duston House should be included in the grey (positive contribution). 2. In the northern area why are only the centre houses grey and not the whole row? <p><i>1. Whilst it is noted that the cottages make a contribution to the character of the conservation area, and that they have a strong historical association with Duston House. However due to the considerable changes that have been made to the external appearance of the cottages – roof tiles, plastic windows and satellite dishes – it is considered that their character has been diminished.</i></p> <p><i>2. In the final character appraisal map this row of buildings has been categorised as being of definite value to the character of the conservation area.</i></p>
	<p>It would be good to see the extension of the conservation area to include the school field and recreation area behind the old school to safeguard these green spaces from development.</p> <p><i>Conservation areas should not be used to safeguard areas from development. The retention of open space for play and recreation areas is governed by other elements of UK planning policy.</i></p>
	<p>The copse [TPO166] to be included.</p> <p><i>As the trees in the copse already benefit from protection under a TPO they do not need to be included in the conservation area to protect the trees. However as they form part of the curtilage of the school they should be included in the conservation area boundary. Furthermore it is considered that the trees do make a positive contribution to the character of Melbourne Lane.</i></p>
Duston Dental Practice	<p>Remove the NW extension.</p> <p><i>The proposed NW extension to the boundary of the Duston Conservation area is integral to the protection and enhancement of the conservation area as a whole. It is noted that this comment comes from the dentist based in one of the town houses outlined for inclusion in the conservation area. It appears that the Consultee is under the impression that the conservation area will lead to severe restrictions on development which is not the case.</i></p>
	<p>The road has been dug up every year since we lived here. Why didn't we get the road resurfaced and paths done in the oldest part of the village! Please, no more food outlets we are fed up with the smell 7 days a week and the irresponsible parking of vehicles using these premises.</p> <p><i>Not issues that can be dealt with under conservation legislation.</i></p>

What makes Duston CA special to you?

Duston CAAC	<p>It has retained its village atmosphere and the character that it has had for over 100 years, and encourages the community spirit and for people to regard it as central to the wider Duston area.</p>
	<p>We have lived in Old Duston since 1964 and wish to retain some if not all of the character of the <i>village</i>, rather than become just a suburb of a large town – which is also rapidly losing its own character.</p>

What makes Duston CA special to you?	
	My wife and I moved to No 1 Melbourne Lane thirty years ago, we were attracted to the Stone Cottages and the 'feel of the village'. In recent years we feel the Planning Authority has paid scant regard to preserving the conservation of Duston. Should the proposed conservation extension go ahead some positive enforcement will need to be established.
	The fact that Duston still retains its "villagey" feel which still makes it seem like a real community.
	It is a village, and we would like to keep it, as much as possible.
	Keeps the community as a village environment.
	Old Duston village still has the fine characteristics of an old village, which makes it special.
	My property is adjacent to the conservation area, and I enjoy the village and street scene from my amenity
Duston Village Bakery	I have lived and worked here most of my life and love to see the old village buzzing with life. It might not be Bourton-on-the-Water, but we can keep the best bits.
	Cohesive architectural feel
	It has character not legoland.
	Its original charm
	I have lived and worked here for 40 years.
	Safe and pleasant area to live in.
	The age and character of the buildings - part of the bygone era, but we need to preserve our heritage.
	With its history it is a very special piece of old England.
	Historic working community
	Buildings. Trees and open spaces
	I have lived here some time and love the rural feel to the area.
	We live in it
	I live in it.
	Only if the Council honours the 'CA' and doesn't allow further development like the dentist in Main Road.
	There are parts which are of historical value and have character although things are not as they were.
Duston Dental Practice	In principle it is a good idea to preserve character, but recent changes (e.g. conversion of lovely cottage / post office to unnecessary dental practice (private) demonstrate that it no longer is special to the Council.
	Nothing - it is blighted by high volumes of traffic, by almost constant roadworks, by various utilities, by high density development on the Timken site, cheek by jowl to both current & proposed conservation areas.

Any other comments?	
Duston CAAC	<p>The footpath from Meeting Lane to Main Road to the Main Road which is shown as being in the Conservation Area should be retained at all costs, as the Timken developers wish to change its course which would seriously impinge on the character of the village and this ancient right of way.</p> <p><i>This view is echoed by the NBC Conservation Team. This right of way appears on our earliest maps of the village, and was clearly an important route that supported local agriculture when farming was vital to the survival of the village. As such every effort will be made to protect the course of this significant footpath.</i></p>
	<p>To preserve and protect the area for residents, visitors and for future generations, it must be maintained, repaired and cleaned on a regular basis. In this respect, litter and graffiti must be removed regularly and to further protect the area a close and appropriate examination of proposed retail and other commercial activities must be maintained.</p>
	<p>One of the main concerns with regard to preserving the character of the village is the uncertainty regarding the future of the old school. It would be a tragedy were it to be demolished and replaced by modern development. An early decision as to its future is vital to avoid the building deteriorating beyond repair.</p> <p><i>A scheme has been approved to bring this building back into use.</i></p>
Duston Dental Practice	<p>The existing conservation area failed to prevent a second dental practice forming, cutting down trees, placing a car park and advertising banners over the whole site. How this extension to the existing area will benefit the community I fail to see.</p>
	<p>As an example [of positive enforcement] we would like to indicate the change of use of 21 Main Road from an established domestic property with a beautiful garden with mature Scots pine trees and hedge to a barren car park devoid of greenery. High level signs that took the authority weeks to have removed. 21 Main Road is shown on the brochure as a building making a “positive contribution” – this hardly seems to indicate a plan for conservation.</p>
	<p>Listen to what locals wish.</p>
Duston Village Bakery	<p>Please do not allow Wild Thyme Cottage to be turned into an Indian take away because if you do you might as well scrap your plans and save your money.</p>
	<p>There should be no change of use. Planning permission given on buildings making a positive contribution. Wild Thyme Cottage should NOT be granted planning to become a Chinese takeaway. 47 Main Road, Duston: planning appeal APP/V2825/A/09/2099559</p> <p><i>This application was REFUSED by NBC planning. As such the appeal against this refusal will be dealt with by the Planning Inspectorate. NBC will have no further involvement in the decision making process.</i></p>
	<p>It should be more helpful if you addressed the above listed issues [high traffic levels, constant roadworks & high density Timken development] before moving boundaries.</p>
	<p>Would like to see reduced traffic flow. Improved community centre – old school. Better parking to increase viability of shops (school car park)</p>
	<p>Traffic through the village does not help the upkeep of buildings and walls. Car parking would help the village shops.</p>
	<p>Whoever approved the monstrosities built this year opposite the Old Vicarage deserves to be sacked.</p>
	<p>I don't think enough people are aware of the conservation area. Perhaps this consultation will help.</p>
	<p>In my possession I have various photographs maps/docs relevant to Holmleigh Close/Timken properties - saved from my years as Dep Wks Eng at British Timken. I would be happy to give you sight of these. You have my address and tel number on file already and willing to talk.</p> <p><i>This individual will be contacted to discuss this matter. Information like this will be</i></p>

Any other comments?	
	<i>invaluable to the conservation team. We will try to obtain copies of the photographs for our records.</i>
	<p>I would like some feedback about the copse being included in the Conservation Area.</p> <p><i>Noted. The Consultee will be contacted to update them on the current status of the Conservation area appraisal. The Consultee will be informed of the dates of the Cabinet meeting and that the copse is proposed for inclusion in the Conservation Area Boundary.</i></p>