
Stanton-by-Dale Conservation Area Boundary Review

**Effective from
6 April 2011**

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1 Introduction

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Stanton-by-Dale conservation area was designated in 1978 and extended in 1983.

- 1.2 Map 1 shows the conservation area boundary as designated in 1983. A number of amendments to the conservation area boundary were adopted by the council on 23 February 2011 and became effective on 6 April 2011. These amendments are shown on map 2. Map 3 shows the conservation area boundary as amended.

2 Boundary Review

- 2.1 Proposed changes to the boundary of the conservation area are indicated on map 2. The proposals are as follows:

Area 1: Land off Littlewell Lane

- 2.2 It is proposed to **remove** this land from the conservation area. The land comprises two agricultural fields that are within the Green Belt; it does not contain any buildings. The general presumption against inappropriate development in the Green Belt makes the designation of this land as part of a conservation area superfluous.

Area 2: Stanhope House; car park at Chequers Inn

- 2.3 It is proposed to **add** this land to the conservation area. The land is within the village development boundary. The eastern half of the car park appears to form part of a medieval development plot (see Map 3, Historic Development). Although Stanhope House is not visible from within the village, it is prominent in the panoramic view of Dale Road from the south (see Chapter 8, Key Views). Development on the car park would also be prominent in this view; inclusion in the conservation area may ensure that any such development is sympathetic to the character of the area.

- 2.4 It is not felt desirable to add 1 to 4 Flake Lane to the conservation area. The buildings are of no historic merit. They cannot be seen from within the village and do not feature prominently in the panoramic view of Dale Road from the south.

Area 3: Holly Corner; 45 to 49 Dale Road

- 2.5 It is proposed to **add** this land to the conservation area. Although this land does not form part of the post-medieval development of Dale Road, it does contribute to the street scene and should be included for the sake of consistency. 49 Dale Road is of some architectural note; it is an early twentieth century building of traditional construction. The remaining buildings are of no especial interest.

Area 4: 1 and 3 Bowling Close; 37 Dale Road

- 2.6 It is proposed to **add** this land to the conservation area. This land is part of the post-medieval development of Dale Road, having formed part of Edward Baguley's croft in 1844. 1 and 3 Bowling Close are modern houses that cannot be seen from within the village; however, they are prominent in the panoramic view of Dale Road from the south.

- 2.7 37 Dale Road is visible from the street and should therefore be included in the conservation area for the sake of consistency. The property dates from between the two World Wars and is of some architectural interest. The soft landscaping of its grounds also makes a contribution to the character of the street.

Area 5: Former Cart Shed at Manor Farm

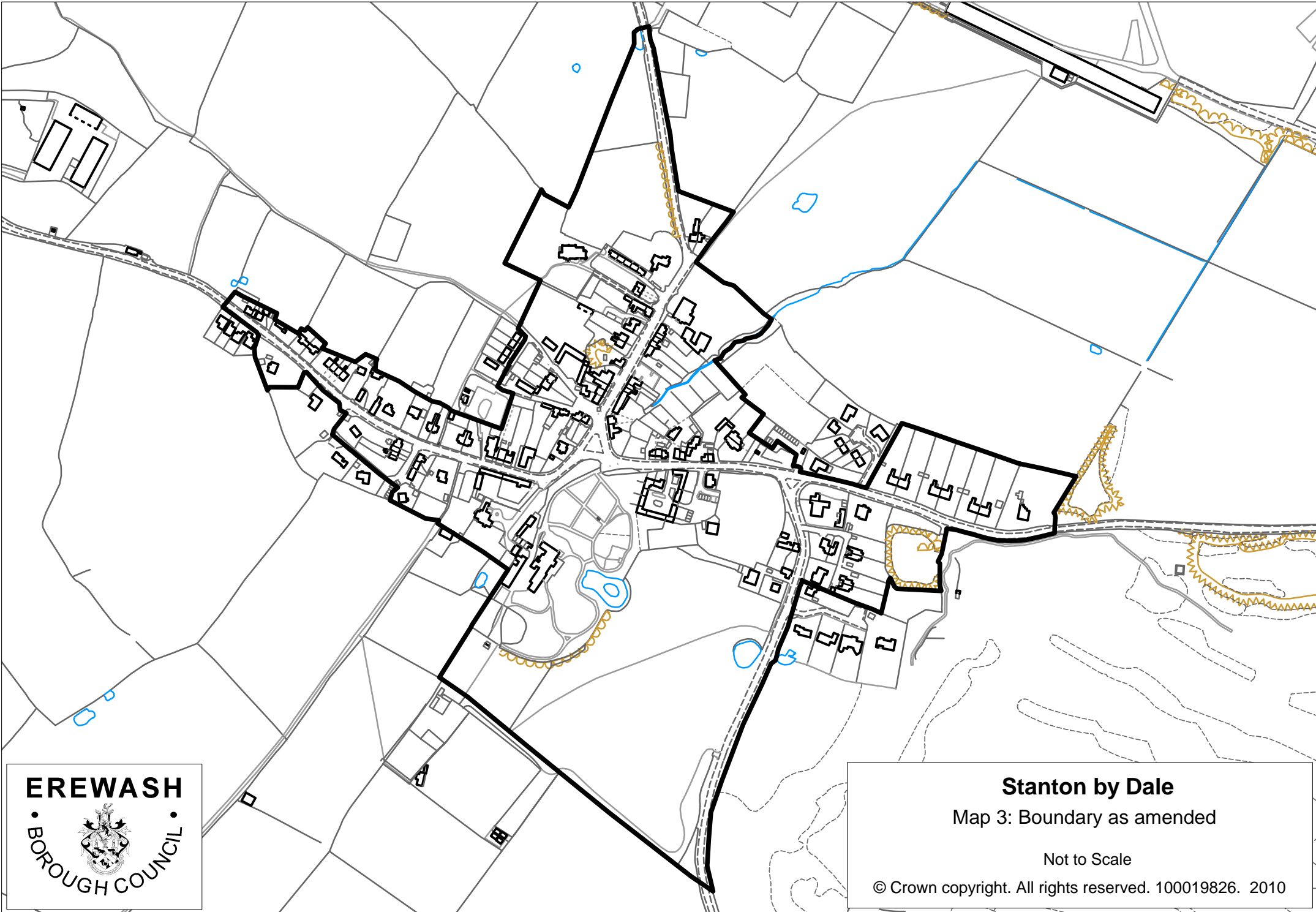
- 2.8 It is proposed to **add** this land to the conservation area. The former cart shed forms part of this historic farmstead and should be included for the sake of consistency. The building has retained its traditional appearance despite recent conversion.

Area 6: Celeste

- 2.9 It is proposed to **add** this land to the conservation area. Celeste is a detached red brick house dating from between the two World Wars. It contributes to the character zone of Quarry Hill and School Lane, which is characterised by buildings of comparable age and style.
- 2.10 It is not felt desirable to add Park Close to the conservation area. The houses are modern and the sloping ground on which they sit helps to conceal them from view.

Area 7: Garages off Main Street; 1 Quarry Hill

- 2.11 It is proposed to **add** this land to the conservation area. Although 1 Quarry Hill is a modern building, it is visible from the street and makes a contribution to the character of the area. It is built of red brick with a plain tile roof, in keeping with the traditions of the village. The entrance to the garages also addresses the street and this site should be included for the sake of consistency.
- 2.12 It is not felt desirable to add The Orchard to the conservation area. This cul-de-sac contains modern properties with concrete tile roofs that are alien to the character of the village. Several of the houses are entirely concealed from view.
- 2.13 It is not considered expedient to add the allotments to the rear of Main Street to the conservation area. This land is largely concealed from view within the village. Tree Preservation Orders on two groups of trees and three individual trees already protect much of this land.



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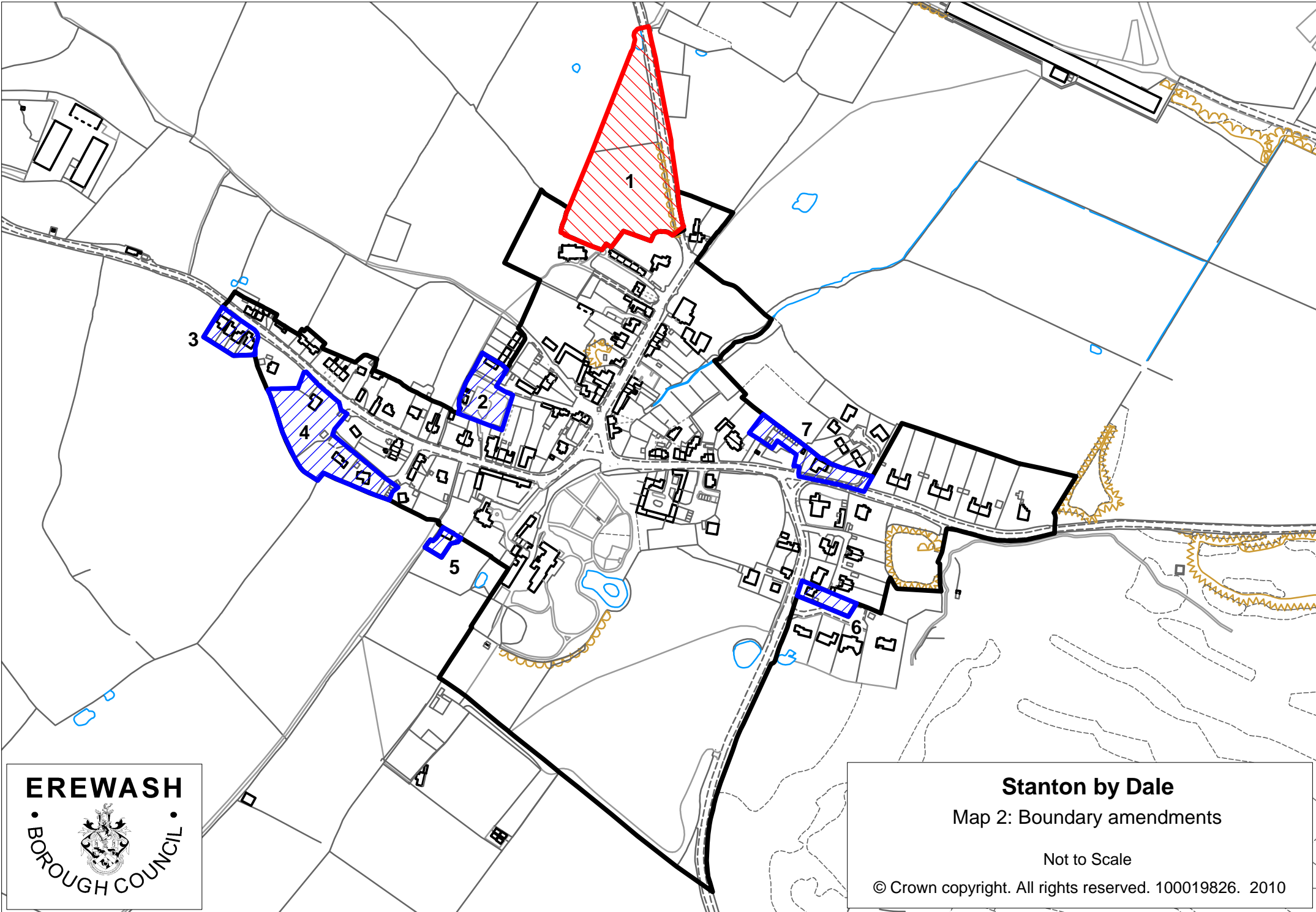


Stanton by Dale

Map 3: Boundary as amended

Not to Scale

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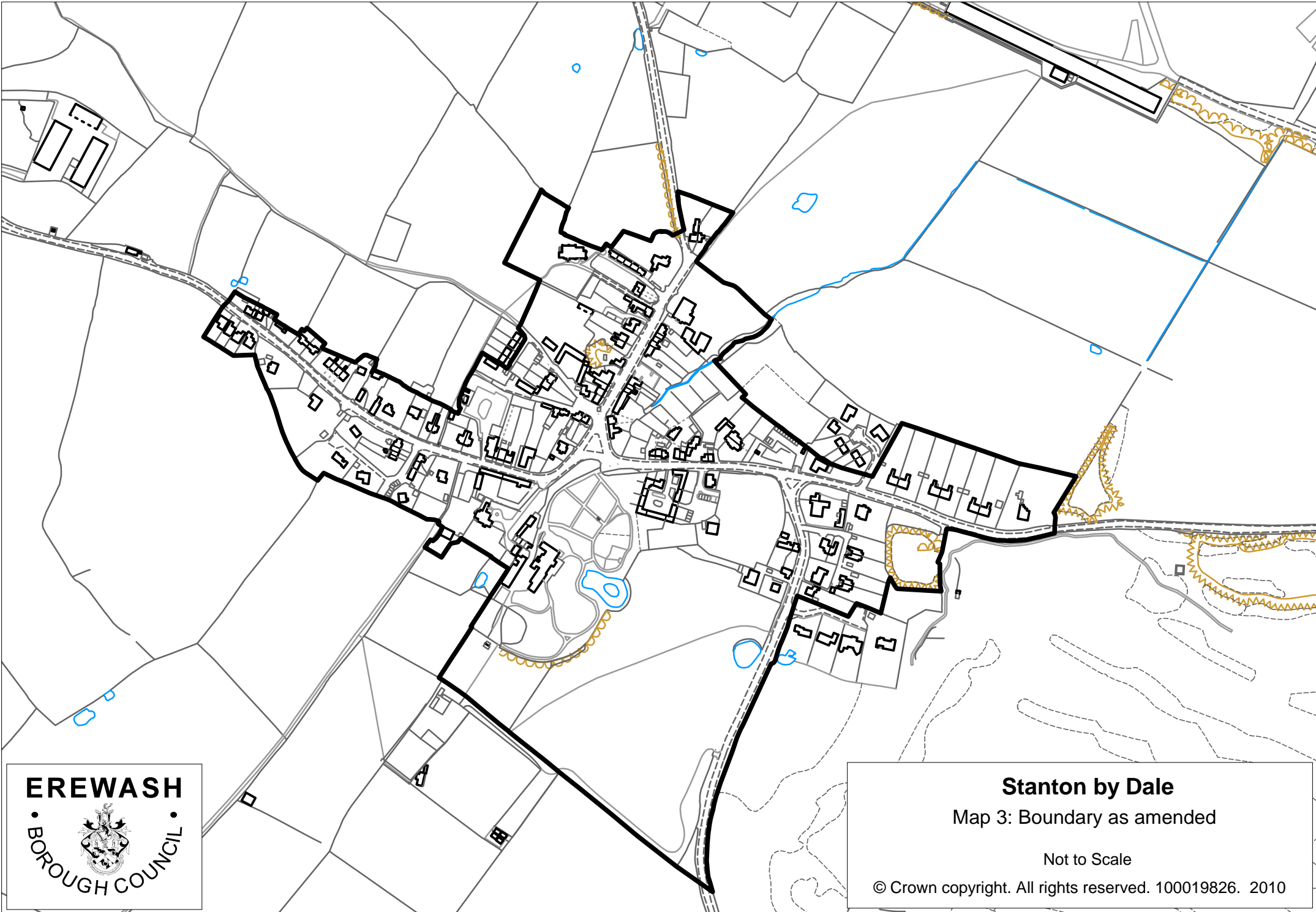


Stanton by Dale

Map 2: Boundary amendments

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Map 3: Boundary as amended

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