

AN AREA FOR CONSERVATION HUTTON RUDBY



NORTH RIDING COUNTY COUNCIL
COUNTY PLANNING DEPARTMENT
COUNTY HALL NORTHALLERTON

DESIGN
GROUP

The Civic Amenities Act 1967

Hutton Rudby - Conservation Area

The North Riding is particularly well endowed with attractive villages and towns both within and outside the boundaries of the two National Parks. Many of them contain areas of considerable architectural or historic interest which merit preservation and enhancement.

The Civic Amenities Act which came into effect in August 1967 recognises this on a national scale and makes it a duty for every Local Planning Authority to determine which areas it is considered desirable to preserve or enhance and to designate such areas as Conservation Areas.

It is proposed that part of Hutton Rudby should be designated as a Conservation Area under the provisions of the Civic Amenities Act 1967.

There is no formal procedure laid down for the designation of Conservation Areas. All that is required is that the Local Planning Authority shall consult with the local authority and after further consultations with any appropriate bodies a plan showing the area concerned must be forwarded to the Minister for his information and published in the manner specified in the Act.

After designation any planning application which would, in the opinion of the Local Planning Authority, affect its character or appearance will be advertised and the authority will take into account any representations relating to that application which are received by them within the period of the time specified for that purpose in the advertisement.

The following are the possible implications of the designation of a Conservation Area.

1. That the County Council should seek by the making of Building Preservation Notices and by use of the Listed Building Consent Regulations if necessary, to prevent the loss or deterioration of buildings included on the Ministry of Housing and Local Government List of Buildings of Special Architectural or Historic Interest and any other buildings of importance to the townscape subject to all other reasonable considerations being taken into account.

2. That consideration should be given to the desirability of making applications to the Minister of Housing and Local Government for directions under Article 4 of the Town and Country Planning (General Development) Order, 1963, that certain types of development which are at present automatically permitted by the Order should thereafter have to be the subject of application to and approved by the local planning authority before being undertaken. This would apply, for example, to relatively small alterations to or extensions of existing buildings.

3. That control of new development should be exercised so as to ensure that it accords with the special architectural and visual qualities of the area, whilst at the same time allowing the area to remain alive and prosperous, and to facilitate the effective exercise of such control, the County Council would in appropriate cases require, under the provisions of Article 5(2) of the General Development Order, 1963, planning applications to be submitted in sufficient detail to be fully indicative of the proposals giving rise to any particular application and not in outline form.

4. That the whole of a Conservation Area should be defined as an Area of Special Control for the display of advertisements.

5. That Tree Preservation Orders should be made where it is necessary to protect trees which make a contribution to the environment of the Conservation Area; that the County Council should require any new development to include proposals for tree planting and landscaping where this might be considered appropriate and desirable and that consideration be given to the promotion of schemes for tree planting designed to enhance the existing environment.
6. That greater emphasis should be given to town improvement schemes and measures to secure the preservation of buildings of architectural or historic interest.

Description of the Conservation Area

The village is situated on a spur overlooking the River Leven valley. It has grown up around a large green which is broad at its eastern end and tapers gradually away to the west. A rise towards the centre of the green from both directions divides it visually into two separate spaces. The avenue of mature trees which is planted alongside the road is one of the most attractive features of the village. The approach roads lead in through narrow gaps emerging into the enclosed space of the main green.

While there are no buildings of outstanding architectural merit in the village, the groups of mainly 18th century cottages create a pleasant rural environment which is greatly enhanced by the mature trees on the village green. The best buildings in the village are the Bay Horse public house, (category II listed) 17th and 19th century, and Hutton House (category III) 19th century.

A network of footpaths provides access to the densely wooded banks of the River Leven and there are some good walks from the village, with fine views of the river valley. This is an important amenity area adjoining the village, and is therefore included in the Conservation Area.

Enterpen, which forms the southern extension of the village, has a few minor listed buildings in pleasant surroundings and forms an attractive approach to the village from this direction.

Conservation policy in Hutton Rudby will aim at preserving the existing environment by the careful exercise of development control over any new development. Consideration will be given to the protection of the trees on the village green by a Tree Preservation Order.