



# Conservation Area

appraisal and management plan



## Farnborough Hill



**DRAFT**

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# 1. Introduction

## Overview Document

- 1.1. This document should be read alongside the Rushmoor Conservation Area Overview document<sup>1</sup> which sets out the context in which conservation areas in Rushmoor have been designated. This includes the legislative and planning policy framework as well as the geographic and historic setting of the Borough. The Overview document also explains what you need planning permission for, if your property is within a conservation area.
- 1.2. Whilst nationally listed buildings may be included within a conservation area, it is the combination of factors such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns that create the sense of place that gives the area its special character and appearance. Less tangible senses and experiences, such as noise or smells, can also play a key part in forming the distinctive character of an area. It is this character, rather than simply individual buildings, that the conservation area designation seeks to preserve and enhance.

## Appraisal and Management Plan

- 1.3. This appraisal document sets out the special architectural and historic interest of the Farnborough Street conservation area, which justifies its designation as a heritage asset, the character or appearance of which it is desirable to preserve or enhance. The appraisal also identifies which features of the conservation area make a positive or negative contribution to its significance and is accompanied by a management plan which sets out ways in which homeowners, the local community and the Council can manage change in a way that conserves and enhances the historic area.
- 1.4. Character appraisals and management plans provide a framework and guide to enable planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Local Plan.

## Sub-Character Area Appraisals

- 1.5. There are three different character areas within the proposed conservation area:
  - Farnborough Street and Ship Lane
  - Railway and industrial buildings
  - Rectory Road
- 1.6. It is proposed that these areas are protected based on their spatial character, architectural qualities and historical development as well as the contribution they make to the conservation areas.

<sup>1</sup> Document available to view at: <https://www.rushmoor.gov.uk/conservationareas>

## **2. Proposed Name and Boundary Change**

### **Name Change**

- 2.1. This conservation area is currently designated as 'Farnborough Hill Conservation Area'. We recommend that the name of the conservation area is changed to "Farnborough Street Conservation Area" to reflect the importance of the historic road and crossroad within the conservation area.

### **Proposed to Be Removed from the Conservation Area**

- 2.2. Conservation areas are intended to recognise areas of historic or architectural character. The location of the boundary for a conservation area is a qualitative decision relating to character. It is essential for the protection of conservation areas that only areas which are a heritage asset are designated so that the concept of conservation is not devalued (NPPF, Paragraph 191).
- 2.3. It may be appropriate to exclude developments on the edge of a conservation area that do not positively contribute to the character or appearance or which have a limited visual relationship with the rest of the area. It is also important that the boundary follows features on the ground to minimise confusion in the future, so removing areas from within the conservation area should not create an inappropriate boundary.

### **Suggested Boundary Amendments**

#### **Woodland Crescent and the North of Ship Lane**

- 2.4. The properties along Woodland Crescent and on Ship Lane were built after the original designation of the conservation area and do not contribute towards its historic character. The exception is 2 Woodland Crescent, which appears to be an earlier building. It is therefore proposed that the conservation area boundary is amended to remove this area, but that 2 Woodland Crescent is considered, on the individual merit of the building, to be included within the Locally Listed Heritage Assets.

#### **Farnborough Hill School and grounds**

- 2.5. Farnborough Hill School is a grade I listed building set in extensive grounds which is screened from the streets by trees, fences and walls. There are therefore limited views into this private space due to the trees providing screening, and although there are public rights of way to the east of the area, there is no public access through the site.
- 2.6. The grade I listed "Main Building to Farnborough Hill Convent" is now the school building. This forms its own curtilage and protection, within the grounds of the listed curtilage and the wider setting. This is protected under the listing as governed by the Planning (Listed Buildings and Conservation Areas) Act 1990 Part 1, Section 16 (2) and Part 1, Section 66 (1) & (2) and the National Planning Policy Framework and is the highest level of heritage protection available

within the UK. Grade I listing provides greater protection and security compared to a conservation area, therefore de-designating this area will not reduce the level of protection offered, except for trees where landowners within a conservation area must notify the council of any works to be undertaken to trees.

- 2.7. The school and its grounds are also designated as an Important Open Area in Local Plan Policy NE2 (Green Infrastructure) in recognition that large open spaces within the urban area are significant in terms of amenity, health and well-being. In addition, the school playing fields are protected by Local Plan Policy DE7 (Playing Fields and Ancillary Facilities) which seeks to protect the existing provision of playing fields to meet current and future demands.
- 2.8. The trees within the open space are a vital amenity and part of the green infrastructure for the area, so it is recommended that they are assessed by the Council's Arboricultural Officer in order to identify whether they meet the criteria for serving a TPO (Tree Preservation Order) to protect the amenity value of these trees. However, once these trees have been surveyed, it is recommended that the boundary of the conservation area is amended to exclude this area.

#### **Woodstocks and The Chase**

- 2.9. This area of the current conservation area is made up of 1960's infill. There are no views from these cul-de-sacs into or out of the proposed conservation area. These infill developments do not add to the historic character of the area, and there are no views or clear linkages between this area and the historic core of the village.

#### **Home Farm Close**

- 2.10. This area was undeveloped when the conservation area was first designated. This road consists of modern styled houses, and although there are several prominent trees which would need to be referred to the Council's Arboricultural Officer for an assessment as to whether they meet the criteria for serving of a TPO (Tree Preservation Order) to protect the amenity value of these trees. It is proposed that the boundary of the conservation area is adjusted to exclude this street.

#### **Highgate Lane and Chingford Avenue**

- 2.11. The majority of the houses along Highgate Lane and Chingford Avenue were built in the 1960s. Although the houses have been finished to a high standard, they are very different in appearance to the historic character of the conservation area. It is therefore recommended that this area is removed from the conservation area. Highgate Lane is tree lined to the north side where it abuts the boundary of Farnborough School. There are also several prominent trees along Chingford Avenue which will be assessed by the Council's Arboricultural Officer to ascertain whether a TPO (Tree Preservation Order) should be served to protect these trees of amenity value.

## Chapel Street

2.12. Chapel Street has had two infill developments along its short length. 11 Chapel Street appears to have its original brickwork and form, but the terraced buildings alongside it have had numerous additions including extensions, rendering and porches. An assessment needs to be made as to whether to locally list this building. However, due to the lack of historic character and appearance, it is recommended that this area is removed from the conservation area.

## Tree Protection

2.13. Trees in a conservation that meet [specified criteria](#)<sup>2</sup> are protected by legislation so that councils should be notified of any works to a tree. By adjusting the boundaries of the conservation area, this will mean that some trees which are currently protected will no longer be within the conservation area boundary. The existing Tree Preservation Orders within this area would not be affected by the boundary being adjusted to exclude this area. In order to ensure that valuable trees are not lost, the Council's Arboricultural Officer has been kept abreast of the suggested alterations to the boundary. An initial observation of the trees which will be affected has been made, and the TPO (Tree Preservation Order) process can be initiated where it is considered that there are trees worthy of protection.

<sup>2</sup> <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#Protecting-trees-in-conservation-areas>

# Woodland Crescent and Northern section of Ship Lane



# Farnborough Hill School



Farnborough Road looking North



Wall along Farnborough wall boundary on Ship Lane



Farnborough Road looking South



Entrance to 125 Ship Lane



Looking North on Ship Lane from Newton Road



Facing South on Ship Lane towards Newton Road



314 Farnborough Road



Hedge along Ship Lane



Farnborough School from Newton Road



# Woodstocks and The Chase



1—3 Woodstocks



Prominent tree on corner of  
Woodstocks and Ship Lane



16—17 The Chase



1—3 Woodstocks



3—5 Woodstocks



Prominent group of trees at the  
end of The Chase



14—16 The Chase



Prominent group of trees by the  
entrance to Woodstocks

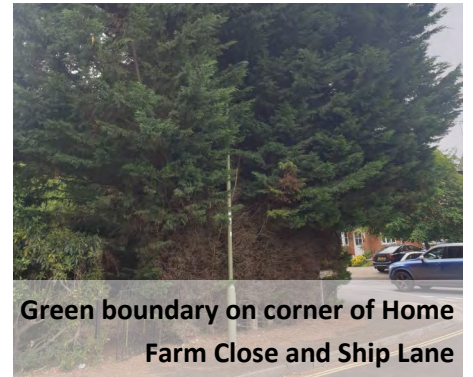


Prominent tree between 9—10  
The Chase

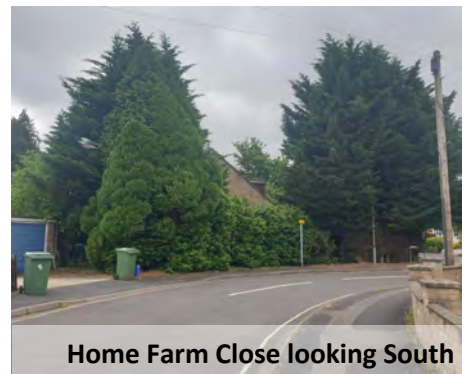
# Home Farm Close



3-6 Home Farm Close



Green boundary on corner of Home Farm Close and Ship Lane



Home Farm Close looking South



1 Home Farm Close



2-5 Home Farm Close



2-5 Home Farm Close

# Chingford Avenue and Highgate Lane



View up Chingford Avenue from Highgate Lane



View West on Chingford Avenue



Highgate Lane



Chingford Avenue



Chingford Avenue



Highgate Lane



Chingford Avenue facing Highgate Lane



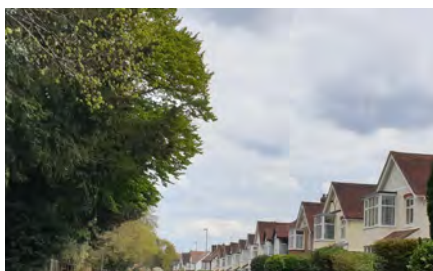
52-56 Chingford Avenue



Highgate Lane



Highgate Lane



Highgate Lane



Highgate Lane

# Chapel Street



7 Chapel Street



8-2 Chapel Street



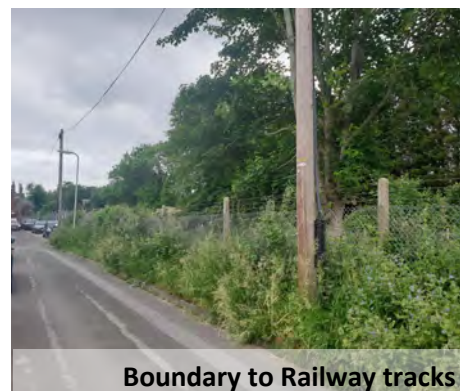
11A Chapel Street



2-4 Chapel Street



2-4 Chapel Street



Boundary to Railway tracks

### **3. An Overview of Farnborough Street Conservation Area**

#### **Designation History**

- 3.1. The Farnborough Hill conservation area was designated in 1980 and then amended in 1982 and 1989.

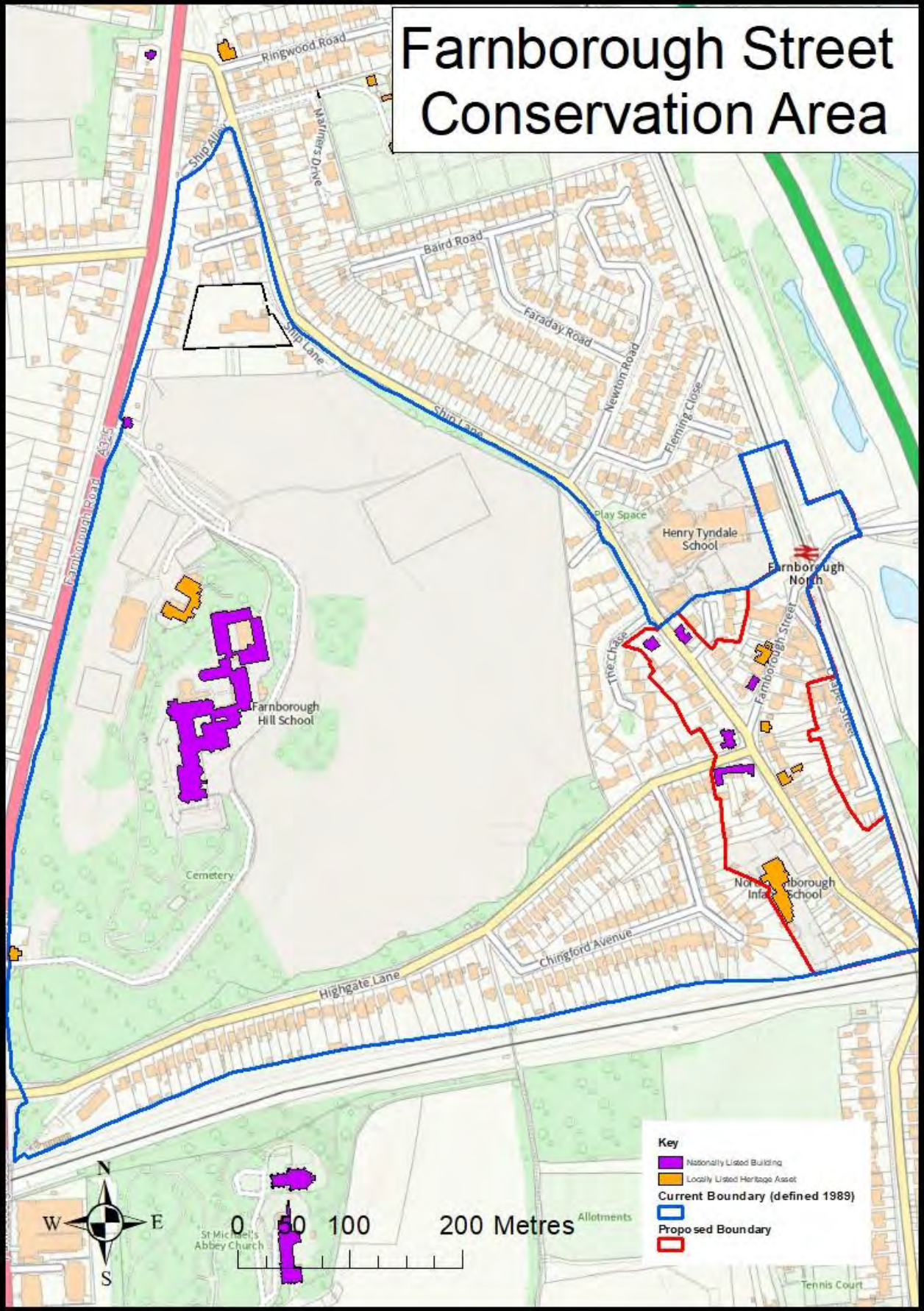
#### **Location**

- 3.2. Farnborough Hill conservation area is located on the north-eastern periphery of modern Farnborough and covers an area centred on the historic crossroads of Rectory Lane, Ship Lane, Farnborough Street and Highgate Lane.

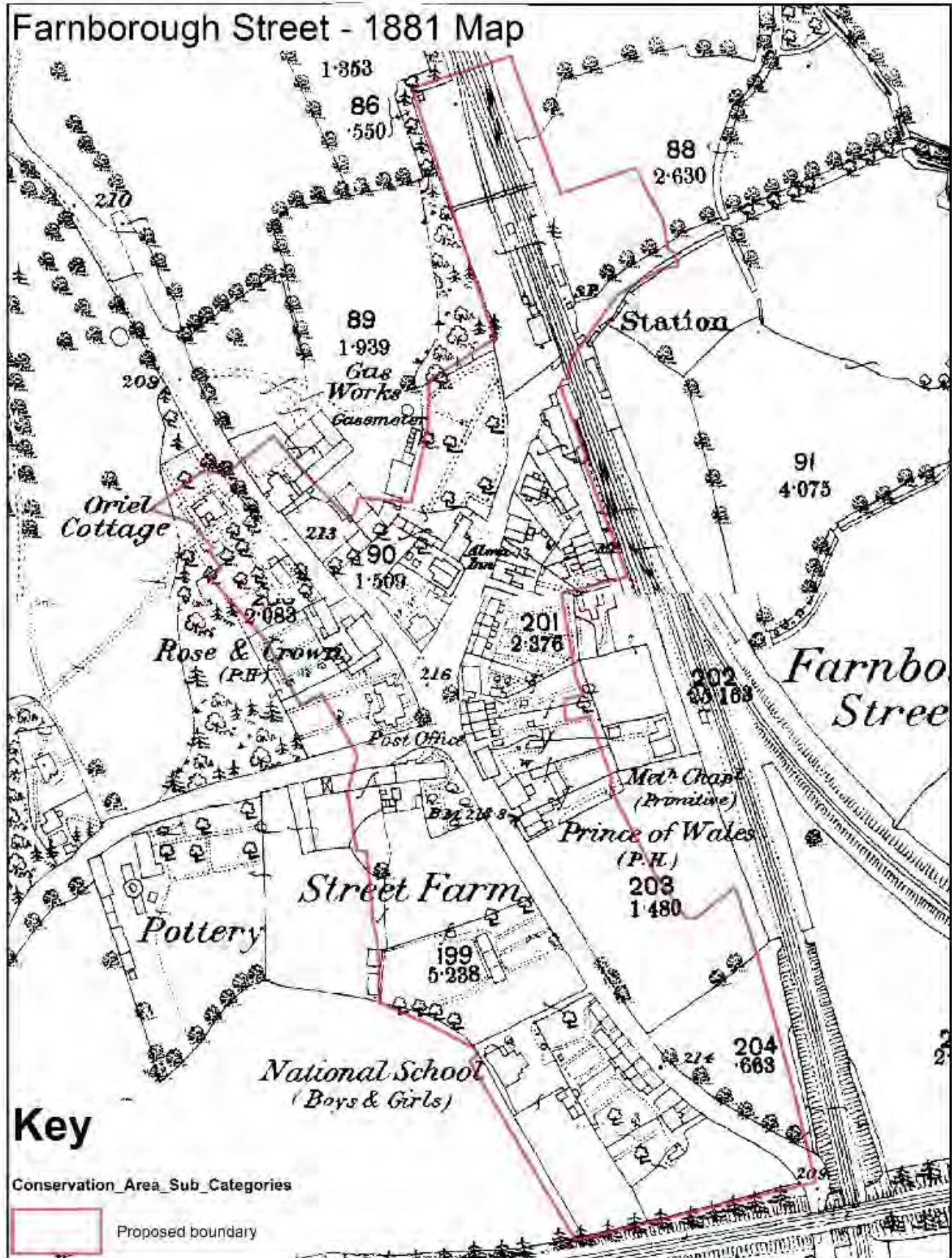
#### **Area Development**

- 3.3. Farnborough Street is a compact and now predominantly residential village focussed around the meeting point of several historic routes through the area. It has an informal quality, based around the nucleus of the 17th century hamlet with 19th century and early 20th century infilling and expansion.
- 3.4. The historic form of the village is punctuated by a few notable buildings that stand out by virtue of their distinctive character, architectural quality and prominent placement at key points in the street scene.
- 3.5. Some essence of the formerly mixed character of the historic village which included shops, farms, inns and small-scale commercial production is still apparent in the survival of some buildings and their features, the latter most noticeably along Farnborough Street.
- 3.6. As a result of this pattern of development, it is considered that the Farnborough Hill conservation area has three areas with distinct characters:
  - Farnborough Street and Ship Lane
  - Railway and industrial buildings
  - Rectory Road
- 3.7. Further detail about the special characteristics of each of these areas is set out in the following sections.

# Farnborough Street Conservation Area




# Farnborough Street - 1881 Map



## Key

Conservation Area Sub Categories

 Proposed boundary



0 45 90 Metres

(c) Crown copyright and database rights  
2020 Ordnance Survey 100024264






# Farnborough Street - 1961 Map



## Key

Conservation\_Area\_Sub\_Categories

 Proposed boundary

N



0 45 90 Metres

(c) Crown copyright and database rights  
2020 Ordnance Survey 100024264

# Farnborough Street Conservation Area



## **Sub Area 1 - Farnborough Street and Ship Lane**

### **Area Summary**

- 3.7. This historic residential area includes the crossroads between Farnborough Street and Ship Lane which was a focal point for the local community. Distinctive features of this area are the amenities available such as Farnborough North Station, a pub and two schools to the north and south.
- 3.8. This area retains a vernacular village aesthetic despite its urban surroundings, which is enhanced by the green backdrop from the railway and the playing fields which shroud the area. A distinctive feature of the area is the openness of the crossroads, framed by several substantial historic buildings, some of which are nationally listed.

### **Views**

- 3.9. This area has prominently flat typology, and views within the area are mainly contained within the street. There are several clusters of notable historical buildings, including around the crossroads. The crossroad offers a focal point for views and is a defining feature of the conservation area. The view down Farnborough Street is straight in either direction, however, Ship Lane gently curves, providing an unfolding view.

### **Streetscape and Boundaries (Public Realm)**

- 3.10. The road and paving are tarmacked, with some traditional lamp posts. Farnborough Street gives the appearance of being narrow and enclosed by houses, creating a more constrained street scene. The road widens informally around the crossroads. At the crossroads, there is a traditional style finger post road sign additional to standard street road signs. The varied gaps between buildings illustrate how the area developed informally. Early photographs of the area suggest a mix of boundary treatments including walls, fences and hedges which is reflected in the current boundaries visible within the area.

### **Open Spaces, Parks and Gardens and Trees**

- 3.11. The principal open space within this area is around the crossroads, which is a wide informal tarmacked focal point. The majority of houses along Farnborough Street have well-maintained small front gardens, with larger gardens along Ship Lane. There are number of prominent trees within this area, although several historic trees are no longer present, based on historic maps of the area. Behind the ridgeline of the street scene, the background of the area is very green, with trees visible in the gaps between buildings.

### **Building Form and Detail (Architecture)**

- 3.12. Due to the organic vernacular development of the area, most buildings have an individual historic style. Farnborough Street is mainly made up of small plots, including terraced cottages, with larger plots towards the crossroads and along Ship Lane.

# Farnborough Street and Ship Lane



3-7 Ship Lane



Oriel Cottage, 23 Ship Lane



14 Ship Lane



Emperor House, Empress Cottage,  
Eugenie Cottage, Ye Olde  
Farmhouse



View of Crossroads



Looking East on Farnborough  
Street



Empress Cottages, 2 Highgate Lane



15 Ship Lane



9 Ship Lane



14 Ship Lane and Rose Cottage 12  
Ship Lane



6-8 Farnborough Street



Yew Tree Cottage, 4 Farnborough  
Street



Oriel Cottage, 23 Ship Lane

3.13. Materials are primarily red brick, with some houses having white render, potentially with wooden frames internally. The majority of roofs are gabled, with roofing material varying between clay tiles and slate. There are several original chimneys visible within this area. Front doors are wooden, some with half lite, but the majority are replacements. Windows are predominantly sash, some of which have been replaced with varying degrees of sympathy to the original character.

### **Alterations**

3.14. A distinctive character of the public realm is the division between public and private space in front of the dwellings. Although, in some cases, the boundary treatment has been lost, this semi-private space frames the historic buildings and is important to the settings.

3.15. There are phone lines across the street in multiple places which affect the view of the street.

3.16. A large number of windows within this area have been replaced with varying levels of sensitivity to the historic context. Front doors also appear to have been replaced. However traditional style wooden doors do not appear inconsistent with the character of the area.

3.17. It is apparent from historic photographs of the area that a number of large trees which framed the crossroads are no longer present. Removing established trees should be discouraged in order to check the urbanisation of the area.

## **Sub Area 2 - Railway and Industrial Buildings**

### **Area Summary**

3.18. The buildings in this area were constructed to support light industry which developed due to the busy station and consequently the easy transport route into London. The area retains some commercial use, but there have also been some residential conversions.

3.19. The railway has heavily influenced the development of this area and continues to attract plenty of people throughout the day.

### **Views**

3.20. The typology of this area is very flat, but interest is added by the gentle curve of the street which creates an unfurling view towards the station and the railway crossing. The focal point at the end of Farnborough Street is number 33/33a, a former brewery building from the 19<sup>th</sup> century which takes centre stage compared to the station, which is set back from the line of sight.

3.21. From the station car park area, there are views across the railway to the old railway master's house, as well as into the builders' yard next to the station. From the station towards Chapel Street, there are two imposing industrial buildings, both of unique vernacular style which is

# Railway and Industrial Buildings



3-7 Ship Lane



33-33a Farnborough Street



14-16 Farnborough Street



27-29 Farnborough Street



View of the corner of Farnborough Street



14 Ship Lane and Rose Cottage 12 Ship Lane



14-16 Farnborough Street

key to the sub-character of this area. The views within this area are short, with glimpses of yards behind the workshops and with a backdrop of greenery.

#### **Streetscape and Boundaries (Public Realm)**

3.22. The east side of Farnborough Street is narrow, with buildings opening straight on to the tarmacked pavement, reflecting their industrial history and dominating the streetscape. The buildings all have different plot sizes, and there is no alignment between the buildings. Most of the street furniture consists of street signs relating to parking conditions and the businesses within the buildings around the station.

#### **Open Spaces, Parks and Gardens and Trees**

3.23. Although there is a noticeable lack of trees within this area, the immediate backdrops to this area are the trees on the other side of the railway and the hedge along Chapel Street. This industrial area sits within a semi-rural public area which highlights the uniqueness of the character of these buildings.

#### **Building Form and Detail (Architecture)**

3.24. The buildings within this area still have features reflecting their industrial history, although some buildings have been converted to residential use. The historic fabric of these workshops and storage buildings is still evident, with their form and associated yard.

3.25. Materials are primarily red brick with clay tile roofs, which are either gabled or hipped. The factory appearance of the area is reflected in the wooden slatted doors and the variety of unusually shaped sash windows.

#### **Alterations**

3.26. There are numerous signs for businesses, road traffic and relating to the station.

### **Sub Area 3 - Rectory Road**

#### **Area Summary**

3.27. Although this area is mainly residential, the school and pub along this road influence the character of the area and the historic fabric.

3.28. This area is very active, with almost constant car usage along this road as well as pedestrians travelling through the area.

#### **Views**

3.29. The road in this area is mainly straight, with a curve towards the railway bridge at the southern end. Focal points include several prominent trees in both the public and private realm, as well as North Farnborough Infant School. The views are mainly urban, with the green backdrop of

the vegetation along the railway line visible behind houses. The imposing façade of the buildings creates a series of interesting views along this road.

### **Streetscape and Boundaries (Public Realm)**

3.30. Rectory Road is made up of a series of formal spaces. The street is wide, flat and mainly straight, with a curve towards the southern end. The historic boundary treatments have mainly been tarmacked in order to create parking spaces. There are numerous signs relating to the school and parking within the area, as well as modern lamp posts.

### **Open Spaces, Parks and Gardens and Trees**

3.31. The road is made up of flat private spaces. The gardens to the east side of the road have mainly been tarmacked and had their boundary treatments removed. North Farnborough Infant School is set back from the road to create a more open form to the area. There are several dominant trees within this area which provide visual interest, which combined with the green backdrop of the railway embankment to the south provides a green setting to this urban area.

### **Building Form and Detail (Architecture)**

3.32. The general street scene is characterised by mainly Victorian and Edwardian housing, with some later infill development. The buildings along the eastern side of Rectory Road are medium scale, increasing in height towards the southern end of the road. The terrace and semi-detached form of the houses creates an illusion of an almost-continuous façade with a symmetrical arrangement.

3.33. The fabric is mainly red brick, with cantered bay windows and slate gable roofs. Embellishments include features such as decorative tiles, brickwork and masonry. There are some decorative chimney pots and stacks which are an important feature of the roofline. The doors are set within recessed arches, with skylights above the half-lite front doors. In some places, the traditional wooden sash windows have been replaced with modern units, with varying degrees of sympathy to the historic context.

### **Alterations**

3.34. Although the windows appear to retain their original openings, most of the windows have been replaced with varying and sometimes insensitive veneer units.

3.35. A distinctive characteristic of properties within this area is a brick boundary wall. However, many have been removed, to the detriment of the area's character.

3.36. There are numerous satellite dishes, aerials and associated wiring which break up the façade as well as the roofline.



# Rectory Road



148—150 Rectory Road



183—185 Rectory Road



The Prince of Wales,  
184 Rectory Road



North Farnborough Infant School, Rectory Road



146 Rectory Road



160—162 Rectory Road

## 4. Listed Buildings

Name	Grade	Link to Historic England
Empress Cottages, 2 Highgate Lane	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092609">https://historicengland.org.uk/listing/the-list/list-entry/1092609</a>
Oriel Cottage, 23 Ship Lane	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1156289">https://historicengland.org.uk/listing/the-list/list-entry/1156289</a>
14 Ship Lane and Rose Cottage 12 Ship Lane	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1339699">https://historicengland.org.uk/listing/the-list/list-entry/1339699</a>
Yew Tree Cottage, 4 Farnborough Street	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092634">https://historicengland.org.uk/listing/the-list/list-entry/1092634</a>
Emperor House, Empress Cottage, Eugenie Cottage, Ye Olde Farmhouse	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092639">https://historicengland.org.uk/listing/the-list/list-entry/1092639</a>

## Locally Listed Heritage Assets

Reference	Name
LL5116	Elm Tree House, 9 Farnborough Street, Farnborough, Hampshire, GU14 8AG
LL5117	Imperial Arms, 12 Farnborough Street, Farnborough, Hampshire, GU14 8AG
LL5135	North Farnborough Infant School, Rectory Road, Farnborough, Hampshire, GU14 8AJ
LL5137	The Prince of Wales
LL5153	Outbuilding to The Prince of Wales

## **5. Management Plan**

- 5.1. The Management Plan outlines a positive strategy to deal with the threats and opportunities identified in the Conservation Area Appraisal.
- 5.2. The effect of incremental, small-scale change within a conservation area can be cumulative and negative, particularly when involving the loss of key architectural features such as chimneys, boundary walls or traditional windows and doors. Incremental change is particularly difficult to manage as it is not automatically managed through the planning system and therefore requires good stewardship by the residents and property owners.

### **Good Stewardship**

- 5.3. The active management of small-scale change within the conservation area is the responsibility of the people who live and work in that area. Community-led conservation involves guiding positive change and positive regular maintenance. The owners of properties situated within a conservation area are caretakers of local heritage for future generations, and commitment to good conservation practice is vital for preserving and enhancing its character and appearance.
- 5.4. Living in a well-maintained conservation area often increases property value and appreciation, as well as the general desirability of the area and its community value. Conservation areas are valued for their distinctiveness, visual appeal and historic character.
- 5.5. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings and buildings affecting conservation areas.

### **Positive and Negative Attributes**

- 5.6. The following section details proposed actions to address some of the principal positive and negative features which were identified as part of the character appraisal in order to ensure the continued protection and enhancement of the conservation area.
- 5.7. The conservation area analysis identified the following positive features which are important to preserve the character of the area and give it lasting value:
  - Trees and greenery in both the public and private domain;
  - Original chimneys and pots on the roofline;
  - Boundary walls at the front of properties;
  - Areas of private garden of varying sizes between the boundary walls and properties;
  - The original decorative features of properties;
  - The large plot sizes for the properties towards the south of the conservation area.

5.8. Some aspects of the character of the conservation area are identified as being eroded by negative changes. The following points were highlighted by the analysis:

- Satellite dishes visible from the public domain;
- The loss of boundary walls and hard surfacing of front gardens;
- Properties which have had their brick and/or masonry painted;
- Infill of extensions or developments between properties;
- Phone lines and related items visible from the public domain;
- The replacement of original windows with windows not in a style in keeping with properties;
- The replacement of original doors with doors not in a style in keeping with properties;
- Advertising signs in a residential road;
- The removal of trees.

## Development Management and potential Article 4 Direction

- 5.9. There are greater planning controls over development within conservation areas due to their status. These restrict changes to the external appearance of any building within a conservation area and prevent buildings within a conservation area from being demolished without planning consent. Further information is available in the [Rushmoor Conservation Area Overview document](#) and on our website<sup>3</sup>. However, permitted development rights allow for certain types of alterations without the need for planning permission. Many of these alterations can have an unintended negative impact on the character or appearance of an area.
- 5.10. Further protection of the key features of the conservation area could be accomplished by introducing an Article 4 direction. The purpose of serving an Article 4 direction within or in areas adjacent to a conservation area is to encourage the retention and good stewardship of high-quality architectural features and to preserve and enhance character and appearance.
- 5.11. An Article 4 direction would enable the Council to protect the character of the conservation area by requiring property owners to make a planning application for carrying out certain works. In this conservation area, this could cover the following works to residential properties:
- The replacement, improvement or other alteration of windows or doors;
  - The external painting of a house;
  - The provision of a hard surface to the front of a property;
  - The erection, alteration or removal of a chimney;
  - The alteration or change of roofing material;
  - The erection, maintenance or alteration of a gate, fence, wall or other boundary treatment fronting a property;
  - The installation or replacement of satellite dishes or aerials;
  - The erection or construction of a porch outside an external door to the front of a property;
  - Advertising signs.
- 5.12. It is not the intention of conservation area designation to prevent new development. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within

<sup>3</sup> Available at: <https://www.rushmoor.gov.uk/conservationareas>

the setting of the conservation area (within, views into and out of) should also be carefully managed as it has the potential to detract from its character and special interest.

5.13. In summary, any change to the conservation area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character;
- Be of high quality.

#### **Implementation and Monitoring**

5.14. Progress on the implementation of the Management Plan and the extent to which planning policies in the Local Plan are complied with or effective in protecting the character and appearance of the conservation areas will be monitored through the Council's Authority Monitoring Report.

5.15. These assessments can be used to review and, if necessary, modify the Local Plan planning policies as part of the 5-year review of the Local Plan. The character appraisals and management plans can be reviewed as part of the ongoing evaluation of the Borough's conservation areas.