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1. Introduction

1.1 Background
This Appraisal has been prepared for Milverton Conservation Area which was designated by Taunton Deane Borough Council in 1975 and last reviewed in 1993.

Conservation Areas are defined as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

They are designated to cover the streets and places in our towns and villages that are considered ‘special’ and to thereby warrant greater protection. While bringing some added controls the object of designation is not to prohibit change but rather to manage its quality. The purpose of this appraisal is to provide an in depth analysis of character in order to assist the planning process.

1.2 Planning Policy Framework
Conservation Areas are designated by local authorities in fulfilment of section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Planning Policy Guidance 15 Planning and the Historic Environment provides the statutory guidance for their administration, while specific Local Authority policies also apply (see Taunton Deane Local Development Framework). Further guidance regarding the legal implications of designation can be found in Appendix B.

1.3 Development within a Conservation Area
If you are considering undertaking works to a property, or developing land that lies within a conservation area you are advised to contact a Conservation Officer and the responsible Development Control Officer at Taunton Deane Borough Council for assistance. This appraisal will assist in the formulation of appropriate design strategies for new development, which should be fully articulated within a Design and Access Statement accompanying any planning application. CABE has produced useful guidance (see Appendix A). Please note that it is an offence to carry out unauthorised works.

1.4 Preparation and Survey Limitations
This Appraisal was researched and written by Benjamin Webb, Conservation Officer at Taunton Deane Borough Council, during March 2007. It was revised following public consultation during August 2007, and formally adopted in September 2007.

When reading or using an Appraisal it is important to note the document can never be fully comprehensive. For instance, some aspects of the survey information are limited to those areas which can be reasonably recorded from the public highway and other accessible land.
Failure to mention a particular element or detail must not be taken to imply that it is of no importance to an appreciation of the character or appearance of the Area and thus of no relevance in the consideration of planning applications.

1.5 Community Involvement
Consultation materials were made available at Deane House, Milverton Post Office and the Victoria Rooms, and a drop in session was held at the latter in order to enable local residents and other interested parties to make representations and to ask questions. All consultation materials were available online. Views were invited from the Parish Council and local amenity groups. Consultation responses have been taken into account in preparation of the final version of this document.
2. **Summary of Special Interest**

2.1 **Special Historic Interest**
Milverton is of interest in that the historic form and spatial character of the settlement has not been greatly obscured by modern development. There remains a very close and tangible connection between the village and surrounding rural landscape which has often been lost elsewhere. In places this connection is reinforced by boundaries which run from street frontages back beyond domestic curtilages and into an agricultural hinterland historically filled by orchards.

2.2 **Special Architectural Interest**
The Conservation Area contains a high proportion of listed buildings, these covering a broad age range. Many buildings have undergone a process of evolution the cores in some cases significantly older than the facades. Milverton is particularly notable for its red sandstone character.
3. Site, Situation and Zoning

3.1 Location and Setting
On the edge of the Vale of Taunton Deane, Milverton has a ridge top location in the midst of gently rolling hills. The village has a rural setting which is largely unspoiled by modern development, and this remains appreciable from many parts of the Conservation Area. Fields to the rear of North Street in particular preserve a sense of the historic relationship between domestic and agricultural.

3.2 Economic and Social Profile
Milverton is residential in character and today largely fulfils a dormitory function for the retired and those with work elsewhere. There are no major employers within the village and limited availability of services. A range of housing types occur within the broader settlement.

3.3 Study Zones
Any attempt to split this Conservation Area into Zones is to a large extent superficial given the composite nature of the settlement. However, to assist in analysis of patterns of development it will be split between two character ‘zones’. These are shown on Map 2 and comprise:

**Zone 1:** The loop of principal streets – Sand Street, Fore Street, Silver Street, North Street – and connected side streets (principally Turnpike and Rosebank Road). Characterised by relatively dense development along the streets. A close interrelationship with Zone 2 which it partly encompasses.

**Zone 2:** Comprising the core of the Conservation Area – the ridge upon which St. Michael’s stands – connecting streets Parsonage Lane and St. Michael’s Hill, and roads to the west – High Street and Wood Street. Characterised by a more open pattern of development with significant open space. A close interrelationship with Zone 1 which partly encompasses it.
4. Historic Morphology and Archaeology

4.1 Historic Morphology

**Saxon- Post Medieval Development:**
Milverton may have held significance at an early date, the settlement documented has having a market and comprising estates held by both the Crown and Church in 1086 (Domesday). The size, ridge top position and large land holding of St. Michael’s may indicate its former status as a Minster (mother church). The location of early settlement is unclear though at some point it appears to have been formalised on a grid like plan the layout of which was partly determined by presence of the ridge at its centre. The vestiges of perhaps contemporary linear landholding units which stretch from the street frontage well to the rear of domestic curtilages survive at a few locations, including to the rear of North Street, and parts of Sand Street and Fore Street. Historically the rear sections of these plots were used as orchards, and this pattern remained appreciable until the early twentieth century (see FIG. 3). Latterly the separation of rear from frontage plots, loss of hedgerow boundaries and changes of use have led to loss of identity, though the close historic relationship between domestic and agricultural is preserved to the rear of North Street due to lack of development.

Both Wood Street and High Street are truncated, the former continuing as a footpath beyond its terminus, the line of the latter picked up in field boundaries. It is possible that a sequence of development passing from tracks to roads to tracks has occurred here with changing patterns of ownership and use. Of these the development of Milverton Court and establishment of the turnpike to Wiveliscombe in 1786 were probably most influential.

![FIG. 1 Ancient buildings. Two of Milverton’s oldest residential buildings which contain medieval/post-medieval fabric. Left: The Old House was at one time the residence of the Archdeacon of Taunton. Until demolition during the nineteenth century a large tithe barn stood to the south (see FIG. 1). Right: Rocklyn, notable for its unusual oriel window.](image)

Milverton was made a Borough by the late thirteenth century. A market place was located at The Cross (named after the stone cross which stood there), its area
perhaps originally including the land upon which Market Cross, Fort Villa and Weaver’s Cottage are built. Later on, trading activities were accommodated within an open sided octagonal structure built around the shaft of the Cross and demolished during the mid nineteenth century. It has been suggested that another, perhaps earlier market place, was located in the triangular wedge of land formed by the apparent diversion of High Street on joining St. Michael’s Hill, though this remains conjectural (see FIG. 2).

![FIG. 2](image)

FIG. 2 Excerpt from the 1842 tithe map. 1: Conjectural site of an early market place. 2: The Market Cross – site of a broad open market place upon which infill has occurred and buildings have encroached. 3: The tithe barn.

As with most of the other settlements in the area, prosperity and trade were linked to the cloth and woollen trade, success in which fluctuated. North Street may have been a favoured dwelling place for some of the more prosperous inhabitants from the sixteenth century onwards, though after 1652 market activity suffered a fifty year hiatus correspondent to the outbreak of plague.

18th – 19th Century Development:
By the eighteenth century Milverton had become eclipsed economically and industrially by Wellington and provided much outwork to factories in the latter. The large size of many cottages in Milverton may relate to their dual use as dwellings and places of work. Growing dependence upon external employers may have reduced scope for the expansion of Milverton, though prosperity was still enjoyed by some of Milverton’s population as indicated in the fine houses and remodelled facades of dwellings along Fore Street and North Street. Industrialisation, the closure of factories and the loss of jobs this entailed led to general ‘decline’ from the mid nineteenth century onwards, and this appears the chief reason the village retains a Georgian/early nineteenth century character. Connection to the railway was provided in 1871, the station reached along Station Road. The line closed during the 1960s and the track bed was later used as route for the bypass. A
second notable addition of the late nineteenth century were the Victoria Rooms, built 1887.

**FIG. 3:** 1930s Milverton. Orchards still surround the village though appear thinner than fifty years earlier. The form of the village has undergone remarkably little change with relatively limited ribbon development at the fringes and in backland areas.

**20th Century Development:**
Modern development has consisted of mainly low density infill comprising bungalows or small houses. There has been some small scale development of housing on the fringes of the village, and most recently construction of a new school in the grounds of Olands House. Most of the orchards which surrounded Milverton during the nineteenth and early twentieth centuries have been cleared, one of these giving its name to the municipal housing estate which replaced it.

**4.2 Archaeology**
The whole of the Conservation Area falls within a designated Area of High Archaeological Potential, requiring excavation and or monitoring before or during the course of certain development works. Little archaeological investigation has occurred to date, and it is possible that this could shed some light on the earlier developmental history of the settlement.
5. Spatial Analysis and Built Form

5.1 Urban Structure
Street layout forms a grid like pattern around a central core represented by the ridge of St Michael’s Hill. The principal streets - Fore Street, Silver Street, North Street and Wood Street - form an elongated ‘U’ crossed by Parsonage Lane and closed by St Michael’s Hill. The roughly rectangular circuit thus formed extends settlement over a fairly broad area without dispersing it. Remaining streets plug into this circuit, nodal points formed by intersection of routes at each of the four ‘corners’. In a number of places footways connect main streets to footpaths providing a direct linkage into the wider rural landscape.

5.2 Open Space
Set within the circuit of streets noted above, the extensive area occupied by and relatively open character of the ridge provides the broader settlement with a general feeling of spaciousness. Where this open space bounds the main streets - most particularly along North Street - an attractive counterpoise is provided to the dense frontage development present here. Interesting spaces are formed around the principal junctions either end of Fore Street (one of these the old market place), two and three storey buildings in each case providing a visual terminus to the street.

FIG. 4: View along High Street. The detour in the road combines with ample open space around the church and within gardens to provide an attractive view into the heart of the village. Overhead wiring causes some harm however.

5.3 Views
Views from the Conservation Area into the landscape beyond are provided from the vantage point of St. Michael’s churchyard. The church tower likewise forms a focal point of the view from outside the Conservation Area. Various compositions of high quality are provided by building and street layout, the best of these along High Street towards St. Michael’s (See FIG. 4 above), and along North Street from its junction with Station Road. The view across open fields upon entering High Street provides an immediate connection with the surrounding landscape.
5.4 Plan-Form, Height and Massing
Most buildings are of basic rectangular form perhaps with rear extension, and face onto the street (properties in Turnpike representing unusual exceptions). Terraces occur in a number of locations though most houses are detached or semi-detached and abut across most of Zone 1. Many houses are of three or more bays often giving a bulky form, while most stand at two stories – three stories occurring in isolated instances and providing some punctuation to the street line. A continuous slight variation in roof height provides visual interest and variety.

5.5 Building Density
Given the nature of topography and urban structure development is spread over a relatively wide area, while the centre remains fairly open. Along the roads forming Zone 1 building is more or less continuous but lacks significant depth, and breaks up where land begins to rise or fall sharply. Here the open character of the ridge also provides a strong counter balance to dense frontage development. Zone 2 has a marked spacious character, buildings well spaced both within and between within their plots. This characteristic has been eroded by more recent infill, which has been most successful where concealed from roadside view.

5.6 Edges and Enclosure
The continuous nature of development with frontage more or less directly onto the pavement provides a strong street edge through much of Zone 1. Stone boundary walls are a frequent and important feature within Zone 2 and enclose undeveloped spaces in Zone 1. Given topography walls are sometimes earth retaining and can reach a considerable height – the greatest perhaps achieved in Mill Lane. A notable edge is formed by dense tree cover around the boundary of Olands, this providing a physical break in the pattern of development and a visual terminus to Sand Street, to which interest is nonetheless added by presence of a gateway feature.

FIG. 5: Variety. Each building occupies a roughly equal sized plot, has similar height and massing though articulation and detailing varies significantly between the three. Differences in roof pitch and height give added interest. The soil vent pipe attached to the front of Perlywygge is regrettable.
6. Architecture

6.1 Architectural Style
The Conservation Area has a predominantly Georgian/early nineteenth century architectural appearance which roughly corresponds to the last period of Milverton’s commercial prosperity. Buildings comprise a mixture of more ‘polite’ formats characterised by careful proportion and high quality detailing, and more vernacular cottage formats which are typically plain in appearance and irregular in composition. In few cases more fashionable facades were applied to earlier buildings, though examples of the latter remain partially visible at the Old House, Ivy Cottage and Rocklyn. Notable examples of late nineteenth century municipal ‘gothic’ style typically come in the form of the old school and the village hall.

FIG. 6: Building styles. Top left: terraced cottages with tunnels in Sand Street. Bottom left: mix of Georgian and earlier remodelled merchants’ houses in North Street. Right: pair of well appointed houses in Fore Street.

6.2 Listed Buildings and Important Unlisted Buildings
Schedules of listed buildings and important unlisted buildings are set out in Appendices C and D and identified on Map 3.
6.3 Facades
The principal building material within the Conservation Area is red sandstone. This is most commonly found in the form of random rubble though the use of squared blocks in some properties on North Street and High Street is indicative of higher quality construction. Prior to the nineteenth century rubble was more usually rendered or limewashed, its exposure at this time a fashion. Render remains frequent however lined stucco in particular forming an element of Georgian and Regency designs or contemporary remodelling schemes. Permanent removal of render should not be viewed as generally desirable (see for example the result at The Cottage on North Street), though replacement of hard cement renders with breathable finishes is often beneficial.

It is important to note that an Article 4 Direction prohibiting the painting of previously unpainted facades under normal ‘permitted’ development was made in March 1977. This is applicable to the Conservation Area as then constituted.

6.4 Roofs
Roofing is predominantly slate. Replacement with synthetic products or foreign ‘smooth’ slates has occurred in a number of instances, these tending to stand out awkwardly. Chimney stacks are usually brick, simple in form and often carry plain cylindrical or square yellow clay pots where still present. Roof pitches sit in general at around forty five degrees and form a noticeable but not dominant aspect of building design. A noticeably steeper pitch is encountered on the Victoria Rooms, and Rose Cottage in High Street.

6.5 Windows
Window form varies with house type, and appears roughly equivalent to historic status as reflected in use of vernacular or polite architectural style. There is thus a discernable variation between streets. Fore Street and North Street contain a high proportion of tall multi-paned sash windows which are also employed in most of the larger houses elsewhere. These sometimes carry built up stucco architraves, often since recoated in cement. Smaller houses which make up a higher proportion of the properties in other streets carry squatter window openings filled with casements or more square shaped sashes. Replacement plastic windows are particularly evident in Sand Street though are more generally limited in frequency.

6.6 Other Features of Interest
- Milverton is notable for the raised pavements found along North Street and Fore Street. Along Fore Street these may have served a number of roles. While functional in that they terrace into the slope, they may also have provided a mounting platform for coaches and in some cases provide headroom for cellars. These pavements may perhaps be seen as vernacular equivalents of the ‘area’ found to the front of more formal Georgian developments as seen in Bristol and Bath.
- Two cast iron direction signs are located at the end of Sand Street (see FIG. 7).
• At three points within the Conservation Area (on St. Michael’s Hill, in Silver Street and High Street) brick niches which formerly held stand pipes survive. That in High Street still contains a tap (see FIG. 7).

• The small garage like structure attached to the side of Blackdown House in Sand Street was home to Milverton’s fire engine between the 1830s and 1930s. A plaque marked ‘Engine House’ (see below) is still present on the gable.

7. Street Scene

7.1 Walls, Railings and Gates
Walls constructed in sandstone rubble are a regular feature within the Conservation Area, as is the generally poor standard of their maintenance. Railings do not appear to have been common historically, and where present today have mostly been ‘reinstated’ (see FIGs. 6 and 9). Fragments are identifiable in North Street. Likewise there are few gates to mention with the exception of that to Olands House which forms an important architectural feature at the head of Sand Street.

FIG. 8: Parsonage Lane. Trees and hedges to each side of, and overhanging the road give the latter a rural feel.

7.2 Trees, Hedges and Green Space
- Trees and green space make a particularly important contribution at the heart of the Conservation Area, to the extent that Parsonage Lane has the feel of a country road in spite of being at the centre of the village (see FIG. 8 above).
- Trees play an important townscape role in terminating development at the head of Sand Street and providing a wooded edge along Butts Way.
- Green space along North Street and in High Street makes a particular contribution to amenity, both containing cultivated spring flowering and wild plants. Wisteria and Virginia creeper grown up the face of buildings in North Street also make a notable visual contribution during spring and autumn.
- Historic maps show that Milverton was formerly almost completely ringed by orchards (see FIG.3). Few remnants survive today.
7.3 Public Realm

a) **Groundscape**
Worn pebble pavements are a feature of note within the Conservation Area, these occurring in raised sections along North Street and Fore Street, and along the road edge in the lower part of High Street. Pavements and road surfaces are otherwise simply formed of tarmac. A section of stone kerbing survives at The Cross, the pebble paving here more modern in origin.

![FIG. 9: Pavements. Left: pebble verge along the lower part of High Street. Right: raised pavement in Fore Street.](image)

b) **Lighting**
A single historic lantern stands in North Street and a reproduction in the churchyard. Lighting is otherwise provided by units attached to the fronts of buildings.

c) **Street Furniture**
There is little in the way of street furniture. Several modern metal bollards occur on the south side of Fore Street. These are intended to perform a functional as opposed to decorative role.
8. Damage & Deterioration

8.1 Principal Negative Features
Aspects which have a negative impact upon the character and appearance of the Area include:

a) **Pointing:** The repointing of buildings and boundary walls in Milverton has often been poorly executed causing both significant visual disfigurement, and physical harm to the structures affected. Traditional stone walling uses lime putty based mortar to bed individual stones, the mortar in consequence lying flush between adjacent faces (as opposed to across them). It is interesting to note that prior to the nineteenth century rubble stone properties were commonly rendered. Traditional mortars are softer than the stones from which walls are constructed providing a ‘sacrificial’ function (i.e. the mortar rather than the building stone is preferentially eroded by general weathering – a process reversed where harder cement based mortars are employed). Where repointing has become necessary this should consist of raking loose material out by hand to a depth of 1-1.5 times the width of the joint, followed by the pushing of new mortar mixed with a colour matched and well graded sharp sand between the gaps. FIG 10 depicts a few examples of bad ‘pointing’.

b) **Car Parking:** On street parking within the Conservation is largely unavoidable however it may be noted that the presence of cars does spoil the appearance of some of the Streets.

8.2 General Condition
Buildings within the Conservation Area appear in generally good condition though supposed maintenance works to stone walls have in cases done more harm than good (see 8.1(a) above and FIG 10 below).

8.3 Buildings at Risk
A number of listed buildings within the Conservation Area which may be considered ‘at risk’ from factors of neglect, vacancy or deferred maintenance. These comprise the Engine House in Sand Street which is showing some signs of deterioration on the gable end and the doorway, and chest tombs in St. Andrew’s churchyard which have become overgrown and are being damaged by ivy.
FIG. 10: Pointing. 1. hard and impervious mortar pasted over the surface of the joints causing accelerated erosion of the relatively softer stone. 2. Ribbon pointing applied over the top of joints. Aesthetically ugly and also harmful. 3. Mortar has been pasted over the surface of the wall with a trowel. Where carried out on the walls of a building this will impede breathability and retain dampness. Failure is arising due to shrinkage cracking, lack of a key and erosion of the stone. Moisture is penetrating and becoming entrapped causing accelerated decay. 4. This building has been semi-rendered in red mortar, ‘pointing’ here an applied decoration. Aesthetically ugly and again impeding breathability.
8.4 Threats and Pressures

**Infill and Expansion:** Milverton is remarkable in that the historic layout, character and form of the village have not been as greatly obscured by modern housing development as some other villages within the Borough. Maintenance of this character will depend both upon careful control of infill and careful design and configuration of proposed developments.
9. Recommendations

9.1 Suggested Boundary Changes

The following are added:

- **Strip of open land entering High Street**: This patch of open field (once an orchard – see FIGS. 1 and 3) is immediately visible on entering High Street and represents an important green ‘gap’ in the continuity of development providing physical linkage and view into the landscape beyond. This provides an immediacy of connection between the village and its hinterland which is an important aspect of historic character.

- **Strip of land between Creedwell Orchard Estate and properties on Sand and Fore Streets**: This strip of land retains boundaries which can be traced back from the street frontage, suggestive of an origin defining early landholding units. While use and ownership of this land has changed over time – orchards present here during the late nineteenth century for example – this remains a reasonably intact fragment of the broader of historic townscape and is thus included.

The following are removed:

- **High Meadows, Ridge House and Olands grounds**: The first mentioned are houses built at the edge of the Conservation Area and hold no historic or architectural interest. While Olands is certainly of relevance in terms of the social history of Milverton, the grounds of the house itself play little role in forming the character of the broader Conservation Area given both their peripheral location and the strong ‘edge’ created by tree cover around the boundary. The historic parkland character of the grounds of Olands has itself been entirely compromised through the recent construction here of a school. With reference to PPG15 4.3 the site could therefore be seen to have lost the historic quality which might otherwise have suggested its retention.

It is worth noting that Olands House, curtilage structures and their settings are covered listing, most of the trees here are protected by TPO, and the whole of the area concerned falls outside the settlement boundary (see Local Plan Policy S7). Given both these and the above considerations retention within the Conservation Area is viewed as neither necessary (on grounds of ‘protection’) nor desirable (on grounds of quality and contribution). Those parts of the grounds which do play a townscape role within Zone 2 - namely the dense tree edge along Butts Way, and the trees and gates which together provide a ‘termination’ to development at the head of Sand Street - have been retained.
9.2 Management & Enhancement

Through positive proactive management and focused and appropriate enhancement works, the character and appearance of the Conservation Area may be both preserved and enhanced for the future. Analysis contained within this appraisal should assist in both the formulation and evaluation of development proposals thus helping to ensure that objectives are partially achieved through everyday planning. More broadly the following potentials may be identified and suggestions made. Implementation will depend entirely upon opportunity, priorities and funding, and may involve or be achieved by either the public or private sectors.

- Remedial works to correct areas of incorrectly pointed stonework should be encouraged where this is clearly causing either damage to the fabric concerned, or visual harm. Repointing following the correct procedure, with correctly specified lime mixes (i.e. lime putty based, blended with well graded sharp sand and stone dust) should follow. The permanent removal of render should be discouraged.

- Careful management of trees should ensure that the level and quality of tree cover is maintained where this makes a positive contribution to the character and appearance of the Conservation Area.

- The reduction of overhead wiring could be beneficial in certain parts of the Conservation Area.
Appendix

Appendix A – Further Information and Advice

Legislation, Guidance and Policy:

Design
- Design and Access Statements: How to write, read and use them. CABE 2006. (see www.cabe.org.uk).

Historical Development, Archaeology and Geology:
- Somerset Historic Environment Record.
- Prudden, 2001: Geology and Landscape of Taunton Deane.

Architecture:
- Statutory List of Buildings of Special Architectural or Historic Interest.
- Somerset Historic Environment Record
- Listed buildings in the local area

Further Enquires
Enquiries regarding this Appraisal and for advice should be addressed to:

Conservation Officer
Taunton Deane Borough Council
Belvedere Road
Taunton
Tel: 01823 356356
Appendix B – Conservation Areas: General Guidance

What is a Conservation Area?
A Conservation Area is defined as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. - Planning (Listed Buildings and Conservation Areas) Act 1990. Taunton Deane has 41 Conservation Areas which have been designated to cover the most historically and architecturally important and interesting parts of the Borough's towns and villages.

Various factors contribute to the special character of a Conservation Area. These include: the quality of buildings, the historic layout of roads, paths and boundaries, boundary treatments and patterns of enclosure, characteristic building and paving materials, uses and associations, the quality of the public realm and contribution made by trees and green spaces. A strong 'sense of place' is often associated with Conservation Areas. It is the function of Conservation Area Appraisals to assess and evaluate 'character' as a means of assisting the planning process.

Owning and Developing Land and Property within a Conservation Area

PPG15 Planning and the Historic Environment, provides a principal point of general guidance on the conservation areas. In order to assist in the preservation and enhancement of conservation areas various additional planning controls exist within them:

The substantial demolition of unlisted buildings and structures requires Conservation Area Consent. Proposals will not normally be looked upon favourably where affected buildings or structures are deemed to make a positive contribution to the character and appearance of the area. An approved scheme for redevelopment will normally be required before consent to demolish will be granted. Exceptions to the rule include:

- Small buildings of less than 115 cubic metres.
- Walls, fences and railings less than one metre high abutting to highway (including footpaths and bridleways) or less than two metres elsewhere.
- Agricultural and forestry buildings erected since 1914.
- Certain buildings used for industry.

Where demolition is being considered early consultation with local Planning and Conservation Officers should be sought. It is a criminal offence to carry out unauthorised works.

Within a Conservation Area permitted development rights are subject to some restriction. Planning Permission will be required for:

- Insertion of a dormer window or other alteration to the roof.
- Positioning of a satellite dish or antennae in certain locations.
- Application of external stone, artificial stone, plastic or timber cladding.
- Erection of an extension exceeding 50 cubic metres volume or 10% of the existing volume (whichever is greater).
• Erection of a building exceeding 10 cubic metres volume within the curtilage of a property.

Further restrictions may be applied by the Local Authority or Secretary of State through use of ‘Article 4’ designations where a good case can be made (e.g. covering aspects such as change of windows).

High standards of design are expected for new development within Conservation Areas. Sensitive proposals which pay special regard to prevailing patterns of height, massing, articulation, use of materials and enclosure will be encouraged and have been given renewed emphasis in new statutory guidance notes PPS1 and PPS3. Early consultation should be sought with local Development Control and Conservation Officers.

Various types of advertisement including those which are illuminated will require Advertisement Consent. Advertisements must be sympathetic to the character and appearance of the area.

All trees and shrubs with trunks 75mm or more in diameter at 1.2 metres above ground level are protected from felling, lopping and pruning. Six weeks' written notice must be provided to the Borough Council's Tree Officer in each instance during which time a Tree Preservation Order may be served.

**Implications for the Local Authority**
The 1990 Act makes it a duty for Local Authorities to:

• In exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
• Formulate and publish proposals for the preservation and enhancement of the Conservation Area.
• Review designations from time to time.

The Government’s Best Value initiative (Indicators BV219a-c) also requires the production of Appraisals and Management Strategies, and places an onus upon Local Authorities to consult the public during their production.
Appendix C – Listed Buildings

Below is a table of the principal listed Buildings within the Conservation Area. For further information on these buildings see the Statutory List of Buildings of Special Architectural or Historic Interest, the TDBC website or Somerset Historic Environment Record.

Please note: The table does not include ancillary structures or those within the curtilage of named buildings. These are also covered by the listing. Names of properties given below are those recorded at the time of listing and thus under which they are officially listed. It is possible that some names may have changed. This does not affect the listing itself.

<table>
<thead>
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<td>Stables about 5 metres north of The Lodge, Wood Street</td>
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<td>Church of St. Michael, St. Michael's Hill</td>
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<td>Cross in churchyard to north-west of church</td>
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<td>Group of three chest tombs 3-4 metres south and west of church</td>
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<td>Thomas Palfrey chest tomb 6 metres SSE of church porch</td>
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<td>Homedale and land linking property to flight of steps, Parsonage Lane</td>
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<td>The Fort, St. Michael's Hill (including Little Fort)</td>
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<td>Mansell House and railings enclosing garden south and west, Fore Street</td>
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<td>Gaiges and retaining wall of raised pavement, Fore Street</td>
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<td>Devonia and retaining wall fronting pavement, Fore Street</td>
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<td>Winkley House and Bank House, Fore Street</td>
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<td>No. 29 (Pear Tree House), Fore Street</td>
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<td>Bartlett’s, Fore Street</td>
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<td>Chapel House, Fore Street</td>
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<td>Nos. 1 and 2, Silver Street</td>
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<td>Netherfield, Sand Street</td>
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<td>Thornes House, High Street</td>
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Appendix D – Important Unlisted Buildings

Below is a table of notable unlisted buildings within the Conservation Area (it does not include all those which may be considered to make a ‘positive’ contribution to character and appearance). These are buildings or structures which, whilst perhaps not of special interest in the national context, are nevertheless of local interest by nature of their date, design, materials, historical association, etc. This is not a statutory designation and confers no protection, but does highlight the importance of a building for general planning purposes. It is quite possible that some of these buildings may be of listable quality though they have previously been overlooked.

<table>
<thead>
<tr>
<th>Address</th>
<th>Notes</th>
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<tr>
<td>School House, Sand Street</td>
<td>Late Victorian, an important village building.</td>
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<tr>
<td>The Victoria Rooms, Fore Street</td>
<td>Late Victorian, an important village building.</td>
</tr>
<tr>
<td>High Street, Silver Street, St. Michael’s Hill</td>
<td>Brick standpipe niches.</td>
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<tr>
<td>Perlewygge, Sydenhams, Govetts, Fore Street</td>
<td>An attractive grouping.</td>
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Appendix E – Maps

List of Maps

Map 1: Boundaries
Map 2: Zones
Map 3: Townscape Appraisal
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<td>Bengali</td>
<td><a href="mailto:heritage.landscape@tauntondeane.gov.uk">heritage.landscape@tauntondeane.gov.uk</a></td>
</tr>
<tr>
<td>Chinese</td>
<td>01823 356356 或電郵 <a href="mailto:heritage.landscape@tauntondeane.gov.uk">heritage.landscape@tauntondeane.gov.uk</a></td>
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<tr>
<td>Sylheti</td>
<td>01823 356356 或電郵 <a href="mailto:heritage.landscape@tauntondeane.gov.uk">heritage.landscape@tauntondeane.gov.uk</a></td>
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<tr>
<td>Spanish</td>
<td>Se desear a tradução deste documento para um outro idioma ou em Braille, letras grandes, cassete de áudio ou CD, contacte-nos pelo telefone 01823 356356 ou pelo endereço de correio electrónico <a href="mailto:heritage.landscape@tauntondeane.gov.uk">heritage.landscape@tauntondeane.gov.uk</a></td>
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<tr>
<td>Polish</td>
<td>W celu uzyskania niniejszego dokumentu w innym języku, w języku Braille'a, wydrukowanego dużym drukiem, nagranego na taśmę dźwiękową lub CD prosimy o kontakt pod numerem telefonu 01823 356356 lub na adres <a href="mailto:heritage.landscape@tauntondeane.gov.uk">heritage.landscape@tauntondeane.gov.uk</a></td>
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