

Linslade Conservation Area Appraisal

Linslade Conservation Area was designated in 1974 and was last reviewed in 1993.

The current review, the results of which are set out in the Appraisal document, assesses the setting, character and appearance of the conservation area and identifies opportunities for improving the character of the designated area.

A 28-day consultation period on the draft appraisal document was launched at The Hunt Hotel, Church Road, Linslade on Saturday 12th December 2009.

Boundary Changes

The Appraisal makes recommendation of the following conservation area boundary amendments:

(Canal)

Extension of the conservation area to encompass the historic canal basin to the south of the road bridge and part of the canal to the north of the bridge forming the setting of former wharfage buildings.

The canal was an important feature in the development of Linslade, and this area contributes to the special interest of Linslade Conservation Area

(Nos. 65-71 Wing Road)

Extension of the conservation area to include a characteristic group of buildings with a good survival of historic architectural features.

These buildings make a very important and positive contribution and are good examples of Linslade's varied domestic architecture.

The boundary changes were supported by all respondents to the consultation, and by the Town Council, who viewed the draft Appraisal document at their meeting on the 20th January 2010.

The results of the consultation

The Town Council response;
(Letter dated 28th January 2010)

“The Town Council viewed this document at their meeting on the 20th January 2010 and supported the proposed extension to the Linslade Conservation Area”.

In addition to the Town Council, 26 consultation responses were received, including the Central Linslade Residents Association (CLRA), who responded in detail.

British Waterways was consulted in respect of the proposed inclusion of the parts of the canal within the conservation area boundaries, but did not respond.

The following have been identified as Key Issues

- The future of the Railway Hotel building
[Planning Permission has been granted for conversion into flats, retaining the historic and 'landmark' frontage, but there has been no real progress with implementation. The Local Authority has just exercised powers under Section 215 to require a programme of works to improve the appearance of the building and associated land, which will also hopefully steer the Owner into undertaking the approved scheme].
- uPVC replacement windows and doors and their possible control through an 'Article 4 Direction'
[The actual 'degree of threat' to the conservation area through uPVC replacement windows and doors will need to be established by survey, and any consideration of an Article 4 Direction should be made with reference to a Corporate agreement on their use in the Central Bedfordshire area. Such a 'strategy' has yet to be prepared. The Conservation Officer has agreed to give a specific briefing to the Central Linslade Residents Association (CLRA) on 'Article 4 Directions' and their use].
- Inappropriate high treatments and streetworks
[This issue is addressed in the Opportunities for Enhancement set out in the Appraisal document]