

Pelsall and Rushall Local Neighbourhood Partnership

11 July 2006

Re-defining Conservation Areas in Pelsall/Building Conservation in Rushall-Shelfield Ward

At the meeting of the LNP on 6 April 2006, Mrs. M. Payton reported that the Council's Conservation Officer had confirmed that there are two defined Conservation areas in Pelsall. Concern was expressed about how Grade 2 listed buildings/features such as canal bridges that lay outside the Conservation areas could be protected.

The LNP agreed:-

- to invite the Conservation Officer for Pelsall to accompany LNP Members on a guided tour of the village so that concerns relating to preserving Pelsall's heritage can be raised with them.

The LNP further requested:-

- that a report detailing the historic context of Rushall and Shelfield areas in respect of conservation issues be submitted to the next meeting

Response

Re-defining Conservation Areas in Pelsall

Listed Structures are covered by legislation that provides for their protection. It requires that permission, known as Listed Building Consent is necessary for any works of demolition, alteration or extension to a listed building. In addition the legislation gives the Council powers to prosecute people who carry out unauthorised works to listed buildings and the Council can also serve notices on the owners of listed buildings that are considered to be 'at risk' generally through lack of correct maintenance and repair.

The legislation covering listed structures is much more comprehensive than that covering unlisted buildings in conservation areas. Conservation Area designation does not give additional protection to listed structures.

British Waterways own most of the canal structures and are generally very competent at maintaining the listed structures. Any instances of damage or vandalism should be reported to them.

Pelsall Heritage Walk

During the Pelsall Heritage Walk on the 5th June a number of properties were identified as potential candidates for local listing. These will be assessed against the Council's criteria and if appropriate proposals will be drawn up to add suitable properties to the local list.

Concerns were raised about unauthorised works including signage and roller shutters and also untidy sites. These concerns have been passed to the Council's enforcement officers for action.

Building Conservation in Rushall-Shelfield Ward

There are no conservation areas within this ward, however, on the Lichfield Road at the junction with Daw End Lane there are a cluster of historic buildings, some of which are locally listed namely, 153-157 Lichfield Road that are thought to date from the eighteenth century, 159-161, The Chavasse Almshouses and the Church of Christ the King which is a rare example of a tin tabernacle.

Other important historic buildings are situated along the canal with a number of listed structures including the Manor Arms Public House on Park Road which dates to c1700, Brawns Work Bridge on the Wyrely and Essington Canal and the locally listed Stone House adjacent to Brawns Work Bridge

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