

# **Proposed Horbling Conservation Area and Management Plan**

## **Draft – August 2019**

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## **1.0 Character Appraisal**

### **1.1 Introduction**

An initial survey has been carried out to confirm that Horbling has sufficient architectural and historic interest for it to be considered 'special' in terms of its character and appearance and that it is therefore desirable for its character and appearance to be preserved or enhanced through the designation of a Conservation Area.

This has led to an appraisal being undertaken to provide an understanding of both the significance of the area proposed for designation as a conservation area and what effect impacts bearing negatively on its significance have had.

If, following public consultation, the Conservation Area designation is confirmed the appraisal will form part of the local planning authority's Historic Environment Record and will be part of the evidence base for the local plan and a material consideration in planning decisions.

The purpose of this document is to define the special interest of the conservation area and assess the action needed to protect and enhance the special qualities of the conservation area. The conservation area appraisal and management plan is split into three sections:

- **Section 1:** Conservation area appraisal, which sets out the special interest of the settlement that warrant designation of a Conservation Area.
- **Section 2:** The Management plan, which puts forward proposals for preservation and enhancement of the designated area.
- **Section 3:** An Action Plan to address those issues drawn out in the appraisal and management plan.

This document and management plan should be read alongside the accompanying map.

### **1.3 Location and Context**

Horbling is a small village located only 0.6km north of the much larger settlement Billingborough and 15km north of Bourne. It is one of several villages in South Kesteven that are situated on the Fen Margins, a transitional landscape where the slopes of the Kesteven Uplands give way to the flat topography of the Fens to the east of the A15. It is one of a line of settlements running north from just south of Bourne which occupy the higher and dryer ground alongside the A15 and B1177. The landscape is characterised by a mix of arable and pasture farmland with hedgerows and trees providing enclosure. There are panoramic views eastwards across the fenland landscape.

## **2.0 Planning Policy Context**

### **2.1 Planning (Listed Buildings and Conservation Areas) Act 1990**

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and every local planning authority is required from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas.

A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It is the duty of local authorities to designate such areas in order to ensure that their unique character is preserved and enhanced. Designation grants control over demolition of unlisted buildings, strengthens controls over minor development and also gives special protection to trees. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time and Section 71 of the Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## **2.2 National Planning Policy Framework (NPPF) Revised February 2019.**

In July 2018, a revised National Planning Policy Framework (NPPF) was published and this contains central government policies on Conservation of the Historic Environment. The presumption in favour of sustainable development is the guiding principal of the document and the protection and enhancement of the historic environment is embedded within this approach. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future (para.5).

The NPPF breaks down this definition into three dimensions; economic, social and environmental. Within the environmental dimension sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment' (para. 8). According to the NPPF, a Conservation Area is a '**designated heritage asset**' and has been defined in Annex 2 as:

***'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'***

Importantly, the NPPF states (para.193) that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

In developing this strategy, the following needs to be taken into account (para.185):

- ***the desirability of sustaining and enhancing the significance of heritage assets.***
- ***the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.***
- ***the desirability of new development making a positive contribution to local distinctiveness; and***
- ***opportunities to draw on the contribution made by the historic environment to the character of place.***

## **2.3 Local Development Framework, Core Strategy**

The South Kesteven Council Core strategy was adopted in July 2010 and is one of the most important parts of the Local Development Framework. It sets out the key principles for development management and the conservation of the historic environment is detailed within Policy EN1: The protection and enhancement of the character of the district. Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape. The development must also contribute to its conservation, enhancement and restoration.

## **3.0 Summary of Special Interest**

- A well preserved Fen edge village retaining a historic street pattern and numerous Listed and unlisted historic buildings.
- The village has a nucleated plan form with a historic core focused on the Church of St. Andrew. The churchyard occupies a central position within the village and the trees within its perimeter frame views of the church and contribute to the visual amenity of the conservation area.
- Predominantly Georgian in character, the village retains a largely unspoilt historic core although the character of Sandygate Lane and Stow Lane, in particular, have been somewhat eroded by unsympathetic modern development.
- Older properties are generally positioned close to or at the back edge of the footpath with more recent buildings often set well back within their plots.
- Open spaces on either side of the highway, particularly on High Street, contribute to the rural character and setting of the Conservation Area.
- The grass verges and an open watercourse (Town Beck) along the southern side of Donnington Road and the eastern side of the north end of High Street are attractive features which enhance the setting of the buildings fronting onto these roads. The absence of a footpath on the south side of Donnington Road and in other parts of the village reinforce the rural character of the Conservation Area.
- Traditional craftsmanship survives in original building materials and architectural features and this serves reinforce the identity of the settlement.
- Visual harmony results from the use of a limited palette of traditional building materials.
- Visual continuity is created by numerous stone and brick boundary walls delineating boundaries and linking buildings.

- Trees are a notable feature of the Conservation Area both individually and in groups. These serve to enhance the setting of the settlement as a whole and of individual buildings.

## **4.0 Historical development**

Horbling is thought to be of Romano-British origin.

The village is recorded in the Domesday Book as “Horbelinge” with references to a church and 2 mills. Although no mill survives, evidence is provided in the name Mill Lane for the road entering the village from the north.

Nowadays, in common with virtually all settlements, few residents have any direct connection to the land, the number of operational farms having significantly declined in recent times. Facilities to meet everyday needs that are now lacking in Horbling are to be found in nearby Billingborough.

It retains a public house, The Plough on Spring Lane, due mainly to it being in the ownership of the Parish Council, and there is a modern primary school on Sandygate Lane.

The village gives the impression of being a thriving, close-knit community that serves primarily as a commuter village to the neighbouring towns although, increasingly unusual nowadays, working farms survive within the settlement.

## **5.0 Character and Appearance**

### **5.1 Spatial Character and Townscape Quality**

The village has a largely nucleated plan and despite some limited growth beyond the historic core, the original plan form remains readily discernible.

The landscape is an important part of the setting of the village, being situated at the point where the gentle undulations of the Jurassic Limestone of Kesteven Uplands meet the characteristically horizontal landscape of the Fens.

Despite being only some 16km (26 miles) from the coast as the Crow flies, Horbling is only about 9.6 metres above sea level at the heart of the village and only 6.0m on Donnington Road.

Pevsner’s Lincolnshire addition of *The Buildings of England* describes Horbling as being “*mostly Georgian in character*” (p.393) and this remains the case.

The Conservation Area has a mixed character comprising of a relatively unspoilt historic core focused on High Street, Sandygate Lane and Spring Lane. Apart from the Local Authority housing developments on Sandygate Lane and The Paddocks off Stow Lane, Horbling has been spared modern housing estate development and this has allowed the historic core to retain some visual links to the surrounding countryside.

## **HIGH STREET/BILLINGBOROUGH ROAD (B1177)**

The approach to the village from the south, along the dead-straight Billingborough Road, has a formal character with an avenue of trees lining either side of the road for the short distance between the two settlements. This formality is reinforced by the wooded grounds to Horbling Hall on the eastern side of the road as one enters the village proper. Within the village High Street is characterised by subtle curves in the road that, together with the attractive historic buildings of traditional construction, provide an interesting changes of scene.



Fig.1 B1177 approach to Horbling from the south.



Fig.2 High Street. View south to Church of St. Andrew.

Building densities are much greater on the western side of High Street than the eastern side, with less modern infill between older properties on the latter compared with the former.

There is an abrupt right turn at the northern end of the village where High Street (B1177) becomes Donnington Road.

The Old School and School House terminates the view northwards before the road begins to descend and curves eastwards and No.4 High Street (C17) on the north side of the junction with Sandygate Lane, one of the oldest secular buildings in the village, becomes the next building to terminate the view.



Fig. 3 No.4 High Street is one of the oldest secular buildings in Horbling, dating from the late seventeenth century.

Fig.4 Grade II Listed Dial Cottage. Terminates view at northern end of High Street.

On the western side of the northern end of High Street undeveloped pasture land allows the surrounding countryside to penetrate to the heart of the village. It is important that this attribute continues into the future and such land is kept free of development. The same applies to the large gardens of some of the older properties, the spaces between buildings being of equal importance as the buildings themselves.



Fig.5 View across paddock to open countryside at northern end of High Street.



Fig.6 Paddock between Abbots Farm and Dial Cottage.

After the junction with Sandygate Lane High Street resumes its north/south alignment before a final curve towards the junction with Mill Lane where the B1177 makes an abrupt, right angle turn into Donnington Road. The early nineteenth century Dial Cottage (Grade II Listed) terminates this view.

When travelling southwards along High Street the incline of the road becomes more apparent with the Church occupying a central, elevated position at the heart of the village. The trees within the churchyard frame views of the Church and contribute positively to the character and appearance of the core of the Conservation Area.

Traditionally, buildings are predominately constructed of either stone or brick or, in some instances, a mixture of the two. Unfortunately, several houses constructed of brick have been rendered. Removal of the render to restore their original appearance would be welcomed, unless this would result in damage to the underlying masonry.

Two of the few detractors from this part of the Conservation Area are the lengths of close-boarded fencing enclosing the rear garden of No.12 Spring Lane, and the dilapidated fencing on the part of the frontage to Abbots Farm High Street.





Fig.7 Out of character fencing on High Street.



Fig.8 Dilapidated fencing to Abbotts Farm frontage

## DONNINGTON ROAD

Donnington Road approaches the village from the east in a more or less straight line until the abrupt turning southwards at the High Street/Mill Lane junction.

Donnington Road has a distinctly fenland character, particularly on its southern side where most properties, mainly semi-detached stone cottages, are set back behind the relatively deep Town Beck, an open watercourse that, fortunately, is only culverted for vehicle access purposes apart from at the western end of Donnington Road where an entire frontage has been culverted.

Buildings are mainly set well back on the northern side of the road, as well, although a couple of older houses, Nos.1 & 21 are positioned at the back edge of the footpath in the traditional manner providing variety and interest to the streetscape.

It is believed that there was once a sheepfold on the northern side of Donnington Road, in the field between nos.27 and 39 but no physical evidence of this appears to survive.

A now demolished Manor House once stood on the northern side of the road close to where there is now a pair of timber, semi-detached, former Crown Estate houses.



Fig.9 Donnington Road

Fig.10 Ivy House, formerly on the western side of the Mill Lane, High Street, Donnington Road junction.

## MILL LANE

Mill Lane, formerly Spanby Road, meets Donnington Road where the B1177 makes an abrupt turn southwards and becomes High Street. On the eastern side of this junction there once stood a substantial Georgian house that terminated the view westwards along Donnington Road. This prominent house has been replaced by a modern chalet bungalow that is set back from the road and lacks the presence of the building it replaced. Fortunately, the Coach house the imposing brick wall to the garden of the former house survive and contribute positively to the scene. The wall runs along the western side of Mill Lane and as one enters or leaves the village along this road it provides a strong sense of enclosure. It appears to be in a good state of repair and is now the boundary to No.1 Mill Lane, a modern house largely concealed by the wall.



Fig.11 The Coach House, 1 Mill Lane.



Fig.12 Imposing wall on western side of Mill Lane.

## SPRING LANE

Spring Lane leaves High Street opposite Horbling Hall and runs more or less parallel to it for a short distance before rejoining it further north. It is a road of dual character, with a strong sense of enclosure at its southern end where older buildings, The Plough and its stables and Coach House and No.9 are either close to or only slightly set back from the back edge of the highway and where either brick or stone high walls link buildings.

Some pleasing Georgian buildings survive, including the Grade II Listed Plough Inn, its stables and coach house (now the Parish meeting room) and No.9. The Plough is reputed to be the only public house in the country that is the ownership of the Parish Council.

As one progresses northwards the scene becomes more spacious as buildings, mainly modern, are set back further from the road and are in some instances only single storey. This openness was not always a characteristic of this end of Spring Lane as on the west side there used to be a substantial building known as Red Hall which made the Lane much narrower than it is today. Only part of the perimeter wall to Red Hall survives.

There is a view to open countryside westwards from the northern end of Spring Lane, in the vicinity of Spring Wells.

To the north-west is Brook House, a converted barn, and it is believed that this site contains the remnants of Old Hal fishponds.

There are numerous trees in this part of the village, many the subject of individual and group Preservation Orders. A couple of particularly prominent specimens are the Wellingtonia in the garden of No.8 Spring Lane and the Fir tree to the east of Spring Cottage.

The profusion of trees, the preference for hedges to define boundaries and unmetalled driveways and trackways all contribute to the character of the northern end of Spring Lane where one is very conscious of the proximity of open countryside.

Spring Wells is a Grade II\* listed well dating from 1711 but with evidence of an earlier trough adjacent. The well is a local landmark whose immediate surroundings warrant protection from encroachment.

## **SANDYGATE LANE**

Sandygate Lane is the only road off the eastern side of High Street. There is a strong sense of enclosure near the junction with High Street created by buildings on either side at the back edge of the footpaths and high boundary walls, of brick and stone, on either side. The sixteenth century Church Farmhouse terminates the view along Sandygate Lane from High Street.

The former farmyard to Church Farm has been redeveloped for housing that due to its location and low density has little impact on the scene.

In front of Church Farm the road makes an abrupt turn southwards, with the churchyard on the western side and there is the junction with Church Lane, a short thoroughfare with a high concentration of designated heritage assets in close proximity to the Grade 1 Listed Church - The Old Vicarage and its former Carriage House and Tack Room, a thirteenth century arch in the garden of the former, Church Cottage and Horbling Hall, all of which are Grade II Listed. An outbuilding to Church Cottage, 1 Church Lane) contains a dovecote on its ground floor, the only one recorded in Horbling.

Again walls are an important feature of this part of the village, particularly that forming the boundary to the former Carriage house. Frontages to other properties and the churchyard have neatly trimmed hedges and these, together with the absence of footpaths helps to preserve the rural character of the conservation area.

Modern bungalows fronting the eastern side of Sandygate Lane depart from the traditional built form of the village.

Just before the abrupt bend in the Lane, where it leads eastwards to the primary School and then out of the village, is a terrace of south-facing rendered cottages known originally as Church Row but had become known a 'Poor Row' by the 1871 census and nowadays as 29-33 Sandygate Lane. Originally six 'paupers' dwellings, the terrace is now occupied as three houses. They are effectively single aspect properties that front onto an open 'Green' that was created when pig styes at the end of what was until early 1960's paupers dwellings gardens.

Opposite, on the south side of Sandygate Lane is the local authority built housing estate, on the site of a former Italian Prisoner Of War camp.

This estate and the neighbouring Toller Primary School are outside the conservation area but the 'bonnet-on' parking on the road in front of the School in particular detracts from the approach to the village from the east.



Fig.13 Walls provide a strong sense of enclosure Sandygate Lane – view towards High Street.



Fig.14 Early eighteenth century Church Cottage, No.1 Church Lane.

## STOW LANE

Only the very eastern end of Stow Lane is included in the Conservation Area where there are three late-nineteenth century, brick and slate cottages fronting Billingborough Road that make a positive contribution to the approach from the south. Behind these is one of the two mid-twentieth century local authority housing estates in Horbling that have a negative impact on the setting of and the approach to the conservation area.

### 5.2 Architecture and Building Materials

The traditional buildings date that give the settlement its character date mainly from the mid 17<sup>th</sup> - early 19<sup>th</sup> centuries and are constructed of coursed limestone rubble or brick some of which have been rendered in recent times. Roof coverings are predominantly clay pantile and blue/grey slate. Although some buildings have, unfortunately, had their traditional coverings replaced with concrete interlocking tiles. The material palette of the traditional buildings contributes to the harmonious character of the conservation area.

The loss of traditional timber windows and doors and their inappropriate replacement with uPVC to standard designs detracts not only from the appearance of the individual buildings but also the overall character of the conservation area.

Post-war development has by and large, with only a few exceptions, failed to reflect the local vernacular and the traditional materials palette of the village and so detracts from the overall quality of the built environment. However, the recent small infill development of The Chase, whilst not perfect, is more reflective of the traditional buildings in terms of design and use of materials.



Boundary walls are a significant feature of the conservation area, linking buildings and maintaining continuity of the building line along streets. Walls are a particular feature of the historic core in the vicinity of the Church.

No.6 High Street is an example of a modern house that fits seamlessly into the scene, preserving the traditional building line, using appropriate materials and incorporating traditional features.



Fig.15 21 & 25 High Street. Loss of character with modern inappropriate windows and doors and render over masonry.



Fig.16 No.6 High Street. Sympathetically designed infill off High Street.

### 5.3 Key Views

The principal views outwards from the village occur mainly at the northern end of High Street and westwards from the vicinity of Spring Wells.

The Church is a prominent building within the conservation area and is visible from several vantage points, notably in views southwards from the northern end of High Street and from Sandygate Lane.

Views along High Street are deflected by the subtle curving nature of the road and as one progresses northwards the Old School, 4 High Street and Dial House figure prominently in the scene.

Other notable views are along Donnington Road when entering the village from the east where the view is terminated by a modern house and the Old Coach House and the view along Sandygate Lane from High Street, where Church Farm House terminates a view that is framed by the high walls on either side of the highway.

### 5.4 Contribution of Trees, Hedgerows and Open Space

Trees are a feature of the conservation area which frame key views or form the backdrop to views within and outside of the boundary. The trees lie mainly within private gardens and the churchyard but also include tree stands beyond the Conservation Area boundary.

There are several hedgerows that serve to soften the streetscene and reinforce rurality of the village.

## 5.5 Street Furniture and other features

There are some examples of historic still present within the village and these include the Kesteven County Council 'fingerpost' sign opposite the junction of Billingborough Road and Stow Lane, the 'Soldier's bench on High Street opposite the Spring Lane junction and the 'GR' post box set into the wall of Horbling Hall. The latter is protected by the Listing of Hall which includes any boundary wall. These features add to the historic character of the conservation area and should therefore be retained.



Fig.17 KCC Fingerpost sign on Billingborough Road. Fig.18 GR Post box set in wall to Horbling Hall

## 6.0 Key Historic Buildings

### 6.1 Listed Buildings

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from the local planning authority before any works of alteration (to the interior or exterior), extension or demolition can be carried out. List descriptions are available online via the National Heritage List for England website. It is important to note that Statutory List descriptions are only intended to assist with identifying a building by drawing attention to notable features. They are not, as is often assumed, an inventory of features of interest,

There are 17 listed buildings within the boundary of the conservation area.

The Church of St. Andrew is Grade I listed and is of C12 Norman origins with subsequent building campaigns in the C13, C1 and, C15 centuries. It was the subject of several phases of restoration in the latter half of the C19.

The remainder of the Listed Buildings are Grade II and include a milestone on the western side of the southern end of High Street the Spring Well on low lying land at the northern end Spring Lane.

## 6.2 Positive Unlisted Buildings

There are a number of buildings that make a positive contribution to the character and appearance of the conservation area. The criteria used for selection of positive buildings are those set out within the 'positive contributors' section of Historic England's guidance document 'Conservation Area Designation, Appraisal and Management'. Where a building has been adversely affected by modern changes and restoration is either impractical or impossible, they are excluded. Examples of positive unlisted buildings include, No.6 Spring Lane, an elegant Georgian House now known as the Old Solicitor's Place, Abbotts Farm House and the 'finger' signpost opposite the junction of Billingborough Road and Stow Lane.



Fig.19 No.6 Spring Lane (Old Solicitor's Place)



Fig.20 Sandygate Farm, High Street.

## 6.3 Locally Listed Buildings

At present there are no locally listed buildings in the Horbling conservation area. Buildings identified on the conservation area map as '**positive unlisted buildings**' are recommended for consideration for inclusion on any future Local List of buildings of architectural or historic interest.

## 7.0 Archaeology

Lincolnshire County Council holds the historic environment record (HER) for the County that contains records on historic buildings, sites, structures and below and above ground archaeology.

**Please note that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest**

## **10.0 Management Plan**

### **10.1 Introduction**

In addition to a definition of special interest, local authorities have a duty to formulate and publish proposals on the preservation and enhancement of their conservation areas as specified in the Planning (Listed Buildings and Conservation Areas) Act 1990 section 71.

The aim of the management plan is to put in place management measures to ensure that the character and appearance of the conservation area is preserved and enhanced.

As part of the management proposals, the conservation area appraisal and management plan will need to be reviewed periodically and updated or modified where appropriate.

### **11.0 Effects of Designation**

The national legislative framework for guiding development in conservation areas is provided by the Planning (listed building and conservation areas) Act 1990. The main effects of conservation area designation are:

- Planning Permission required to demolish a building in a conservation area. It is a criminal offence to demolish a building without first obtaining consent.
- Six weeks written notice is required prior to any work being carried out to uproot, fell, lop or top (the removal of the crown and natural structure) trees in a conservation area, not already protected by Tree Preservation Orders. Small trees which are less than 75mm in diameter, fruit trees and bushes are exempt.
- Applicants will need to demonstrate that any development proposal preserves or enhances the character or appearance of a conservation area. Extra publicity is given on planning applications affecting the character or appearance of conservation areas.
- Permitted Development Rights of non residential properties can be restricted using Article 4 (1) Directions.

### **12.0 Article 4 Directions**

Article 4 directions can be introduced by a local authority to protect important features of a heritage asset that are at threat from incremental erosion. These directions withdraw permitted development rights of the GPDO 2015.

Article 4 (1) directions can be used to withdraw permitted development rights on any type of building or land, whether or not fronting onto highway, waterways or open space. Article 4 (2) directions relate to dwelling houses, buildings and structures that front onto a highway, waterway or open space.

The Article 4 directions are confirmed once it is advertised locally (except for certain types that can be made immediately), site notices are displayed and notice is served to residents.

Whereas before April 2010 the Secretary of State confirmed article 4 directions, it is now for local planning authorities to confirm all article 4 directions (except those made by the Secretary of State) in the light of local consultation. The Secretary of State will only exercise their powers in



relation to article 4 directions if there are very clear reasons why intervention at this level is necessary.

### **13.0 Protection for Trees**

Many trees are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required for any works involving lopping or felling a tree greater than 75mm in diameter and 1 meter or more above ground level.

### **14.0 Monitoring Condition**

A survey is carried out from time to time at both a national and local level to assess the condition of significant heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly known as '**Buildings at Risk**'. This survey provides a useful means of monitoring many significant historic buildings within conservation areas and elsewhere and indicates when the action may be required to halt or reverse deterioration.

The local survey covers only Grade II and significant local interest buildings at risk. The Council's At Risk Register is not yet available on-line. The national Heritage at Risk Register covers Grade I and II\* buildings at risk and is available through Historic England available at <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>. There are no buildings on the Historic England 'At Risk' register within Horbling Conservation Area.

The condition of buildings will be monitored and appropriate action instigated where necessary. The Planning (Listed Building and Conservation Areas) Act 1990 gives the local authority powers to protect significant buildings through the following measures:

#### ***Urgent Works Notice***

If the condition of a historic building is at imminent risk, the Act enables the Local Planning Authority to carry out urgent works for the preservation of listed buildings following notice to the owner. These powers can be used in respect of unoccupied parts of listed or unlisted buildings in conservation areas. In the case of the latter, this can only be employed by agreement of the Secretary of State, advised by Historic England. The powers are used to address emergency repairs to ensure the building is weather tight and safe from collapse.

#### ***14.2 Repairs Notice***

If the Local planning Authority considers that a listed building is not being properly preserved it may serve a repairs notice on the owner. The notice specifies the works, which the authority considers reasonably necessary for the proper preservation of the building and can only be served on statutory listed buildings.

#### ***14.1 Section 215 Notice***

Local authorities have the power to serve a section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area. The notice requires the person responsible to clean up the site or building, or the authority may carry out works and reclaim the costs. This can be particularly affective at addresses amenity issues within conservation areas.

## **14.2 Compulsory Purchase Orders (CPO)**

This affords local authorities with the power to compulsory purchase land or buildings that are required to secure development and are normally used as part of a wider regeneration scheme.

## **15.0 Enforcement**

Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a conservation area. An obvious example of this is unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is **criminal offence** to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with UPVC or poor modern imitations, can be detrimental to the buildings intrinsic special interest.

It is not only alterations to listed buildings that can damage the character and appearance of conservation areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings can all erode the special character of conservation area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering). It is important, therefore, that the Council investigates breaches of planning law within conservation areas, as this can help preserve the quality of the historic environment. Anyone can report suspected planning breach by contacting the Council's Enforcement Team. The District Council will follow up reports of unauthorised work and this may lead to enforcement action being instigated.

## **16.0 Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis**

### **16.1 Strengths**

- Well preserved historic core
- The Church of St. Andrew serving as a strong focal point.
- Many buildings retaining vernacular character.
- Boundary walls of brick and stone creating enclosure and continuity of built form along the streets at the heart of the settlement.
- Grass verges and absence of footpaths making a strong contribution to rural character of village.

### **16.2 Weaknesses**

- Inappropriate changes to doors and windows, particularly replacing original sliding sashes with PVCu, and replacing windows with a 'stormproof' design.

- Inappropriately sited satellite dishes having a negative impact on the visual appearance of the conservation area.
- Inappropriate changes to roofing materials.
- Unfortunate use of timber fencing to define prominent property boundaries.

### **16.1 Opportunities**

- There are many buildings in the conservation area; some of which are recognised as being 'positive unlisted buildings' have level of significance that also contributes towards local distinctiveness and identity. In the absence of a local list many of these buildings are unrecognised for the special contribution they make to the conservation area.

### **16.2 Threats**

- Further erosion of character through loss of historic fabric and architectural details.
- Further erosion of character and setting through inappropriate new developments, particularly on the edges of the conservation area boundary and in the grounds of larger properties.
- Incremental erosion of traditional boundary features including walls and hedgerows.
- Erosion of special character of the area through loss of important trees or open spaces between buildings.
- Loss of character through the use of insensitive highways signage schemes including street clutter, poor quality paving and obtrusive road markings.
- Overhead power and telephone cables detract from the character of the village and the setting of Listed Buildings. If opportunity arises the possibility of undergrounding the cables should be encouraged.

## 17.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
1- To develop a list of buildings and monuments that have a significant local heritage interest for Horbling.	Undesignated heritage assets that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance.	The Council to work together with the parish council, local residents, The Heritage Trust of Lincolnshire and the Lincolnshire Historic Environment Record to nominate and develop a 'local heritage list' of buildings and monuments that are valued as distinctive elements of the historic environment of Horbling.
2- Items of historic street furniture and floorscape to be retained and maintained.	Historic street furniture and floorscape contributes towards the local distinctiveness of Horbling.	Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the Conservation Area
3- Ensure that any highway works respect the Conservation Area.	The use of inappropriate materials, design and location of street signage and street lighting can have a detrimental effect on the character and appearance of the Conservation Area.	Liaise with highway authority prior to the installation of street signage and modern lighting to ensure that works are sympathetic to the character and appearance of the Conservation Area. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.
4- Removal of overhead cables and replacement of underground cables.	The use of intrusive overhead cables have a negative impact on the character and appearance of the Conservation Area.	<p>The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables.</p> <p>The Council to contact Archaeologist at Heritage Trust of Lincolnshire to ensure any works do not affect archaeological remains.</p>
Proposed Measure	Issue Addressed	Action Required
5- Any proposed changes must have regard to the historic context in terms of scale, alignment, height,	The negative effect on the character of the Conservation Area through the use of inappropriate materials and design.	The Council will strive to ensure that new development makes a positive contribution to the character of a Conservation Area through the development control

<p>form, style, design and materials.</p> <p>The impact of change upon other important elements including the existing street pattern, trees, views and open spaces is also an important material consideration.</p> <p>Proposals should seek to promote or reinforce local distinctiveness</p> <p>Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.</p>	<p>Development within a designated Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.</p>	<p>process and enforcement powers in accordance with its statutory obligations.</p>
<b>Proposed Measure</b>	<b>Issue Addressed</b>	<b>Action Required</b>
<p>6- Ensure that heritage assets within the Conservation Area are maintained to a high standard.</p>	<p>Heritage assets are an irreplaceable resource and make a valued contribution to Horbling and need to be conserved and enhanced for now and future generations.</p>	<p>The Council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration.</p>

7- To ensure that alterations to the Conservation Area (windows, doors, chimneys, rendering and boundary treatments) seek to preserve and enhance its character.	Unsympathetic features contribute to incremental erosion of character within the Conservation Area	Improved access to design guidance (e.g. street furniture) and advice on maintenance and repair for home owners, developers, property owners and agents. Consider the introduction of article (4) directions to restrict permitted development rights. Article 4 directions will result in planning permission being required for changes to roofs, vent pipes, boundary walls, gate piers, doors and windows.
8- Remove unauthorised satellite/TV antenna	Satellite/TV antenna are visually intrusive and create a cluttered appearance within the streetscene	Develop an enforcement strategy to address unauthorised works.
9- Ensure that new development seeks to retain and enhance original plot and historic field boundaries	Subdivision of plots for residential infill development	Consideration will be given to the contribution that historic plot and field boundaries make to the character and appearance of the Conservation Area when dealing with development proposals.
10- Any proposals for development will have consideration to the above and below archaeological potential of the Conservation Area.	Inclusion of a site on the HER means it is a material consideration in the planning system.	Guidance/consultation should be sought from Heritage Trust of Lincolnshire for any proposals that affect the site or setting of a record on the HER. This may also incur a requirement prior to a decision for a field evaluation or historic building survey where there is substantial demolition or alteration to a heritage asset.
<b>Proposed Measure</b>	<b>Issue Addressed</b>	<b>Action Required</b>
11- All historic floorscape features to be retained	Historic street furniture and floorscape contribute towards the local distinctiveness of Horbling, and are at risk from inappropriate replacement.	Ensure that development proposals and maintenance works take into account the contribution that historic street furniture make towards the Conservation Area.
12- To monitor the condition of heritage assets in the Conservation Area.	Heritage assets that are at threat from deterioration in their structural condition or low occupancy levels.	Heritage assets that are unoccupied or not in active use may be deemed 'at risk' and consideration must be given to their inclusion on the local authority 'at risk' register, or Historic England's 'at risk' register, where appropriate.
13- Chimneys are an important feature which should be retained.	Removal of chimneys that make a positive contribution harms the significance of the Conservation Area.	The local planning authority to continue to use its enforcement powers in accordance with its statutory obligations to address unauthorised works to chimneys.

14- Grass verges and important areas of open space to be retained.	Development proposals that may have a negative impact on important areas of open space including grass verges.	Ensure that development proposals take into account the contribution that important area of open space and grass verges make towards the Conservation Area.
<b>Proposed Measure</b>	<b>Issue Addressed</b>	<b>Action Required</b>
15- Preserve and enhance existing hedgerows and boundary walls, railings and gate piers.	Removal of hedgerows and important boundary features.	<p>Consideration will be given to the contribution that hedgerows and boundary walls make to the character and appearance of the conservation area when dealing with development proposals.</p> <p>Encourage regular maintenance and repair of existing boundary features through the production design guidance. Encourage replanting of new hedgerows.</p> <p>The Council will strive to ensure existing hedgerows and boundary walls are retained by using its enforcement powers in accordance with its statutory obligations, where there have been any planning breaches.</p>

## 18.0 References

Historic England, 2005 *Guidance on the management of conservation areas*  
Historic England, 2016 *Conservation Area Appraisal, Designation and Management*  
Historic England, 2011 *The setting of heritage assets*  
Pevsner, 1964 *The Buildings of England: Lincolnshire*, Penguin  
*National Planning Policy Framework (July 2018)*  
*National Planning Practice Guide, 2013*  
Planning (Listed Buildings and Conservation Areas) Act 1990  
South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*  
Horbling Parish Council  
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## 19.0 Useful Contacts

For enquiries regarding listed buildings and conservation areas please ask to speak to the Council's **Conservation Officer**:

**Telephone 01476 406080**

For enquiries relating to development proposals and planning applications please contact the Council's **Duty Planning Officer**:

**Telephone 01476 406080**

For enquiries related to the Historic Environment Record for Lincolnshire please contact the Lincolnshire **Historic Environment Record**:

Lincolnshire Historic Environment Record  
Lincolnshire County Council  
Witham Park House  
Waterside South  
Lincoln LN5 7JN  
Telephone: 01522 782070  
Email: Dev\_PlanningEnquiries@lincolnshire.gov.uk

For any enquiries relating to Archaeology please contact **Heritage Trust of Lincolnshire**:

Heritage Trust of Lincolnshire  
The Old School  
Cameron Street  
Heckington  
Sleaford  
Lincolnshire  
NG34 9RW  
Telephone: 01529 461 499  
Email: htladmin@heritagelincolnshire.org

Historic England 2nd floor  
Windsor House  
Cliftonville  
Northampton  
NN1 5BE



01604 735460  
Email: eastmidlands@HistoricEngland.org.uk

The Georgian Group  
6 Fitzroy Square  
London  
W1T 5DX  
Telephone: 020 7529 8920  
Email: office@georgiangroup.org.uk

The Victorian Society,  
1 Priory Gardens,  
London  
W4 1TT  
Telephone 020 8994 1019  
Email: admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings  
37 Spital Square  
London  
E1 6DY  
Telephone 020 7377 1644  
Email: info@spab.org.uk

Ancient Monuments Society  
St Ann's Vestry Hall  
2 Church Entry  
London  
EC4V 5HB  
Telephone: 020 7236 3934  
Email: office@ancientmonumentsociety.org.uk

The Twentieth Century Society  
70 Cowcross Street  
London EC1M 6EJ  
Telephone: 020 7250 3857  
Email: caseworker (at) c20society.org.uk

Telephone: 020 7233 7356  
Email: info@warmemorials.org

**Appendix:** Horbling Conservation Area Map  
Key Views Index Horbling Conservation Area

## **20.0 Useful websites:**

<https://historicengland.org.uk/images-books/photos/englands-places/>

<https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

<https://www.lincstothePast.com/>

<http://www.heritagegateway.org.uk/gateway/>