



Corby Glen Conservation Area Appraisal and Management Plan



**Conservation Area Appraisal and Management Plan
Designated 1984
Review January 2013**

South Kesteven District Council

STAMFORD – GRANTHAM – BOURNE - THE DEEPINGS

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1.0 Character Appraisal

1.2 Background

Corby Glen Conservation Area was designated in 1984. 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 details any proposed changes or extensions as part of the 2013 review.
- **Section 2:** Management plan which puts forward proposals for preservation and enhancement.
- **Section 3:** Action plan to address those issues drawn out in the appraisal and management plan.

The appraisal and management plan should be read alongside the accompanying conservation area map.

1.3 Location and Context

Corby Glen is a large village situated mainly on the north side of the A151 Colsterworth to Bourne road, 12 miles south of Grantham. A former small market town, it was known as Corby until 1955 when Glen was added to avoid confusion with the expanding steel town of Corby in Northamptonshire.

The village stands on a small hillside in the Kesteven Uplands which extends northwards from Stamford to Grantham. The undulating landscape is characterised by large fields enclosed by hedgerows with deciduous ancient woodlands and commercial plantations occupying the higher ground. The West Glen River lies to the west of the village but is difficult to discern in the wider landscape due to its small scale.

1.4 Boundary Review

English Heritage guidance (2011, Understanding place, conservation area designation, appraisal and management :6) states that current boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that early conservation areas were drawn too tightly that excluded Victorian or Edwardian phases of development, now considered to be of special interest. Guidance also states that if the original interest has been eroded by subsequent changes or by inappropriate development the boundary should be revised.

As part of the 2013 review and consultation, it was concluded that the original conservation area boundary was drawn too tightly around the historic core and excluded areas of important open space and a small number of buildings that had a positive influence on the character of the conservation area. This included land to the east of

Tanners Lane, the grass verge to the north of St Johns Drive, No. 1 Bourne Road and No. 2 Swinstead Road. In addition the boundary was rationalized where previously it bisected building plots.

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. 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, Section 71 of the same 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)

In March 2012, the National Planning Policy Framework (NPPF) was introduced that combines all of policies of the Planning Policy Statements (PPS) into one streamlined document.

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 (5) and the introduction of 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' (7). 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

Great weight is given to the conservation of designated heritage assets. Heritage assets are an irreplaceable resource and any harm or loss requires clear and convincing justification (132).

In developing this strategy, the following needs to be taken into account (131):

- 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
- 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 nucleated settlement focused on the Market Place with a significant cluster of historic buildings upon which High Street, Church Street and Station Road converge.
- A defined building line that typically fronts onto, or stands gable end to, the highways that are aligned to the rear of the narrow lanes or set back with small gardens enclosed by boundary walls.
- Green spaces such as the village green, The Motte and St John's churchyard contribute to an open character that contrasts to the historic core of the Market Place.
- Undulating topography with a rise and fall between elevated and low lying areas of the conservation area.
- Traditional craftsmanship embodied in original building materials and architectural features.
- Visual harmony resulting from the use of a limited palette of natural building materials.

- Visual continuity created by boundary walls delineating boundaries and linking buildings.

4.0 Historical Development

Archaeological evidence indicates that there is a long history of settlement in the area. Neolithic and Bronze Age artefacts such as arrowheads, flint scrapers and a number of possible Bronze Age ring ditches which survive as crop marks, have been found on the north side of Bourne Road. Romano-British remains include pottery sherds, an earthwork road which extended to Irnham, and remnants of a 3rd to 4th century ironworking site.

The Danes established the settlement in the 9th century and the name translates as wooded area. It was recorded as Corbi in the 1086 Domesday Book which belonged to Bardi, a leading thane of Danelaw, with a population of 270, a stone quarry and flour mill.

A large motte and moat stands on a spur of high ground 200 yards north west of church. It is uncertain whether it was the site of a castle or an early defended manor house, although there are no signs of a bailey. It is possible that it was the site of a 13th century manor house owned by the Peche family, which was replaced at an unknown date either by an undefended house to the north of the church or a hall to the south where the remains of a medieval gatehouse and buttress have been incorporated into the barn to Church Farm. The site is of archaeological significance and is a scheduled monument.

It was an important early commercial and administrative centre. The wapentake of Beltisloe, established in the 10th century under Danelaw, met in the Market Place and dealt with civil, fiscal and military concerns. A market and fair charter was granted in 1239 by Henry III which permitted a weekly market and three annual fairs; the annual sheep fair is the oldest in Britain. The market cross was erected in Market Place during the 14th century and is believed to stand in or near its original location.

The Willoughby Memorial Library and Art Gallery is the former grammar school established in 1673 by Charles Read, a wealthy shipping magnate who also endowed schools in Tuxford and Selby. The school closed in 1909 and was sympathetically restored and converted in 1965.

The village expanded during the 19th century with an economy based upon trade and agriculture. It had a railway station on the East Coast Mainline which opened in 1853 and provided a boost to the local economy until its closure in 1959. A piped water supply was introduced in the mid 19th century and two pumps still stand in Market Place and High Street. The Catholic Chapel on High Street was built 1855-6 in the Gothic style, it was moved from Irnham in the late 19th century when the Catholic Clifford family sold the estate to the Protestant Woodhouse family. The Methodist's built a chapel on

Station Road in the mid 19th century which was rebuilt in 1902. The school on Station Road opened in 1877 and is still in use whilst the Catholic school established on High Street in 1881 is now a private dwelling.

Today the village is a thriving community with a range of local facilities and an economy based upon small scale craft and commercial activities, although there is significant commuting to the neighbouring towns.

5.0 Character and Appearance

5.1 Spatial Character and Townscape Quality

Corby Glen Conservation Area consists of a nucleated settlement focused on the Market Place with a significant cluster of historic buildings upon which High Street, Church Street and Station Road converge. It has a relatively low density of development and a harmonious character derived from a broad similarity of a vernacular architectural style and material palette. A defined building line exists along the streets as the buildings typically front onto, or stand gable end to, the highways and are aligned to the rear of the narrow lanes or set back within small gardens enclosed by boundary walls.



Fig. 1 The Market Place; a key open space enclosed by buildings of traditional design, many of which are of national interest and Grade II listed.

Areas of open green space are mainly concentrated at the southern and eastern end of the conservation area. The village green which lies on the north side of Bourne Road is the principal open space which forms an attractive setting for the war memorial and gateway to the village from the eastern approach along the A151. The Motte, St John's Churchyard and field on the south side of Irnham Road are also significant open spaces which enhance the rural character of the conservation area.

Market Place forms the centre of the village and is a significant open space which contrasts with the enclosed character of the narrow approach routes. It is enclosed on four sides by large scale traditional buildings, many of which are listed, and form an attractive group which is complemented by the 14th century market cross and 19th century water pump. The forward projection of Nos. 7 and 10 creates pinch points at the junctions with Church Street and Station Road. The central square is currently used for car parking which detracts from the setting of the historic buildings and market cross.

High Street has been considerably eroded on the west side and to a lesser extent on the east, by post war developments constructed to the rear of the traditional buildings. The west side is characterised by small scale buildings which occupy narrow plots with modest rear gardens and are typically arranged in small terraces or pairs of semi-detached cottages. Those on the east side are larger in scale with generous rear gardens, some of which have been subdivided by backland development, and are typically detached or semi-detached.

To the north of the junction with Coronation Road, the former Catholic school, Presbytery and Catholic Church are set back from the highway with large front gardens enclosed by boundary walls and mature planting which partially obscures them from view.

Church Street is characterised by large scale detached buildings which occupy large plots. The buildings on the north side are typically set back from the highway enclosed by boundary walls and are partially obscured from view by mature trees and hedges. Those on the south side stand to the rear of the narrow footway creating an enclosure along the road. The group of late 16th to 17th century traditional buildings at its eastern end forms an attractive setting for the church which stands in an elevated position. The road is enclosed by the boundary walls to the church and Rectory which has an attractive 17th century gateway that forms a visual full stop to views along the street.

Station Road has an open character at its west end as it bisects the village green and the avenue of trees forms an attractive gateway to the village. The south side is enclosed by a terrace of traditional brick and stone buildings which stand to the rear of the narrow footway. The buildings on the north side are large scale and detached, comprising of the primary school and former School Masters House, which stands back from the highway enclosed by a low boundary wall, and Methodist Church. Views along the street are curtailed by the curved alignment but the eastern side of Market Place emerges into view to the east of No. 2.

The Green has an open character and a low density of development with deep grass verges in front of the buildings. However, it is somewhat fragmented as the buildings comprise of a large scale post war bungalow, detached garage and a small terrace of late 19th century brick dwellings to the east of Laxton's Lane. The Willoughby Library and Art Gallery is a prominent building and emerges into view to the east of the bungalow framed by the trees at the eastern end of the road. The bowling green and field to the south of The Willoughby library and Art Gallery also make a contribution to

the open quality of this area. Within the field to the south of The Willoughby library and Art Gallery is a small one storey brick building with slate roof and chimney. The building is known locally as '10 Downing Street', owing to senior male villager's congregating on a regular basis at the building and is of local interest.

Moreley's Lane has a low density of development, comprising of large scale detached post war buildings and the library. The church and buildings along Church Street are visible in the gaps between



Fig. 2 St John's Church and tower, located in an elevated position contributes towards key views and is a prominent landmark in the skyline.

the buildings. The hedgerows which enclose the street enhance the rural setting of the village and frame the views along its length. The absence of an appropriate boundary treatment and the area of hardstanding to Briarwood on the north side contrast with the rural character of the lane and detracts from the enclosure along the street.

Irnham Road and Tanners' Lane are characterised by a low density of development comprising mainly of former farm buildings. Irnham Road has a defined building line on its north side as the buildings are aligned to the rear of the highway and linked by boundary walls. The Mount occupies an elevated position and stands within extensive grounds enclosed by a high boundary wall which partially obscure it from view. A section of boundary wall to No 5 has been replaced with a close boarded timber fence which detracts somewhat from the character of the street. The buildings on the north side of Tanners' Lane are elevated above the highway and are set back behind deep grass verges which contribute to its rural character.

The undulating upland environment around Corby Glen makes a contribution to the setting of the conservation area with The Green, The Motte and St John's Church having elevated positions. The Church and its spire are very prominent within the skyline and glimpsed views between buildings and trees can be benefitted from The Green, and more prominent views at the junction between Church Street and Morleys Lane. In contrast, Station Road, High Street and Irnham Road are low lying with the incline of the land gradually increasing as the Market Place is approached.

5.2 Architecture and Building Materials



Fig.2 The natural palette of materials and traditional construction methods confers harmony in the streetscene as at The C17th Wheelwrights (long low range) and No.8 High Street. Both buildings are Grade II listed.

The traditional buildings are generally two storeys interspersed with single storey cottages with attics or former barns. The simple vernacular style and common material palette of coursed limestone rubble interspersed with later 19th century brick dwellings, confers a harmonious character upon the conservation area. The roof coverings are primarily clay pantiles and slate although some have retained the traditional Collyweston slate. Concrete interlocking tiles have, unfortunately, replaced the traditional roofing materials on some buildings.

There are attractive examples of late 19th century timber porches on some of the buildings within Market Place, many of which are 17th century in origin.

The unsympathetic replacement of traditional timber windows and doors with standard designs in UPVC detracts from the character of individual buildings and from the overall appearance of the conservation area.

Boundary walls are a significant feature of the conservation area which link buildings and maintain the continuity of the building line along the street. Chimneys of varying styles and height help to articulate the roofscape and play a role in contributing towards interesting views from high ground.

Post war infill developments are limited as the construction of new housing has primarily occurred outside of the historic core. There are a small number of post war buildings that are unsympathetic in terms of materials and style but they do not unduly detract from the character of the conservation area.

There are a good range of attractive doors and entrances; some with stone surrounds, others with hoods that add to the interest of building facades and the streetscene.

5.3 Key Views

The landscape is an important part of the setting of the conservation area and forms an attractive backdrop to views within and outside of the boundary. The open fields and distant tree lined ridges are visible in the westward views from Tanners' Lane, Irnham Road, Station Road and Bourne Road. An interesting view of the conservation area from outside the boundary can be benefitted from the brow of the hill on the B1176; however the new development to the west of the conservation area has blocked some of this view, particularly the rear of properties on Church Street.

The undulating landscape of Corby Glen with elevated areas such as The Green, The Motte and St John's Church and low lying areas of Station Road, Church Street, Irnham Road and High Street contribute towards many of the views that are highlighted on the conservation area map. For example, at The Green the open character allows views in all directions that sweep downwards to the north, east and west and inclines to the south. At Irnham Road, views in a south west direction follow the falling topography that continues along Tanners Lane.



Fig.3 View looking into the conservation area from the B1176. Clear views of the historic core have been partially compromised by new development beyond Tanners Lane. Nonetheless this is an important view from outside the boundary.

At Station Road, there is an enclosed view eastwards towards The Market Place, with the elevated position of the market cross providing a focus on the approach.

There are long ranging views along High Street and Church Street, whilst views along the other roads are curtailed by their curved alignments. At The Green the open character allows views in all directions, particularly along the routeways in and out of the conservation area. There are glimpsed views across the village in the gaps between the buildings, chiefly from Moreley's Lane, The Green and Church Street.

5.4 Contribution of Trees, Hedgerows and Open Space



Fig. 4 The Green – an important open space within the centre of the conservation area.

Trees, hedgerows and open space are mostly located on the edge of the conservation area or are set within private gardens and provide a contrast to the compact historic core. Spaces such as The Green, the field to the South of Irnham Road, The Motte and St John's churchyard create an open character whilst trees and hedgerows frame views along the length of the highways

and delineate plot boundaries.

At the entrance of the conservation area from Station Road an avenue of trees form an attractive gateway to the village. Trees also play an important role in providing the setting to the conservation area particularly at the Irnham Road exit to the north and Morleys Lane where a rural character dominates.

Grass verges, open space and grass 'islands' at the convergence of roads are common in the conservation area and can be seen to the north at the junction of Irnham Road with High Street and the junction of The Green with Swinestead Road and Laxton's Lane.

5.5 Floorscape and Street Furniture

There are some interesting examples of traditional street furniture within the conservation area. There is a Grade II listed water pump located on an island to the south of the market place and an unlisted water pump located on High Street. Unfortunately, these structures are suffering from visual intrusion caused by signage and street clutter. To ensure that these are enhanced; the town centre would benefit from a street audit to assess the impact of street clutter and address ways that it can be improved. At The Green there is a Grade II listed milestone which adds interest to the open expanse of green space and there is an 'ER' pillar post box adjacent to No. 7 Church Street that makes a positive contribution.

The road surfaces are predominantly tarmac and the footways are made of modern materials. Within the Market Place there may be evidence of historic floorscape such as

cobbles or setts which would benefit from further investigation or revealing. Some roads and driveways are unmetalled, like the trackway leading up to The Motte, the trackway on Morleys Lane, leading southeastwards and the lane that leads to the Bowling Green all contribute to the rural quality of the conservation area.

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, and is classed as a 'designated heritage asset' in accordance with the NPPF. The interiors and exteriors of these buildings are protected by law and consent is required from South Kesteven District Council before any works of alteration, extension or demolition can be carried out.



Fig.5 The Grade I listed Willoughby Library and Art Gallery is of exceptional interest and stands prominently within the conservation area at the top of Morley's Lane.

There are 31 listed buildings within the boundary of the conservation area which reflects the historic and architectural quality of the village. St John's Church (Grade I) is 12th century in origin with late 13th to early 15th century alterations and additions. The interior has well preserved medieval wall paintings and stained glass windows which date from the 14th to early 15th centuries and surviving 18th

century box pews. The Willoughby Library and Art Gallery (Grade I) dates from 1673, the two storey porch was added in 1691. The

remainder are Grade II listed and include farmhouses, cottages, the market cross and water pump in Market Place. The buildings range in date from late 16th to mid 19th centuries and the listing descriptions are available online via the Heritage Gateway website at (www.heritagegateway.org.uk).

6.2 Positive Unlisted Buildings

In addition to listed buildings, the conservation area contains a number of unlisted buildings and structures that make a positive contribution to the character or appearance of the conservation area. These are identified on the conservation area map as 'positive unlisted buildings'. This follows advice provided by English Heritage and NPPF, both of which stress the importance of identifying and protecting such buildings.



'No. 10 Downing Street'; a building of humble design with strong communal value as it used to be a place for senior male members of the community to

6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Corby Glen 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 and 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. There are three scheduled monuments in Corby Glen Conservation Area and are identified on the conservation area map. More information on the HER can be found by contacting the HER Officer, as detailed in the useful contacts section.

8.0 Changes since designation

There have been relatively low impact changes to the conservation area since designation. Outside the conservation area boundary to the west of High Street is a recent development of detached and semi detached housing. The cul-de-sac development is inconsistent with the historic pattern of development and has had an impact on the view of the conservation area from Tanners Lane. However, the new developments that lie within the conservation area at the entrance to Pridmore Road respect the conservation area in terms of scale, massing and design and the use of harmonious materials complement existing buildings.

There has been some new development outside the conservation area along St Johns Drive, although not of direct impact any new development within this area must have due regard to the setting of heritage assets.

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: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:

- Conservation area consent is 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.
- The general permitted development order 1995 (GPDO 1995) requires planning applications for certain types of development that do not require planning applications elsewhere and are 'permitted development'.
- Local planning authorities can further restrict permitted development rights on dwellings where the development fronts a public area through Article 4 (2) Direction.
- Permitted Development Rights of non residential properties can be restricted using Article 4 (1) Directions which require approval of the Secretary of State.

12.0 Article 4 Directions

Article 4 (1) and (2) 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 1995. Article 4 (2) directions relate to dwelling houses, buildings and structures that front onto a highway,

waterway or open space. The direction is confirmed once it is advertised locally and a notice served to residents.

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. However, an Article 4(1) direction requires the approval of the Secretary of State.

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 m 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 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 but it is intended that it will be following the next survey. The national survey covers only Grade I and Grade II listed buildings and is undertaken by English Heritage. The national Heritage at Risk Register covers Grade I and II* buildings at risk and is available through www.englishheritage.org.uk.

The condition of buildings will be monitored and appropriate action instigated where necessary. The Catholic Chapel on High Street is at risk of disuse and will be monitored closely as part of the management proposals for the conservation area.

The Planning (Listed Building and Conservation Areas) Act 1990 gives the local authority powers to protect significant buildings through the following measures:

14.1 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 English Heritage. 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.

14.3 *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.

14.4 *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 a 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 a 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

- Good range of historic street furniture within the conservation area.
- Interesting streetscapes that can be benefitted from elevation positions with chimneys making a particular contribution.
- A strong nuclear focus on the Market Place with a significant cluster of historic buildings upon which High Street, Church Street and Station Road converge.
- A good retention of historic fabric, 31 of which have high level protection through listing that retains interesting architectural detailing relating to both vernacular and more polite building techniques.
- Buildings of exceptional significance such as the Willoughby Library and Art Gallery and St Johns Church (both Grade I) adding to the historic and architectural value of the conservation area.
- Unity of scale and massing.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Generally well maintained private buildings and land.
- Good contribution of open space outside the historic core enhances the rural setting of the conservation area.
- Boundary walls, gate piers and railings are common features that provide visual consistency and delineate plot boundaries.
- Generous gardens and building plots.
- Significant archaeological sites, three of which have scheduled status

16.2 Weaknesses

- Use of inappropriate boundary treatments such as No.5 Irnham Road, No.14 The Green and Briarwood on Morleys Lane.
- Unauthorised satellite dishes on front elevations detract from the overall character of the conservation area.
- Overhead cables detract from the setting and character of the village.
- The standard design lighting columns detract from the rural context of the conservation area.
- Loss of character arising from inappropriate alterations (windows, doors, rendering and boundary treatments).
- Car parking within the market place creates visual clutter and impacts negatively on the historic core.



Fig. 8 inappropriately placed street signage has a negative impact on the listed waterpump.



Fig.9 Grouping of street furniture in one location creates visual clutter.

- There are many buildings in the conservation area; some of which are recognised as being ‘positive unlisted buildings’ that 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 not only

to the conservation area but to the community and locality as a whole.

- Increased traffic on the High Street detracting from the character of the conservation area.

16.3 Opportunities

- Working in partnership with local groups to develop a list of buildings of local architectural and historic interest for Corby Glen.
- Maintenance schemes in the public realm including:
 - Street furniture audit and the creation of a scheme to enhance the listed structures and their setting.
 - The removal of modern lighting columns and replacement with traditional street lighting.
 - Removal of overhead cables and replacement of underground cables
- Improved access to design guidance, and advice on maintenance and repair for home owners, developers, property owners and agents.
- To consider using article 4 directions to restrict permitted development rights and address the loss of character arising from inappropriate alterations.
- Work in partnership with South Kesteven District Council and Lincolnshire District Council such as highways to ensure that maintenance works are undertaken in a way that does not have a harmful impact on the character and appearance of the conservation area.

16.4 Threats

- Subdivision of plots for residential infill development.
- Further erosion of character through loss of fabric and original architectural details.
- Further erosion of character and setting through inappropriate new developments, particularly on the fringes of the conservation area boundary.
- Incremental erosion of boundary features including walls, hedgerows and railings.

- Erosion of special character of the area through loss of important trees or open space.
- Loss of character through the use of insensitive highways schemes including street clutter, poor quality paving and obtrusive road markings.
- Redundancy of The Catholic Chapel on High Street. If the building becomes unoccupied its condition may have a negative impact on the conservation area.

17.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
<p>1- To develop a list of buildings of 'local architectural and historic interest' for Corby Glen.</p>	<p>Unlisted Buildings that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance.</p>	<p>The Council to work together with the parish council and local residents to nominate and develop a 'local list' of buildings of architectural and historic interest for Corby Glen.</p>
<p>2- Items of historic street furniture and floorscape to be retained and maintained.</p>	<p>Historic street furniture and floorscape contributes towards the local distinctiveness of Corby Glen. Various features have been undermined by street clutter and are in need of repair. Items of floorscape are at risk from highways maintenance.</p>	<p>Undertake an audit of street furniture in partnership with local groups and develop a strategy for future enhancement.</p> <p>Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the conservation area</p> <p>If the opportunity arose, to investigate, better reveal and enhance any historic floorscape that has been identified in the appraisal.</p> <p>Guidance to be sought from Lincolnshire County Council's 'Streetscape Design Manual'.</p>
<p>3- Ensure that any highway works respect the conservation area.</p>	<p>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.</p>	<p>Liaise with highways department 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.</p> <p>Guidance to be sought from Lincolnshire County Council's 'Streetscape Design Manual'.</p>

Proposed Measure	Issue Addressed	Action Required
4- Important individual and groups of trees, hedgerows and open space should be retained.	Special protection is afforded to trees within conservation areas which are not the subject of a TPO.	Consideration will be given to the contribution that trees, open spaces and other soft landscaping make to the character and appearance of the conservation area when dealing with development proposals.
5- Ensure that Heritage Assets within the conservation area are maintained to a high standard.	Heritage assets are an irreplaceable resource and make a valued contribution to Corby Glen and need to be conserved and enhanced for now and future generations.	The Council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration.
6- 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	<p>Improved access to design guidance (e.g. street furniture) and advice on maintenance and repair for home owners, developers, property owners and agents.</p> <p>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.</p>
7- 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.

Proposed Measure	Issue Addressed	Action Required
8- 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 Lincolnshire Heritage Trust 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.
9- All historic floorscape features to be retained	Historic street furniture and floorscape contribute towards the local distinctiveness of Corby Glen, and are at risk from inappropriate development and maintenance works.	<p>Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the conservation area.</p> <p>If the opportunity arose, to investigate, better reveal and enhance any historic floorscape that has been identified in the appraisal, e.g. at Market Place.</p> <p>Guidance to be sought from Lincolnshire County Council's 'Streetscape Design Manual'.</p>
10-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 English Heritage's 'At Risk' register, where appropriate. Particular attention to be given to The Catholic Chapel, High Street.

Proposed Measure	Issue Addressed	Action Required
<p>11-Any proposed changes must have regard to the historic context in terms of scale, alignment, height, 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</p>	<p>The negative effect on the character of the Conservation Area through the use of inappropriate materials and design.</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>The Council will strive to ensure that new development makes a positive contribution to the character of a conservation area through the development control process and enforcement powers in accordance with its statutory obligations.</p>

Proposed Measure	Issue Addressed	Action Required
<p><i>(continued)</i> detailing.</p> <p>Redevelopment of the inappropriate post war developments to complement the historic character of the conservation area.</p>		
<p>12-Ensure that new development seeks to retain and enhance original plot and historic field boundaries</p>	<p>Subdivision of plots for residential infill development</p>	<p>Consideration will be given to the contribution that plots and historic field boundaries make to the character and appearance of the Conservation Area when dealing with development proposals.</p>

18.0 References

English Heritage, 2005 *Guidance on the management of conservation areas*
English Heritage, 2011 *Understanding place, conservation area designation, appraisal and management*
English Heritage, 2011 *The setting of heritage assets*
English Heritage, 2011 *Building in context, new development in historic areas*
Cryer, L.R. 1976. *A Short History of Corby Glen (published by author)*
Pevsner, 1964 *The Buildings of England: Lincolnshire*, Penguin
National planning Policy framework, 2012
Planning (Listed Buildings and Conservation Areas) Act 1990
Planning Policy Statement 5, 2010
Planning Policy Statement 5 Practice Guide, 2010
South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*

19.0 Useful Contacts

For enquiries regarding listed buildings and conservation areas please contact Council's **Conservation Officer**:

Telephone 01476 406389/406472

For enquiries relating to development proposals and planning applications please contact planning customer services and ask for the **Duty Planning Officer**:

Telephone 01476 406306

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 Lincolnshire**:

Heritage Trust of Lincolnshire
The Old School
Cameron Street
Heckington

Sleaford
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NG34 9RW
Telephone 01529 461 499
Email info@lincsheritage.org

English Heritage
East Midlands Office
44 Derngate
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Telephone 01604 735 401
Email eastmidlands@english-heritage.org.uk

The Georgian Group
6 Fitzroy Square
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The Victorian Society,
1 Priory Gardens,
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Email admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings
37 Spital Square
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2 Church Entry
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The War Memorials Trust
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SW1W 0RE
Telephone 020 7233 7356
Email info@warmemorials.org