



Morton Conservation Area Appraisal and Management Plan Designated 1977 Review August 2016



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1.0 Character Appraisal

1.1 Background

The conservation area at Morton was designated in 1977. 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 2016 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 map in the appendix.

1.2 Location and Context

Morton is a large village located two miles north of Bourne and ten miles west of Spalding. It is situated on the eastern side of the A15 which separates the modern housing developments on Hanthorpe Road from the historic core. The hamlet of Hanthorpe lies to the west and the two were officially joined in 2004 to form the Parish of Morton and Hanthorpe.

Morton lies in 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 from Bourne in the south to Billingborough in the north which occupy the higher 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 is a high proportion of woodland on the uplands to the west which forms the backdrop to views outside of the conservation area boundary.

The village is identified within the Council's Core Strategy (July 2010) as being a local service centre where localised service use is already strong. There is a post office, one public house – 'The Five Bells', a handful of shops and a village Hall.

1.3 Boundary Review

The Conservation Area at Morton was first designated in 1977, and the original boundary has been reviewed in accordance with Historic England Guidance. As part of the 2016 review significant areas of the conservation area have been excluded; owing largely to their lack of historic or architectural interest. These areas mainly comprised post war development which was not in keeping with the predominant historic character

found within the village core. This included the cul-de-sac development at Hazeland Close, Clarks Close, Knotts Close and Orchard Close alongside development at East Lane, Haconby Lane and Pearces Lane.

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

- The village has an elongated plan form of ribbon development, typical of the Lincolnshire fens.
- Mixed character comprising relatively unspoilt historic core whilst East Lane, Haconby Lane and Pearces Lane have a more fragmented character.
- High Street and the western end of Station Road has a harmonious character derived from a shared palette of materials comprising coursed limestone rubble or brick with clay pantile roofing.
- A defined building line exists along the streets as the buildings typically stand to the rear of the narrow footways or are set back and enclosed by boundary walls.



Fig 1. Buildings such as Connie's Cottage (Grade II) have gable end alignment which is typical of the conservation area. Note also the grass verges to the right that create a sense of spaciousness.

- There is a varied alignment along the street with buildings either facing onto or standing gable end to the highway.
- The open spaces on the south side of Station Road adjacent to Needham Road and the east side of East Lane are the remnants of open fields which enhance the rural character and setting of the conservation area.
- The churchyard occupies a central position within the village and the trees within its perimeter frame views of the church and contribute to the public amenity of the conservation area.
- The broad grass verges along High Street and the perimeter of the churchyard are attractive features which enhance the setting of the buildings fronting onto them.



Fig 2. The Church of S John the Baptist, located within a prominent position with trees within the Churchyard framing views.

- 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.

Fragments of Bronze Age pottery and flint, were found on Morton Fen where remains associated with the Iron Age and Romano-British salt-making industry have also been discovered. A 2nd century Roman saltern site was discovered at South Drove which comprised rectilinear ditches with two flat bottomed settling tanks or evaporating pans. The Car Dyke lies to the east of the village, it was constructed by the Romans in the late 1st-early 2nd century AD as a catchwater drain and divides the fens from the higher ground to the west. Early Saxon pottery was also found to the west of Cardyke Farm.

The name Morton is derived from the Old English “Mor” and “tun” which translates as farmstead on the moor or marsh. Morton and Hanthorpe were recorded together in the 1086 Domesday Book as ‘Mortun and Hermodestorpe’ and had a joint population of 28 sokemen and 8 bordars.

The village was a prosperous agricultural community during the 19th century which had a station on the Bourne branch line of the Great Northern Railway from 1871 until the

line closed to passengers in 1930 and to goods traffic in the 1960s. Today it is a thriving community with two working farms within the conservation area although it is primarily a commuter village to the neighbouring towns.

5.0 Character and Appearance

5.1 Spatial Character and Townscape Quality

The village has an elongated plan form of ribbon development which is typical of the settlement pattern in the Lincolnshire fens. The linear plan form has been eroded by infill developments between East Lane and Haconby Lane, and by post war cul de sac developments along The Paddock, Orchard Close and Knotts Close.

The conservation area has a mixed character comprising of a relatively unspoilt historic core whilst East Lane, Haconby Lane and Pearces Lane have more fragmented characters.

High Street

High Street and the western end of Station Road has a harmonious character derived from a shared palette of materials comprising mainly coursed limestone rubble or brick with clay pantile roofing and a broad similarity in the vernacular architectural style.

A defined building line exists along the street as the buildings typically stand to the rear of the narrow footways or are set back and enclosed by boundary walls. There is a varied alignment along the street with buildings either facing onto or standing gable end to the highways. The buildings typically occupy medium sized long rear gardens. The former Kings Head Public House,



Fig 3. No.35 High Street (Grade II) makes an imposing contribution to the conservation area. The boundary wall to the front is also Grade II listed in its own right.

at the junction between High Street and Folkingham Road has been demolished and the site is awaiting redevelopment.



Fig. 4 View along the south side of Station Road, with traditional stone cottages such as 6 Station Road (Grade II) in the foreground forming an important part of the setting of the Church.

The open spaces on the south side of Station Road adjacent to Needham Road and the east side of East Lane are the remnants of open fields which enhance the rural character and setting of the conservation area. The churchyard occupies a central position within the village and the trees within its

perimeter frame views of the church and contribute to the public amenity. The broad grass verges along High Street and the perimeter of the churchyard are attractive features which enhance the setting of the adjacent buildings. Unfortunately the area around the church is used for car parking which detracts from its appearance.

High Street has an open character derived from its broad width, the deep grass verges and the long ranging views along its length; the west front of the church forms a visual full stop to the eastern view and the road separates into four directions. The church and churchyard are elevated above the highway enclosed by a low stone boundary wall, which emphasises its dominant position in the street scene. The character of the street is derived from an attractive composition of early-mid 18th century large scale detached stone and 19th century brick vernacular buildings many of which are former agricultural buildings which contribute to the informal rural character.

No. 35 High Street makes a prominent contribution that displays more formal, polite architectural features with a central pedimented projecting bay and ashlar doorcase with door with fanlight over. There is also an attractive arrangement of barns to the rear. The boundary wall of the Grange provides formal enclosure along the south side of the street, and partially obscures the property from view but the gate lodges with conical roof add a picturesque quality to the street. It is believed that they were used as the village 'lock up'.

Station Road

Station Road is narrow and has an enclosed character as the curving alignment curtails the views along its length. The church and churchyard stand on the north side and there is an attractive group of small cottages and barns on the south side which forms an important part of the church's setting. The open aspect of the churchyard allows views across to the buildings on the north side of High Street and there is an attractive return view westwards along the street. To the east of the junction with East Lane the character becomes more fragmented as the post war buildings are unsympathetic in terms of style, materials and alignment.

East Lane

East Lane has an open character at its southern end derived from the broad junction with High Street, the small green and grass verges. It comprises a mix of traditional farm buildings and later 19th century two storey brick dwellings interspersed with unsympathetic modern infill. The material palette is mixed; the predominant material is brick and ranges in colour from buff to orange/red interspersed with traditional stone



Fig.5 Granary Gate lodges (Grade II), both with conical roofs make a picturesque addition to the street.

buildings. The building alignment along the street is varied and the absence of common boundary treatments contributes to the fragmented character. The church tower is visible in the southern views along the street whilst the northern view terminates with the façade of a former barn.

Haconby Lane

Haconby Lane is a narrow lane comprising predominantly post war dwellings. The west side of the lane is largely excluded from the conservation area as the modern houses do not contribute to the special historic or architectural interest of the conservation area. The eastern side has been developed in a similarly unsympathetic manner with detached houses set back from the highway with no boundary treatments or regard for the character of the conservation area. There is an attractive grouping of buildings on the west side comprising a terrace of stone cottages and a pair of Grade II listed mid 18th century cottages aligned at right angles to the road. The church tower can be seen rising above the buildings in the southern view along the street.



Fig. 6 No.18 High Street, made of 'mud and stud' construction that is typical of the Lincolnshire vernacular; there are only a small handful of examples left in the County.

from Hanthorpe.

5.2 Architecture and Building Materials

The traditional buildings date from the mid 17th - early 19th centuries and are mainly constructed of coursed limestone rubble or brick some of which have rendered or colour washed frontages. No. 18 High Street, an early 18th century cottage, is a rare survival of a traditional mud and stud building which has been refronted with a colour washed rubble facade and a thatched roof. Roof coverings are predominantly pantile with Collyweston

Modern residential developments on the north and south sides of Hanthorpe Road are unsympathetic to the character of the conservation area in terms of style, materials and alignment, particularly on the south side which comprises a cul de sac arrangement. The eastern end of the road is enclosed by the gable walls of the traditional building on the north side and the single storey former farm outbuilding on the south. There are attractive views

westwards to the trees on the slopes of the Kesteven Uplands and the intervening trees which separate Morton



Fig.7 Boundary walls make a positive contribution and create enclosure along the street. This example is from The Manse, No.29 High Street and has a blue tiled coping, which is rather

slate on some of the former farmhouses and The Vicarage, although some have unfortunately had their traditional coverings replaced with concrete interlocking tiles. The varied material palette of the traditional buildings contributes to the harmonious character of the conservation area.

On the site of Lord Nelson Public House at the junction of the A15 with High Street planning approval has been given for a co-op.

The loss of traditional timber windows and doors and the inappropriate replacement with PVCu to standard designs detracts from the appearance of the individual buildings and from the overall character of the conservation area.

The post war developments generally do not reflect the vernacular character or material palette of the conservation area and detract from its overall quality. However the recent development along Church View Close is more reflective of the traditional buildings in the use of materials.

Boundary walls are a significant feature of the conservation area which link buildings and maintain the continuity of the building line along the street. On some of the end-walls and gables are examples of 'tumbled in brickwork', where their bricks are laid diagonally to form a series of triangles. This is a detail which is typically found in East Anglia, and is thought to have originated in Holland, Belgium and Picardy.

5.3 Key Views

Due to the linear character of the conservation area views are generally constrained by building frontages. The principal views occur along High Street, the most important of these being the eastward view towards the west front of St John the Baptist Church. The church is a prominent building within the conservation area and is visible from several vantage points within the village.

The landscape is an important part of the setting of the conservation area, with the distant wooded ridges of the Kesteven Uplands forming an attractive backdrop to the western views within the boundary. However, due to the dominant flat low lying landscape any other views that incorporate the surrounding landscape is limited. The spire of St Andrew's Church in the neighbouring village of Haconby is visible in the distance from the northern end of East Lane.



Fig.8 Eastern view from High Street of the Church of S John the Baptist; one of the most significant views in the conservation area

From outside the conservation area, however, there are a number of views looking towards the open countryside in the direction of Dyke from the numerous public footpaths to the south of the village, to the rear of Manor Farm. There is also an attractive view from High Street looking southwards through the yard towards the countryside beyond.

At the end of Ford Lane, there are views from the public footpath across important areas of open space in a south easterly direction.

5.4 Contribution of Trees, Hedgerows and Open Space



Fig.9 Manor Farm (Grade II), 38 High Street. The building is located on a slight rise which adds to its prominence and the gate to the front are of an interesting sinuous design.

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, the churchyard and small green on High Street but also include the distant tree belts beyond the village. Grass verges feature strongly within the conservation area and create a sense of spaciousness, particularly along High Street. There are some trees and small bushes within the churchyard that frame views such as the important eastern view from High Street. The buildings occupy long plots, particularly at High Street; this is an important part of the historic plan form of the village and due regard should be given to preserving this character. This is

particularly important at the rear of Home Farm on the north side of High Street and Manor Farm on the south side of High Street, where the large rear plots contribute towards a sense of openness and the setting of these buildings and also the setting of the Grange (II).

5.5 Floorscape, Street Furniture and other features

There are some historic signs still present within the village such as at Station Road, that add to the historic character of the conservation area and should be retained.

6.0 Key Historic Buildings

6.1 Listed Buildings

A listed building is one that is included on the government's Statutory List of



Fig.10 44 High Street, located within the centre of the conservation area, with an attractive mix of limestone rubble and red brick

Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from South Kesteven District Council before any works of Alteration (to the interior or exterior), extension or demolition can be carried out. List descriptions are available online via the Heritage Gateway website at <http://www.heritagegateway.org.uk/gateway/> There are 21 listed buildings within the boundary of the conservation area many of which are former farm buildings and cottages. The Church of St John the Baptist is Grade I listed, it dates from the mid 12th century with late 12th-15th century alterations and is Early English to Perpendicular in style. The remainder are Grade II listed and include the two round lodges to The Grange which date from the mid 17th century and are believed to have been the village lockups.

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, The Pentlands, Haconby Lane, a detached villa style property, the Coach House, Station road that is constructed of coursed stone with ashlar window surrounds and the 'Five Bells' public house, that forms part of an attractive grouping with the Parish Church however it is unfortunate that the windows have been replaced with UPVC. The New Day Baptist Church, on High Street is an interesting example as is constructed of red brick with attractive tumbled in brick work.

6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Morton 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.



Fig. 11 The Pentlands, Haconby Lane, a mid 19th century detached property with a good retention of original features. The property is in need of some basic repair and maintenance works.

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. Currently there are 24 records within the conservation area boundary. Records include all of the listed buildings within the conservation area, most of which are Grade II however there is a record for sub surface deposits such and post medieval

pottery that were revealed during watching briefs at Station Road. There are no other archaeological records or features of interest.

8.0 Changes since Designation

There have been a number of changes since designation. This mainly relates to housing developments at the far western and northern tip of the conservation area that were built during the 1980s which has impacted on the overall historic character of the conservation area.

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:

- 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 (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 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 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 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 but it is intended that it will be following the next survey. The national Heritage at Risk Register covers Grade I and II* buildings at risk and is available through Historic England available at <http://www.english-heritage.org.uk/caring/heritage-at-risk/>. There are no buildings on the 'at risk' register within Morton 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:

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 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.

14.3 *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 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

- Strong linear plan form
- The Church of St John the Baptist Church making a strong contribution.
- Many buildings with a strong vernacular character
- Boundary walls creating enclosure along the street, of varying styles.
- Grass verges making a strong contribution

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.

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 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 through loss of boundary features including walls and hedgerows.
- 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.
- Overhead cables detract from the setting and character of the village. If the opportunity arose the possibility of undergrounding the cables should be encouraged.
- The setting of the church and churchyard is adversely affected by the improper use of the grass verges as a car parking area. If the opportunity arose, ways of deterring parking should be investigated.

17.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
<p>1- To develop a list of buildings and monuments that have a significant local heritage interest for Morton.</p>	<p>Undesignated heritage assets 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, 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 Morton.</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 Morton.</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 undertake an appraisal of the street furniture on the village green and consider siting items more appropriately to reduce visual clutter. 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 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'.</p>
<p>4- Removal of overhead cables and replacement of underground cables.</p>	<p>The use of intrusive overhead cables have a negative impact on the character and appearance of the Conservation Area.</p>	<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
<p>5- 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 detailing.</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
6- 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 Mortonand 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.
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.

Proposed Measure	Issue Addressed	Action Required
11-All historic floorscape features to be retained	Historic street furniture and floorscape contribute towards the local distinctiveness of Deeping St James, 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.</p>
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.

Proposed Measure	Issue Addressed	Action Required
<p>15- Preserve and enhance existing hedgerows and boundary walls, railings and gate piers.</p>	<p>Removal of hedgerows and important boundary features.</p>	<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, 2012
National Planning Practice Guide, 2013
Planning (Listed Buildings and Conservation Areas) Act 1990
Morton and Haconby Lincolnshire, A short history, The British Publishing Company Limited Gloucester
South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*
Morton Village File, Grantham Library, Reference Section

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**:

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The Old School
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Email: htladmin@heritagelincolnshire.org

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The Victorian Society,
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