

BILLINGBOROUGH CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Designated 1997 Review September 2013

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1.0 Character Appraisal

1.2 Background

The Billingborough Conservation Area was designated in 1997. 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 map in the appendix.

1.3 Location and Context

Billingborough is a large village located on the Fen Margins, a transitional landscape where the slopes of the Kesteven Uplands give way to the flat topography of the Fens to the east of the A15. It is one of a line of settlements from Bourne, 9 miles to the south, which occupies 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. The village has a number of facilities including a post office, general store, school and doctors surgery. It is predominantly a commuter village to the nearby towns of Grantham, Bourne and Sleaford.

1.4 Boundary Review

English Heritage guidance 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. English Heritage 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 the conservation area was extended to include a number of attractive historic properties that make a positive contribution to the conservation area, but which had been previously overlooked. This included the rear plots of High Street and a small number of detached houses and outbuildings along West Road, additionally a small number of 19th century properties along Vine Street were included. The previous boundary bisected rear plot boundaries at West Road and Vine Street and this was also rationalised to follow existing boundaries.

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 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.



Fig. 1 High Street is the principal routeway into the village with a linear character and buildings directly addressing the highway. No. 46, with three storeys features prominently.

3.0 Summary of Special Interest

- High Street is the principal road which forms a central north-south spine with east-west routes radiating from it.
- Low density of development at Low Street comprised of traditional farm buildings and estate cottages.
- Strong contribution of open space and trees, particularly the Paddock to the east of St Andrew's Church and within the grounds of The Old Hall.

- The Spring Wells; a natural water feature in the centre of the village, confers an open rural character and contrasts with the enclosed character of High Street, Victoria Street and Vine Street.
- Traditional craftsmanship embodied in original building materials and architectural features.
- Visual harmony resulting from the use of a limited palette of natural building materials and regularity of building massing.
- Visual continuity created by boundary walls delineating boundaries and linking buildings.
- Some attractive examples of late 19th and early 20th century architecture to Vine Street, Station Road and the north of High Street

4.0 Historical development



Fig. 2 Spring Wells; a natural spring rich in iron salts and believed to possess healing qualities.

Archaeological evidence indicates that the Billingborough area has a long history of occupation. A site to the south of Cow Gate was settled from the middle to the late Bronze Age, about 3500 years ago. Finds included ditches, hearths, pottery and evidence of salt-making. The site was abandoned due to marine flooding after 500 years of occupation. The site was reoccupied in the mid-late Iron Age, about 2300 years ago, and evidence of salt-making, iron working and bronze smelting have been discovered. Fragments of polished human skulls cut into bowl shapes were also discovered at the site which indicates a ritual use or possible head hunting activity. A Romano-British field system was laid out on top of the site and the Roman Car Dyke lies to the east of the village.



Fig.3 No. 11-13 Low Road with black and white 'V and R' plaque displayed on the front elevation.

The first recorded reference to the village is the Domesday Book of 1086. It is recorded as Billingebug and had a mill and half a church. The name is derived from the Old English group name "Billingas" (meaning the family or followers of "Billa") and "burh", and translates as the stronghold of the Billingas. Spring Wells is a natural artesian spring at the heart of the village and possibly attracted the earliest settlers as the water is chalybeate - rich in iron salts and believed to possess healing qualities.



Fig.4 Distinctive black and white 'VR' plaque which can be seen on a number of houses within the village that were acquired by the crown estate in 1855.

The area was populous in the Middle Ages and included the lost village of Ouseby and the shrunken village of Birthorpe. Old Hall is a small Tudor country house which was home to the Tollers, a distinguished family that flourished during the 16th and 17th centuries. The hall is reputedly constructed with stones from Sempringham Priory which stood two miles away. Sempringham priory no longer exists however Sempringham Church is still extant.

The Crown Estate owns 5,700 hectares of agricultural land within the parish which it acquired in 1855. The estate undertook a number of improvements within the village including the construction of new farm houses which can be identified by a decorative black and white plaque with the initials 'VR'.

In 1872 the railway station on the Sleaford-Bourne line, which ran to the west of West Road, opened; the line closed to passengers in 1930 and to goods traffic in 1964.

Today the village is a thriving community which supports a number of small businesses although there is a degree of out-commuting to the neighbouring towns.

5.0 Character and Appearance

5.1 Spatial Character and Townscape Quality

The village has a strong linear plan form; High Street is the principal road which forms a central north-south spine with east-west routes radiating from it. The grain of development varies throughout the conservation area. The crossroads formed by the convergence of Vine Street, Station Road, Victoria Road and High Street creates a large focal urban space at the northern end of the conservation area.

The conservation area is primarily residential in character with small scale businesses located along High Street. Traditional farm buildings are located mainly to the east of High Street along Low Street where there is a low density of development.

Trees make a positive contribution to the character and visual amenity of the conservation area which frame key views. They are mainly located within private gardens, the churchyard or paddock on the west side of Low Street. The trees within the grounds of Old Hall are a particularly significant group.

There are few public open spaces within the conservation area; the most significant are the churchyard and Spring Wells, an attractive natural water feature popular with water fowl, with landscaped banks and mature trees. These areas together with the paddock on Low Street confer an open rural character to the conservation area which contrasts with the enclosed character of High Street, Victoria Street and Vine Street.



Fig.5 No. 46 and 48 High Street (Grade II) with historic shop front to No.46.

The buildings typically stand to the rear of the narrow footways or are set back enclosed by boundary walls which creates a defined building line along the streets. The majority of buildings front onto the highway, particularly at High Street, Station Road and Vine Street however some have their gable ends facing the road.

The western side of High Street and eastern side of Victoria Street are characterised by a fine grain of development, there are few gaps between the buildings and they typically occupy small plots. Elsewhere the grain is coarser and more fragmented because of a more irregular plan form. The buildings are typically grouped in small terraces or are detached and stand within small to modest sized plots.

West Road has a fragmented character; the west side of the road is occupied by industrial units, formally the site of a goods yard associated with the Bourne to Spalding railway line that ran from north to south, parallel to the road. Much of the historic character of the street has been eroded on the west side; hence it is not included within the conservation area. On the east side of the road however, there are rear plots and gardens associated with High Street, and a small number of outbuildings, detached houses and small scale cottages. The rear plots are an important element of the plan form of the village and the outbuildings and cottages are of a vernacular character, constructed of brick with pantile roofs. There are a small number of detached houses along West Road, such as No.6 and No.32 West Road, built in the 19th century or earlier that are attractive additions to the street.

Along High Street there are some good examples of historic shop fronts such as at No. 46, the Old Post Office (Cowleys) and No. 6 High Street.

5.2 Architecture and Building Materials



Fig. 6. No. 70 High Street, with 'moustache' lintels, that are typical of the conservation area and are common in other fen margin villages.



Fig.7 Historic railings at Nos. 9 and 11 Church Street. Dwarf boundary walls and cast iron railings are common across the conservation area.

The traditional buildings range in date from the 17th to the late 19th centuries. The simple vernacular style and common material palette of red brick interspersed with coursed rubble limestone buildings, some of which have colour washed frontages, confers a harmonious character upon the conservation area. Roofing materials are predominantly pantile with some use of natural slate, although some have unfortunately had their traditional coverings replaced with concrete interlocking tiles. A number of the buildings along Low Road which were built by the Crown Estate have decorative panels on their elevations.

In addition to the vernacular styles found on Low Road, there are a number of buildings along High Street, Station Road and Vine Street that were built in the late 19th and early 20th century. Their predominant walling material is machine made brick, roofs are constructed of slate and typical features include two by two sliding sash windows, bays, recessed porches and fretted bargeboards. Examples include Nos. 21 High Street and No. 4 Low Street. Nos. 1 and 3 Pointon Road are more elaborate examples and use buff brick detailing, steeply pitched dormers and gauged brickwork.

Moustache lintels are also common; and appears to be an occurrence within other fen margin villages such as Folkingham. No. 71 High Street is a good example.

Along High Street are a good number of higher status buildings, of Georgian design with attractive

facades and in between smaller cottages and terraces that creates a varied streetscene.

The post war developments generally do not reflect the vernacular character or material palette of the conservation area and detract from its overall quality.

Boundary walls are a significant feature of the conservation area which link buildings and maintain the continuity of the building line along the street. The walling at the Old Hall is listed in its own right and makes a significant contribution particularly at Church Street.

There are also a number of historic railings and dwarf boundary walls with gate piers that provide an attractive boundary between the footway and building plots. Examples include No. 52 High Street (Blason House), Nos. 4, 9 and 11 Church Street.

The replacement of traditional window designs and timber frames with inappropriate UPVC detracts from the character of individual buildings and from the overall character of the conservation area.

Unauthorized satellite dishes, particularly on the front elevations of High Street create visual clutter.

There are a good number of outbuildings and ancillary buildings that make a positive contribution and should be retained.

5.3 Key Views

Views within the conservation area are generally contained by the building frontages; the gently curving alignment of the roads allows the views to unfold along their length. Views outside of the boundary are limited as the post war expansion of the village has occurred to the south, west and east of the historic core.

The soaring spire of St Andrew's Church is a key landmark which is visible from various vantage points within and outside of the conservation area boundary. There is an attractive view to the church and Church Farm northwards along Low Street and westwards across the paddock. There is also an attractive view looking towards Spring Wells Cottage, with the church spire featuring in the background.



Fig.8 View of Spring Wells Cottage with spire of St Andrew's Church to the right in the background.



Fig.9 Attractive views across the paddock, Low Street towards St Andrew's Church.

5.4 Contribution of Trees, Hedgerows and Open Space

Trees make a significant contribution to the character and appearance of the conservation area. They occur mostly in private gardens but there are attractive groupings particularly within the grounds of The Old Hall and St Andrew's Church. The trees to the west of Low Road frame views towards the church and provide an attractive setting for a number of listed buildings.

5.5 Floorscape, Street Furniture and Other Features

The cast iron finger post at the convergence of the crossroads of Vine Street, Station Road, Victoria Road and High Street provides a focus to this part of the conservation area.

At the entrance to St Andrew's Church and along Church Lane, near Spring Wells are a number of bollards. These are not of historic significance but are in harmony with the general character of the conservation area.

The cobbled entrance to the former George and Dragon public house on High Street contributes to the visual interest of the street and should be retained. At the entrance to the car park of the Fortescue Arms is a former fuel pump that is worthy of retention.

There is an 'ER' post box set within the wall of the post office that makes a positive contribution.



Fig.10 Cast iron fingerpost at the junction of High Street, Vine Street & Victoria Street.

6.0 Key Historic Buildings



Fig. 11 Church Farm (Grade II). Low Road, constructed of random rubble stone with ironstone a bands and pantile roof. It was built in the 17th century and has some attractive stone mullioned windows.

6.1 Listed Buildings

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from 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 www.heritagegateway.org.uk

There are 16 listed buildings within the conservation area which reflects its historic and architectural importance. St Andrew's Church (Grade I) dates from the 13th century and is a mix of Perpendicular, Gothic and Decorated styles. The church still has some 14th century stained glass windows in situ. Old Hall is Grade II*, it is a small late 16th century country house of 'H' plan, the mid 18th century gateway and boundary walls to the hall are Grade II listed in their own right.

The remainder are Grade II listed and include Buckminster Hall, a small country house which dates from 1669 remodelled in the late 19th-20th century, the school, farmhouses, public houses and a number of early 19th century houses. Listing descriptions are available online via the Heritage Gateway website (www.heritagegateway.org.uk).

6.2 Positive Unlisted Buildings

In addition to listed buildings, there are a large number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the appraisal map as a "positive unlisted building". This follows advice provided in English Heritage guidance on conservation area character appraisals, and the NPPF both of which stress the importance of identifying and protecting such buildings.

The former bank on Chapel Street would benefit from sensitive refurbishment. Osbourne House, Low Street, is a fine example of a gable end alignment coursed stone building with a steeply pitched pantile roof and very attractive brick boundary wall to the south. Nos. 24 – 34 Low Nests opposite the primary school is a group of small brick terraced properties, with uniformity of features and still retains outside lean to lavatories at each gable end.



Fig. 12 Osbourne House, Low Street; with enclosing boundary wall to the south contributing to the special interest of the street.

The Grade II listed school opposite was built in 1876 and designed by Ernest Carritt. It is likely that the terrace is contemporary with the school and was designed by the same architect.

The Rectory (No.13 High Street), built in 1847 is another good example of 19th century architecture. It was designed by architect Thomas Pilkington.



Fig. 13 Nos. 24-34 Low Nests – the terrace has a novel sign inscribed at ground and first floor levels; with 'low nests' at ground floor and 'high nests' at first floor.

6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Billingborough 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. 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

The main areas of change are centred on Chapel Street where the former builder's yard has been developed to provide a single dwelling and Low Street where a vacant site has been developed to provide three new dwellings. They are broadly reflective of the vernacular style of the traditional buildings and are constructed of coursed stone or brick with pantile roofs which enhance the 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.

9.0 Management Plan

9.1 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.

10.0 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 in conservation areas that would otherwise be '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.

11.0 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.

12.0 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.

13.0 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 survey covers Grade I and Grade II* buildings at risk and is available through English Heritage, at www.english-heritage.org.uk/caring/heritage-at-risk/



Fig. 21 Dobson's General Store; the building is in need of general maintenance and repair and would benefit from removal of items to the facade that creates visual clutter such as the unauthorised satellite dishes.

Currently there are no buildings on either register within Billingborough 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:

13.1 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.

13.2 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.

13.3 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.

13.4 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.

14.0 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.

The replacement of traditional window designs and timber frames with inappropriate UPVC and the installation of unauthorised solar panels detract from the appearance of individual buildings and from the overall character of the conservation area.

15.0 Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

15.1 Strengths

- Good number of surviving traditional shop fronts on High Street.
- Good survival of historic railings such as at No. 52 High Street (Blason House) and Nos. 9 and 11 Church Street.
- Strong contribution of dwarf boundary walls and gate piers.
- Attractive streetscapes, particularly along High Street.

- Interesting examples of original floorscape.
- Buildings of exceptional significance such as St Andrew’s Church (Grade I) and The Old Hall (Grade II*) adding to the historic and architectural value of the conservation area.

15.2 Weaknesses

- Loss of character arising from inappropriate alterations (windows, doors, rendering and boundary treatments).
- Unauthorised satellite dishes on front elevations detract from the overall character of the conservation area and appropriate enforcement action should be taken.
- Unsympathetic changes to historic shop fronts.
- Unauthorised satellite dishes on front elevations.
- There are a number of ‘A’ frame boards outside the shops on High Street that contribute towards visual clutter. This is particularly noticeable outside the historic shop front of the old post office (Cowleys) and the Co-op.
- Dobson’s general stores – the property has an authorised shop front, canopy and two satellite dishes on the front elevation which detract from the appearance of the conservation area.
- Unoccupied shops on the High Street.

15.3 Opportunities

- Overhead cables detract from the setting and character of the village. If the opportunity arose the possibility of undergrounding the cables should be encouraged.
- Spring Wells could be enhanced by the provision of new seating and litter bins.
- The Village Hall would benefit from an appropriate boundary treatment to the car park frontage on Chapel Street.
- The appearance of Burton Lane could be enhanced by the replacement of the timber boundary fence to Buckminster Hall with an appropriately detailed brick wall.

15.4 Threats

- Incremental erosion of boundary features including walls, hedgerows and railings.
- Parking and congestion, particularly along Chapel Street.
- 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.
- Further threat of low occupancy level for shops on the High Street.



Fig.22 Cowleys Post Office, with attractive shop front is currently being undermined by clutter created by ‘A’ frame boards and unauthorised display of adverts.



Fig.23. Unoccupied shops on the High Street have a negative impact on the visual appearance of the conservation area.

16.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
<p>1-To develop a list of buildings and monuments that have significant local heritage interest for Billingborough.</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 Billingborough.</p>
<p>2-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>
<p>3-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 Billingborough. Items of floorscape are at risk from highways maintenance works.</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>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 uses of intrusive overhead cables have a negative impact on the character and appearance of the conservation.</p>	<p>The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables.</p>

Proposed Measure	Issue Addressed	Action Required
<p>5-Important individual and groups of trees, hedgerows and open space should be retained</p>	<p>Special protection is afforded to trees within conservation areas which are not the subject of a TPO.</p>	<p>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.</p>
<p>6-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>
<p>7-Ensure that heritage assets within the conservation area are maintained to a high standard.</p>	<p>Heritage assets are an irreplaceable resource and make a valued contribution to Billingborough and need to be conserved and enhanced for now and future generations.</p>	<p>The council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration.</p>
<p>8-To ensure that alterations to the conservation area (windows, doors, chimneys, rendering and boundary treatments) seek to preserve and enhance its character.</p>	<p>Unsympathetic features contribute to incremental erosion of character within the conservation area</p>	<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>

Proposed Measure	Issue Addressed	Action Required
<p>9-Remove unauthorised satellite/TV antenna.</p>	<p>Satellite/TV antennas are visually intrusive and create a cluttered appearance within the streetscene.</p>	<p>Develop an enforcement strategy to address unauthorised works.</p>
<p>10-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>
<p>11-Any proposals for development will have consideration to the above and below archaeological potential of the conservation area.</p>	<p>Inclusion of a site on the HER means it is a material consideration in the planning system.</p>	<p>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.</p>
<p>12-To monitor the condition of heritage assets in the conservation area.</p>	<p>Heritage assets that are at threat from deterioration in their structural condition or low occupancy levels.</p>	<p>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.</p> <p>The Council to monitor the condition of unoccupied buildings within the conservation area, liaise with owners and take appropriate enforcement action if necessary.</p>
<p>13-Boundary wall, gate piers and railings to be retained.</p>	<p>Boundary walls, gate piers and railings make a positive contribution to the special interest of Billingborough and should be retained.</p>	<p>Consideration will be given to the contribution that boundary walls, gate piers and railings make to the character and appearance of the conservation area when dealing with development proposals.</p>

Proposed Measure	Issue Addressed	Action Required
14-Any development proposals will have consideration to the setting of the conservation area including views in and out of the boundary.	Negative impact of the development on the setting of the conservation area.	Consideration will be given to the setting of the conservation area, including key views and vistas when dealing with development proposals.

17.0 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
 Pevsner, 1964 The Buildings of England: Lincolnshire, Penguin
 National planning Policy framework, 2013
 Planning (Listed Buildings and Conservation Areas) Act 1990
 Planning Policy Statement 5, 2010 (now superseded by the National Planning policy Statement 5, 2012)
 Planning Policy Statement 5 Practice Guide, 2010
 South Kesteven District Council. 2010. Local Development Framework: Core Strategy
 Billingborough Village File, Grantham Library, Reference Section

18.0 Useful Contacts

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

Telephone 01476 40 60 80

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

Telephone 01476 40 60 80

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
 Lincolnshire
 NG34 9RW
 Telephone: 01529 461 499

Email: info@lincsheritage.org

English Heritage

East Midlands Office

44 Derngate

Northampton

NN1 1UH

Telephone: 01604 735 401

Email: eastmidlands@english-heritage.org.uk

The Georgian Group

6 Fitzroy Square

London

W1T 5DX

Telephone: 020 7529 8920

Email: office@georgiangroup.org.uk

The Victorian Society,

1 Priory Gardens,

London

W4 1TT

Telephone 020 8994 1019

Email: admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings

37 Spital Square

London

E1 6DY

Telephone 020 7377 1644

Email: info@spab.org.uk

Ancient Monuments Society

St Ann's Vestry Hall

2 Church Entry

London

EC4V 5HB

Telephone: 020 7236 3934

Email: office@ancientmonumentsociety.org.uk

The Twentieth Century Society

70 Cowcross Street

London EC1M 6EJ

Telephone: 020 7250 3857

Email: [caseworker\(at\)c20society.org.uk](mailto:caseworker(at)c20society.org.uk)

The War Memorials Trust

42a Buckingham Palace Road

London

SW1W 0RE

Telephone: 020 7233 7356

Email: info@warmemorials.org

Appendix: Billingborough Conservation Area Map