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Barkston Conservation Area Appraisal and Management Plan

Designated 2001 Review April 2013



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1.0 Character Appraisal

1.2 Background

The Barkston Conservation Area was designated in 2001. 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.

1.3 Location and Context

Barkston is a small village located four miles north of Grantham. It is bisected by the A607 which was constructed in the 1930s and is the main route between Grantham and Lincoln. It lies within the Grantham Scarps and Valleys landscape character area which is characterised by steep scarps to the east with woodland or pasture cover and to the west by medium scale arable fields with relatively few hedgerow trees. The River Witham meanders to the west of the village. The village is often known as 'Barkston – le – Willows'.

The village is mainly residential in character and has retained a working farm with a small farm shop on the north side of Church Street and it has some small scale commercial functions with a high degree of out-commuting to the neighbouring towns. The Thorold family, from nearby Syston, have long been associated with Barkston, having been substantial landowners in the village for many years.

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, 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 The Grange and The Granary, Hough Road, land to the rear of West Street The Cemetery, The Old Police House, Homes Row, East House, Corner House and Portinifer Cottage, Honnington Road.

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.

3.0 Summary of Special Interest

- Irregular plan form and low density development along Church Street.
- Regular plan form along West Street, with small scale cottages, generous plots and extensive rear gardens.
- Unity of architectural features on a small number of properties within the village; with



Fig.1 Use of ironstone on buildings in the conservation area adds to the visual palette, such as at The Old Manor House, West Street (Grade II listed)

likely influence by the Lord of the Manor J.A Houbloun at the time of construction.

- St Nicholas Church makes a significant contribution as a heritage asset of exceptional interest and contributes towards key views.
- Trees and open space make a strong contribution and occur within private gardens or in public areas such as at 'The Cemetery' and 'The Green'.
- Traditional craftsmanship embodied in original building materials and architectural features.
- Use of Ironstone and limestone making a prominent contribution on vernacular buildings.
- 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

There is evidence of a prehistoric settlement to the north of the village where the remains of two Bronze Age round barrows survive as crop marks. Nearby are the remains of a prehistoric or possible Roman settlement where four conjoined rectilinear enclosures flanked by boundary ditches are also visible as crop marks. The name Barkston is derived from a combination of Old English and Old Scandinavian "Bark" and "tun" which translates as the farmstead of a man called Bakr.

Barkston is recorded in the Domesday Book of 1086 as Barcheston; the land was owned by the King and it had a Roman camp and four mills. The deserted medieval village of Ringsthorpe is also recorded; it was abandoned during the 14th century and stood to the west of the River Witham on the north side of Station Road. The coming on the railways had a fairly large impact on the area with the Barkston 'East' junction being built in the 1842; however the station has not been in service since 2004.

4.0 Character and Appearance

5.1 Spatial Character and Townscape Quality

The conservation area is centred on West Street and Church Street which converge onto Main Street. The elongated historic plan form has been eroded by the expansion of the village to the north of Church Street and west of West Street.

Church Street has an irregular plan form and a low density of development characterised by large scale detached buildings, some of which occupy generous plots particularly those adjacent to the church. They are typically set back from the highway enclosed by boundary walls or hedges or stand to the rear of the

highway. The majority of buildings front onto the highway although some stand gable end on which contributes to the visual interest along the street. St Nicholas Church provides focus to views in both directions.

West Street is characterised by a more regular plan form of small scale cottages with long extensive rear gardens and map evidence shows that it has retained this plan form since at least the mid 19th century. This arrangement was common in rural villages, whereby there were extensive plots to grow produce or used as market gardens. The buildings are mainly arranged in pairs of small terraces although some are detached. They typically stand to the rear of the highway or are set back and enclosed by boundary walls. Views along West Street are generally deflected.

The open space to the rear of West Street extends in a northerly direction towards The Grange and The Granary. The Grange is a 19th century detached residence and The Granary is a former outbuilding that was converted in the 1990s; it is likely that they both formed part of the former Syston estate. Together they form an attractive grouping, and sit with large private grounds that contribute towards the spacious character of the conservation area.

The grassed area opposite the Stag Pub (Grade II listed) forms the focal point of the conservation area, and is interspersed with a relatively recent planting of trees.



Fig. 2 Barkston House; with its extensive plot and good number specimen trees make a significant contribution to the conservation area.

Barkston House (Grade II listed) makes a strong contribution to the conservation area being set back within large mature grounds and designed with an attractive symmetrical facade. It is constructed of coursed limestone rubble, ashlar dressings and has a slate roof. The property has an imposing entrance with

iron gates and ashlar gate piers; however the boundary wall is constructed of concrete block. Although this

is a modern material it nonetheless is fit for purpose and creates visual consistency. To the front is a wide grass verge which is consistent with, and enhances the spacious character of Barkston House. Contained within the grounds are a good number of specimen trees such as Cedar of Lebanon.

Honington Road has a low density of development and the Cemetery makes a significant contribution to this character, particular at the entrance to the conservation area at the junction with the A607. Buildings typically directly address the highway with front and rear gardens, apart from Homes Row that has a gable end alignment. Generally, the buildings are of 19th century origin, are terraced or semi detached and constructed of brick. It is unfortunate that there have been some modern interventions that have detracted from their traditional character and would benefit from enhancement if the opportunity arose.

The post war buildings generally fail to reflect the vernacular character of the conservation area in terms of style and materials, although recent infill developments along Church Street have been more sympathetic in terms of materials.

5.2 Architecture and Building Materials

The traditional buildings have a harmony of character derived from the simple vernacular architectural style and common material palette of coursed limestone or ironstone rubble interspersed with 19th century red brick dwellings. The roof coverings are primarily clay pantiles, although some have unfortunately been replaced with concrete interlocking tiles. A mix of stone rubble and brick walling on individual buildings is common within the conservation area, and is a reflection of early methods of construction where materials were sourced in terms of what was readily available at the time.



Fig.3 The combination of Random rubble stone and brickwork is a common vernacular approach used across the conservation area.

There are some examples of more polite architectural styles particularly along Church Street. The grouping of The Yews and the original village school which dates to 1835 on land donated by Mrs Newton (the late lady of the manor at the time) are good examples and have a unity derived from the use of similar design features. This includes the use of ashlar, quoins, hooded moulds and blue slate roofs. The buildings are bounded by a limestone wall and have gate piers topped with ball finials. It is possible these features were purposefully employed by the local landowner, Lord of the Manor J.A. Houblon at the time of construction. The Yews has a datestone above the front door with the letters "JAH 1835".



Fig.4 View of Syston Village and Church from Station Road.

Boundary walls make a strong contribution to the conservation area; these are mostly comprised of stone with pantile copings and enclose private gardens and create visual consistency.

5.3 Key Views

Views within the conservation area are constantly unfolding due to the gentle curved alignment of the roads and are generally contained by the building frontages. St Nicholas Church and the war memorial provide a focus to

many of the views along Church Street and Honington Road with the surrounding mature trees within The Old Rectory grounds framing these 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 distant tree belts and rising scarps are visible in the eastern and western views beyond the village and Syston Church is visible in the southern view along Main Road. There are also attractive views of Syston Village from Station Road.

From outside the conservation area boundary at Station Road on the approach to the junction with the A607 there are glimpsed views of Barkston House. On the approach to the village from the high ground of Minnetts Hill are attractive views of the conservation area, with the Almshouses on Honington Road featuring strongly.



Fig.5 The Grade I listed St Nicholas Church and War Memorial provide focus to views along Church Street.

As the conservation area is entered at the junction with the A607 and Honington Road, there are attractive views of the Church Tower and the properties on the western side of the street. There are also glimpsed views towards the Grange and the Granary from gaps in the hedgerows along Hough Road.

5.4 Contribution of Trees, Hedgerows and Open Space

Trees are a significant feature of the conservation area which frame or form the backdrop to views within and outside of the boundary. They lie mainly within private gardens, the village green and churchyard and also include the distant tree belts beyond the village. The small green and churchyard are important areas of public open space which enhance the setting of the buildings which front onto them. Other areas of important open space occur within the private gardens of Barkston House and The Grange to the West, and the grounds of The Old Rectory to the east. Grass verges are also key features of the conservation area.



Fig. 6 The tree studded village Green –important area of open space that enhances the setting of the buildings which front onto them.

5.5 Floorscape and Street Furniture

There are some traditional cast iron street lanterns within the private drive of The Old Rectory and an 'ER' wall mounted postbox located within the west wall of the Post Office which are worthy of retention.

6.0 Key Historic Buildings

6.1 Listed Buildings

There are nine listed buildings within the conservation area. St Nicholas Church (Grade I) dates from the 12th century and is Norman to Perpendicular in style, it has retained some 15th and 17th century stained glass windows. The Old Manor House on West Street (Grade II) is 14th century in date; it was remodelled during the 17th century and was extensively altered in 1863. The remainder are Grade II listed and date from the 17th-early 19th centuries. Listing descriptions are available online via the Heritage Gateway website (www.heritagegateway.org.uk).

6.2 Positive Unlisted Buildings



Fig.7 Barkston and Syston Church of England School, with the datestone 1838, was built on land given by Mrs Newton, the late lady of the Manor.

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.

Examples include the Rectory; which was a gift of Sir John

Henry Thorold, Old Bede Houses, which was founded by Richard Hickson in 1640 and rebuilt in 1839 and Pear Tree Farm. Pear Tree Farm dates to at least the early 19th century and is a working farm located within the heart of the village. The original building of the Barkston and Syston Church of England School also makes a strong contribution; it has stone mullion windows and hoods and a gable topped with a cross shaped finial. Also, The Old Rectory and its heavily wooded grounds to the rear of St Nicholas Church make a notable contribution. The small Wesleyan Chapel on West Street is also of interest.

The Plough on West Street has some famous associations with the former proprietors Olga and Bill Healey being associated with Stan Laurel, of Laurel and Hardy fame. Olga was the sister of Stan Laurel. The Plough has now been converted for residential use.

6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Barkston 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. Within Barkston conservation area there are

records for the Manor House on West Street, which was originally 14th century in origin and remodelled in the 17th century. There is also a record for the deserted medieval village of Ringsthorpe, which is sited to the north west of the river Witham. There are no other records within the conservation area boundary other than listed buildings which are detailed in section 6.1. 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 few changes within the conservation area since designation in 2001. Any major new building has occurred outside the conservation area boundary and includes new development to the north; much of the development within the conservation area has been small scale. Examples include the conversion of barns or the development of rear extensions.

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.

The Action Plan forms part of a strategic plan to address the management of the conservation areas within the district. Some of the proposals put forward within the Action Plan relate to long term projects, such as the development of a local list whilst others have already been implemented, such as the production of design guidance for homeowners.

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 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 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. Currently there are no buildings on either register within Barkston 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 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 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.

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

16.1 Strengths

- The general condition of the building stock is good.
- Lord of the Manor in the late 19th and early 20th Century, J.A Houblin having influence over the design of some of the building giving a unified quality to the conservation area.
- The Grade I listed St Nicholas Church makes a significant contribution to the special interest of the conservation area.
- Good number of buildings demonstrating craftsmanship and use of materials relating to vernacular construction.
- Good proportion of open space.
- Some examples of traditional street furniture within private gardens, such as at The Rectory.
- Large areas of open space, such as at 'The Green', 'The Cemetery' and at the rear of West Street.

16.2 Weaknesses

- There are many buildings in the conservation area; some of which are recognised as being 'positive unlisted buildings' that have a 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.

- 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).
- The use of concrete block work walling has been used in various locations across the conservation area and is not harmonious with the predominant use of traditional materials such as coursed stone.



Fig.8 Satellite antenna facing the highway on West Street creates visual clutter.

16.3 Opportunities

- Working in partnership with local groups to develop a list of buildings of local architectural and historic interest for Barkston Conservation Area.
- Working in partnership with relevant agencies to secure maintenance schemes in the public realm including:
 - 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.



Fig.9 The concrete block walling would benefit from replacement with limestone which is more consistent with the material palette of the conservation area.

- 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.
- If the opportunity arose the concrete block walling in front of Barkston House would benefit from replacement with limestone which is more consistent with the material palette of the conservation area.

16.4 Threats

- Inappropriate development on the edge of the conservation area, particularly to the north of West Street.
- Installation of solar panels on roofslopes for example at 20 West Street causing visual harm to the historic character of the conservation area.
- 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.

17.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
1- To develop a list of buildings of 'local architectural and historic interest' for Barkston.	Unlisted buildings that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance.	The Council to work together with the parish council and local residents to nominate and develop a 'local list' of buildings of architectural and historic interest for Barkston.
2- Ensure that any highway works respect the conservation area.	The use of inappropriate materials, design and location of street signage and street lighting can have a detrimental effect on the character and appearance of the conservation area.	<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>
3- Items of historic street furniture and floorscape to be retained and maintained.	Historic street furniture and floorscape contributes towards the local distinctiveness of Barkston. Various features have been undermined by street clutter and are in need of repair. Items of floorscape are at risk from highways maintenance.	<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>
4- Removal of overhead cables and replacement of underground cables.	The uses of intrusive overhead cables have a negative impact on the character and appearance of the conservation.	The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables.
5- Important individual and groups of trees	Special protection is afforded to trees within conservation areas which are not the subject of	Consideration will be given to the contribution that trees, open spaces and other soft landscaping make

Proposed Measure	Issue Addressed	Action Required
<p>6- (Cont) hedgerows and open space should be retained</p>	<p>a TPO.</p>	<p>to the character and appearance of the conservation area when dealing with development proposals.</p>
<p>7- 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,</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
<i>(Cont)</i> should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.		
8- 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 Barkston 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.
9- 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.
9-Remove unauthorised satellite/TV antenna.	Satellite/TV antennas are visually intrusive and create a cluttered appearance within the streetscene.	Develop an enforcement strategy to address unauthorised works.
10-Ensure that new development seeks to retain and enhance	Subdivision of plots for residential infill development.	Consideration will be given to the contribution that plots and historic field boundaries make to the character and appearance of the conservation area

Proposed Measure	Issue Addressed	Action Required
<i>(Cont)</i> original plot and historic field boundaries.		when dealing with development proposals.
11-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.
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 English Heritage's 'at risk' register, where appropriate.
13-Any proposals for development will have consideration to the setting of the conservation area.	Impact of development on the setting of the conservation area.	Consideration will be given to the setting of the conservation area when dealing with development proposals.

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*
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
Planning Policy Statement 5 Practice Guide, 2010
South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*
Barkston Village File, Grantham Library, Reference Section

19.0 Useful Contacts

For enquiries regarding listed buildings and conservation areas please contact 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

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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Telephone 01529 461 499

English Heritage
East Midlands Office
44 Derngate
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NN1 1UH
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Email eastmidlands@english-heritage.org.uk

The Georgian Group
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Email admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings
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