

DEEPING ST. JAMES

Conservation Area Appraisal and Management Plan
(2014 review) - Designated 1990



South Kesteven District Council

STAMFORD • GRANTHAM • BOURNE • THE DEEPINGS

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1.0 Character Appraisal

1.2 Background

The conservation area at Deeping St. James was designated in 1990. 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 2014 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

Deeping St. James is a large village situated to the east of Market Deeping on the north bank of the River Welland. It lies seven miles to the north of Peterborough on the B1166 and B1162.

The village lies in the fens, a complex flat open landscape formed by over 2,000 years of land drainage which transformed bogs, woodland and rough ground into rich agricultural land. Today, agriculture continues to make a significant contribution to the local economy. The landscape is characterised by low flat terrain with sparse trees or woodland cover and comprises of large scale rectilinear fields divided by drainage ditches or embanked rivers. The terrain rarely reaches 10m above sea level. Settlement is generally sparse and the landscape is punctuated by isolated farmsteads spread along the Drovers which extend eastwards from the B1177 and the B1394.

The river Welland is intrinsically linked to the character and development of the village and provides a picturesque area for recreation. The village supports a thriving community which shares modern amenities and commercial functions with Market Deeping although it is primarily a commuter village to the neighbouring towns and cities such as Peterborough and Stamford.

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. 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 2014 review, the boundary of the conservation area was altered to exclude modern developments at Stephens Way alongside post war buildings at Nos. 12 – 20 Eastgate as these were not consistent with the vernacular and historic character of the conservation area.

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



Fig.1 River Welland with Deeping Gate to the left and Bridge Street to the right – the conservation area has a meandering character that follows the contours of the river.

- Meandering quality as the main roads of Bridge Street, Church Street and Eastgate follow the contours of the River Welland.
- Groups of vernacular buildings rather than individual buildings of merit.
- High density of development with buildings tightly arranged typically aligned to the rear of the narrow footways which creates a defined building line along the street.
- The river frontage confers a more open character and enhances the rural setting of the village.
- Strong linear plan form with large rear plots.
- Broad consistency of scale as the buildings are predominantly two storey interspersed with single storey traditional cottages with attics and dormer windows.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Traditional craftsmanship embodied in original building materials and architectural features.

4.0 Historical development

Archaeological evidence indicates that there is a long history of settlement in the area. A number of flints and pottery sherds from the Neolithic, Bronze Age and Iron Age have been found in the vicinity of the village. The remains of a Roman settlement were discovered in Priory Meadow which included part of a bronze ritual crown and pottery sherds from central and eastern France. An artificial Roman watercourse, which survives in sections as earthworks, connected the settlement to Deeping Fen and provided access to the Iron Age and Roman centres of salt production in Cowbit Wash.

The name Deeping is Anglo Saxon in origin and translates as “deep places” or “deep lands”. The village was named after St. James Church which was founded as a Benedictine Priory in 1139 by Baldwin Fitzgilbert. The Priory was a small cell of Thorney Abbey in Cambridgeshire and also served as the parish church. Following the dissolution of the priory in 1539, the land was transferred to the Duke of Norfolk and the buildings fell into disrepair. It is reputed that the stone was used to build Priory Farmhouse, Church Gate.



Fig.2 Photograph of Bridge Street 1910c showing a defined building line along the street with properties looking out onto the river Welland. This character largely remains intact today. Source Price: A River journey through the Deepings.

The historical development of the village is intrinsically linked to the River Welland, with the principal streets following its contours and buildings arranged in a linear fashion, tightly packed and directly addressing the street. Buildings typically were built with large plots to the rear with market gardens with the river providing an important means of communication. The river was also crucial in the transportation of materials for the building of great fen churches.

The village evolved as an agricultural community, although the local economy was boosted in the 17th century by the construction of the Stamford Canal in 1664. The canal was operational from 1673 to 1863 and improved the navigation of the River Welland as it bypassed the water mills on the river between Stamford and Market Deeping.

Deeping High Lock is the most complete of the twelve locks along the canal as it was constructed of stone chambers to withstand the faster flow of the river. There were wharves, jetties and landing stages along the river banks to handle the cargoes which included Collyweston slate and building materials transported from Stamford. The towpath is now a pleasant riverside walk and the river is an important natural and recreational asset.

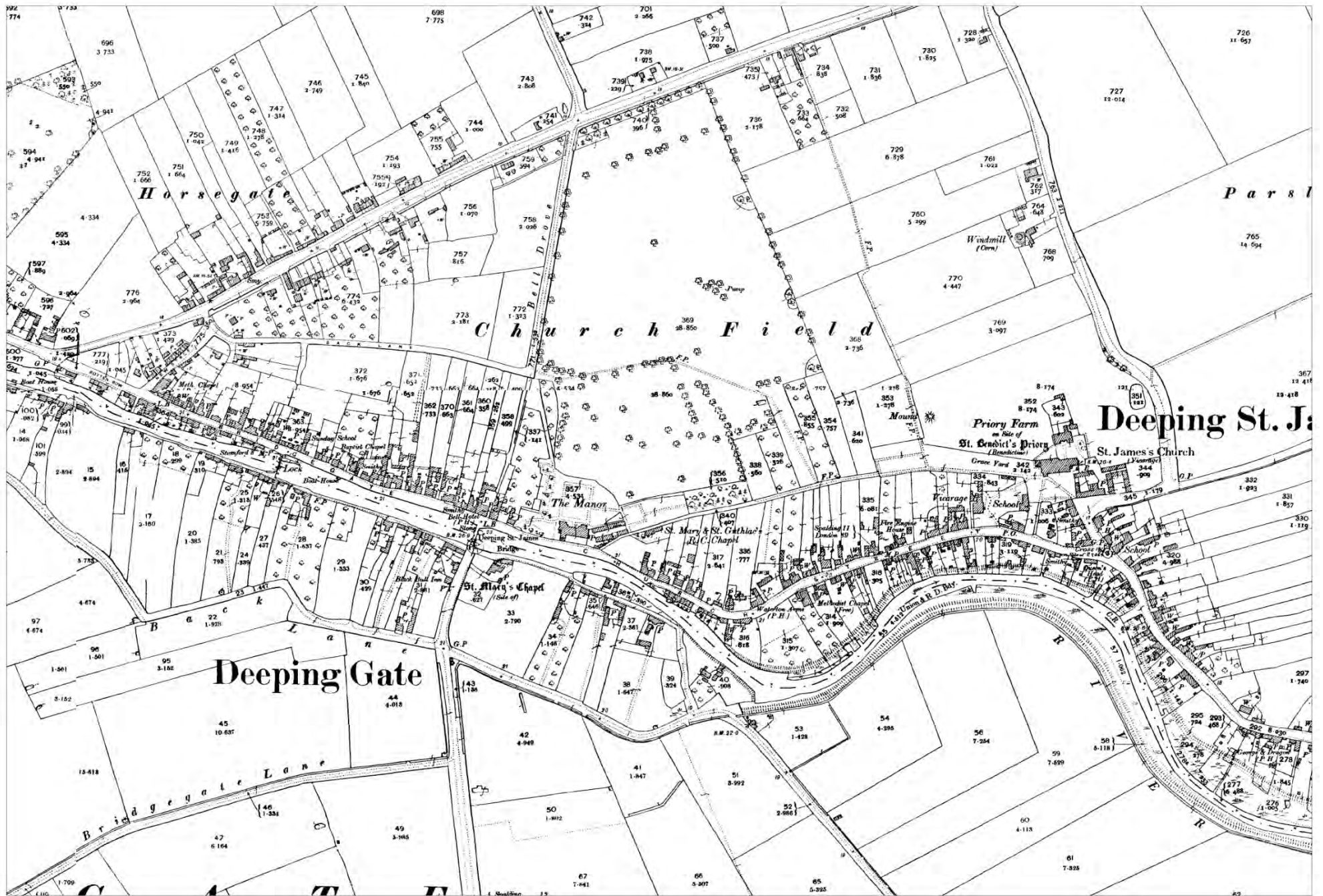


Fig.3 1901 OS map showing early pattern of development following the River Welland with narrow plots to the rear, courtesy of Lincolnshire Historic Environment Record. Reproduced from the 1901 Ordnance Survey map.

5.0 Character and Appearance

5.1 Spatial Character and Townscape Quality

The conservation area has a meandering quality as the main roads of Bridge Street, Church Street and Eastgate follow the contours of the River Welland. It has a strong linear plan form with buildings tightly arranged, addressing the river with large rear plots, this plan form has been partially eroded by backland development.

The character of the conservation area is derived from the groups of vernacular buildings rather than individual buildings of merit. The buildings are typically aligned to the rear of the narrow footways which creates a defined building line along the street and confers an enclosed character throughout the conservation area. The post war expansion of the village to the north of the historic core largely ignores the ribbon form of development found on the principal roads within the conservation area.

The river Welland with its green tree lined banks also contributes to the character of the conservation area, particularly at Bridge Street where there is no development on the south side of the road, allowing uninterrupted views of the river.

There is a broad harmony of scale as the buildings are predominantly two storey interspersed with single storey traditional cottages with attics and dormer windows. They are typically grouped as semi-detached pairs or in small terraces interspersed with larger scale detached buildings. Chimneys and dormer windows on the single storey traditional buildings are prominent features which contribute to the visual interest of the conservation area.

Bridge Street

Bridge Street has a harmonious character derived from the material palette which is predominantly limestone interspersed with brick. The colour tones of limestone and brick are broadly similar which partially integrates the traditional and post war buildings in spite of the differences in architectural styles and alignments along the street.



Fig.4 Bridge Street, showing the predominate architectural styles of the conservation area and broad similarity of material palette.

The river frontage confers a more open character and enhances the rural setting of the village. There are important views looking over the river into Deeping Gate and from Deeping Gate towards Deeping St. James. The post war buildings which comprise of single and two storey dwellings, typically stand within small gardens set back from the highway with various boundary treatments including hedges, walls and railings. The materials are limestone and brick, some of which have colour washed or roughcast renders and painted facades.

The removal of boundary walls to create vehicular access interrupts the continuity of the building line along the street and detracts from the enclosed character of the conservation area. River Bank Close is an unsympathetic development to the rear of the buildings on the south side which detracts from the historic plan form and is at variance with the vernacular character of the conservation area.

Church Street

Church Street has a more mixed character derived from the variety of architectural periods, material palette and alignment of the buildings along the street. It has a higher density of development with a more lively character as this is the commercial centre of the village, with a small number of shops such as a bakers, hairdressers and post office. There are also a number of terraces and cottages; however some of these terraces have been rendered which compromises the traditional character of the street. An increased number of parked cars accessing the local shops also detract from the views of the building frontages.

The post war buildings which comprise of single and two storey dwellings, typically stand within small gardens set back from the highway with various boundary treatments including hedges, walls and railings. The materials are limestone and brick, some of which have colour washed or roughcast renders and painted facades. The removal of boundary walls to create vehicular access interrupts the continuity of the building line along the street and detracts from the enclosed character of the conservation area. River Bank Close is an unsympathetic development to the rear of the buildings on the south side which detracts from the historic plan form and is at variance with the vernacular character of the conservation area.

Church Gate



Church Gate is enclosed on the east and west sides by large scale detached and smaller scale semi-detached traditional buildings which date from the 18th to 19th centuries constructed of stone or brick. The north side has a more mixed character

Fig.5 Church Gate with the curvature of the road affording unfolding views

comprising of former barn ranges, bungalows and a modern residential development. The character of the street differs to the linear quality of Bridge Street and Church Street owing to the curvature of the road as it encloses old priory farm to the north.

The broad junction with Church Street and Eastgate is demarcated by the remains of the 15th century village cross which was converted into a lock-up in 1819 and forms a striking focal point. The lock-up is Grade II listed and is also a scheduled monument. The cross demarcates the site of the market place which was historically larger than its current layout and was encroached upon the 18th and 19th century buildings to the south of the church. The Church of St. James features prominently and the churchyard provides an important area of open space.

Eastgate

Eastgate has a fragmented character as the modern developments on the west side do not reflect the materials or character of the conservation area. The east side has a greater unity of character as it comprises of traditional buildings of two or single storey with attics constructed of coursed limestone or with rendered frontages.

5.2 Architecture and Building Materials

The conservation area has a mixed material palette comprising of coursed limestone or red/buff brick, some of which have rendered or colourwashed frontages. Roughcast cement renders on some traditional properties detracts from their character and appearance. Roof coverings are mixed comprising of Collyweston slate, natural slate, clay pantiles or plain tiles whilst Nos. 6, 16 and 40 Bridge Street have thatched roofs, once a common roofing material, which adds to the picturesque quality of the conservation area. Replacement concrete interlocking tiles have replaced the traditional roof coverings on some buildings and many traditional casement and sash windows alongside panelled doors have been replaced with UPVC. Generally buildings have a rectangular plan form, with chimney stacks at each end, with earlier examples having steeper roof pitches.

The loss of traditional timber windows and doors and the inappropriate replacement with UPVC to standard designs detracts from the appearance of the individual buildings and from the overall character of the conservation area. This is particularly noticeable at No.16 Bridge Street.

The post war developments generally do not reflect the vernacular character or material palette of the conservation area and detract from its overall quality. They are not integrated into the street scene as they are typically set back from the highway with an absence of, or unsympathetic, boundary treatments.

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 removal of walls to

create vehicular access has a detrimental impact upon the enclosed character of the conservation area.

5.3 Key Views



Fig.6 View looking towards the buildings that line Bridge Street from across the district boundary in Peterborough. There are interconnecting views between both districts across the river at various points in the conservation area.

Views within the conservation area are generally constrained by the building frontages. However, at Bridge Street where there is a more open character there are attractive views northwards from the south bank of the river towards Bridge Street and the return view southwards towards Deeping Gate.

The trees on the river banks such as the weeping willows frame the long ranging views along the street and the Grade II* listed Deeping Gate Bridge dating from 1651 is an attractive focal point. There are also views of the river and its banks from the bridge itself and the footbridge following the river in

both a westerly and eastern direction.

Some of the most picturesque views of the conservation area occur from outside the boundary to the south of the river in the district of Peterborough, particularly from the riverside footpath and from Lincoln Road where the church spire features strongly.

The church spire is a key landmark and visible in the eastern view along Church Street and the western view along Eastgate. The south front of the church is visible from Church Gate and in the gap between Nos. 12 and 14 Church Street which is framed by the mature oak tree. The mature trees in the garden of the Vicarage on Church Street form an attractive backdrop to the views along the street.



Fig.7 View looking towards the conservation area from the southern riverside from within the boundary of Peterborough City Council.

5.4 Contribution of Trees, Hedgerows and Open Space

Within this part of the district there is a lack of trees within the surrounding landscape, however they do occur within the conservation area and are sited within private gardens or are located on the river banks.

The river bank, churchyard, cemetery, recreation ground and small green on Church Gate are the only areas of open space within the conservation area. Trees are mainly confined to the river bank and churchyard. However the trees in rear gardens which are visible in the gaps between the buildings and above the building line make an important contribution to views within the conservation area.

There is a large attractive oak tree at the entrance of the church, this contributes to views of the church and views along the northern side of Church Street.

The historic plan form of the village, with buildings directly addressing the banks of the river Welland and large strip plots to the rear remain intact and makes a significant contribution to the character and appearance of the conservation area. As identified earlier within the appraisal this has been partially eroded by backland developments to the rear of buildings on Church Street. Therefore it is important that any remaining plots, such as at the rear of Bridge Street are preserved. Historically, the river was accessed from the south side of High Street via 'dippings'; these were sloping pieces of land that ran to the water's edge. However, following a flood in 1947 the river banks were raised and the 'Dippings' filled in.



Fig.8 Important area of open space to the rear of Bridge Street

5.5 Floorscape, Street Furniture and other features



Fig.9 VR' post box within the walls of 23 Bridge Street; the building is in poor upkeep and would benefit from some repainting and maintenance works.

There is limited historic floorscape within the conservation area. There are some flagstones within the grounds of the Parish Church and an attractive early 19th century cast iron milepost adjacent to No.40 and No.42 Church Street which is in good condition. There are a number of historic post boxes within the conservation area, including a 'VR' post box within the wall of No.23 which is in need of refurbishment with the building itself also in need of care, an ER pillar box adjacent to the footbridge on Bridge Street and 'ER' post box within the wall of the post office on Church Street. There is a cast iron fingerpost at the junction of Bridge Street and the B1162 that is in very good condition and forms part of the setting of the Bridge and there is a listed milepost outside Nos. 40 and 42 Church Street. The milepost and Nos. 40 and 42 Church Street form an attractive grouping together.

6.0 Key Historic Buildings

6.1 Listed Buildings

A listed building is one that is included on the 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



Fig.10 Deeping St. James Bridge; as well as a key structure in the conservation area it is a Grade II listed building and a scheduled monument. It dates to 1651.*

or demolition can be carried out. List descriptions are available online via the Heritage Gateway website www.heritagegateway.org.uk.

There are 17 listed buildings within the boundary of the conservation area which reflects the historic and architectural quality of the village. St. James's Church which dates from the 12th century with 13th-18th century alterations, three mid 18th century table tombs and the village lockup are Grade I listed. Deeping Gate Bridge and Priory Farmhouse which is early 17th century in origin are Grade II*. An interesting example is the boathouse at the rear of No.2 Church Street, which has an access on the south gable front for admitting boats, No.30 Bridge Street a 17th century limestone rubble building with an oriel window, which was supposedly used as a lookout for lighters travelling along the river. The listing descriptions are available online via the Heritage Gateway website (www.heritagegateway.org.uk).



Fig.11 The boathouse is a reminder of the former history of the conservation area and its association with the River Welland. It can be seen in views from the south of the river. It is currently in a declining condition and is on The Council's internal Heritage's 'at risk' register.

6.2 Positive Unlisted Buildings



Fig.12 No.10 Church Street, a good example of a vernacular building also with a number of attractive outbuildings.

Church Street and Church Gate has an attractive mix of stone and brick and also has a number of small outbuildings within the site; it retains many of its original features such as two by two sash windows. The Scout Headquarters, which was a former school stands gable end on and has some attractive details such as stone mullions.

In addition to listed buildings, the conservation area contains a number of unlisted buildings and structures that make a positive contribution to the character or appearance of the conservation area. Notable examples include No. 1 Church Street, a detached buff brick building, with an elaborate datestone above the door of '1884'. No

10 Church Street which is situated in a prominent corner plot at the junction between

6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Deeping St. James conservation area. Buildings identified on the conservation area map as 'positive unlisted buildings' are recommended for consideration for inclusion on any future Local Heritage List.



Fig.13 No.1 Church Street, a 19th century buff brick building, with pleasing symmetrical elevations makes a positive contribution to Eastgate.

7.0 Archaeology

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

There are 22 records within Deeping St. James Conservation Area. Records include the Benedictine priory with evidence suggesting this was located on the site of Priory farm. The priory was established in 1139 by Baldwin Fitz Gilbert and dissolved in 1539. Other records are for No. 45 Church Street which is a 17th century building with earlier medieval remains and to the north of No.110 Church Street is a record for a large parkland which was associated with Waterton Hall. Waterton Hall is no longer extant but was located to the North of Church Street and had medieval origins.

8.0 Changes since Designation

There have been relatively little changes to the conservation area since designation in 1990, apart from cumulative impact relating to loss of original features such as the replacement of windows and doors with UPVC.

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:

- Planning permission 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.

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. There are no buildings on the Council's internal register within Deeping St. James Conservation Area. 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 only Grade I and II* (star) buildings at risk and is available through English Heritage available at <http://www.english-heritage.org.uk/caring/heritage-at-risk/> The boat House to the rear of No.2 Eastgate is on the Council's internal 'at risk' register.

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:

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.

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

15.1 Strengths

- River Welland making a significant contribution to the character of the conservation area in terms of providing an area for recreation and enjoyment as well as contributing towards key views.
- Small number of thatched cottages contributing to picturesque quality.
- Attractive views from outside the boundary of the conservation area.
- Archaeological interest adding to significance of the conservation area, such as the site of the former Benedictine Priory.
- St. James Church a key landmark and forming the focus of views.
- Condition of the conservation area is good.

15.2 Weaknesses

- The presence of many overhead power cables detracts from the setting of the conservation area. Should the opportunity arise, the possibility of underground cabling would significantly enhance the character of the conservation area.
- Post war expansion of the village to the north of the historic core largely ignores the ribbon form of development found on the principal roads.
- Unauthorised satellite dishes on front elevations detract from the overall character of the conservation area - examples such as at Nos. 40 and 42 Church Street.
- Loss of character arising from modern render treatments.
- Loss of character arising from inappropriate alterations (windows, doors, rendering and boundary treatments). This is particularly noticeable on terraced properties.



Fig.14 16 Bridge Street, the use of UPVC significantly harms the appearance of this thatched cottage.

- Post war infill development to the east of the conservation area having a negative impact on its character.



Fig.15 The use of impervious renders on traditional buildings is not in keeping with the conservation area. It is also harmful to the building fabric by preventing moisture from evaporating from the building.

15.3 Opportunities

- Church Street could be enhanced by the installation of an appropriate boundary treatment to Broadgate House and the Car Park to the Waterton Arms.
- If the opportunity arose the roughcast cement renders on the traditional buildings should either be removed or replaced with a more appropriate lime render.
- Unauthorised satellite dishes on front elevations detract from the overall character of the conservation area and appropriate enforcement action should be taken.
- The unauthorised UPVC windows on No. 16 Bridge Street, a Grade II listed building, detract from the character of the building and appropriate enforcement action should be taken.

15.4 Threats

- Subdivision of plots for infill development.
- Incremental erosion of boundary features including walls, hedgerows and railings.
- Development within rear gardens that front onto the river that has an impact on views from the district of Peterborough.

Proposed Measure	Issue Addressed	Action Required
1- To develop a list of buildings and monuments that have a significant local heritage interest for Deeping St. James	Undesignated heritage assets that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance.	The Council to work together with the parish council, local residents, The Heritage Trust of Lincolnshire and the Lincolnshire Historic Environment Record to nominate and develop a 'local heritage list' of buildings and monuments that are valued as distinctive elements of the historic environment of Deeping St. James.
2- Items of historic street furniture and floorscape to be retained and maintained.	Historic street furniture and floorscape contributes towards the local distinctiveness of Deeping St. James.	<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>
3- Ensure that any highway works respect the conservation area.	The use of inappropriate materials, design and location of street signage and street lighting can have a detrimental effect on the character and appearance of the conservation area.	Liaise with highway authority prior to the installation of street signage and modern lighting to ensure that works are sympathetic to the character and appearance of the conservation area. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.
4- Removal of overhead cables and replacement of underground cables	The uses of intrusive overhead cables have a negative impact on the character and appearance of the conservation area.	The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables.

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 Barrowby 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.
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 plots and historic 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 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.

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 English Heritage's 'at risk' register, where appropriate. The Council to liaise with the owners of The Boathouse, Main Street to address the condition of the building.
13-Preserve and enhance existing boundary walls, gate piers, railings and enclosing features.	Removal of important boundary features.	<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> <p>Encourage regular maintenance and repair of existing boundary features through the production design guidance.</p> <p>The Council will strive to ensure that existing boundary walls are retained by using its enforcement powers in accordance with its statutory obligations, where there have been any planning breaches.</p>
14-Preserve and enhance important areas of open space.	Loss of open space through infill development.	Consideration will be given to the contribution that important areas of open space make to the character and appearance of the conservation area when dealing with development proposals.

17.0 References

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English Heritage, 2011 *Understanding place, conservation area designation, appraisal and management*
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National Planning Practice Guide, 2013
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Planning Policy Statement 5, 2010
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South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*
Day, F.A. History of the Deepings, Warners LTD, publication date unknown
Price, D. 1987 Deeping St. James with Market Deeping, Tamley – Reed Limited
Price, D. A River Journey through the Deepings, Classic Printers, publication date unknown

18.0 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 Lincolnshire**:

Heritage Trust of Lincolnshire
The Old School
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Telephone: 01529 461 499
Email: info@lincsheritage.org

English Heritage
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Telephone: 01604 735 401
Email: eastmidlands@english-heritage.org.uk

The Georgian Group
6 Fitzroy Square
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The Victorian Society,
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Society for the Protection of Ancient Buildings
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Ancient Monuments Society
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Email: office@ancientmonumentsociety.org.uk

The Twentieth Century Society
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Email: caseworker (at) c20society.org.uk

The War Memorials Trust
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