

# MARKET DEEPING

Conservation Area Appraisal and Management Plan  
(2014 review) - Designated 1970



South Kesteven District Council

STAMFORD • GRANTHAM • BOURNE • THE DEEPINGS

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## 1.0 Character Appraisal

### 1.2 Background

The conservation area at Market Deeping was designated in 1970. 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

Market Deeping is small market town located on the north bank of the River Welland approximately 8 miles north of Peterborough. The town lies within the fens, a complex landscape formed by over 2,000 years of land drainage which transformed bogs, woodland and rough ground into rich agricultural land. 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.

### 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 extended to acknowledge areas of open space that made a positive contribution to the character and appearance of the conservation area. This included land to the east of Church Street, including Eastfield and the playing fields.

## **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**

- Historic plan form intrinsically linked to The River Welland.
- Traditional buildings lining the principal streets of High Street, Market Place and Stamford Road which follow the line of the river bank.
- Market Place is a focal point of the conservation area and is enclosed on both sides by imposing two-three storey buildings constructed of limestone rubble and ashlar.
- Pleasant approach along Church Street with a unity derived from a broad similarity of scale and material palette and a broad width of road with deep grass verges.
- River Welland is an important water feature and provides a contrast to the tightly packed town centre and contributes to key views within the conservation area.
- Important areas of open space to the north east of the conservation area including East Field and St Guthlac's churchyard.
- Traditional craftsmanship embodied in original building materials and architectural features.
- Visual harmony resulting from the use of a limited palette of natural building materials.

- Visual continuity created by boundary walls delineating boundaries and linking buildings.
- **4.0 Historical development**

There is a long history of settlement dating to the prehistoric period. A late Neolithic-Early Bronze Age industrial site with the remains of an oven or kiln was discovered during the construction of the bypass. A Late Bronze Age axial field system comprising of a series of major parallel ditch alignments forming trackways and long linear fields covering 300 hectares was found to the west of the town at Rectory Farm. The Car Dyke, constructed by the Romans in the late 1st – early 2nd century AD, ran to the east of the historic core along the line of Godsey Lane and evidence of a Romano-British settlement have also been discovered. To the north of the Town is an important historic settlement called Towngate, there are the remains of a 14<sup>th</sup> century cross at the crossroads and a number of historic farm buildings, many of which are listed.

The name Deeping is Anglo Saxon in origin and translates as “deep places” or “deep lands”. It was recorded in the 1086 Domesday Book as “Est Depinge” and derived its name from the market charter which was granted in 1220 by King Henry III with a permanent charter being granted in 1308.

The town’s prosperity in the 18 to 19th centuries was derived from the coaching trade, as it was a stage on the London to York coaching route, and the construction of the Stamford Canal in the 17th century. The canal circumvented the water mills and re-established the navigability of the river, opening access to the North Sea ports for the export of locally produced barley, rope, malt and grain and the import of cheap supplies of coal, timber and groceries. The decline of water-based transportation and the resistance to the provision of a railway station lead to economic depression in prosperity during the latter half of the 19th century. Today the town has been revitalised and is a thriving community which supports a wide range of commercial functions.

## **5.0 Character and Appearance**

### **5.1 Spatial Character and Townscape Quality**

The historic core has a linear plan form with the traditional buildings lining the streets of High Street, Market Place and Stamford Road which follow the line of the river bank. Church Street also has a linear plan form and is the main road into the conservation area from the north. The post war expansion of the town to the rear of the buildings fronting these streets has eroded the historic plan form.

The conservation area has a mix of commercial, leisure, residential and spiritual uses which confer a vibrant and dynamic character. It is characterised by a High Street density of development with few open green spaces. Eastfield, St Guthlac’s churchyard and Welland Gardens are the only significant areas of open green space which enhance the setting and character of the conservation area.

The traditional buildings are typically aligned to the rear of the footways in the form of small irregular terraces with few gaps in between them which creates an enclosure along the street. The buildings vary from large scale detached dwellings to smaller scale cottages found at the northern end of Church Street and Stamford Road.

They generally front onto the High Street, although the alignment along Church Street is more varied as some stand gable on whilst the almshouses are arranged around a central courtyard. The eastern end of High Street is more open on the south side as the buildings give way to areas of private gardens, allotments and community gardens with glimpsed views of the river.

The river Welland is an important water feature within the conservation area and forms the focus of views particularly from Market Deeping Bridge, and there are some pleasant footpaths running alongside its banks. Historically, the river was accessed from the south side of High Street via 'dippings'; these were sloping pieces of land that ran to the waters edge. However, following a flood in 1947 the river banks were raised and most of the 'dippings' were filled in, however one remains opposite 'The Grey House', Stamford Road, which is outside the conservation area boundary. There may also be others still in existence, but are likely to be on private land and not accessible by the public.

There are a small number of buildings within the commercial centre of the conservation area that are unoccupied or in a declining state of repair. This is having a negative impact on the overall character and appearance of the conservation area and is addressed further within the management plan.

### **Church Street**



*Fig 1. Church Street (West side) with buildings of various heights and attractive facades creating a lively street scene.*



Church Street has a unified harmonious character derived from a broad similarity of scale and material palette.

It is primarily residential with small scale commercial premises located at the southern end towards the junction with Market Place. It has an open character derived from the broad width of the road, the deep grass verges and street trees which enhance the setting of the buildings and contribute towards a pleasant approach into the town centre.

The buildings are typically two storeys of various heights which contribute to the interest along the street and are constructed mainly of limestone rubble interspersed with brick. At its northern end the density of development is lower and there is predominance of smaller scale cottages and towards its southern end are a number of larger town houses, often detached with attractive facades, decorative door details, collywestern roofs and dormer windows.

The historic integrity of the building stock is good with a number of original features intact such as windows, doors, roofs and chimneys. The Grade I listed St Guthlac's Church, with its hand painted sundial on the side of the tower provides focus to views along the street in a north westerly direction. The churchyard is an important area of open space and has a number of large evergreen trees.

The buildings on Church Street have large gardens to the rear with trees and bushes that can be seen in glimpsed views from the street. The large rear plots are integral to the plan form of the street. This arrangement was common in rural towns and villages of Lincolnshire, whereby there were extensive plots to grow produce or used as market gardens.

The former Greens School (Grade II) now a dwellinghouse makes a picturesque contribution and forms an attractive grouping together with St Guthlac's Church

opposite. The building is mentioned in Pevnsner's architectural guide to Lincolnshire and dates to 1851.

### **Stamford Road**

Stamford Road has a more fragmented character due to the unsympathetic post war buildings situated on its north side which are set back from the footway and the absence of an appropriate boundary treatment detracts from the



*Fig 2. Small scale cottages on the south side of Stamford road, Collywestern tiles are a common roofing material*



*Fig.3 Stamford House, 8 Stamford Road  
The building is currently unoccupied, and would benefit from sensitive refurbishment.*

enclosure along the street. The south side has a more unified character comprising of small terraced stone cottages with larger scale buildings at its eastern end towards the junction with Market Place. However, it is unfortunate that a number of these traditional cottages have had their character undermined through the insertion of inappropriate UPVC windows. Nonetheless the use of traditional design, materials and their group value adds to the character of the conservation area. Stamford House, on the north side is a large detached late 19<sup>th</sup> century

residence located within spacious grounds enclosed by a formal boundary wall with stone gate piers and cast iron gates; it retains many historic features and makes a particular contribution to this part of the conservation area. It is currently unoccupied and would benefit from a long term active use and sensitive restoration that retains its special character.

The river Welland runs to the rear of the street on its south side and provides an area for recreation with a footpath stretching in a westerly direction along its banks.

### **Market Place**

Market Place is the focal point of the conservation area. It is enclosed on both sides by imposing two-three storey buildings constructed of limestone rubble and ashlar. The buildings on the north side are set back from the highway to form a roughly triangular area; formerly the site of the market and now accommodates a small car park. It has a thriving



*Fig.4 Market Place looking towards the Town Hall*

commercial character with a number of small scale retail and business uses, although there are some residential properties. There

are a High Street concentration of listed buildings within Market Place that demonstrate both vernacular and polite architectural styles. The grouping of The Town Hall and Nos. 11 – 13 Market Place dominates the Market Place on its northern side and forms the focus of views. The Town Hall dates to 1835 and was likely to have been built by Thomas Pilkington in a Tudor Gothic style who also designed the 19<sup>th</sup> century canted bay windows in the Old Rectory, Church Lane.

### **High Street**



*Fig.5 High Street (south side) comprises of large three storey buildings, using classical detailing*

High Street has a commercial character with a linear plan form comprised of a mixture of large three storey buildings and smaller two storey buildings. However, this has been compromised somewhat on the south side where there are gaps within the street frontage, such as at No.6 High Street, the site of a former Chapel which is no longer extant. To the east of High Street, the character alters, with the scale of the buildings comprising of mainly two storey cottages with shop fronts and terraces.

Buildings are constructed of ashlar and classical detailing is very common. Like Market Place, there are a high concentration of listed buildings along the street; however many of these are also residential properties, which provides contrast to the predominate commercial character of the street.

There are a number of historic shop fronts which contribute towards the character of the conservation area. Many of these would benefit from sensitive refurbishment to improve



their appearance. In addition there are some units that are unoccupied; this is addressed further within the management plan.

The over excessive use of street marking, signage and street furniture is visually obtrusive and is addressed further within the management plan.

## 5.2 Architecture and Building Materials

The conservation area has a harmonious character derived from a broad similarity of scale, vernacular architectural style and material palette.

The predominant building material is coursed rubble or squared limestone with ashlar used for the higher status buildings. The dominant roofing material is Collyweston slate with examples of slate and plain tiles although some have unfortunately been replaced with concrete interlocking tiles.



*Fig 6. 102 & 104 Church Street (Grade II) are typical of the architecture found within Market Deeping, constructed of rubble stone, Collywestern roof with dormer, prominent chimneys and a bowed window.*

Common architectural details include the use of dormers and decorative door surrounds with pediments over (particularly at Church Street), stone mullions, gables and bowed windows. Chimneys also feature strongly and add visual interest at roof level.



*Fig. 7 Nos. 37 & 39 High Street with decorative gables supported by Timber Brackets, prominent chimneys and doorways are an attractive grouping.*



*Fig.8 The Laurels, a fine example of a gothic inspired building with decorative gables executed in a Flemish fashion and attractive stone mullions.*

Generally the architecture is reflective of a vernacular architectural style however there are some strong classical influences, particularly on the higher status buildings and large townhouses.

Towards the east of High Street, architectural styles are influenced by the 19<sup>th</sup> century gothic era. This is demonstrated particularly at Nos. 35 – 39 High Street (Grade II) that has dormers with timber brackets, timber finial and ashlar stone dressings around the windows and doors and The Laurels (Grade II) with hooded moulds above the windows, square double height bays with Flemish gables above and very prominent chimneys.

Post war development has mainly occurred to the rear of the principal streets and the historic core is largely unchanged. There are a limited number of post war infill developments which have a detrimental impact upon the character of the conservation area, particularly the commercial buildings on Stamford Road which are unsympathetic in terms of style, materials and alignment.

Coach and cart entrances are common within the conservation area and it is likely that these were used to transport goods to the rear of buildings, particularly commercial premises or public houses. There are good examples at 'The Deeping Stage' and 'Bull' public house Market Street.

The unsympathetic replacement of traditional timber windows and doors with standard designs in UPVC detracts from the character of individual buildings and from the overall appearance of the conservation area. This is a particular issue on the north side of high Street. In addition, some of the shop fronts including historic shop fronts are in need of repair and improvement.

Decorative door surrounds and overlights are common to the conservation area, particularly on some of the higher status town houses along Church Street, dating to the 18<sup>th</sup> and 19<sup>th</sup> centuries. They are often set within deep reveals and add visual interest to views along the street. See some examples below:





*Fig. 9 From left to right: No. 35 Church Street (Holland House) with a 6 panel door, fanlight above and set within a rusticated quoin surround, 21 Church Street (Courtfield House) with fanlight and pediment above and 6 panel door, very typical of Georgian design, No.23 Church Street with a rectangular light and decorative hood above and 76 Church Street (Elm House). All of the doors are associated with town houses on Church Street that are Grade II listed, constructed during period of growing wealth for the market town following the construction of the Stamford Canal.*

### 5.3 Key Views

Views within the conservation area are generally constrained by the building frontages, but the relatively linear alignment of the roads allows long-ranging views along their length, such as at the northern entrance to the conservation area at Church Street. St Guthlac's Church is prominent in views along Church Street. Significant views outside of the boundary are limited to the southern view across the river towards the distant tree belts from Bridge Foot. There are some attractive views of the river Welland looking in both directions from Market Deeping Bridge.



*Fig.10 Attractive views looking towards Market Deeping Bridge from the rear of The Stage Pubic House.*

## 5.4 Contribution of Trees, Hedgerows and Open Space



*Fig. 11 The Cemetery is an important area of open space and has a number of attractive evergreen trees*

Trees are an important feature of the conservation area and frame or form the backdrop to views within the boundary and enhance the urban environment. They lie mainly along the river bank, in the churchyard, along Church Street and private gardens.

Welland gardens, an area of open space by the river bank at High Street, is cared for by the Town Council and provides a tranquil contrast to the busy High Street.

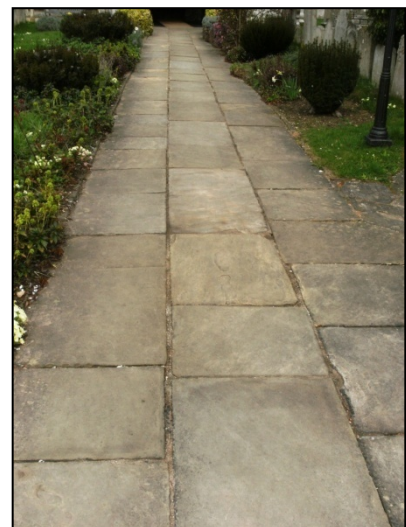
There are a number of specimen evergreen trees within the churchyard and

The Rectory, including Fir trees and Cedar of Lebanon that create shelter, some of which are protected by a Tree Preservation Order (TPO). There is a fairly recent planting of trees along the grass verges of Church Street, which contribute towards an attractive avenue approach into the town.

## 5.5 Floorscape, Street Furniture and Other Features

There are other features of heritage interest that contribute towards the historic character of the conservation area and should be retained or enhanced where possible:

- K6 telephone box, Market Place (Grade II)
- Historic iron railings at the entrance to the public footpath adjacent to The Rectory
- Historic railings enclosing the cemetery to the north east of the rectory
- Stone flags within the Courtyard of the Almshouses, Church Street (Grade II)
- Stone flagged alleyway to the south of Nos.116-112 Church Street, otherwise known to locals as 'The Doctors House'.



*Fig.12 Historic stone flags at the entrance to the Parish Church*



- Stone flags on the footway outside ‘Holland House’, Church Street.
- Stone flags at the entrance to St Guthlac’s Church.

Within Market Place are a number of street furniture items that create visual clutter and would benefit from enhancement. For example, the wooden bollards are inconsistent with the character of the conservation area and are in a poor state of repair. However, the Town Council are currently undergoing a scheme to have these replaced with traditional metal bollards. Other items of street furniture that create visual clutter include the lighting columns, telecommunication cabinets, signage and road markings. The Town Council are currently undertaking a scheme with the highways authority to address signage clutter within Market Place.

Further information regarding the enhancement of the streets and highways is included within the management plan.

## 6.0 Key Historic Buildings

### 6.1 Listed Buildings



*Fig.13 St Guthlac’s Church is one of the most significant buildings in the conservation area and is Grade II listed*

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 National Heritage List for England, <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

There are 57 listed buildings within the conservation area and five listed table tombs and headstones in the churchyard. St Guthlac’s Church (Grade I) dates from the late



12th century with 13th-15th century alterations and additions, it was restored in 1878. The Old Rectory (Grade I) dates from the 14th century and has retained its open hall. It was altered in the mid 18th century and again in 1832 with alterations and an extension in the Gothick style by Thomas Pilkington. The remainder are Grade II and range in date from the 17th –mid 19th centuries and include houses, public houses and almshouses. The Maltings is an important historic building to the town; it was built between 1828 and 1840 by John Perkins and was sited close to the Welland for easy transportation of goods. The Granary to the rear was converted to apartments in the early 1990s. Listing descriptions are available online via the Heritage Gateway website ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)).

## 6.2 Positive Unlisted Buildings

There are a number of buildings within the conservation that are not statutorily protected, but nonetheless make a positive contribution to the character and appearance of the conservation area by virtue of its design and historic character. The criteria used for selection of positive buildings are those set out in Appendix 2 of English Heritage's "Guidance on conservation area appraisals". Where a building has been adversely affected by modern changes and restoration is either impractical or impossible, they are excluded.

This includes: The picture house at Nos. 112 - 114 Church Street. This as an important building owing to its mid 20<sup>th</sup> century design, visual prominence and its local value to members of the community.

Nos. 14, 16 and 18 Church Street, is a very attractive grouping, No.16 is particularly interesting as it pre-dates the other buildings in this group. It also has stone surrounds to the windows, which were likely to have been stone mullions originally.

The remaining buildings that have been identified as making a 'positive contribution' consist of traditional detached or semi detached cottages or two storey terraced properties with shops at first floor level such as at Nos. 1-7 High Street.

## 6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Market Deeping 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.14 No. 1 Stamford Road, known locally as 'The Doctors House' owing to a long history of surgeons occupying the house in the past. The building is Grade II listed and is an imposing building with a number of original windows at the junction of Stamford Road, Bridge Foot and Church Street.*

## 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



*Fig.15 Nos. 14, 16 and 18 Church Street – these are not listed buildings but make a positive contribution to the conservation area.*

ground archaeology. Currently in 2014, there are 67 records for Market Deeping Conservation Area and these relate mainly to historic buildings and structures and little below ground archaeology. Examples include a record for an Anglo Saxon fragment from a grave cover and cross shaft with interlace carving located within the south porch of St Guthlac's church. Another interesting example is the record for the Old Rectory, which has been documented in Pevsner's Architectural Guide to Lincolnshire that retains fabric from the 14<sup>th</sup> century including an open hall with screens passage.

## 8.0 Changes since Designation

There have been no major changes since the conservation area was reviewed in 2005. At the rear of Market Place within a former 'strip plot' which is part of the historic plan form of the town, there are some flats known as 'The Blades', which were built in 2007. The listed 19th century milestone on Church Street has been sensitively restored.

**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 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 highways, 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 Market Deeping 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 survey covers Grade I and Grade II\* (star) listed buildings and scheduled monuments and is undertaken by English Heritage available at [www.englishheritage.org.uk](http://www.englishheritage.org.uk). There are no buildings on English Heritage's 'Heritage at Risk' register within Market Deeping 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:

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 a 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

- Good retention of historic detailing present on buildings such as dormers, sash windows and decorative door surrounds.
- Visual cohesion resulting from a common material palette.
- The overall architectural quality of the conservation area is good, with a mixture of vernacular, classic and gothic styles.
- River Welland is an asset to the conservation area and is a recreational resource for the town as well as contributing towards key views within the conservation area.
- Buildings of exceptional significance such as The Grade I St Guthlac's Church add to the special interest of the conservation area.

### 15.2 Weaknesses

- A number of the shops appear to be unoccupied and detract from the visual appearance of the town.
- A small number of the listed buildings are in a poor state of repair.
- Nos. 5-7 Market Street is Grade II listed and in need of a more in keeping signage scheme.
- Nos. 4-6 Market Place, which is

currently in use as 'Linfords' takeaway forms part of an

attractive grouping with the Police House to the west. It is unfortunate that the signage obscures the stone frontage to the property.

- 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.
- Inappropriate signage causing visual clutter for example, the obtrusive signage at the Market Place roundabout.
- Wooden bollards are deteriorating and are visually incongruous.



*Fig. 16 The attractive buildings within the town centre are undermined by the profusion of street furniture.*

- Loss of character arising from inappropriate alterations (windows, doors, rendering and boundary treatments).
- Unauthorised satellite dishes on front elevations causing visual clutter.
- Lighting columns on High Street are clustered together – there appears to be a mixture of historic and modern columns along the High Street.
- Gap sites particularly on the street frontage facing High Street making the streetscene appear fragmented.
- Noise and traffic pollution, particularly on High Street
- Speeding traffic
- Congested parking areas and unauthorised parking on yellow lines.
- Noise nuisance from commercial premises and live entertainment at High Street.
- The public footpath that follows the river Welland to the south of Stamford Road is in need of repair and maintenance to allow improved access.



*Public footpath alongside the River Welland to the south of Stamford Road is in need of maintenance to allow improved access and safety for users.*

### 15.3 Opportunities

- To liaise with shop and building owners to encourage appropriate repair and maintenance to improve the overall appearance within the conservation area,
- There are many buildings in the conservation area; some of which are recognised as being ‘positive unlisted buildings’ that have level of significance that also contributes towards local distinctiveness and identity. In the absence of a local list many of these buildings are unrecognised for the special contribution they make not only to the conservation area but to the community and locality as a whole.
- The conservation team and enforcement team to work with building owners to address issues relating to unauthorised works, regular repair and maintenance.

## 15.4 Threats



*Fig. 17 Unsympathetically designed shop fronts such as at The Factory Shop, within the centre of the conservation area make a significant detrimental impact on the character of the conservation area.*

- 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 and hedgerows.
- Further erosion of character through loss of fabric and original architectural details.
- Loss of character through the use of insensitive Highways schemes including street clutter, poor quality paving and obtrusive road markings.
- Overhead cables detract from the setting and character of the village. If the opportunity arose the possibility of undergrounding the cables should be encouraged
- The historic plan form and rear garden plots should be protected against backland development



*Fig. 18 The replacement of traditional wooden windows, with UPVC, causes cumulative harm to the character of the conservation area, and is particularly noticeable on groups of buildings such as terraces.*

- Subdivision of plots for residential infill development.
- Satellite dishes on front elevations.
- Inappropriate signage

- Further development pressures outside the conservation area boundary having a negative impact on the setting of the conservation area.

- Further erosion of character



## 16.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
<p>1- To develop a list of buildings and monuments that have a significant local heritage interest for Market Deeping.</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, Deepings Heritage, The Heritage Trust for 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 Market Deeping.</p>
<p>2- Items of historic street furniture and floorscape to be retained and maintained.</p>	<p>Historic street furniture and floorscape contributes towards the local distinctiveness of Market Deeping.</p>	<p>Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the conservation area.</p> <p>If the opportunity arose to undertake an appraisal of the street furniture and consider siting items more appropriately to reduce visual clutter. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.</p>
<p>3- Ensure that any Highways 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 authority prior to the installation of street signage and modern lighting to ensure that works are sympathetic to the character and appearance of the conservation area. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.</p>
<p>4- Removal of overhead cables and replacement of underground cables</p>	<p>The uses of intrusive overhead cables have a negative impact on the character and appearance of the conservation area.</p>	<p>The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables.</p>

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 and respect the unique character and ambience of the conservation area.</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 Street standard of design and should preserve or enhance the traditional character of the area.</p> <p>The negative effect on the character of the conservation area through noise, nuisance, unauthorised parking and general disturbance, particularly at High Street.</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>The Council will strive to ensure that new development will not detract from the conservation area in terms of excessive traffic, noise, unauthorised parking or other adverse environmental problems.</p>

Proposed Measure	Issue Addressed	Action Required
<p>6- 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 Market Deeping 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>The Council to contact building owners via letter, (those that are listed buildings taking priority) to address issues relating to poor maintenance and general up keep and repair.</p> <p>The Council to Improve access to guidance on the importance of regular maintenance and repair.</p>
<p>7- 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 and advice on maintenance and repair of historic buildings 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>
<p>8- Remove unauthorised satellite/TV antenna</p>	<p>Satellite/TV antenna are visually intrusive and create a cluttered appearance within the streetscene</p>	<p>Develop an enforcement strategy to address unauthorised works relating to satellite antenna.</p>
<p>9- 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>

Proposed Measure	Issue Addressed	Action Required
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.
11-All historic floorscape features to be retained	Historic street furniture and floorscape contribute towards the local distinctiveness of Market Deeping, 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.	<p>Heritage assets that are at threat from deterioration in their structural condition or low occupancy levels.</p> <p>Unoccupied shops detract from the character of the conservation area.</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 will work with building owners to encourage appropriate methods of repair and maintenance.</p> <p>The Council to use their enforcement powers where appropriate to address the condition of significant buildings within the conservation area.</p> <p>The shop scheme grant funding scheme to be rolled out to Market Deeping to encourage and support businesses and shop owners within the Town.</p>

Proposed Measure	Issue Addressed	Action Required
13-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.
14- Preserve and enhance existing hedgerows and boundary walls.	Removal of hedgerows and important boundary features.	<p>Consideration will be given to the contribution that hedgerows and boundary walls make to the character and appearance of the conservation area when dealing with development proposals.</p> <p>Encourage regular maintenance and repair of existing boundary features through the production design guidance.</p> <p>The Council will strive to ensure existing hedgerows and boundary walls are retained by using its enforcement powers in accordance with its statutory obligations.</p>
15- Retain existing elements of the historic plan form of Market Deeping including, historic lanes and pathways such as 'Dippings' that lead down to the river Welland.	Gradual loss of historic elements of the plan form of the Town eg, loss of 'dippings' as a result of changes in ownership, access rights and development pressures	Consideration will be given to the contribution that historic lanes and pathways make to the character and appearance of the conservation area when dealing with development proposals.
16 - Develop a strategy in conjunction with the highways authority to address traffic and speeding issues in the conservation area.	Protection of the character and appearance of the conservation area	The Council to work closely with Highways to develop a strategy to address traffic and speeding issues that have a negative impact on the conservation area.

<p>16 - Develop a strategy in conjunction with the environment agency to address the condition of the public footpath along the River Welland to the south of Stamford Road.</p>	<p>Protection of the character and appearance of the conservation area.</p>	<p>The Council to work closely with the Town Council and the Environment Agency and to develop a strategy to address the maintenance and up keep of the former towpath that runs along the River Welland to the south of Stamford Road.</p>
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## 17.0 References

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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 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  
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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English Heritage  
East Midlands Office  
44 Derngate  
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NN1 1UH  
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The Georgian Group  
6 Fitzroy Square  
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The Victorian Society,  
1 Priory Gardens,  
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Society for the Protection of Ancient Buildings  
37 Spital Square  
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Telephone 020 7377 1644  
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Ancient Monuments Society  
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