

SOUTH WITHAM

Conservation Area Appraisal and Management Plan
Review January 2013 - Designated 2001



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1.0 Character Appraisal

1.2 Background

The conservation area at South Witham was designated in 2001. The purpose of this document is to define the special interest of the conservation area and assess the action needed to protect and enhance the special qualities of the conservation area.

The conservation area appraisal and management plan is split into three sections:

- Section 1: Conservation area appraisal which details any proposed changes or extensions as part of the 2013 review.
- Section 2: Management plan which puts forward proposals for preservation and enhancement.
- Section 3: Action plan to address those issues drawn out in the appraisal and management plan.

The appraisal and management plan should be read alongside the accompanying conservation area appraisal map.

1.3 Location and Context

South Witham is a small village located 14 miles south of Grantham on the River Witham close to the border with Rutland and Leicestershire. It stands within the undulating landscape of the Kesteven Uplands which extend northwards from Stamford to Grantham and is characterised by large fields enclosed by hedgerows with deciduous ancient woodlands and commercial plantations occupying the higher ground.

The conservation area boundary contains the early development of the village along Church Street, High Street and Church Lane to the east. The original settlement patterns have remained relatively unaltered up until the 20th century, the only exception being the 1960's Royal Air Force housing to the north west of the conservation area and some developments to the north west of Water Lane. South Witham is a commuter village in close proximity to the A1 and towns of Grantham 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. Guidance also states that if the original interest has been eroded by subsequent changes or by inappropriate development the boundary should be revised.

As part of the 2013 review and consultation, it was concluded that the original conservation area boundary excluded areas of important open space and bisected building plots. The boundary was extended to include land to the east of Nos. 2 and

2A North Witham Road and rationalized the boundary at No.5 North Witham Road and Nos. 18 and 20 Water Lane.

2.0 Planning Policy Context

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. It is the duty of local authorities to designate such areas in order to ensure that their unique character is preserved and enhanced. Designation grants control over demolition of unlisted buildings, strengthens controls over minor development and also gives special protection to trees. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time, Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.2 National Planning Policy Framework (NPPF)

In March 2012, the National Planning Policy Framework (NPPF) was introduced that combines all of policies of the Planning policy Statements (PPS) into one streamlined document.

The presumption in favour of sustainable development is the guiding principal of the document and the protection and enhancement of the historic environment is embedded within this approach. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future (5) and the introduction of the NPPF breaks down this definition into three dimensions; economic, social and environmental. Within the environmental dimension sustainable development needs to contribute to ‘protecting and enhancing our natural, built and historic environment’ (7).

According to the NPPF, a conservation area is a ‘designated heritage asset’ and has been defined in Annex 2 as

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

Great weight is given to the conservation of designated heritage assets. Heritage assets are an irreplaceable resource and any harm or loss requires clear and convincing justification (132).

In developing this strategy, the following needs to be taken into account (131):

- The desirability of sustaining and enhancing the significance of heritage assets
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a positive contribution to local distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of place

2.3 Local Development Framework, Core Strategy

The South Kesteven Council Core strategy was adopted in July 2010 and is one of the most important parts of the Local Development Framework. It sets out the key principles for development management and the conservation of the historic environment is detailed within policy EN1: The protection and enhancement of the character of the district. Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape. The development must also contribute to its conservation, enhancement and restoration.

3.0 Summary of Special Interest

- Enclosed character derived from narrow roads and footways.
- Linear grain of the townscape at Church Street and High Street and a defined building line.
- Consistent streetscape with buildings directly addressing the highway interspersed with gable end alignment adding visual interest.
- Contrast between the compact historic core and the open east of the conservation area with topography, trees, hedgerows and green space contributing towards this contrast.



Fig. 1 Church Street that displays some of the key characteristics of the conservation area: linear grain of development, constrained views, narrow footways and use of natural building materials.

- Strong contribution of trees and mature hedgerows that frame or form the backdrop to views in and out of the conservation area.
- Traditional craftsmanship embodied in original building materials and architectural features.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Strong contribution of boundary walls creating visual consistency and delineating building plots.

4.0 Historical Development

South Witham has a long history of settlement dating back to the Iron Age. The remains of an Iron Age trackway or drove road leading to a farmstead with sherds of Middle Iron Age pottery, worked flints and bell shaped grain storage pits were discovered in a quarry close to the village. Excavations at Church Street uncovered Late Iron Age scored ware, a beehive quern stone and sherds of Roman pottery dating from the 1st-2nd centuries whilst a Roman cemetery comprising of 24 inhumations and a cremation was found in a quarry to the south of Mill Lane. It was recorded in the 1086 Domesday Book as Widme or Wim(m)e, the manor was held by Alfred of Lincoln and it had one and a half churches.

The Knights Templar established a preceptory on Temple Hill to the north of the village in 1164. The Templars founded a number of preceptories in England during the 12th-13th centuries in order to raise funds for the crusades and to recruit and train knights. Temple Hill was one of the smallest in England; it began as a simple hall with outbuildings but by the early 13th century had evolved into a farmstead complex with two halls, a chapel, kitchens, agricultural and industrial buildings. It was dissolved in the early 14th century and the remains have since largely been under pasture with minimal post-medieval disturbance. Although not within the conservation area boundary the preceptory is an important part of the village's history.

The site is a designated scheduled monument and is of great significance as it is the only monument of its type in the country to have been extensively excavated. The relationship of the preceptory to other aspects of the medieval landscape which include a water mill, fishponds, trackway and field system, survive intact. The preceptory was bounded by the river Witham which was dammed at the north end to form a mill pond. The river Witham continues to be an important landscape feature that runs southwards through the village at Church Lane where it forms 'Fishpool Dike'.

The village had a railway station on the Melton-Spalding line in the 19th century. A branch line was built in 1898 to transport iron ore, which was a significant industry during the 19th -20th centuries, to the Holwell Iron Company at Buckminster. Limestone quarrying remains an important economic activity.

5.0 Character and Appearance

5.1 Townscape Quality

The character and appearance of the conservation area is defined by the contrast between the enclosed linear development to the west, including Church Street and High Street and the relatively less densely developed area of Church Lane to the east.

At Church Street the townscape quality derives from the grouping of traditional buildings arranged to form a linear grain with a defined building line and narrow roads and footways. Buildings directly address the highway interspersed with gable end alignment adding visual interest.



Fig.2 High Street, enclosed linear development and topography contribute towards an attractive streetscape.

At its western end, High Street occupies an elevated position that gradually descends eastwards towards the low lying Fishpool Dike. This topography contributes towards key views in both directions with an interesting streetscape to the south of the highway. The streetscape is predominantly vernacular in style of 17th and 18th century origin, comprising mainly two storey buildings; however the three storey Nos. 39 and 41 High Street act as an imposing entrance to the conservation area from Water Lane.

Like High Street, Church Street has a linear townscape with a strongly defined building line. Buildings directly address the highway interspersed with gable end alignment; however Church Street is more enclosed with historic development occurring on both sides of the highway forming a cohesive group.

Church Street tapers to the south where it converts to a narrow public footpath with tall stone boundary walls either side before it opens out onto High Street. To the south east of Church Street, buildings are larger within good sized plots which follow historic field boundaries. Covereley House and Barn make a significant contribution to this, with land to the rear of the property sweeping downwards towards Fishpool Dike. St John the Baptist Church and the Angel Inn are prominent buildings within the streetscene.

At the junction with Water Lane to the north of the conservation area Church Street becomes North Road and curves to enclose an intimate group of two and three storey dwellings. It is unfortunate that some of the buildings have suffered from incremental erosion of historic features with the insertion of UPVC windows and the use of inappropriate roof coverings having a negative impact on the conservation area. A trackway runs parallel to the long range of No.14 Church Street that leads out towards open fields to the east where a more rural character prevails.

As Church Lane curves southwards towards Fishpool Dike a rural character continues where development is of lower density. Open fields, mature trees and hedgerows dominate with the natural watercourse of Fishpool Dike providing a lush habitat for flora and fauna. The highway is bounded by hedgerows and trees that delineate views along Church Lane. In some areas there are formal planting arrangements that line



Fig.3 Coverley House (Grade II), on the south east of Church Street; the large three storey detached house is located within a good sized plot that extends to Fishpool Dike makes a strong contribution to Church Lane and the conservation area as a whole.

driveways and tracks such as those at Manor Farm and Coverley Barn. The green space either side of Church Lane make a significant contribution, particularly to the west as the land gently inclines and trees frame glimpsed views of Church Street.



Fig.4 Fishpool Dike, Church Lane with the natural watercourse, trees and hedgerows contributing to a rural character.

Tanyard House and Manor Farm are traditional farmsteads of 17th and 18th century origin that are reflective of this rural quality with historic field boundaries remaining largely unaltered.

5.2 Architecture and Building Materials

The predominant walling material is coursed limestone rubble or red brick, some of which have been colour washed or rendered, confers a harmonious character upon the conservation area. The roof coverings are primarily clay pantiles and slate although some have unfortunately been replaced with concrete interlocking tiles.

The traditional buildings are generally two storeys interspersed with single storey cottages or former barns. They range from large detached dwellings which occupy modest plots to small scale pairs of cottages and terraces. Wooden lintels, stone quoins and 'eyebrow' brick arches are common features and contribute to the visual

and historic interest of the streetscene. Examples occur at 11 and 16 High Street and The Angel Inn.

Higher status housing such as No. 5 and Nos.14- 16 Church Street, Coverley House and No. 14 Water Lane have fine detailing such as ashlar stone dressings and stone lintels with projecting keystones. Nos. 14 - 16 Church Street has a 4 light mullion window at ground floor level and Nos. 39 and 41 High Street have mullion windows; a detailing typical of post medieval origin. Traditionally windows in the conservation area comprised of sliding sashes and timber casements, however many of these have been compromised by the insertion of UPVC that detracts from the character of individual buildings and from the overall appearance of the conservation area.



Fig.5 Nos. 39 & 41 High Street (Grade II), an imposing 3 storey building with attractive window details such as stone mullions.

Rectory Cottage makes an interesting contribution being constructed of stone with red brick dressings; an uncommon detail for buildings in the conservation area.

Boundary walls are a significant feature which link buildings, delineate plots and maintain the continuity of the building line along the street. There is a diverse range of boundary treatments across the conservation area which range from the traditional coursed limestone rubble walls, brick walls, boundary hedges and railings.

It is likely that some of the buildings within the conservation area are made of re-used stone following the demise of The Knights Preceptory.

5.3 Key Views

Key views and vistas are highlighted on the accompanying conservation area map. Views within the conservation area are generally constrained by the building frontages at Church Street and High Street. The falling topography from west to east High Street contributes to progressive views in both directions and an interesting streetscape to the south of the highway.

At Fishpool Dike the highway is bounded by hedgerows and trees that delineate constrained views along Church Lane. To the west of Fishpool Dike the land gently inclines and trees frame glimpsed views to the rear of Church Street.

Long range views outside of the boundary are limited with glimpsed views of the surrounding landscape and distant tree belts in the eastern views along Water Lane, Church Street, Church Lane and High Street.



Fig.6 View westwards along Fishpool dike is constrained by hedgerows contributing to linear views.

Short range views of dominant buildings can be benefited at the meeting of Church Lane with St John the Baptist Church to the south west, and the Angel Inn straight ahead to the west.

5.4 Contribution of Trees, Hedgerows and Open Space

Trees, hedgerows and open space make a strong contribution to the conservation area, particularly to the east where a rural character dominates.

Mature trees and hedgerows bound Church Lane and delineate views in both directions. Formal planting arrangements can be found at Manor Farm and Coverley House whereby mature trees line the driveways and create a picturesque setting for the individual buildings and conservation area as a whole. Tree groups also contribute to the wider rural setting of the conservation area. To the west and east of Church Lane are important expanses of open

space that retain their historic plot and field boundaries and contribute towards the rural character found within this part of the conservation area.

5.5 Floorscape and Street Furniture

There are no evident examples of historic street furniture, modern tarmac predominates. Some of the tracks and lanes such as those adjacent to No.14 Church Street are unmetaled and contribute to the rural quality of the conservation area. There is an 'ER' post-box set within the walling of No. 14 Water Lane which adds visual and historic interest. Concrete and metal post and rail fencing on Church Lane would benefit from replacing with a traditional wooden post and rail fence.

6.0 Key Historic Buildings

6.1 Listed Buildings

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest, and is classed as a 'designated heritage asset' in accordance with the NPPF. The interiors and exteriors of these buildings are protected by law and consent is required from South Kesteven District Council before any works of alteration, extension or demolition can be carried out. There are nine listed buildings within the conservation area. The Grade I listed Church of St John the Baptist located in the centre of the conservation area dates from the late 12th century whilst the remainder are Grade II listed former farmhouses and dwellings which are 17th - late 18th century in origin. Listing descriptions are available online via the Heritage Gateway website www.heritagegateway.org.uk).



Fig. 7 Grade I listed church of St John the Baptist, occupies an elevated position and is a prominent building in the centre of the conservation area.

6.2 Positive Unlisted Buildings

In addition to listed buildings, the conservation area contains a large number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the conservation area map as 'positive unlisted buildings'.

This follows advice provided in English Heritage guidance on conservation area character

appraisals, and within the NPPF both of which stress the importance of identifying and protecting such buildings. The criteria used for selection of positive buildings are those set out in the checklist for positive contributors in English Heritage's guidance document 'Understanding Place: Conservation Area Designation Appraisal and Management' (2011:15). Where a building has been adversely affected by modern changes and restoration is either impractical or impossible, they are excluded.

6.3 Locally Listed Buildings

Currently South Kesteven District Council does not hold a list of buildings of 'local interest', however as part of the management proposals it is recommended that buildings identified as 'positive unlisted buildings' are considered for inclusion on any future local list.



Fig.8 Rectory Cottage, Church Lane is a 19th century detached residence, constructed of buff brick with contrasting red brick detailing is a 'positive unlisted' building in the conservation area.

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 no scheduled monuments within the conservation area however the Knights Templar Preceptory located outside of the conservation area to the north is a scheduled monument. More information on the HER can be found by contacting the HER Officer, as detailed in the useful contacts section.

8.0 Changes since designation

The main area of change is the residential development on the west side of Church Lane on formerly open land. The cul-de-sac development is inconsistent with the historic plan form of the conservation area although the materials are reflective of its broader character.

There have been minor areas of infill on garden plots on the south side of High Street and the north side of Church Street but this has had little impact upon the overall character of the conservation area.

Please note that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

10.0 Management Plan

10.1 Introduction

In addition to a definition of special interest, local authorities have a duty to formulate and publish proposals on the preservation and enhancement of their conservation areas as specified in the Planning (Listed Buildings and Conservation Areas Act:71).

The aim of the management plan is to put in place management measures to ensure that the character and appearance of the conservation area is preserved and enhanced.

As part of the management proposals, the conservation area appraisal and management plan will need to be reviewed periodically and updated or modified where appropriate.

10.2 Effects of Designation

The national legislative framework for guiding development in conservation areas is provided by the Planning (listed building and conservation areas Act) 1990. The main effects of conservation area designation are:

- Conservation area consent is required to demolish a building in a conservation area. It is a criminal offence to demolish a building without first obtaining consent.
- Six weeks written notice is required prior to any work being carried out to uproot, fell, lop or top (the removal of the crown and natural structure) trees in a conservation area, not already protected by Tree Preservation Orders. Small ornamental 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.

10.3 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.

10.4 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.

11.0 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 action may be required to halt or reverse deterioration.

The local survey covers only Grade II and significant local interest buildings at risk. Currently there are no buildings within South Witham conservation area on the Council's At Risk Register. The register is not yet available on-line but it is intended that it will be following the next survey. The national survey covers only Grade I and Grade II listed buildings and is undertaken by English Heritage. The national Heritage at Risk Register covers Grade I and II* buildings at risk and is available through www.englishheritage.org.uk.

There are no buildings on the national or Council's At Risk Register in South Witham Conservation area. No.21 Church Street is in a deteriorating condition and is addressed within the action plan.

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:

11.1 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.

11.2 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.

11.3 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.

11.4 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.

12.0 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 a 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.

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

13.1 Strengths

- The conservation area retains its early settlement plan form of linear development which remains relatively unaltered with little new development.
- Very good retention of open space that maintains historic field boundaries.
- Notable contribution of trees and hedgerows.
- A good retention of historic fabric, 9 buildings have high level protection through listing that retains interesting architectural detailing relating to both vernacular and more polite building techniques.
- Unity of scale and massing.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Generally well maintained private buildings and land.
- Strong historic legacy associated with the Knights Templar preceptory, although outside of the conservation area boundary contributes towards a sense of place within the village.

13.2 Weaknesses

- Unauthorised satellite dishes on front elevations detract from the overall character of the conservation area.
- Overhead cables detract from the setting and character of the village.
- The standard design lighting columns detract from the rural context of the conservation area.

- Conifer screen along the east side of Church Lane is inconsistent with prevalent hedgerow boundary treatment that is found in this part of the conservation area.
- No. 21 Church Street is in a poor condition and has a negative impact on the conservation area.



Fig. 9 21 Church Street is in a deteriorating condition and would benefit from maintenance works to improve its appearance in the conservation area.

- Concrete post and rail fence along Church Lane is not in keeping with the rural character of Church Lane.
- No. 16 Church Street has a close boarded timber fence which is incongruous with the character and appearance of the conservation area.
- Unsympathetic 'wanelap' fencing at Nos. 2 and 3 Church Lane.

- Loss of character arising from inappropriate alterations (windows, doors, rendering and boundary treatments).
- 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.

13.3 Opportunities

- Working in partnership with local groups to develop a list of buildings of local architectural and historic interest for South Witham.
- Maintenance schemes in the public realm including:
 - The removal of modern lighting columns and replacement with traditional street lighting
 - Removal of overhead cables and replacement of underground cables
 - Reinstatement of traditional post and rail fencing at Church Lane
- Improved access to design guidance, and advice on maintenance and repair for home owners, developers, property owners and agents.
- To consider using article 4 directions to restrict permitted development rights and address the loss of character arising from inappropriate alterations.
- Work in partnership with internal departments within South Kesteven District Council and Lincolnshire District Council such as highways to ensure that maintenance works are undertaken in a way that does not have a harmful impact on the character and appearance of the conservation area.



Fig. 10 The concrete and metal fence at Fishpool Dike would benefit from replacement with a traditional wooden post and rail fence.

13.4 Threats

- Subdivision of plots for residential infill development.
- Further erosion of character through loss of fabric and original architectural details.
- Further erosion of character and setting through inappropriate new developments, particularly on the fringes of the conservation area boundary.
- Incremental erosion of boundary features including walls, post and rail fencing, hedgerows and railings.
- Further erosion of special character of the area through loss of important trees or open space.

- Loss of character through the use of insensitive highways schemes including street clutter, poor quality paving and obtrusive road markings.

14.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
<p>1- To develop a list of buildings of 'local architectural and historic interest' for South Witham.</p>	<p>Unlisted buildings 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 and local groups such as South Witham Archaeological Group to survey nominate and develop a 'local list' of buildings of architectural and historic interest for South Witham.</p>
<p>2- Ensure that any highway works respect the conservation area.</p>	<p>The use of inappropriate materials, design and location of street signage and street lighting can have a detrimental effect on the character and appearance of the conservation area.</p>	<p>Liaise with Highways department prior to the installation of street signage and modern lighting to ensure that works are sympathetic to the character and appearance of the conservation area.</p> <p>If the opportunity arose, to liaise with Highways department and the Parish Council re: removal of concrete and metal fence on church lane and replacement with a traditional timber post and rail fence.</p> <p>Guidance to be sought from Lincolnshire County Council's 'Streetscape Design Manual'.</p>
<p>3- Important individual and groups of trees, hedgerows and open space should be retained.</p>	<p>Special protection is afforded to trees within conservation areas which are not the subject of a TPO.</p>	<p>Consideration will be given to the contribution that tree, open spaces and other soft landscaping make to the character and appearance of the conservation area when dealing with development proposals.</p> <p>Consideration to the of removal tree groups that</p>

Proposed Measure	Issue Addressed	Action Required
		<i>(continued)</i> act to detract from the appearance and setting of individual buildings and the conservation area as a whole. Eg. The conifer screen along Church Lane.
4- 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 highways department prior to the installation of street signage and modern lighting to ensure that works are sympathetic to the character and appearance of the conservation area. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design Manual'.
5- 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.

Proposed Measure	Issue Addressed	Action Required
6- Remove unauthorised satellite/TV antenna.	Satellite/TV antennas are visually intrusive and create a cluttered appearance within the streetscene.	Develop an enforcement strategy to address unauthorised works.
7- 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.
8- Items of historic street furniture and floorscape to be retained and maintained.	Historic street furniture and floorscape contribute towards the local distinctiveness of South Witham, 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, e.g. at Market Place.</p> <p>Guidance to be sought from Lincolnshire County Council's 'Streetscape Design Manual'.</p>

Proposed Measure	Issue Addressed	Action Required
<p>9- To monitor the condition of heritage assets in the conservation area.</p>	<p>Heritage assets that are at threat from deterioration in their structural condition or low occupancy levels.</p>	<p>Heritage assets that are unoccupied or not in active use may be deemed 'at risk' and consideration must be given to their inclusion on the local authority 'At Risk' register, or English Heritage's 'At Risk' register, where appropriate.</p> <p>The Council to liaise with the owner of No. 21 Church Street to address the condition of the building.</p>
<p>10-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</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
<p><i>(continued)</i> 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>11-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>

15.0 References

English Heritage, 2005 *Guidance on the management of conservation areas*
English Heritage, 2011 *Understanding place, conservation area designation, appraisal and management*
English Heritage, 2011 *The setting of heritage assets*
English Heritage, 2011 *Building in context, new development in historic areas*
South Witham Archaeological Group, 2002 *South Witham Old and New*, P. Spiegl & Co
Ball, P, 2002 *The Knights Templar at South Witham*, P. Spiegl & Co
Pevsner, 1964 *The Buildings of England: Lincolnshire*, Penguin
National planning Policy framework, 2012
Planning (Listed Buildings and Conservation Areas) Act 1990
South Kesteven District Council, 2010, *Local Development Framework, Core Strategy*.

16.0 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 planning customer services and ask for the **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
Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW

Telephone 01529 461 499
Email info@lincsheritage.org

English Heritage
East Midlands Office
44 Derngate
Northampton
NN1 1UH
Telephone 01604 735 401
Email eastmidlands@english-heritage.org.uk

The Georgian Group
6 Fitzroy Square
London
W1T 5DX
Telephone 020 7529 8920
Email office@georgiangroup.org.uk

The Victorian Society,
1 Priory Gardens,
London
W4 1TT
Telephone 020 8994 1019
Email admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings
37 Spital Square
London
E1 6DY
Telephone 020 7377 1644
Email info@spab.org.uk

Ancient Monuments Society
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2 Church Entry
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Email office@ancientmonumentssociety.org.uk

The Twentieth Century Society
The Twentieth Century Society
70 Cowcross Street
London EC1M 6EJ
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Email [caseworker\(at\)c20society.org.uk](mailto:caseworker(at)c20society.org.uk)

The War Memorials Trust
42a Buckingham Palace Road

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SW1W 0RE
Telephone 020 7233 7356
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