

# Heckington Village and Heckington Station Conservation Areas Management Plan **Adopted April 2016**

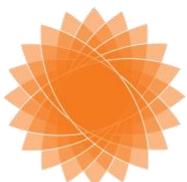


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# Management Plan

## Scope and Purpose

The main objectives of the management plan are to ensure the protection of what makes the conservation areas special and to guide future development in a way that preserves and enhances the characteristics which make them worthy of protection. It will set out the tools available through Development Management and Planning Enforcement procedures in addition to policies designed to proactively manage change within the conservation areas.

# Management Policies

## Article 4 Directions

Article 4 Directions, are used to bring under planning control a range of works authorised under article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended). They remove all, or in most cases selective, normal permitted development rights of householders to make changes to specific items considered to be contributing to the erosion of the character of many conservation areas.

The loss of traditional timber windows and roof coverings such as slate and clay pantiles along with the painting or rendering of original external walls has been identified as having a harmful impact on the conservation areas. The installation of roof-mounted solar panels also has the potential to harm the character and appearance of the conservation areas. In order to address this issue it is proposed that a separate report will be produced and a public consultation exercise carried out to determine whether the introduction of selective Article 4 Directions would be an appropriate course of action. The purpose of the Article 4 Direction is to prevent further harm to the conservation areas and provide a means to reverse the harm which has already occurred.



## Design

The Appraisal identifies and defines the special characteristics of the areas including the general form, detailing, important views and open spaces. These elements should be retained, reinforced and enhanced where appropriate when looking at any development proposal.

Any new development will be required to preserve and enhance the conservation areas.

This will be achieved by ensuring the scale, massing and architectural details and pattern of development respects and reflects that of the existing built environment.

Appropriate external materials and finishes will be expected on all new development.

Traditional materials typical of the conservation areas will normally be expected.

Boundary treatments should follow the form of those existing in the area.

## Buildings At Risk

Heritage Lincolnshire is piloting a scheme to manage heritage at risk by training and supporting a network of volunteer 'heritage stewards' to complete surveys on Lincolnshire's heritage assets including historic buildings, places of worship, parks and gardens, conservation areas and archaeological sites. Further information regarding the scheme can be found at [www.lincshar.org](http://www.lincshar.org)

The information provided will be used to identify specific problems or issues that may benefit from targeted resources. These resources could be through the use of legislation such as Amenity notices, Repairs Notices or Urgent Works Notices, to bring about works to a building to either repair it or make it secure or weather tight.

**There is one locally sensitive building assessed as being at risk which is Heckington Manor. The Council will continue to work with the owners and relevant external bodies to find an appropriate solution and sustainable future for this building.**

## Development Management

There are no potential large-scale development sites expected to come forward within the conservation areas in the near future. Development is more likely to be in the form of small infill sites or redevelopment of existing buildings. However such development still has the potential to significantly affect the character and appearance of the conservation areas. The Council will seek to support development which preserves and enhances the character and appearance of the conservation areas in accordance with local and national policy and guidance as outlined in the conservation area appraisal.

## Planning Enforcement

Unauthorised works and breaches of planning control can have significant harm on the quality of both the built environment and surrounding spaces within a Conservation Area. Examples include unauthorised alterations to a building or the use of non-approved materials or development that materially differs from what has been approved can all erode the special character of a conservation area. Enforcement action is pursued by the District Planning Authority and is undertaken by the Planning Enforcement Team. The Conservation Team works with Enforcement to tackle any breaches of planning control and will use the appraisal and this management plan as a means of justification for the expediency of any action taken.

# Opportunities for Enhancement

The Council seeks to preserve and enhance the special interest of its heritage assets, including Conservation Areas. This includes the preservation, restoration or enhancement of historic buildings, the enhancement of the public realm and the sympathetic redevelopment of sites that currently detract from the character and appearance of the Conservation Areas. With regard to future areas for enhancement in the Heckington Conservation Area, the Council supports the re-use, restoration or enhancement of historic buildings and sites within and around the Conservation Area, especially those which are currently identified as 'at risk' such as Heckington Manor.

The incremental loss of historic architectural fabric has been harmful to the special interest of the Conservation Area. The most obvious detrimental changes have been the replacement of traditional timber-framed windows with modern PVC-u, the loss of timber doors and the replacement of non-interlocking clay pantiles with concrete pantiles. The reinstatement of features such as these would be greatly beneficial to the character and appearance of the conservation areas.



Aside from its buildings, Heckington Conservation Area's public realm would also benefit from improvements. Hard surfacing throughout the conservation area generally lacks distinction and standard tar macadam surfaces prevail. Although practical and effective, such uniform surfacing makes little contribution to a locally distinctive sense of place. Areas such as 'The Green' could be greatly improved through a sensitive enhancement scheme. Whilst 'The Green' has had some improvements, the expanse of hard surfacing to the parking area currently detracts from the overall streetscene.

The landscaped open space adjacent to the former National School on Cameron Street could also be enhanced by replacing existing utilitarian items such as litter bins and benches with items of a more bespoke design.

As part of its management strategy the Council will support:

- The preservation and/or enhancement of the Conservation Area's significant buildings and sites, including all of those currently identified as being 'at risk' and identified landmark buildings;
- The preservation and/or enhancement of historic architectural features, including traditional timber-framed windows, timber panel/plank doors, non-interlocking clay pantiles, lime render, brick chimney stacks, traditional shop fronts, signage etc;
- The reintroduction of appropriate historic/traditional architectural features in the Conservation Area's buildings and public realm, such as timber joinery, natural clay pantiles (or natural slates where appropriate), cast iron street lamps, traditional fencing/railings, etc;
- The replacement of unsympathetic and dominating traffic signage;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species.