

Bassingham Conservation Area Management Plan Adopted December 2016

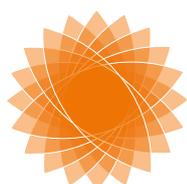


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1. Management Plan

Scope and Purpose

The main objectives of the management plan are to ensure the protection of what makes the conservation area 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 area.

2. 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.

Small scale, incremental changes such as the loss of traditional timber windows and doors and roof coverings such as slate and clay pantiles have been identified within the conservation area appraisal as having a harmful impact on the conservation area. In addition further changes such as the installation of roof-mounted solar panels also have the potential to harm the character and appearance of the conservation area. In order to address these issues it is proposed that a separate report will be produced and a public consultation exercise carried out to determine whether the introduction of a selective Article 4 Direction would be an appropriate course of action.

The purpose of the Article 4 Direction would be to prevent further harm to the conservation area and provide a means to reverse the harm which has already occurred.

Shopfronts and signage

Although there are relatively few shops in Bassingham their appearance nevertheless makes an important contribution to the character and appearance of the conservation area. Where they are located in traditional buildings it is particularly important that shopfronts respect the architectural and historic character of those buildings.

In response to similar issues being identified in other conservation areas within the District the council has produced a shopfront design guide to assist developers and retailers in formulating sympathetic shopfront and advertisement designs which better respond to the traditional character and appearance of the District's historic town and village centres. It also covers issues such as security and lighting. In order to address the harm being caused to the historic environment the council will expect proposals for new or replacement shopfronts and signage to adhere to this guidance. In particular the use of traditional timber shopfronts and signage will be positively encouraged and the use of modern materials and signage will not be permitted where it would cause harm to the character and appearance of the conservation area.

Green space and landscaping

Green space and landscaping plays a vital role in forming the character and appearance of Bassingham Conservation Area. Green verges, public open space, mature trees and private gardens all contribute to this and it is therefore important that these spaces are preserved and enhanced. The loss of green space and mature trees as a result of development will be resisted and the council will seek to ensure their enhancement through the planning process wherever possible.

Design

The Appraisal identifies and defines the special characteristics of the conservation area including the general form, detailing, important views and open spaces. These elements should be retained, reinforced and enhanced where appropriate when development proposals are being formulated.

Any new development will be required to preserve and enhance the conservation area. 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 area will normally be expected and boundary treatments should follow the form of those existing in the area.

Development Management

There are no potential medium or large-scale development sites expected to come forward in the near future, and the Proposed Submission Central Lincolnshire Local Plan (which runs to 2036) does not recommend the specific allocation of land within the Conservation Area for new residential or commercial development. With the exception of the proposals for the erection of 35 dwellings on Whites Lane (which is recommended to be removed from the boundary of the conservation area under the draft Conservation Area Appraisal, there are no other proposed allocations of land for further residential development in the village as set out through the Submitted Draft Central Lincolnshire Local Plan (2016), including therefore within the Conservation Area. Whilst the outcome of two planning appeals for major developments around Lincoln Road and Thurlby Road are awaited, these sites fall outside the Conservation Area boundaries – both existing and proposed. Therefore, future development within the Conservation Area is more likely to be in the form of small infill sites or redevelopment of existing buildings. However, such piecemeal windfall development still has the potential to significantly affect the character and appearance of the conservation area.

The Council will seek to support development which preserves and enhances the character and appearance of the conservation area 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 cause significant harm to 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 all of which can individually or cumulatively erode the special character of a conservation area.

Where expedient, enforcement action is pursued by the District Planning Authority and is undertaken by the Compliance and Enforcement Team. The Council's Conservation function works with the Compliance and Enforcement Team 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 Area.

With regard to future areas for enhancement in Bassingham Conservation Area, the council supports the re-use, restoration or enhancement of historic buildings and sites within and around the Conservation Area.

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 upvc, the loss of timber doors and the replacement of non-interlocking clay pantiles with concrete pantiles. The reinstallation of features such as these would be greatly beneficial to the character and appearance of the conservation area.

Aside from its buildings, Bassingham Conservation Area's public realm would also benefit from improvements. Hard surfacing throughout the conservation area generally lacks distinction and standard tarmac surfaces are widely used. Although practical and effective, such uniform surfacing makes little contribution to a locally distinctive sense of place.

As part of its management strategy the Council will support:

- The use of bespoke public realm materials where appropriate
- The preservation and/or enhancement of the Conservation Area's significant buildings, sites and green spaces
- 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 and signage (consistent with the Council's Shopfront Design Guide);
- 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.