

CONSERVATION AREA APPRAISAL



LUDLOW CONSERVATION AREA



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

LUDLOW CONSERVATION AREA

STATEMENT

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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

LUDLOW CONSERVATION AREA

1.0 THE EXTENT OF LUDLOW CONSERVATION AREA

- 1.1 The Ludlow Conservation Area consists of all of the whole of the ancient part of Ludlow within the Town Wall; the ancient streets of Corve Street, Lower Broad Street, Lower Mill Street, Linney and part of Dinham outside the wall; Ludford village; the grounds of Ludford House and the nearby woodland on the south side of the River Teme; the high woodland and common to the south and west of the town known as Whitcliffe; and the area of flat open flood plain land to the west and northwest of the town; all as illustrated in the Ludlow Conservation Area Plan.

2.0 THE DESIGNATION OF LUDLOW CONSERVATION AREA

- 2.1 Ludlow Conservation Area was originally designated as a Conservation Area by Shropshire County Council on the 14th May 1970 in accordance with the provisions of Section 1 of the Civic Amenities Act, 1967.
- 2.2 Ludlow Conservation Area was extended and re-designated as a Conservation Area by South Shropshire District Council on the 28th March 1991 and the 4th July 1991 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990
- 2.3 There are the Ludlow (Galdeford) and Ludlow (Steventon) Conservation Areas adjoining the Ludlow Conservation Area. These areas were designated as Conservation Areas by South Shropshire Council on the 10th February 1994 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. In February 2008 Gravel Hill/Julian Road area was also designated a conservation area.



3.0 THE HISTORY OF LUDLOW

- 3.1 The Concise Oxford Dictionary of Place Names gives the meaning of Ludlow as "hill by the rapids". The name "hill" was probably the Bronze Age tumulus that occupied part of the site of the present Parish Church, whilst the 'rapids' refers to the steep descent of the River Teme at this point. The location of the town is clearly related to its defensibility with steep slopes and cliffs protecting it on the north and west sides. The town also lies on a pre-historic routeway that followed the present line of Old Street and Corve Street and which crosses the River Teme at Temeside and the River Corve at Corve Bridge. This routeway utilises

the broad valley that lies between the foothills of the Welsh Uplands to the west and Cleve Hills to the east.

- 3.2 There is no mention of Ludlow in the Domesday Book of 1086. At this time it lay in the large parish of Stanton, now Stanton Lacy. The nearby settlements of Ludford, Steventon and The Sheet are mentioned and it is possible that the site of Ludlow was occupied to some extent in Saxon times. It has recently been suggested that The Bull Ring and the upper part of Old Street may be the oldest part of Ludlow, laid out astride the north-south routeway and close to the hilltop tumulus.
- 3.3 The known history of Ludlow begins in the late 11th or the early 12th Century, with the establishment of the castle and the growth of the town. The manorial lords were the powerful Lacy family, who created a new town out of the parent manor of Stanton (now Stanton Lacy). This was done for strategic reasons and also to yield revenue from the rents for the burgage plots given to the first burgesses and from the tolls of the market and the fines of the Courts.
- 3.4 The town almost certainly developed in phases. An early phase was the east-west High Street market place, running between the castle and the Bull Ring, with north-south burgage plots on either side. This original wide, open street was quickly encroached upon and parts of it are now divided into a number of narrow streets.
- 3.5 Later phases included the burgaging of Corve Street and Old Street with east-west plots. The area south of High Street was laid out as a rectilinear grid incorporating the main residential streets of Broad Street and Mill Street and a number of back streets and cross lanes. A rectilinear pattern also occurs in Linney, though here the flood plain of the Rivers Corve and Teme limited the amount of settlement.
- 3.6 When completed, the town plan was extensive, with over 500 burgage plots. In the mid-13th Century the central area was enclosed by a stonewall, perhaps following the line of an earlier timber palisade and ditch. Much of this wall still stands today, as does one of the original seven gates, Broad Gate, though topped by a later house. The long suburb of Corve Street had its own defences. During the Middle Ages the town was relatively more important than at any other period, with its trade and industry based on wool and woollen cloth. Its population was about 2,000 and it was rarely much above this level until the mid-18th Century.
- 3.7 The 13th and 14th Centuries saw the rise of the Palmers' Guild in Ludlow. This was a body dedicated to saying post-mortem prayers for those prepared to make ante-mortem payments. The Palmers' Guild became increasingly rich and powerful and by the early 16th Century owned a great deal of property both in the town and elsewhere. When the guild was dissolved in 1551 its properties and responsibilities passed to the Borough Corporation.
- 3.8 In the late Middle Ages Ludlow became the centre for the administration of Wales and the Welsh Marches. Ludlow Castle was the headquarters of the Council of the Marches, which caused many lawyers and civil servants to live in the town. Together with the many litigants visiting Ludlow, such people created a market for local tradesmen, which helped to cushion the economy against the sudden local decline of cloth manufacturing after 1600. Lower Galdeford for instance was

occupied in the 17th Century largely by craftsmen and their families who were mainly cloth and leather workers. Many fine houses were built; some in stone and brick but the majority were timber framed.

- 3.9 The Council of the Marches lost much of its authority during the Civil War and was abolished in 1689, but the Welsh and border gentry continued to winter in Ludlow, making it a fashionable social centre in the 18th and early 19th Centuries. Most of the town's lawyers and doctors were related to these gentry families. Glove manufacturing thrived, especially during the Napoleonic period. During this period many earlier houses were rebuilt or refronted, giving the town a large number of good quality Georgian houses. The town grew rapidly at this time, reaching over 5,000 by 1831, which caused gross overcrowding inside the historic area.
- 3.10 During the second half of the 19th Century, Ludlow like many rural market towns suffered from population migration to the cities and grew very little, though there was considerable expansion to the east and some clearance of slums in the centre. To the south a number of Victorian villas were built between Temeside and Steventon Manor. In the 20th Century, especially since 1950, population growth has been resumed. Declining household sizes and improved housing standards have encouraged considerable suburban development on the northern and eastern sides of the town.
- 3.11 In 1990's the prosperity of the town continued to be based on its markets and retail trade together with a number of industries; agricultural equipment and garment manufacture, light manufacturing, engineering and service industries, which serve a large rural hinterland. Tourism is particularly important. It is this aspect of being the administrative and service centre for the southern Shropshire that gives Ludlow its special interest. Its role can be traced back to the Marcher Courts where Ludlow provided a range of services, functions and trades.
- 3.12 Further information on the history of Ludlow may be found in Lloyd D. and Klein P., 'Ludlow: A Historic Town in Words and Pictures', Philimore 1984, and in the publications of Ludlow Historical Research Group by various authors. These and other important sources are itemised in the Conservation Area Appraisal Nov. 2006

4.0 THE CHARACTERISTICS OF THE LUDLOW CONSERVATION AREA

Introduction

- 4.1 Ludlow is a very attractive historic market town located in the Teme Valley. In addition to its role as the main market town and shopping centre for the surrounding rural community, Ludlow is also the main administrative and service centre in South Shropshire. Many of its services and facilities such as its hospital, its 6th Form College, shopping centre, community centre and swimming pool serve a wide rural hinterland. The town is the main centre of employment within South Shropshire and provides a range of job opportunities. The Conservation Area whilst being mainly in residential use, contains a mixture of town centre uses and includes areas of countryside that are important to its setting.
- 4.2.1 A character appraisal of the town has recently been carried out (Nov 2006) and the key factors which give the area its special interest are summarised below

- It is a town rich in history and yet has adapted to serve as a modern centre serving its residents and a much larger rural hinterland
- The Church Tower acts as the focal point for the historic centre and is highly visible from the surrounding rural areas
- The castle and the town walls are a special feature underpinning the character of the historic town and its relationship with the adjoining countryside.
- Within the town walls is clear evidence of the medieval town layout and the characteristic narrow frontages, log depths, alleys and passages all have resulted from this layout or plan.
- The buildings of Ludlow provide many fine examples of traditional forms of construction ranging from the use of timber framing to brick and rubble stone.
- Ludlow is the historic home of the Marcher Courts and its role as an administrative and service centre continues today and the town operates as a thriving mixed-use centre.

4.3 The main findings are set out under the following headings: -

Setting

Archaeological Significance

Architectural and Historic Quality

Street Scene

Key Buildings

Materials

Natural Features

Negative Factors

Setting

4.3 Ludlow lies in the bend of the River Teme to the southeast of its confluence with the River Corve. The visual and physical separation of the town is reinforced by the river and much of its special interest derives from the close proximity of the flood plain /the open space with the built up historic core of the town and the castle. The setting of the town, which was easily defensible, was of strategic importance.

Archaeological Significance

4.4 Archaeologically Ludlow is very important. The castle and town walls are of national importance and are scheduled ancient monuments. A large part of the town has been divided into archaeological identity areas that correspond with the phases of the town's development. The development of the town following the mediaeval street plan and its preservation within the town walls is vitally important to the special interest of the area.

4.5 For instance, to the north of the Conservation Area, St. Leonard's churchyard contains evidence of a Carmelite Friary.

4.6 The following are classed as monuments in the Ludlow Conservation Area: -

- Nos 1 & 2 Cliff Villas, Ludford (Grade II Listing)
- Nos 1, 2 & 3 Old Bell Cottages, Ludford (Grade II Listing)
- Charlton Arms Hotel, Ludford (Grade II Listing)
- Church of St Giles, Ludford (Grade II* Listing)

- Circular barn approx. 500m to southwest of Whitcliffe Farm (not included), Ludford (Grade II Listing)
- Foldgate Farmhouse, Ludford (Grade II Listing)
- Barn 30m to southwest of Foldgate Farmhouse (Grade II Listing)
- Ludford Bridge, Ludford (Grade I Listing)
- Ludford House/St Giles House/Charlton House/Garden House, Ludford (Grade II* Listing)
- Ludford Mill and mill weir, Ludford (Grade II Listing)
- Park Cottage, Ludford (Grade II Listing)
- Sheet House (formerly listed as: Beaconsfield), Ludford (Grade II Listing)
- Sheet Lodge, Ludford (Grade II Listing)
- St Giles' Hospital, Ludford (Grade II Listing)
- The Lodge and attached wrought-iron gates and railings with screen over, Ludford (Grade II Listing)
- The Old Bell, Ludford (Grade II* Listing)
- No 1 Whitcliffe Hill, Ludford (Grade II Listing)
- Nos 2 & 3 and attached wall Whitcliffe Hill, Ludford (Grade II Listing)
- Corve Bridge (Grade II Listing)
- The Castle (Grade I Listing)
- Castle House Flats (Grade I Listing)
- Town Walls: from Old Gate House westwards (Grade II Listing)
- Town Walls: from south end of Castle Walk House to Linney Gate (Grade II Listing)
- Town Walls: from site of Corve Gate eastwards (Grade II Listing)
- Town Walls: from site of Dinham Gate northwards (Grade II Listing)
- Town Walls: from site of Dinham Gate south-eastwards (Grade II Listing)
- Town Walls: from site of Galdeford Gate southwards (Grade II Listing)
- Town Walls: from site of Linney Gate eastwards (Grade II Listing)
- Town Walls: from site of Mill Street Gate eastwards (Grade II Listing)
- Town Walls: from site of Mill Street Gate westwards (Grade II Listing)
- Town Walls: from Walters Clothing Factory southwards (Grade II Listing)
- No 1 Bell Lane (Grade II Listing)
- Nos 2 & 3 Bell Lane (Grade II Listing)
- No 4 Bell Lane (Grade II Listing)
- Nos 5 & 6 Bell Lane (Grade II Listing)
- No 9 Bell Lane (Grade II Listing)
- No 10 Swan House, Bell Lane (Grade II Listing)
- No 11 Bell Lane (Grade II Listing)
- No 15 Bell Lane (Grade II Listing)
- Nos 17 & 19 Churchwarden Cottage and Cromwell Cottage (Grade II Listing)
- No 21 Bell Lane (Grade II Listing)
- Nos 22-26 Consecutive, Bell Lane (Grade II Listing)
- No 27 Bell Lane (Grade II Listing)
- Garage on southwest corner of junction with Lower Raven Lane, Bell Lane (Grade II Listing)
- No 2 Brand House, Brand Lane (Grade II Listing)
- No 3 Brand Lane (formerly listed as: No 3 Tregolwyn, Brand Lane) (Grade II Listing)
- No 4 Brand Lane (Grade II Listing)

- Gazebo in garden of No 5 (not included) Brand Lane (formerly listed as: Gazebo in garden of No 27 Broad Street) (Grade II* Listing)
- No 7 Brand Lane (Grade II Listing)
- No 8 Brand Lane (Grade II Listing)
- No 9 Brand Lane (Grade II Listing)
- No 10 Brand Lane (Grade II Listing)
- No 12 Brand Lane (Grade II Listing)
- No 13 Brand Lane (Grade II Listing)
- Nos 16 Garth House & 17 The Lodge, Brand Lane (Grade II Listing)
- Nos 20 & 21 Brand Lane (Grade II Listing)
- Coachhouse opposite Brand House (Grade II Listing)
- Masonic Hall, Brand Lane (Grade II Listing)
- No 1 Broad Street (includes Nos 19 & 20 King Street) (Grade II* Listing)
- Nos 2 & 2A Broad Street (formerly listed as: No 2 Broad Street) (Grade II Listing)
- Nos 3 & 4 Broad Street (Grade II Listing)
- Nos 5 & 6 Broad Street (Grade II Listing)
- No 7 Broad Street (Grade II Listing)
- No 8 Broad Street (Grade II Listing)
- No 10 & Angel Hotel annexe, Broad Street (Grade II Listing)
- No 13 Broad Street (Grade II Listing)
- No 14 Broad Street (Grade II Listing)
- No 15 Stanford House, Broad Street (Grade II Listing)
- No 16 Lloyds Bank, Broad Street (Grade II Listing)
- No 17 Walcote House, Broad Street (Grade II Listing)
- No 18 Broad Street (Grade II Listing)
- No 19 Broad Street (Grade II Listing)
- Nos 20 & 21 Broad Street (Grade II Listing)
- Nos 22 & 21A Broad Street (formerly listed as: No. 22 Broad Street) (Grade II Listing)
- No 23 Broad Street (Grade II Listing)
- Nos 24 & 25 Broad Street (Grade II Listing)
- No 26 Broad Street (Grade II Listing)
- No 27 Broad Street (Grade II* Listing)
- No 28 Broad Street (Grade II Listing)
- No 29 Broad Street (Grade II Listing)
- Cobbled area fronting Nos 29 – 33 (consecutive) (Grade II Listing)
- No 30 Broad Street (Grade II Listing)
- No 31 Broad Street (Grade II Listing)
- No 32 Broad Street (Grade II Listing)
- No 33 Broad Street (Grade II Listing)
- No 35 Broad Street (Grade II Listing)
- No 36 Broad Street (Grade II Listing)
- No 37 Broad Street (Grade II* Listing)
- Railings to raised pavement fronting Nos 35, 36 and part of 37 (Grade II Listing)
- No 38 Broad Street (Grade II* Listing)
- No 39 Broad Street (Grade II* Listing)
- No 40 Broad Street (Grade II Listing)
- Nos 41 & 42 Broad Street (Grade II Listing)
- No 42A Broad Street (Grade II Listing)

- Nos 46, 47 & 48 Broad Street (Grade II Listing)
- No 49 Oriel House and attached gate and railings, Broad Street (formerly listed as: No 49 Broad Street) (Grade II Listing)
- No 50 The Jester Inn, Broad Street (Grade II Listing)
- No 51 Broad Street (Grade II Listing)
- No 53 Broad Street (Grade II Listing)
- No 54 Broad Street (Grade II Listing)
- No 55 Broad Street (Grade II Listing)
- Nos 56, 56A and 57 and Stage Coach Cottage, Broad Street (Grade II Listing)
- No 58 Broad Street (Grade II Listing)
- No 59 Broad Street (Grade II Listing)
- Nos 60 & 67 Broad Street (formerly known as: Nos 60 & 61 Broad Street) (Grade II Listing)
- Nos 68 & 69 Broad Street (Grade II Listing)
- Angel Hotel, Broad Street (Grade II Listing)
- Broad Gate including Broadgate Chambers and attached railings, Broad Street (Grade I Listing)
- Cobbled roadside verges to east, Broad Street (Grade II Listing)
- Cobbled roadside verges to west, Broad Street (Grade II Listing)
- The Coachhouse and Posthorn Cottage, Palmers Guild Court, Broad Street (formerly known as: Angel Hotel, Broad Street) (Grade II Listing)
- Nos 1, 2 & 3 Bull Ring (Grade II Listing)
- No 4 Bull Ring (Grade II Listing)
- No 5 Bull Ring (Grade II Listing)
- Nos 6 & 7 Bull Ring (Grade II Listing)
- No 11 Bull Ring (Grade II Listing)
- Nos 12 & 13 Bull Ring (Grade II Listing)
- No 16 Bull Ring (Grade II Listing)
- Nos 17 & 18 Bull Ring (Grade II Listing)
- No 19 Bull Ring (Grade II Listing)
- No 20 Bull Ring (Grade II Listing)
- No 21 Bull Ring (Grade II Listing)
- Nos 22 & 23 Bull Ring (Grade II Listing)
- No 25 (part of Feathers Hotel) Bull Ring (formerly known as: No 30 Bull Ring) (Grade II Listing)
- No 26 Bull Ring (formerly known as: No 31 Bull Ring) (Grade II Listing)
- No 27 Bull Ring (formerly known as: No 32 Bull Ring) (Grade II Listing)
- No 33 Bull Ring (Grade II Listing)
- No 34 Bull Ring (Grade II Listing)
- No 35 Bull Ring (Grade II Listing)
- No 41 Bull Ring (Grade II Listing)
- No 42 Bull Ring (Grade II Listing)
- No 45 Bull Ring (Grade II* Listing)
- No 46 Bull Ring (Grade II Listing)
- Nos 47, 48 & 49 Bull Ring (Grade II Listing)
- Nos 50 & 51 The Tolsey and attached railings (formerly listed as: Nos 50 & 51 (in the centre) Bull Ring) (Grade II Listing)
- Bull Hotel, Bull Ring (Grade II Listing)
- Feathers Hotel, Bull Ring (Grade I Listing)
- Midland Bank, Bull Ring (Grade II Listing)

- Old Bull Ring Tavern, Bull Ring (Grade II* Listing)
- Premises occupied by National Westminster Bank, Bull Ring (Grade II Listing)
- Castle Lodge and attached railings, Castle Square (Grade II* Listing)
- Gazebo in grounds of Ludlow Grammar School (to north of High Hall), Castle Square (Grade II Listing)
- Ludlow College: High Hall and attached railings, Castle Square (formerly listed as: Ludlow Grammar School, Castle Square) (Grade II* Listing)
- No 1 Castle Street (Grade II Listing)
- Nos 2 & 4 Castle Street (Grade II Listing)
- No 3 Castle Street (Grade II Listing)
- No 5 Castle Street (Grade II Listing)
- No 6 Castle Street (formerly listed as: No 4 Quality Square) (Grade II Listing)
- No 7 Castle Street (Grade II Listing)
- No 9 Castle Street (Grade II Listing)
- No 10 Castle Street (Grade II Listing)
- No 14 Castle Street (Grade II* Listing)
- Railings and gate to No 14 Castle Street (Grade II Listing)
- No 16 Castle Street (Grade II Listing)
- No 18 and attached railings, Castle Street (Grade II Listing)
- Nos 20 & 22 Castle Street (Grade II Listing)
- Assembly Rooms & Tourist Information Centre, Castle Street (formerly listed as: The Picture House with Castle Snack Bar and Castle Café) (Grade II Listing)
- K6 Telephone Kiosk, Castle Street (Grade II Listing)
- K6 Telephone Kiosk near Gatehouse, Castle Street (Grade II Listing)
- The George Hotel, Castle Street (Grade II Listing)
- No 4 Church Street (Grade II Listing)
- No 5 Church Street (Grade II Listing)
- No 6 Church Street (formerly known as: Nos 6 & 6A Church Street (Grade II Listing)
- No 7 Church Street (Grade II Listing)
- No 8 Rose and Crown Inn, Church Street (Grade II Listing)
- No 9 Church Street (Grade II Listing)
- No 10 Church Street (includes Nos 1 & 2 College Mews (Grade II Listing)
- Melling's Pharmacy and premises, Church Street (formerly listed as: House and shop occupied by RK Mellings MPS, Church Street) (formerly known as: House and shop adjoining Exchange Vaults Inn to east, Church Street) (Grade II Listing)
- The Church Inn, Church Street (formerly listed as: The Gaiety, Church Street) (formerly known as: Exchange Vaults Inn, Church Street) (Grade II Listing)
- Nos 1 & 2 Church Walk (formerly listed as: Nos 1 & 2 Churchyard, Church Walk) (Grade II Listing)
- Church of St Lawrence and attached railings, Churchyard (Grade I Listing)
- The Reader's House, Churchyard (Grade I Listing)
- Nos 1 & 2 College Mews – see under No 10 Church Street
- No 1 College Street (Grade II Listing)
- No 2 College Street (Grade II Listing)

- No 3 College Street, Nos 1-6 (consecutive) (flats) and attached medieval remains in garden (formerly listed as: Ludlow and District Hospital including the medieval remains in garden, College Street) (Grade II Listing)
- No 4 The Rectory, College Street (formerly listed as: Clayton House, College Street) (formerly known as: Nurses Home, College Street) (Grade II* Listing)
- Hosyers Almshouses, College Street (Grade II* Listing)
- Nos 2, 3 & 4 Corve Street (Grade II Listing)
- No 5 Corve Street (Grade II Listing)
- No 6 Haldon, Corve Street (Grade II Listing)
- No 8 Corve Street (Grade II Listing)
- No 10 Corve Street (Grade II Listing)
- No 11 Corve Street (Grade II Listing)
- No 12 Corve Street (Grade II Listing)
- No 13 Corrie House, Corve Street (Grade II Listing)
- Nos 14 & 15 Corve Street (Grade II Listing)
- Nos 17 – 20 (consecutive) Eagle House, Corve Street (formerly listed as: Nos 19 & 20 Eagle House, Corve Street) (Grade II Listing)
- No 21 Corve Street (Grade II Listing)
- Nos 28 & 28A Corve Street (Grade II Listing)
- No 30 Corve Street (Grade II Listing)
- No 32 Corve Street (Grade II Listing)
- No 33 Corve Street (Grade II Listing)
- Nos 34 – 37 (consecutive) Foxe's Almshouses and attached wall to right, Corve Street (formerly listed as: Foxe's Almshouses, Corve Street) (Grade II Listing)
- Nos 38 & 39 Corve Street (Grade II Listing)
- Nos 46, 47, 48 & 50 Corve Street (formerly known as: Nos 49 & 50 Corve Street) (Grade II* Listing)
- Nos 54, 55, 57 & 58 Corve Street (formerly listed as: Nos 54, 57 & 58 Corve Street) (Grade II Listing)
- Nos 62 & 63 Merchant House, Corve Street (Grade II Listing)
- Nos 64 & 65 Tanners Cottages, Corve Street (Grade II Listing)
- Nos 67 & 68 Corve Street (Grade II Listing)
- No 68 York House, Corve Street (Grade II Listing)
- No 70 Willow Cottage, Corve Street (Grade II Listing)
- No 70A Corve Cottage, Corve Street (Grade II Listing)
- Nos 71 & 71A The Old Tannery, Corve Street (Grade II Listing)
- Nos 72, 73 & 74 Corve Street (Grade II Listing)
- No 81 Corve Street (Grade II Listing)
- Nos 82 & 82A Corve Street (Grade II Listing)
- Nos 89, 90 & 91 Corve Street (Grade II Listing)
- Nos 95 & 96 Corve Street (Grade II Listing)
- No 98 Corve Street (Grade II Listing)
- No 99 Corve Street (Grade II Listing)
- No 101 The Spicers House, Corve Street (Grade II Listing)
- No 102 Trotter House, Corve Street (Grade II Listing)
- Nos 103 & 104 Tudor House and Tudor Cottage, Corve Street (Grade II Listing)
- Nos 105 & 105A Corve Street (Grade II Listing)

- Nos 106 & 107 Corve Street (formerly listed as: Nos 106 – 109 (consecutive), Corve Street) (Grade II Listing)
- No 108 Corve Street (formerly listed as: 106 – 109 (consecutive), Corve Street) (Grade II Listing)
- No 109 Corve Street (formerly listed as: 106 – 109 (consecutive), Corve Street) (Grade II Listing)
- No 110 Corve Street (Grade II Listing)
- No 111 Corve Street (Grade II Listing)
- Nos 112A & 112B Corve Street (formerly listed as: No 112 Corve Street) (Grade II Listing)
- No 114 Corve Street (Grade II Listing)
- No 132 Corve Street (Grade II Listing)
- No 133 Corve Street (formerly listed as: Nos 133 & 134 Corve Street) (Grade II Listing)
- No 134 Corve Street (formerly listed as: Nos 133 & 134 Corve Street) (Grade II Listing)
- No 135 Streatley House, Corve Street (Grade II Listing)
- No 136 Corve Street (Grade II Listing)
- No 137 Corve Street (Grade II Listing)
- No 138 Corve Street (Formerly known as: Star and Garter Inn, Corve Street) (Grade II Listing)
- Nos 139 & 139A Corve Street (Grade II Listing)
- Building to rear of No 139A, Corve Street (Also known as: The Old Seed Warehouse, Corve Street) (Grade II Listing)
- No 140 Corve Street (Grade II Listing)
- No 141A Corve Street (formerly listed as: No 141 Corve Street) (Grade II Listing)
- Nos 143 & 144 Corve Street (Grade II Listing)
- No 145 Corve Street (Grade II Listing)
- Nos 153 & 155 Corve Street (Grade II Listing)
- Rickard's Warehouse in Wood's Yard, Corve Street (Grade II Listing)
- St Leonard's Church Gateway, Corve Street (Grade II Listing)
- St Leonard's Restorations, Corve Street (formerly known as: Church of St Leonard, Corve Street) (Grade II Listing)
- Stone House, Corve Street (Grade II* Listing)
- The Compasses Inn, Corve Street (Grade II Listing)
- Tortoiseshell Press, Corve Street (formerly listed as: Nag's Head Inn, Corve Street) (Grade II Listing)
- Unicorn Inn, Corve Street (Grade II Listing)
- No 1 Dinham (Grade II Listing)
- No 2 Dinham (Grade II Listing)
- No 7 Dinham (Grade II Listing)
- No 8 Dinham (Grade II Listing)
- No 9 and attached wall and railings, Dinham (Grade II Listing)
- No 11 Dinham (Grade II Listing)
- No 12 Dinham (Grade II Listing)
- No 13 Dinham (Grade II Listing)
- No 14 Dinham (Grade II Listing)
- No 15 Dinham (Grade II Listing)
- No 16 Dinham (Grade II Listing)
- Nos 17 & 18 Dinham (Grade II Listing)

- No 19 Dinham (Grade II Listing)
- Nos 20 & 21 Dinham (Grade II Listing)
- No 29 Dinham Croft, Dinham (Grade II Listing)
- Chapel House, Dinham (formerly listed as: Chapel of St Thomas the Martyr, Dinham) (formerly known as: The Morgue, Dinham) (Grade II* Listing)
- Dinham Bridge, Dinham (Grade II Listing)
- Dinham Hall Hotel and attached wall and gates, Dinham (formerly listed as: Dinham Hall, Dinham) (Grade II Listing)
- Dinham House, Dinham (Grade II* Listing)
- Dinham Lodge, Dinham (Grade II* Listing)
- Boundary wall to south of Dinham Lodge, Dinham (Grade II Listing)
- Woodhouse Fountain, Dinham (Grade II Listing)
- No 1A High Street (Grade II* Listing)
- No 2 High Street (Grade II Listing)
- No 3 High Street (Grade II Listing)
- No 4 High Street (Grade II Listing)
- No 7 High Street (Grade II Listing)
- No 8 High Street (Grade II Listing)
- No 10 High Street (Grade II Listing)
- No 11 High Street (Grade II Listing)
- No 12 High Street (Grade II Listing)
- No 13 High Street (Grade II Listing)
- No 14 High Street (Grade II Listing)
- No 15 High Street (Grade II Listing)
- Nos 16 & 17 High Street (Grade II Listing)
- No 1 King Street (Grade II Listing)
- No 3 Barclays Bank, King Street (Grade II Listing)
- No 4 King Street (Grade II Listing)
- No 5 King Street (Grade II Listing)
- No 6 King Street (Grade II Listing)
- Nos 7 & 8 King Street (Grade II Listing)
- Nos 11 & 12 King Street (includes No 13 King Street) (Grade II Listing)
- Nos 14 & 15 King Street (Grade II* Listing)
- No 16 King Street (Grade II Listing)
- No 17 King Street (Grade II Listing)
- Nos 19 & 20 King Street - see under No 1 Broad Street
- Linney House, Linney (formerly known as: St Leonard's Cottage, Corve Street) (Grade II Listing)
- Building at junction, Linney (Nos 38 & 39 Corve Street - see under Nos 38 & 39 Corve Street)
- Nos 9, 11 & 13 Lower Broad Street (Grade II Listing)
- No 15 Lower Broad Street (Grade II Listing)
- No 16 Lower Broad Street (Grade II Listing)
- Nos 18, 19 & 20 Lower Broad Street (Grade II Listing)
- No 23 and attached cottage to rear, Lower Broad Street (Grade II Listing)
- Nos 24 – 27 (consecutive) Lower Broad Street (Grade II Listing)
- Nos 28 & 29 Lower Broad Street (Grade II Listing)
- No 34 Lower Broad Street (Grade II Listing)
- Nos 35 & 36 Lower Broad Street (Grade II Listing)

- No 37 Lower Broad Street (formerly listed as: Nos 37 – 39 (consecutive) Lower Broad Street) (Grade II Listing)
- Nos 40 – 43 (consecutive) Lower Broad Street (Grade II Listing)
- Nos 44 – 50 (consecutive) Lower Broad Street (Grade II Listing)
- No 52 Lower Broad Street (Grade II Listing)
- Nos 53 & 54 Lower Broad Street (Grade II Listing)
- No 55 Lower Broad Street (Grade II Listing)
- No 58 Lower Broad Street (Grade II Listing)
- No 63 Lower Broad Street (formerly listed as: Nos 59 – 62 and 63 Lower Broad Street) (Grade II Listing)
- No 68 Lower Broad Street (Grade II Listing)
- Nos 70 & 71 Lower Broad Street (Grade II Listing)
- No 72 Lower Broad Street (Grade II Listing)
- No 74, 75 & 76 Broadgate Mews, Lower Broad Street (Grade II Listing)
- Retaining wall to highway and flights of steps. Lower Broad Street (Grade II Listing)
- The Gatehouse Antiques, Lower Broad Street (Grade II Listing)
- Wheatsheaf Inn and Chandlers Cottage, Lower Broad Street (Grade II Listing)
- Nos 10 & 11 Lower Mill Street (Grade II Listing)
- Weir on River Teme, Lower Mill Street (Grade II Listing)
- Nos 4 & 6 Lower Raven Lane (Grade II Listing)
- Nos 5 & 7 Lower Raven Lane (Grade II Listing)
- Nos 1 & 2 Market Street (Grade II Listing)
- No 5 Market Street (Grade II Listing)
- No 6 Market Street (Grade II Listing)
- No 7 Market Street (Grade II Listing)
- No 8 and Waltons Bakery, Market Street (Grade II Listing)
- Cottages 5 metres to rear of Nos 2 – 7 (consecutive), Raven Lane (Grade II Listing)
- Globe Inn, Market Street (Grade II Listing)
- No 1 Mill Street (formerly known as: Museum, Mill Street) (Grade II Listing)
- Nos 2 & 3 White Lodge, Mill Street (Grade II Listing)
- Nos 4 & 4A Laurence House, Mill Street (Grade II Listing)
- No 5 and Russell House, Mill Street (Grade II* Listing)
- No 6 Mill Street (Grade II Listing)
- No 7 Mill Street (Grade II Listing)
- No 8 Victory House, Mill Street (Grade II Listing)
- No 9 Mill Street (Grade II Listing)
- No 10 and Manse Cottage, Mill Street (formerly listed as: No 10 Mill Street) (Grade II Listing)
- No 12 Mill Street (formerly listed as: Nos 11 & 12 Mill Street) (Grade II Listing)
- No 12A Mill Street (formerly listed as: No 13 Mill Street) (Grade II Listing)
- No 14 Manna Oak, Mill Street (Grade II Listing)
- No 15 Mill Street (Grade II Listing)
- No 16 Mill Street (Grade II Listing)
- No 17 Mill Street (Grade II Listing)
- No 18 Mill Street (Grade II Listing)
- No 22 Mill Street (Grade II Listing)

- Nos 23 & 23A Mill Street (Grade II Listing)
- Nos 24, 25 & 26 Mill Street (Grade II Listing)
- Nos 28 & 29 Mill Street (Grade II Listing)
- Nos 30, 31 & 32 Mill Street (formerly listed as: Nos 30 – 32 (consecutive), passageway leading to No 33, Mill Street) (Grade II Listing)
- No 40 Mill Street (Grade II Listing)
- No 41 Mill Street (Grade II Listing)
- No 42 Mill Street (Grade II Listing)
- Former Currier's Workshop to rear of No 42 Mill Street (Grade II Listing)
- No 44 Mill Street (Grade II Listing)
- Nos 47, 48 & 49 Mill Street (Grade II Listing)
- No 50 Mill Street (Grade II Listing)
- No 51 Mill Street (Grade II Listing)
- No 54 Mill Street (Grade II Listing)
- No 55 Mill Street (Grade II Listing)
- No 56 Mill Street (Grade II Listing)
- Blue Boar Inn, Mill Street (Grade II Listing)
- Ludlow College Complex, Mill Street (formerly listed as: Grammar School including Barnaby House, Mill Street) (Grade II* Listing)
- Maryvale and Mill Cottage and attached wall, Mill Street (Grade II Listing)
- The Guildhall and adjoining Coachhouse, Mill Street (Grade I Listing)
- No 1 Old Street (includes No 17 Tower Street) (Grade II Listing)
- No 2 Old Street (Grade II Listing)
- No 3 Old Street (Grade II Listing)
- No 4 Old Street (Grade II Listing)
- No 5 Old Street (Grade II Listing)
- Nos 6 & 8 Old Street (Grade II Listing)
- No 7 Old Street (Grade II Listing)
- No 10 Old Street (Grade II Listing)
- No 12 Old Street (Grade II Listing)
- No 14 Town Preacher's House, Old Street (Grade II Listing)
- No 16 Old Street (Grade II Listing)
- Nos 22, 24 & 26 Old Street (Grade II Listing)
- No 28 Old Street (Grade II Listing)
- No 30 Old Street (Grade II Listing)
- No 32 Mortimer Court, Old Street (Grade II Listing)
- No 34 Old Street (Grade II Listing)
- Nos 36 & 38 Old Street (Grade II Listing)
- Nos 37, 41 & 45 Old Street (Grade II Listing)
- No 40 Old Street (Grade II Listing)
- Nos 42 & 44 Old Street (includes Nos 20 & 21 Brand Lane) (Grade II Listing)
- Nos 46, 48 & 50 Old Street (Grade II Listing)
- Nos 51 – 57 (odd) Old Street (Grade II Listing)
- No 56 Lane's House and Oldgate House, Old Street (formerly listed as: No 56 Lane's House, Old Street) (Grade II* Listing)
- Nos 59 – 67 (odd) Old Street (formerly listed as: Nos 61 – 67 (odd) Old Street) (Grade II Listing)
- No 69 Old Street (Grade II* Listing)
- No 71 Old Street (Grade II Listing)
- Nos 75 – 83 (odd) and attached railings, Old Street (Grade II Listing)

- Chapel House, Old Street (formerly listed as: Congregational Chapel, Old Street) (Grade II Listing)
- No 1 Quality Square (formerly listed as: No 1 Quality Cottage, Quality Square) (formerly known as: Building 15 yds north of No 5 Church Street, Quality Square) (Grade II Listing)
- Nos 2 & 3 Quality Square (formerly known as: Building 6 yds north of No 6 Castle Street, Quality Square) (formerly known as: Building next to north of No 6 Castle Street, Quality Square) (Grade II Listing)
- No 4 Quality Square (Grade II Listing)
- Bakery, Quality Square (Grade II Listing)
- The Kitchen Door, Quality Square (Grade II Listing)
- Nos 2 & 3 Raven Lane (Grade II Listing)
- No 4 Raven Lane (Grade II Listing)
- No 7 Raven Lane (Grade II Listing)
- No 8 Raven Lane (Grade II Listing)
- Nos 9, 10 & 11 Raven Lane (formerly listed as: No 9 Raven Lane)
- No 13 Raven Lane (Grade II Listing)
- Nos 14 & 15 Raven Lane (Grade II Listing)
- Nos 16, 17, 18, 18A, 19, 19A Raven Lane (formerly listed as: Nos 16 & 19A Raven Lane) (Grade II Listing)
- No 21 Raven Lane (Grade II Listing)
- No 22 Raven Lane (Grade II Listing)
- No 23 Raven Lane (Grade II Listing)
- No 24 Raven Lane (Grade II Listing)
- No 25 Raven Lane (Grade II Listing)
- Pilgrim's Cottage, Raven Lane (Grade II Listing)
- Workshop on northwest corner of junction of Raven Lane and Bell Lane (Grade II Listing)
- Broadgate Cottage, Silk Mill Lane (Grade II Listing)
- Wall to western part of south side of lane, Silk Mill Lane (Grade II Listing)
- No 9 St Mary's House and attached railings, screen and gate, St Mary's Lane (Grade II Listing)
- No 1 St Johns House, Temeside (Grade II* Listing)
- No 18 Temeside (Grade II Listing)
- Tamberlane House, The Cross (Grade II Listing)
- The Butter Cross, The Cross (Grade I Listing)
- No 1 Tower Street (Grade II Listing)
- No 6 Tower Street (Grade II Listing)
- Building to the rear of No11 (not included), Tower Street
- No 14 Tower Street (Grade II Listing)
- No 15 Tower Street (Grade II Listing)
- No 16 Tower Street (Grade II Listing)
- No 17 Tower Street – see under No 1 Old Street
- The Cobblers Shop and dwellings over, Tower Street (Grade II Listing)
- Nos 1 – 5 (consecutive) Upper Linney (Grade II Listing)
- No 9 Upper Linney (Grade II Listing)
- No 10 Upper Linney (Grade II Listing)
- Nos 16 – 19 (consecutive) Upper Linney (Grade II Listing)
- St Leonard's House, Upper Linney (Grade II Listing)



Architectural and Historic Quality

- 4.7 Ludlow is dominated by its castle and parish church, which is the largest in Shropshire. The pattern of streets laid out some 850 years ago remains largely intact. Some planned streets became redundant in the 13th Century and can now be detected only in property boundaries, but since 1300 there have been no significant changes to the street pattern within the historic town. Another important factor is the use of local materials and the skills of local craftsmen that are an important element in the style and function of its buildings.
- 4.8 The town's mediaeval grain is still very much apparent although, particularly in the "politer" streets of the 18th Century, the Mediaeval, Tudor and Stuart origins of many of the buildings have been overlaid by a Georgian veneer. Few buildings in Ludlow are all of one period. Most have evolved with the town but the scale has been kept fairly constant.
- 4.9 Most of the area within the town wall and extensive areas outside such as Lower Broad Street, Lower Galdeford and much of Corve Street still retain the mediaeval burgage pattern. Most of the burgages conform to a module of sixteen and a half feet (a mediaeval pole or perch). Building within these plots helps to ensure that the scale and rhythm of the town is respected.
- 4.10 The town has a very large number of listed buildings, approximately 500 (see list above). Many of these are valuable for their own intrinsic architectural qualities but others merit listed status, primarily because of their contribution to a memorable streetscape. The town's comparative poverty during the Victorian period and the early 20th Century ensured the preservation of many earlier buildings but has left little of note from that time. The Assembly Rooms are a notable exception.
- 4.11 A frequent description of the Ludlow Conservation Area is that it is 'unspoilt'. To a very large degree, it is indeed unspoilt by poor new buildings, insensitive design, inappropriate materials, outlandish advertising and demolition gaps and setbacks in the street frontages. The skyline remains intact and a large amount of garden space survives in what is still a largely residential town centre, free of inappropriate uses. It is the intention of the Conservation Area designation and policy to keep it that way.
- 4.12 A fuller description of the Ludlow Conservation Area may be found in Pevsner, N., Shropshire (Buildings of England Series), Penguin 1958; Clifton-Taylor, A., Six English Towns, BBC 1978; and Hussey, C., articles in Country Life, 21st December, 28th December 1945 and 8th February 1946. The townscape analysis of Ludlow by Gordon Cullen in The Architectural Review (No. 681 September

1953) was an article of fundamental importance in the establishment of his concept of “townscape”. The Ludlow Conservation Area Appraisal 2006 provides a useful analysis.

Street Scene

- 4.13 The Ludlow townscape owes much to the variety of widths and lengths of streets and the abundance of interesting spaces. For all its picturesqueness the layout of the town is remarkably regular and rectilinear. Impressive major buildings in key townscape locations abound. There is a wide range of traditional materials and building styles, from mediaeval and post-mediaeval timber framing to Georgian red brick and frequent use of the local red sandstone and Silurian siltstones. The detailing is often of a very high standard, for example the survival of excellent window, doorcase and shop front joinery. The quality of the town is summed up by the claim of Christopher Hussey that it ‘ought to be a National Monument in its entirety’. The Conservation area appraisal gives special significance to the mediaeval layout which forms the basis of the streets, spaces between the buildings and alleyways in forming the street scene. For a detailed assessment see the Conservation Area Appraisal 2006.

Key Buildings

- 4.14 The **Castle** was built in c.1085 and has 11th to 17th Century additions. Of stone rubble construction, it is approximately square with the Inner Bailey in the northwest corner. The Outer Bailey and Gatehouse are of the 12th Century, and the semi-circular Mortimer’s Tower to the west side is of the 13th Century. To the south are the 14th Century Chapel of St Peters and the 16th Century Courthouse. The Inner Bailey has surviving 12th Century walls, towers and a gatehouse-keep with Norman windows and interior blank arcading. There is a 16th Century building to the east; the 12th Century circular nave of the Chapel of St Mary, with much carving; and a 14th Century hall range. The castle was the seat of the President of the Council of the Marches from 1501 to 1689. The conservation area appraisal gives much importance to the castle and to the town walls in giving Ludlow its special interest.
- 4.15 The **Church of St Lawrence** is the largest parish church in Shropshire; 203ft long with a tower that is 135ft tall. It is mainly 15th Century with 13th Century and 14th Century fragments and was restored by Sir Giles Gilbert Scott and Sir A Blomfield. It is of ashlar sandstone and coursed rubble construction with a lead roof and consists of nave and aisles, transept, chancel, chancel chapels and north vestry. The south doorway is of the 13th Century, while the hexagonal south porch, north aisle and north and south transepts are all 14th Century. 15th Century features include the nave and arcade, with a clerestory and rich timber roof, the chancel, transepts and crossing and the crossing tower. The interior has stalls of c1447, which were altered in the 19th Century, fine misericords, a rood screen, and much restored stained glass. Monuments are to Sir Robert Townshend (1581) and wife, Edmund Walter (1592) and wife, Edward Woties (1635), Ambrosia Sydney (1580), Theophilus Salway (1760), Sir John Brydgeman (1637) and wife, Dame Mary Eure (1612) and husband (1616).
- 4.16 The **Feathers Hotel** takes its name from the ostrich feathers (traditionally the badge of the Prince of Wales) motifs that form part of the timber framed façade. It has an early 17th Century front to an earlier core, and is a 3-storey and cellar building of timber frame, plaster and brick construction with a double-depth plain tile roof that has three gables to the front. The brick end stacks are located to the rear. The 3-window range has bays with moulded and carved mullions and

transoms, and with cast diamond glazing set in quarter-braced framing. The 2nd floor, which is jettied on moulded bressummers on enriched consoles, has a larger bay to the left and enriched quarter bracing. The 3 gables have an arch-motif and enriched bargeboards and pendants. The central entrance in the porch, which has enriched pillars and consoles supporting the 1st floor balcony with pierced spot-balusters, has a 17th Century studded plank door in an enriched case, and with an overlight. 20th Century bays and a further bay to the left flank it. To the right are chevron-braced panels with a casement under the moulded bressummer to the 1st floor. The right return continues the main features of the front. The passageway to the rear that leads to the yard has restored studding with a passing brace.

Interior: The ground floor room to the right of the entrance has panelling, a mantelpiece and wall paintings. The 1st floor rooms have panelling, plaster ceilings and overmantels and there is much exposed timber framing and ceiling beams.

Materials

- 4.17 The varied mix of traditional building materials and textures in Ludlow reflects its historical development from a Norman planned town with buildings from the Middle Ages, Tudor, Stuart periods and 18th and 19th Centuries. The main materials include red brick, render, stone and timber framing. Old clay tiles and Welsh slate are the main roofing materials.
- 4.18 A characteristic feature is the way in which the use of the different materials with their differing colours and textures blend harmoniously together and have aged gracefully. It very much reinforces the grouping of the buildings and is a unifying element in the street scene. The conservation area appraisal confirms the importance of the use of local materials and the skill of local craftsmen in defining the style and function of Ludlow's buildings.

Natural Features

- 4.19 The location of the town adjoining the River Teme and its position overlooking the surrounding open countryside is one of the attractive features of Ludlow. Because of the dramatic position of the castle and the town on their rocky promontory and the absence of suburbia to the north, west and south of the core of Ludlow, the Conservation Area includes the woods and cliffs of Whitcliffe to the south-west and the open area of meadow and flood plain land to the north-west from which famous and commanding views of the castle and the town can be had. Of equal townscape importance are the views from many vantage points within the town in the nearby open countryside and woods.
- 4.20 The Conservation Area includes the River Teme and its riversides, which follows a twisting course from its confluence with the River Corve. The river and its riversides are major features and contribute much to the natural setting of the town. The areas along the River Teme have been designated as prime sites for nature conservation.
- 4.21 The Conservation Area also includes the village of Ludford at the southern end of the 13th Century Ludford Bridge with its church and its mix of large and small buildings of various materials, including the remarkable Ludford House, a building of many periods set in substantial wooded grounds. The inter-relationship of town and country without intervening suburbia is delightful and a particularly rare survival in late 20th Century England.

Negative Factors

- 4.22 One of the main factors that detracts from the character and appearance of Ludlow is the amount of traffic in the town at certain times during the day. This gives rise to a number of problems that can be summarised as: -
- 1) Conflict between pedestrian and vehicular traffic
 - 2) Adverse impact on historic buildings and setting
 - 3) Adverse impact on commercial activity
 - 4) Reduced accessibility; and
 - 5) Reduced parking
- 4.23 Generally traffic movements arise from 3 separate components. These are: -
- 1) Traffic movements generated by residents
 - 2) Traffic generated by commerce in the town centre
 - 3) Traffic movements that are generated by tourists whose visits vary in length
- 4.24 Various alternative options relating to the management of traffic have and are being considered to reduce the amount of vehicular traffic in the town centre. A Traffic Study was undertaken in Ludlow in October 1990 on behalf of the Ludlow Traffic Management Group. This has recently been updated and an assessment of the traffic impact has been produced and published in June 2007.
- 4.25 Related to the problem of traffic management is the need to improve and enhance the space between the buildings, particularly the floorscape. In this respect a number of schemes have recently been implemented that have enhanced the appearance of the Conservation Area to a large degree. There are however several streets that need to be improved. In the long term an enhancement scheme of Castle Square may be carried out.
- 4.26 Besides the attention that needs to be paid towards the space between the buildings and the buildings themselves, there are a number of “unneighbourly” uses that ought to be relocated to a more appropriate area in the town.
- 4.27 While a large amount of resources has been put into restoring and renovating the historic properties within the Conservation Area, repairs to such buildings are an ongoing requirement.

Areas of Change and Restraint

- 4.28 The Conservation Area lies within the limit to development of the village as defined by Policy S1 of the South Shropshire Local Plan (Adopted April 2005). Suitable sites within this limit could be developed, providing the development can satisfy the other policies of the plan.

Ludlow Conservation Area Advisory Committee

- 4.29 A Conservation Area Advisory Committee has been set up for Ludlow. It consists of 14 members representing varying interests such as the Ludlow Town Council, Ludlow Chamber of Commerce & Trade and the Ludlow Civic Society. The Committee has been in existence for 7 years and has been instrumental in the conservation and enhancement of this historic town.

5.0 THE LEGAL FRAMEWORK

- 5.1 Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 as "...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". This is a strictly applied definition and should not be confused with Areas of Outstanding Natural Beauty or other designated areas.
- 5.2 Conservation areas are designated by Local Planning Authorities, usually after public consultation, although this is not a legal requirement.

The Effect of Conservation Area Status

The consequences of designation as a conservation area are as follows:

- 5.3 The Local Planning Authority is under a duty "from time to time" to publish and consult on proposals to preserve and enhance conservation areas.
- 5.4 In dealing with planning applications in conservation areas, the Local Planning Authority is required to "pay special attention" to the desirability of preserving or enhancing the character or appearance of the area. This means that there is a higher standard of design required in conservation areas than elsewhere.
- 5.5 Outline planning applications will not normally be entertained.
- 5.6 Planning applications in conservation areas must be advertised as prescribed by Regulations.
- 5.7 It is an **offence** to demolish a building or structure in a conservation area without the consent of the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.8 English Heritage has the power to make grants or loans for preservation or enhancement, although none are currently available.
- 5.9 It is an **offence** to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks notice to the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.10 Permitted development and the right to display advertisements are more limited than elsewhere.
- 5.11 Telecommunications operators have more onerous obligations placed on them.

6.0 PLANNING POLICY STATEMENT 5

PPS5 is the current policy guidance on protection and enhancement of the historic environment.

Development proposals in conservation areas will need to take into account the requirements of PPS5 and in particular the extracts below.

6.1 Planning Policy Statement 5 Planning for the Historic Environment

HE10.1 Special regard should be given to such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (e.g. the scale and spacing of window openings, and the nature and quality of materials)

HE10.2 Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development, which makes a positive contribution to an areas character or appearance, or by development which leaves character and appearance unharmed.

6.2 In determining applications for proposals to which this policy guidance applies, the Council will have regard to:

Any conservation area statement or village design statement;

The quality of the design and the appropriateness of the proposed use;

The appropriateness of materials and building techniques

Reasons

- a) To ensure new development in a conservation area preserves or enhances its character and appearance and conserves its distinctive qualities;
- b) To ensure that the character or appearance of a conservation area is not adversely affected by the demolition of buildings;
- c) To conform to Policy QE5 of the West Midlands Regional Spatial Strategy;
- d) To conform to PPS5

7.0 Guidance on the policy criteria

7.1 **Special regard given to the scale, design and materials** means that new developments must blend in with the character of the area, not that individuals building styles must be copied.

7.2 The requirement for **demolition of buildings in conservation areas** to be part of the scheme of redevelopment is to avoid unsightly gaps occurring in street frontages.

7.3 There is specific **Supplementary Planning Guidance**:

- Conservation Area statements for most conservation areas
- A variety of Town and Village Design Statements

7.4 **Quality and appropriateness of design, materials and use** is required for all proposals in conservation areas. In considering applications for new development in Conservation Areas, the Council will generally have regard to the following criteria:

- The siting of the development must conform to the general pattern of development in the area and not dominate existing buildings or occupy part of their curtilages.
- The scale of the proposal must be in conformity with the scale of existing buildings within that part of the Conservation Area.
- The use should be one, which is appropriate to the area and will give rise to development of an appropriate scale.
- The proportions of the building and its fenestration must be in keeping with the characteristics of existing buildings in the area.

- The alignment of the proposal along its highway frontage must conform to the pattern of development in the area.
- The proposal must maintain the characteristics of the roofline of the street as regards height, shape and pitch of roof and is not be of a height, which would intrude onto the skyline from any viewpoint.
- The proposal should conform to the existing pattern of door and window openings and their detailing prevailing within the area.
- The proposal should be constructed in materials traditionally used in the Conservation Area matching exactly the colour and texture of that material.
- The proposal should retain, restore or add traditional boundary walls in stone or brick in accordance with the tradition in the Conservation Area.
- The proposal should retain existing trees and provide for the planting of new specimen trees where possible.
- The proposal should retain, and take account of traditional burgage plot layouts or other historic plot and layout forms and ancillary buildings and boundary treatments.

8.0 OTHER CRITERIA

- 8.1 As far as possible the Council aims to conserve **traditional shopfronts** by preventing their removal and discouraging unsuitable alterations. Proposals for **new shopfronts and fascias** within conservation areas will be permitted provided: -
- they complement both the architectural character and detail of the building onto which they are to be fitted.
 - they do not result in the removal of any existing separate access to upper storeys or preclude the restoration of such an access if already removed.
- 8.2 Where appropriate the Council, in consultation with the Highway Authority, will seek to introduce schemes to **rationalise traffic and pedestrian signs and other street furniture** in conservation areas in the interests of the amenity. It is recognised that obstructive traffic signs and other street furniture can create 'clutter' and form a visual intrusion that detracts from the appearance and character of the District's conservation areas. The intention of this guidance is to minimise such impacts.
- 8.3 Through the control of new development and Enhancement Schemes carried out in conjunction with the Highway Authority, the Council will ensure that **traditional paved areas** are conserved and maintained. Considerable investment has been made on many listed and non listed buildings in the conservation areas throughout the County. The purpose of this advice is to ensure that similar attention is paid to the space between the buildings in particular the traditional paved areas.

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Revised August 2008

Updated 2012

Source:
Shropshire Council Sites and Monument Records