

CONSERVATION AREA APPRAISAL



NORBURY

DESIGNATED 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

NORBURY CONSERVATION AREA

STATEMENT

CONTENTS

1. EXTENT OF CONSERVATION AREA
2. DESIGNATION OF CONSERVATION AREA
3. HISTORY
4. CHARACTERISTICS
5. THE LEGAL FRAMEWORK
6. PLANNING POLICY GUIDANCE 15
7. GUIDANCE ON POLICY CRITERIA
8. OTHER CRITERIA

APPENDIX

1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

NORBURY CONSERVATION AREA

1.0 THE EXTENT OF NORBURY CONSERVATION AREA

- 1.1 The Norbury Conservation Area consists of a large part of the village of Norbury as illustrated in the Norbury Conservation Area Plan.

2.0 THE DESIGNATION OF NORBURY CONSERVATION AREA

- 2.1 Norbury Conservation Area was designated as a conservation area 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.



3.0 THE HISTORY OF NORBURY

- 3.1 The name Norbury probably means the north fort or the northern fortified place, which relates to its slightly elevated position to the north of the flood plain.
- 3.2 Norbury originally consisted of the hamlets of Asterton, Norbury, Whittcott and Hardwick with a population, in 1841, of 174 inhabitants occupying 33 houses.
- 3.3 The Church of All Saints, formerly a subsidiary chapel of Lydbury North Parish Church was heavily restored in 1879. Norbury became a separate parish in 1894.
- 3.4 In 1920 the Norbury Estate was auctioned and the large farms, school and public house were conveyed to individual owners. There has been little change to the built environment of the village since then.
- 3.5 Norbury School opened in 1874 to cater for an estimated demand of 150 children, the average attendance being 60, with 2 teachers.

4.0 THE CHARACTERISTICS OF THE NORBURY CONSERVATION AREA

Introduction

- 4.1 Norbury is one of several villages of a similar size surrounding the town of Bishop's Castle. It benefits from a limited range of services including a church, public house, village hall, school and chapel. It is mainly an agricultural village with 2 large farmsteads and associated farm buildings together with a number of modest houses and cottages.

- 4.2 A character appraisal of the village has been carried out and 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 The village of Norbury is located in the parish of the same name and is situated at the base of Linley Hill just above the floodplain of the confluence of the rivers East and West Onny in the Shropshire Hills Area of Outstanding Natural Beauty. The Bishop's Castle to Shrewsbury Class 'C' county road passes a quarter of a mile south of the village. Minor lanes from Wentnor, England Shelve and Linley converge in the village.

Archaeological Significance

- 4.4 While there are no designated ancient monuments in Norbury itself, there are a number of unscheduled sites that are of archaeological importance due to their mediaeval origins. These include the site of the Sun Inn, Dale Cottage and the Church of All Saints.

- 4.5 The following are classed as monuments in the Norbury Conservation Area: -

- Dale Cottage (Grade II Listing)
(16th Century to 20th Century (post-WW2) - 1500 AD to 1999 AD
A 2-storey cottage of probably the 16th Century with later additions and alterations, it is roughcast, mainly concealing the timber frame, on a rubblestone plinth. The thatched roof is covered by corrugated iron sheeting, and it has rubblestone end stacks, that to the left integral with the stone cladding of the gable and that to the right projecting with stepping, dripstones and capping)
- Sunville and Sunbank Cottage (Sunbank previously listed) (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A pair of 2-storey labourers' cottages of the mid 19th Century with later additions and alterations, constructed in uncoursed limestone rubble with overhanging eaves and verges. The projecting end stacks have paired brick shafts. There are 3 windows (one to Sunville, 2 to Sunbank Cottage) that are multi-paned metal casements with Gothic glazing, with those on the ground floor consisting of 3 lights under cambered heads. The entrances are through 20th Century doors to the right in Sunville and in the centre in Sunbank Cottage. Sunville has a mid 20th Century 2-storeyed red brick range at right angles to the rear)
- Bank Cottage (formerly listed as 'Sunnybank') (Grade II Listing)
(Mid 19th Century to 20th Century (post-WW2) - 1833 AD to 1999 AD

A 2-storey labourer's cottage of the mid 19th Century with later additions and alterations, it is an uncoursed limestone rubble building, and has a slate roof with projecting eaves and verges. The integral end stack has paired red brick shafts. There are 2 multi-paned metal casements with Gothic glazing, with those on the ground floor under cambered heads. A late 20th Century gabled extension in similar style is situated to the left)

- Sun Inn
(18th Century - 1700 AD to 1799 AD)
A 2-storey and attic building of the 18th Century with alterations and additions and a small stable wing to the south, which has masonry of small slabs and openings with cambered heads with voussoirs. It has a slate roof, now with a fairly wide eaves soffit. The windows are of various types. The entrance has a cambered head as has the window to each side at the ground floor. Group value)
- Church of All Saints (Grade II* Listing)
(Medieval to Late 19th Century - 1066 AD to 1899 AD
Parish church – see 4.11 Key Building)
- The White House and The Smithy with attached blacksmith's shop
(Grade II Listing)
(Mid 19th Century - 1833 AD to 1866 AD)
A pair of 2-storey labourer's cottages and attached smithy of the mid 19th Century, however a central plastered datestone is said to be inscribed WM 1770. The walls are roughcast rubblestone, and the 2 slate roofs have a shared late 19th Century central brick ridge stack. There are 2 multi-paned mid 19th Century metal casements with Gothic glazing with those to the ground floor under cambered beads. The entrances to the left and right are through 19th Century ledged doors under 20th Century porches. Both cottages retain massive beams and heavy joists and late 19th Century cast iron ranges in their ground floor fireplaces. The blacksmith's shop is attached to the right-hand end of The Smithy and is probably of the mid 19th Century. It is a random limestone rubble construction with a slate roof and brick end stack. The entrance is through the double doors to the left, and a window and hatch are situated to the right. The interior retains the anvil, 2 forges, pear shaped bellows, 2 vices and other equipment. It is still in occasional use)

Architectural and Historic Quality

- 4.6 Although the village has unique and attractive characteristics, which make it worthy of its conservation area designation, the village is still very much a working community with two major farms situated within the settlement. Although the most centrally situated of the two farms does include features that detract from the Conservation Area, such as grain silos and tin sheeted enclosures, there are other features, such as an open fronted stone and coursed slate roof hay barn, which contribute to the setting of the listed Church of All Saints.
- 4.7 The listed buildings of Dale House, Smithy House, White House and All Saints Church form an important grouping around the focal point of the village, which is the convergence of the lane to England Shelve with the lane from the village hall.
- 4.8 Many of the buildings retain the distinctive metal-framed windows that were a feature of the original Norbury Estate. These metal-framed windows of an

ecclesiastical style add to the unique identity of the village and form an attractive visual feature, compared to the usual functional simplicity of other traditional window styles in the area.

Street Scene

- 4.9 Viewing the village from outside the Sun Inn, it is apparent that the open spaces contribute as much to the character of the village as the buildings themselves. The church forms a dominant feature within the centre of the village, the open churchyard to the north creating the open setting of the church within the village. The church determines the layout of the village in that the main lane surrounds the church in a circular fashion with the farms, cottages and public house situated randomly around this space.
- 4.10 Because the village has developed on a sloping hillside location and is not a linear settlement pattern, the continually changing vistas and relationships between the buildings add greatly to the character of the Conservation Area and contribute to the unique quality of the village of Norbury.

Key Building

- 4.11 The **Church of All Saints** has a late 13th Century west tower, a nave of 1879-80 and a chancel of 1892-3, both by Henry Curzon. The walls are rubblestone, and it has machine-tiled roofs and oak shingles to the spire. The late 13th Century tower with pronounced batter and massive walls has narrow rectangular slits with rough shouldered scoinsons on the north, south and west faces, a thin string course at the belfry stage and weathered trefoil headed apertures above; the broached spire with weathercock was added in 1880. The nave consisting of 4 bays has single lancets and paired cusped windows; the continuous chancel of 2 bays has broad cinquefoil headed windows to the north and south. The East window of triple lancets is situated under a continuous hoodmould with sunken quatrefoil panels beneath. A gable lit by 3 cinquefoil headed windows protrudes through the roof slope above the lean-to organ chamber on the north side. The timber south porch on low stone walls (1880) covers the good south door, which is nail studded with 2 strap hinges ending in fleur-de-lys points that extend the whole width of the door (possibly 17th Century). The doorframe itself is probably of the 18th Century with 18th Century panelling above.
- Interior: The tower arch is probably early 14th Century. The late 19th Century panelled roof (the panels themselves are now painted) probably uses some old timbering (also see the old beam above the chancel screen). The roof to the chancel (1892) is arch braced; the chancel screen itself is of the late 19th Century and has a built-in pulpit. All the other fittings are also late 19th Century, although some earlier wooden panelling may be re-used. One side of the possibly early 14th Century octagonal font is ornamented with a rosette inside a circle and it retains its original square stem and raised circular plinth. The East window has stained glass of the late 19th Century. There is a 17th Century oak chest and in the tower is a 18th Century coat of arms. A small brass plate on the north wall of the nave commemorates Mrs Mary Betton (died 1763). Until 1894 Norbury was a dependent chapelry of Lydbury North and in 1521 there is a record that it was dedicated to St Ethelbert.

Materials

- 4.12 The village has seen little development over the years. The predominant local building material is stone with slate roofs, which determines the overall appearance of the village. The undulating nature of the topography dictates that

the buildings of the village are situated at different levels, adding to the overall character.

- 4.13 The village is approached from the south by sloping lanes. On entering the village from the south past the village hall, the first impression is of a predominantly stone built settlement, the buildings of which are divided by substantial dry stone walls and informal grass verges, which add to the overall character.
- 4.14 The dry stone walls in this part of the village vary in height and thickness and distance from the road and this irregular appearance adds appreciably to the character of the Conservation Area.

Natural Features

- 4.15 One of the most striking features of Norbury Conservation Area is the presence of an enormous yew tree adjacent to the south wall of All Saints Church believed to be between 800 and 1600 years old and has the largest girth of any yew tree in Shropshire.
- 4.16 The attractiveness of Norbury is enhanced by its position on a small area of level ground on the lower slopes of Linley Hill. There are a number of mature trees and well-established hedgerows within the village, which help to assimilate the buildings of the village with their setting.
- 4.17 Natural vegetation has encroached upon many of the boundary walls within the village. Over the years these have become part of the road verges and gardens of the nearby dwellings.



Negative Factors

- 4.18 Other features which detract from the Norbury Conservation Area in this part of the village are the clutter of overhead wires which radiate from a central post just to the east of the main village lane. The only modern building in the village is, unfortunately, a 1960's bungalow that uses inappropriate brick and a concrete interlocking roof tile. However, this is set well back from the main village lane and does not form an important visual feature.
- 4.19 The modern portal framed buildings of Freehold Farm do not form part of the Conservation Area and are, unfortunately, a visual detraction when viewing the village from the immediate southern approaches. However, the outbuildings of Lea Farm have been included in the Conservation Area, due to their striking appearance and position above the height of the village lane. These buildings are not seen against any other modern buildings and, therefore, add greatly to the character of the Conservation Area.

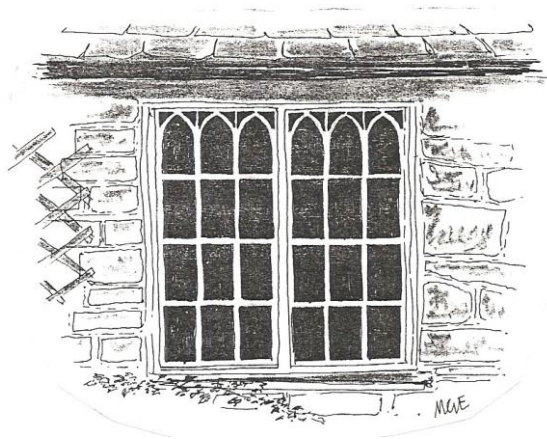
5.0 THE LEGAL FRAMEWORK

- 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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