

CONSERVATION AREA APPRAISAL



CLUN

DESIGNATED SEPTEMBER 1986



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

CLUN CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990 CLUN CONSERVATION AREA

1.0 THE EXTENT OF CLUN CONSERVATION AREA.

- 1.1 The Clun Conservation Area includes the following streets in Clun: - Bridge Street, Buffalo Lane, Castle Street, Church Street, Enfield Street, Ford Street, High Street, Hospital Lane, Kidd Lane, Market Square, Newport Street, Powell's Lane, Prospect Place, St. Thomas Close, School Road, Vicarage Road and parts of Knighton Road, the castle and St. George's church as illustrated in the Clun Conservation Area Plan.

2.0 THE DESIGNATION OF CLUN CONSERVATION AREA

- 2.1 Clun Conservation Area was designated as a Conservation Area by South Shropshire District Council in September 1986.
- 2.2 From 24th August 1990 the statutory provisions for the designation, preservation and enhancement of Conservation Areas are contained in Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990. From the same date the statutory provisions for the control of development in Conservation Areas is contained in that Act and in the Town and Country Planning Act 1990.

3.0 THE HISTORY OF CLUN

- 3.1 Clun takes its name from the river Colun or Clun that rises in the forest of that name 6 miles to the west and divides the town into two parts. Norman Clun developed north of the river and east of the castle that was probably founded between 1090 and 1110 by the Norman knight Picot de Say who fought with William the Conqueror in 1066. The castle was the seat of the Honour of Clun, a border barony of which the present holder of the title is the Duke of Norfolk. A borough was established by the Normans near the castle and the typical grid pattern is still quite clear in High Street, Newport Street, Kidd Lane, Powell's Lane, Ford Street and Hospital Lane.
- 3.2 In the reign of Henry VIII the parish was by statute made part of the newly formed county of Montgomery, however it was soon afterwards severed from it and was included in that of Salop. An act was passed in 1839 for inclosing 1700 acres in the township of Clun.
- 3.3 It is said that the population of the town is now smaller than it was during the flourishing days of the wool trade in England. Clun is the smallest town in Shropshire and is smaller than many villages in the county, it is also the only town in Shropshire never to have had a railway line or a station.

4.0 THE CHARACTERISTICS OF THE CLUN CONSERVATION AREA

Introduction

- 4.1 The siting of the 12th Century castle on the high land directly above the river forms one of the important focal points in the village and contributes a great deal to the town's beauty and character. On the south side of the river, the Parish Church of St. George forms the other main focal point and encloses a view up Church Street from the mediaeval stone bridge.

The changes in level and the steep gradients of such streets as Bridge Street, Buffalo Lane and Church Street are very important to its character and together with the river flowing through the village is one of the main features that make Clun so attractive.

Several areas of open space are considered to be an integral part of Clun's character and quality. The open space around the Castle is worthy of protection whilst the open spaces adjoining the River Clun in the vicinity of the ford at the rear of Church Street also need to be retained.



- 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
Areas for Change and Restraint

Setting

- 4.3 The village of Clun is situated on both sides of the Clun Valley at the bridging point across the River Clun, between the Radnor Woods to the north and the Black Hills to the southeast. Much of the inherent attractiveness of this small village stems from its location in the Clun Valley and from its setting within the Shropshire Hills Area of Outstanding Natural Beauty.

Archaeological Significance

- 4.4 The following are classed as monuments in the Clun Conservation Area: -

- Medieval street system
- Clun Castle (Grade I Listing)
- Church of St George, Church Street (Grade II* Listing)
- Lychgate approx. 25m to north of Church of St George – Formerly listed as Churchyard porch [Church of St George] – (Grade II Listing)
- Jones Memorial (Mary and Elizabeth Jones d. 1798) (Edward Jones d. 1837) (Thomas Jones d. 1841), Church of St George (Grade II Listing)

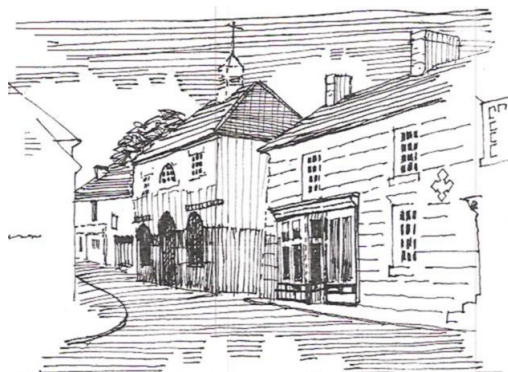
- Rutton Memorial (William Rutton d. 1802), Church of St George (Grade II Listing)
- Tilley Memorial (Francis Tilley d. 1845) (Ann Tilley d. 1849), Church of St George (Grade II Listing)
- Jones Memorial (Evan Jones d. 1782) (Ann Jones d. 1774) (William Jones, Surgeon, d. 1812) (Anna Jones d. 1809), Church of St George (Grade II Listing)
- Jones Memorial (Edward Jones), Church of St George (Grade II Listing)
- Jones Memorial (Edward Jones d. 1790) (Margaret Jones d. 1796), Church of St George (Grade II Listing)
- Edwards Memorial (Nancy Edwards d. 1789), Church of St George (Grade II Listing)
- Chest Tomb approx. 18m to north of North Aisle of Church of St George (Grade II Listing)
- Chest Tomb approx. 23m to north of North Aisle of Church of St George (Grade II Listing)
- Chest Tomb approx. 8m to northwest of North Porch of Church of St George (Grade II Listing)
- Chest Tomb approx. 10m to north of North Porch of Church of St George (Grade II Listing)
- Edwards Memorial (Richard Edwards d. 1844) (Elizabeth Edwards d. 1850), Church of St George (Grade II Listing)
- Edwards Memorial (Thomas Edwards d. 1826) (Sarah Edwards d. 1847), Church of St George (Grade II Listing)
- Gough Memorial (Richard Gough d. 1845) (Margaret Gough d. 1836) (Mary Tilley d. 1833) (Elizabeth Evans), Church of St George (Grade II Listing)
- Gwilliam Memorial (Thomas Gwilliam d. 1819), Church of St George (Grade II Listing)
- Lankey Memorial (Richard Lankey d. 1805), Church of St George (Grade II Listing)
- Brown Memorial (Francis Brown d. 1825) (Jane Brown d. 1839), Church of St George (Grade II Listing)
- Langford Memorial (George Langford d. 1837) (Mary Langford d. 1838), Church of St George (Grade II Listing)
- Parry Memorial and Dislodged Finial (John Parry d. 1843) (Ann Parry d. 1834), Church of St George (Grade II Listing)
- Parry Memorial (Jane Parry d. 1857), Church of St George (Grade II Listing)
- Brown Memorial (Thomas Brown d. 1847) (Thomas Brown d. 1853), Church of St George (Grade II Listing)
- Brown Memorial (Elizabeth and Ann Brown d. 1857), Church of St George (Grade II Listing)
- Brown Morgan Memorial (Thomas Brown Morgan d. 1840), Church of St George (Grade II Listing)
- Davies Memorial (Ann Davies d. 1845), Church of St George (Grade II Listing)
- Owens Memorial (Thomas Owens d. 1809) (Thomas and Mary Owens d. 1856) (Ann Clements d. 1888), Church of St George (Grade II Listing)
- Luther Memorial (Mary Ann, Alice Martha and Elizabeth Luther, daughters of Thomas Luther d. 1848 and Mary Ann Luther d. 1849), Church of St George (Grade II Listing)

- Haynes Memorial (Stephen Haynes, Saddler, d. 1833), Church of St George (Grade II Listing)
- Hurst and Pentrenant Vault with railed enclosure, Church of St George (Grade II Listing)
- Luther Memorial (John Luther d. 1830) (Ann Luther d. 1858), Church of St George (Grade II Listing)
- Meyrick Memorial (Richard Meyrick d. 1840), Church of St George (Grade II Listing)
- Oakes Memorial (John Beaumont Oakes d. 1837), Church of St George (Grade II Listing)
- Wellings Memorial (Elizabeth Wellings d. 1830) (Martha Wellings d. 1832), Church of St George (Grade II Listing)
- Wellings Memorial (John Wellings d. 1839) (Sarah Wellings d. 1834), Church of St George (Grade II Listing)
- Hamar Memorial (William Hamar d. 1830), Church of St George (Grade II Listing)
- Hamar Memorial (Moses Hamar d. 1835) (Edith Hamar d. 1838) (Their 7 children d. 1811), Church of St George (Grade II Listing)
- Hamar Memorial (Jane Hamar d. 1819), Church of St George (Grade II Listing)
- Medieval churchyard of St George's
- The Old Vicarage and railed enclosure, Bridge Street (Northwest side) - Formerly listed as Cresswell Guesthouse – (Grade II Listing)
- Outbuilding adjoining The Old Vicarage, Bridge Street (Southwest side) (Grade II Listing)
- Former stables and coach house, approx. 20m to southwest of The Old Vicarage (Grade II Listing)
- Milestone approx. 10m to northwest of The Old Vicarage, Bridge Street (Grade II Listing)
- No 2 Bridge Street (Northwest side) (Grade II Listing)
- No 4 Bridge Street (Northwest side) (Grade II Listing)
- No 6 Bridge Street (Northwest side) (Grade II Listing)
- No 8 Bridge Street (Northwest side) (Grade II Listing)
- No 10 and outbuilding adj. to northwest, Bridge Street (Grade II Listing)
- Clun Bridge (Grade II* Listing)
- Castle Cottage, Buffalo Lane (West side) (Grade II Listing)
- Outbuilding approx. 10m to west of Castle Cottage (Grade II Listing)
- No 13 (Villa Farmhouse), Castle Street (Grade II Listing)
- Nos 1 – 7 (odd) Church Street (East side) (Grade II Listing)
- Nos 2 (Bridge House) and 4 Church Street (West side) (Grade II Listing)
- Nos 6 and 8 Church Street (West side) (Grade II Listing)
- No 9 (Castle Farmhouse) Church Street (East side) (Grade II Listing)
- No 10 Church Street (West side) (Grade II Listing)
- No 12 Church Street (West side) (Grade II Listing)
- No 13 Church Street (East side) (Grade II Listing)
- No 15 (Caradoc House) and coach house adj. to left, Church Street (East side) (Grade II Listing)
- No 20 (Crown House) Church Street (West side) – Formerly listed as Crown Inn – (Grade II Listing)
- No 1 (Valley Café), Market Square
- Market place
- Clun Museum (Town Hall) (Protected by Scheduling and Grade II* Listing)

- No 2 (Harpton House) and Shop adjoining to West Market Place (Grade II Listing)
- Tenement plots to east of Market Place and south of High Street
- Tenement plots to south of High Street
- Twelfth Century town defences
- No 1 (Turnpike Cottage) High Street (Grade II Listing)
- No 3 and attached Outbuilding to West High Street (Grade II Listing)
- No 14 High Street (Grade II Listing)
- Former Malthouse adjoining No 14 to East (Grade II Listing)
- Nos 23 and 25 High Street (Grade II Listing)
- No 12 (Part of The Sun Inn) High Street (Grade II Listing)
- Tile Tavern
- No 4 (Lower House) High Street (Grade II Listing)
- Clun Farmhouse, High Street (Grade II Listing)
- Barn approx. 28m to south of No 4 (Lower House) High Street (Grade II Listing)
- No 11 High Street (Grade II Listing)
- No 15 (St Catherines) High Street (Grade II Listing)
- No's 17 and 19 High Street (Site: Grade II* Listing)
- No's 23 and 25 High Street (Grade II Listing)
- Nos 10, 12 (The White Horse Inn) and 14 The Square (Grade II Listing)
- The Buffalo Hotel and Former Barn adjoining to the west, The Square (Grade II Listing)
- K6 telephone kiosk, The Square (Grade II Listing)
- Trinity Hospital, Clun (Grade II* Listing)
- Ship House, Ford Street (Grade II Listing)
- No 4 (Old Stone Cottage) Enfield Street (Grade II Listing)

Architectural and Historic Quality

- 4.5 Clun is one of the larger villages in the area and contains many vernacular buildings of different types and styles. The grouping of the buildings has created several enclosed areas such as the Market Square and along High Street and gives Clun a distinctive townscape quality. The disposition of the buildings to one another, their scale and proportion and effects of changes in alignment of the street frontage have not only produced a sense of enclosure but also a sequence of interesting architectural views. This is emphasised by the layout of the streets in the centre of the village, which adds greatly to its atmosphere and character.



- 4.6 Clun Castle with its second bailey and medieval garden earthworks is one of the finest examples of its class in the county. The motte and its two baileys occupy a small but strategically strong prominence of high ground contained around the

west and south sides within a meander of the River Clun. The castle was the seat of the Honour of Clun, a border barony, and was probably founded between 1090 and 1110 by the Norman knight Picot de Say who fought with William the Conqueror in 1066. The castle buildings were originally of timber but these were destroyed by fire in 1196 when the castle fell to the Welsh Prince Rhyse, though by 1233 the castle had been rebuilt and withstood a second attack by the Welsh. In the second half of the 13th Century the Fitz Alan family rebuilt the castle in stone and at its greatest extent it included inner and outer baileys with tower and keep, domestic buildings, a water garden and fishpond and a bridge linking the two baileys. By 1300 Clun was no longer a permanent residence, the Fitz Alans having moved to Arundel Castle in Sussex. Clun Castle, however, continued to function as a centre for the administration of the border barony and as a hunting lodge until its desertion by 1540.

Street Scene

- 4.7 One of the features that contribute to the character of Clun is the number of buildings of townscape importance. Many of these are of limited architectural or historical value but collectively combine together to make an attractive street scene. Many of the buildings in Church Street and High Street for instance fall into this category. There are, however, certain individual buildings that stand out in the street scene such as Cresswell House, the Town Hall, The Buffalo Hotel and Trinity Hospital, which make a major contribution towards the character of Clun.

Key Buildings

- 4.8 **The Old Vicarage (formerly listed as Creswell House)** is a mid to late 18th Century 2 storey plus attic building constructed in squared and coursed limestone with a slate roof. The wrought iron railed-enclosure to the front has 3 panels each side of the central gate; spearhead railings and standards with urn finials. This was formerly the residence of the vicar of Newcastle, a hamlet about 4 miles to the West of Clun.
- 4.9 **The Buffalo Hotel** is a 2-storey plus attic house and barn, now an inn, of circa 17th Century, which was remodelled and extended in the mid 19th Century. It is constructed in squared and coursed limestone with a slate and graded stone slate roof. The barn is now a hotel building adjoining to the right. It is timber framed (partly rendered and rebuilt in brick to the rear) with a coursed limestone rubble end wall to the west, and a slate roof.
- 4.10 **Trinity Hospital** is a well-preserved example of courtyard-plan almshouses. The full name of these 6 almshouses is the Hospital of the Holy and Undivided Trinity, founded in 1607 by Henry Howard, Earl of Northampton. Supposedly built in 1618, there is some confusion over the date; it was possibly started prior to 1614 with alterations of 1857. It is one-storeyed and constructed in coursed limestone rubble with sandstone ashlar and red brick dressings and with a machine tile roof. The dwellings and other rooms are arranged around a square courtyard. The chapel was rebuilt in 1845.
- 4.11 **The Town Hall**, which houses Clun Museum, is a 2-storey building dated 1780 when it was built as a market-house and town hall and replaced the Elizabethan courthouse. It was remodelled and the ground floor arcade blocked probably in the late 19th Century. It is constructed in coursed and squared limestone rubble that has evidence of former lime washing, sandstone ashlar on the ground floor facing to the south and west and other dressings, later roughcast above the

ground floor impost level, and has a hipped slate roof. The west front has a carved sandstone Powis coat-of-arms on the first floor dated 'MLCCL'.



- 4.12 **The Church of St George** in Church Street has a 12th Century core with additions of the 13th and 14th Centuries. It was burnt during the Civil War and rebuilt in the reign of Charles II, however much of the medieval and partly pre-conquest structure survived. G E Street restored the church in 1877. It is constructed in coursed limestone and sandstone rubble with tile patching in the tower and roughly squared limestone dressings, and 19th Century work of squared and snecked limestone with ashlar dressings with graded stone slate roofs that are separately over the nave and North aisle with a lean-to South aisle.

Materials

- 4.13 Unlike many other villages in South Shropshire, Clun does not consist of a limited number of styles and forms of architecture nor limited use of materials. Indeed, one of its characteristics is its mixture of various styles together with a wide use of various local indigenous materials (of which coarse stonework predominates). They include soft grey limestone rubble; red brick for buildings of the Victorian area and the use of colourwashed render and brick facings to protect the flaky local stone.

Areas for Change and Restraint

- 4.14 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.

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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Sources:

- Clun Village Design Statement
- Shropshire County Council Sites and Monuments Records
- A Topographical Dictionary of England (1848), pp. 644-47.