

CONSERVATION AREA APPRAISAL



CLUNTON

Designated 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

CLUNTON CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

CLUNTON CONSERVATION AREA

1.0 THE EXTENT OF CLUNTON CONSERVATION AREA.

- 1.1 The extent of Clunton Conservation Area consists of the village of Clunton and its immediate environs as illustrated in the Clunton Conservation Area Plan.

2.0 THE DESIGNATION OF CLUNTON CONSERVATION AREA

- 2.1 Clunton 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 CLUNTON

- 3.1 Clunton is in the parish of Clunbury. Clunton was a dependent chapelry of Clun until Clunbury became a separate parish from Clun in 1341, when Clunton then became a chapel-of-ease to Clunbury. It is not clear whether the Church of St. Mary occupies the site of the mediaeval chapel.
- 3.2 The name Clunton derives from the river Clun and is referred to in the Domesday Book as Cluntune.
- 3.3 The oldest remaining building is probably The Old Farmhouse, which has late 16th Century origins.

4.0 THE CHARACTERISTICS OF THE CLUNTON CONSERVATION AREA

Introduction

- 4.1 Clunton is a small village mostly consisting of development both sides of a main road. It has an Inn and a church but relies on nearby Clun for its local services. The nearest railway station is Hoptonheath.
- 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 Clunton is located on the B4368 two miles east of Clun. It lies in the picturesque Clun Valley, which is within the Area of Outstanding Natural Beauty.

Archaeological Significance

- 4.4 There are two scheduled ancient monuments close to Clunton. They are the Iron Age earthworks in Radnor Wood west of the village and the magnificent Iron Age fort Bury Ditches north of the village.

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

- Clunton Mill House (Grade II Listing)
 (17th Century to Early 19th Century - 1600 AD to 1832 AD)
 This is a 2-storey farmhouse, which is now a house, of the early to mid 17th Century, with the eaves raised and extended by one bay to the left in the late 18th or early 19th Century and with later additions and alterations. It is of timber frame construction with rendered and painted brick infill and a regularly coursed limestone rubble addition)
- Clunton Mill (disused) (Grade II Listing)
 (16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
 A disused mill of probably the early 19th Century with later additions and alterations, it is of roughly coursed limestone rubble construction with red brick dressings and red brick on the upper level to the rear, and has a slate roof. The mill used to grind corn and stopped working commercially in 1936 and completely in 1938. The infilled millpond lies immediately to west. The interior shows remarkable survival of equipment. The undershot wheel has an iron axle and wooden spokes and paddles with the cogs for the sluice gate adjoining. The ground floor of the main building has a stone-flag floor and massive plain crossbeam. There is a ladder staircase to the first floor, a corn bin to the right and the chute from the later flour dresser to the left. The gearing connected to the millstones on the first floor is behind the weatherboarded partition to the right. Apart from 2 millstones in situ the first floor has pulleys for lifting gear. There is a late 19th or early 20th Century flour dresser in a cupboard-like-structure to the left; it has a notice attached, which is dated 1904 from the Shropshire County Council Public Health Department and warns of the dangers of spreading consumption from spitting on floors and walls. A ladder staircase leads to the second floor, which has more chutes and pulleys)
- Old Farmhouse (Grade II* Listing)
 (16th Century to 17th Century - 1500 AD to 1699 AD)

A one-storey and attic farmhouse of the late 16th or early 17th Century with later additions and alterations)

- Former malthouse immediately to the east of the Old Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
The malthouse, which is now an agricultural building, was built in probably the early 19th Century and has later alterations. It is a roughly coursed limestone rubble construction with a corrugated iron roof. Included for group value)
- Barn approx. 5m northwest of Old Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A barn of the late 17th Century with later alterations that is of weatherboarded timber frame construction on a rubblestone plinth with a corrugated iron roof)
- No 26 Clunton (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
This one-storey and attic cottage, which is now disused, is of the late 17th Century and has minor later additions and alterations. It is of rendered timber frame construction with regularly coursed limestone rubble to the left gable end and rear, and has a plain tile roof. The framing is partly visible beneath the render with lathe and plaster infill. The prominent external end stack to the left has a rubblestone lean-to to the front, which is probably housing a bread oven)
- Clunton Old Farm (A findspot of neolithic date)
(Neolithic - 4000 BC to 2351 BC
A damaged polished stone axe found on Clunton Old Farm in 1928. Present whereabouts unknown)
- Fold Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
This 2-storey farmhouse of the mid 17th Century with late 19th Century additions and alterations)
- Barn approx. 10m northeast of Fold Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A barn of the late 17th or early 18th Century with later alterations, it is constructed of regularly coursed limestone slabs with a weatherboarded upper storey to the long sides, and has a slate roof. It encloses the north side of the farmyard and is included for group value)
- Barn approx. 10m southwest of Fold Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A barn of the mid 17th Century with later alterations that is of weatherboarded and corrugated iron clad timber frame construction with woven infill visible to 3 panels to the left, and a corrugated iron roof)
- Barn approx. 15m southeast of Fold Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD

A barn of the late 17th Century with later alterations, it is of weatherboarded and corrugated iron clad timber frame construction with rubblestone to the south gable end, and a slate-roof. It encloses the east side of the farmyard)

- Clunton Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
This one-storey and attic farmhouse, which is now a house, of the 17th Century with later additions and alterations, is of roughcast timber frame construction on a rubblestone plinth with a uncoursed limestone rubble addition to the left, and a slate roof)
- No 17 Clunton (formerly listed as Clunton House Farmhouse)
(Grade II Listing)
(18th Century - 1700 AD to 1799 AD
This farmhouse is dated 1737 and has later additions and alterations. It is a 2-storey and gable-lit attic building of roughly coursed limestone slab masonry and has a slate roof that replaced the stone slates to the rear. A datestone "JGM/1737" is between the second and third windows from the left on the first floor)
- Barn and vehicle entrance approx. 40m east of no 17 Clunton (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A barn and vehicle entrance of the late 17th Century with later alterations, it is of weatherboarded timber frame construction on a uncoursed limestone rubble plinth, and has a corrugated iron roof)
- Olde Church House (Grade II Listing)
(17th Century to Late 19th Century - 1600 AD to 1899 AD
This one-storey and gable-lit attic cottage of the mid 17th Century was extended in the mid to late 19th Century and has later additions and alterations. It is of timber frame construction with rendered infill and roughcast to the left wall of the 2-storey gable-fronted range that was added to the west in the 19th Century. The rubblestone addition to the right has a planted timber frame to the front and a slate roof)
- Church of St Mary (Grade II Listing)
(Late 19th Century - 1867 AD to 1899 AD
A Chapel-of-ease, dated 1870/71)

Architectural and Historic Quality

- 4.6 The Conservation Area of Clunton covers most of the buildings alongside the B4368; it includes Fold Farm to the north and extends south to the river Clun and the Clunton Mill. The character of the village is one of a fairly compact nature.
- 4.7 Fifteen buildings within the Clunbury Conservation Area are listed as being of special architectural or historic interest, these buildings contribute a great deal to the character of the village.
- 4.8 Apart from the listed buildings there are a number of other buildings of the local vernacular style, which are an integral part of the character of the village. The Crown Inn in particular is important because of its central position, as is Bridge House.



Street Scene

- 4.9 The spaces between buildings are a part of the special character of the village and need to be preserved. Of particular note is the “sense of space” created in the centre of Clunton near the Crown Inn.

Key Buildings

- 4.10 The **Church of St. Mary** is a chapel-of-ease that was built in 1870/71 in the Decorated Style. It is of regularly coursed and dressed rock-faced limestone rubble construction with ashlar dressings and has a machine tile roof with ornamental cresting and an iron cross to the east gable end. The nave and chancel are in one, with a bellcote to the west and a north porch. The north side has a broad cusped lancet to the east and paired broad cusped lancets to the east of the pointed doorway, which is under a bracketed gabled porch. The gabled west bellcote has a single cusped opening that houses the bell. The east window consists of 3 stepped broad cusped lancets.
Interior: The nave and chancel have a trussed rafter roof and ashlar banding to the rubblestone walls. The fittings and furnishings are nearly all contemporary with the construction of the church; this includes a small octagonal font and 2 sedilia and piscina in the south wall.
- 4.11 **Old Farmhouse** is of the late 16th or early 17th Century and this makes it probably the oldest remaining building in Clunton. It is a one-storey and attic timber frame construction with painted brick and rendered infill and has later additions and alterations. The building was extended to the right in the late 17th Century but the added bay has now been demolished, it is said to have had an oak-panelled parlour on the ground floor. The framing consists of small square panels, 5 from cill to wall plate. The jettied full dormer to the right of centre has a moulded bressumer and carved corner brackets. The first floor to the right of the doorway, including the dormer, was possibly rebuilt in the 17th Century as the framing has slightly larger scantling. The 19th Century fenestration is irregular with a fixed-light window and paired casement to the left of the roughly central entrance and a small fixed-light window directly below the eaves above the casement. A cast-iron casement and small fixed-light window are to the right of the doorway with a cast-iron casement to the left of the dormer below the bressumer. The entrance has a 17th Century nail-studded plank door with fleur-de-lys pointed strap hinges under the 19th Century gabled hood. The width of the prominent brown brick axial ridge stack immediately to the left is indicated by the rubblestone visible in the back wall.
Interior: The left ground-floor room has a chamfered spine beam and heavy joists and there is a deep-chamfered spine beam to the centre room. The right ground floor room has an oak winder staircase. The moulded handrail and turned

balusters on the first floor are probably of the early 18th Century. The collar and tie beam roof truss is exposed between the first and second bays from the right on the first floor.

- 4.12 **Fold Farmhouse** was built in the mid 17th Century and has late 19th Century additions and alterations. It is a 2-storey building of timber frame construction with rendered infill on a rubblestone plinth, which at the front was replaced by or encased in early 19th Century red brick. The right gable end is of roughly coursed and dressed limestone rubble, which is also to the front indicating the width of the stack. The late 19th Century red brick and rubblestone addition to the left has a plain tile roof. 19th Century cast-iron casements are to the left and right of the 19th Century boarded door, which is under a contemporary gabled timber porch to the left of centre. The casements on the first floor are directly below the eaves. The large integral end stack to the right has a 19th Century red brick shaft. The framing consists of rectangular panels, 3 from cill to wall plate. Interior: The right ground-floor room has a chamfered spine beam and exposed joists, and the left back room (dairy) has a stone-flag floor. The central wall post and principal rafter are visible beneath the wallpaper on the first floor. The farmhouse forms a valuable group with the three 17th Century barns that enclose the farmyard.

Materials

- 4.13 The traditional building materials used in Clunton are mainly limestone and timber frame with slate roofing. Red brick has been introduced and the use of roughcast as a finish is also evident.

Natural Features

- 4.14 The stream, which runs through the village, is an important feature, as is its stone bridge, which contributes to the attraction of Clunton.
- 4.15 There are a number of mature trees to the south of the village on the land near Clunton Mill and which line the river Clun. These trees add to the setting of the village and their retention is particularly important.

Negative Factors

- 4.16 There are numerous overhead lines in the village that represent an eyesore. The removal of these would enhance the 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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