

CONSERVATION AREA APPRAISAL



COLEBATCH

Designated 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

COLEBATCH CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

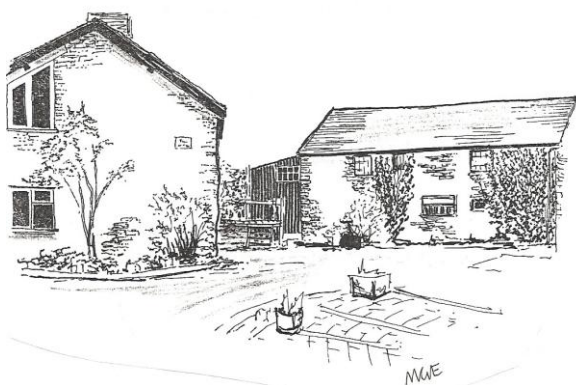
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990 COLEBATCH CONSERVATION AREA

1.0 THE EXTENT OF COLEBATCH CONSERVATION AREA

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

2.0 THE DESIGNATION OF COLEBATCH CONSERVATION AREA

- 2.1 Colebatch 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 COLEBATCH

- 3.1 The village is likely to have developed around the Norman motte, which probably protected the crossroads of the Bishop's Castle-Clun and the Lydbury North-Pennanheath roads. The remains of the motte are immediately to the east of the village.
- 3.2 The name Colebatch is derived from the Old English "Cole-bese" meaning cool or black stream or valley.
- 3.3 Ivy Cottage (now 'Swallowbeck Cottage') can be traced back to the 14th Century, when it formed part of the manor house, the occupier of which was Lefwyn de Colebech who took his name from the village.
- 3.4 Colebatch saw little development up to the 1960s when a number of bungalows were constructed around Lagdon Lane. Since then, only a limited number of new dwellings have been constructed in the village and it therefore retains its historic settlement pattern, much as it would have been at the time that the manor house was in situ.

4.0 THE CHARACTERISTICS OF THE COLEBATCH CONSERVATION AREA

Introduction

- 4.1 Colebatch is the only village in the upper flood plain of the River Kemp and, due to the proximity of Lydbury North and Bishop's Castle, does not contain important

local facilities such as a church, school or public house. However, according to historic records, the village benefited from two public houses in the past: 'The Barley Mow' and 'The Fleece'. Colebatch is mainly an agricultural village with three farmhouses and a variety of farm buildings, together with a number of houses and cottages of varying ages.

- 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 Colebatch, in the parish of the same name, has developed around the Clun-Bishop's Castle road and its crossroads with Lagdon Lane and the lane to Pennanheath. The village is situated in the flood plain of a tributary of the River Kemp.

Archaeological Significance

- 4.4 As well as the former Norman motte situated in the Lane End area of the village there are also a number of unscheduled sites, which are of archaeological importance within the village.

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

- Colebatch Mound (motte castle 100m north of Lagden)
(Scheduled Monument)
(Medieval - 1066 AD to 1499 AD)
The monument includes the remains of a small motte castle situated in the valley bottom on the west side of a tributary of the River Kemp in the village of Colebatch. It includes a well-defined steep sided mound with a base diameter of 22m rising 5.5m high to a rounded summit with a diameter of 5m. The surrounding ditch, from which material would have been quarried for the construction of the mound, has been almost completely filled in but remains visible as a slight surface depression up to 2.5m wide around the southwest quarter of the motte and will be preserved as a buried feature of similar proportions around the remaining sides of the motte)
- No 21A and Hollydene (formerly listed as No 21A and No 21B)
(Grade II Listing)
(17th Century to 20th Century (post-WW2) - 1600 AD to 1999 AD)
This barn, which is now 2 houses, is of the 17th Century with 20th Century additions and alterations. It is a 1-storey timber frame construction with painted brick nogging, some painted rubble to the right, and a painted brick addition to the left. It is rendered to the rear, and has a graded stone slate roof with 20th Century tiles over the left-hand addition)

- Swallowbeck Cottage (formerly 'Ivy Cottage' and 'The Firs')
(Grade II Listing)
(Medieval to 20th Century (post-WW2) - 1066 AD to 1999 AD)
A circa 14th Century house, which is now a cottage, with later alterations and a 20th Century addition. It is a 1-storey and garret building of timber frame construction with rendered infill, painted uncoursed rubble, painted brick, and a graded stone slate roof)
- Brookside House (Grade II Listing)
(18th Century to Late 19th Century - 1700 AD to 1899 AD)
A house of circa 1700 that was remodelled in the late 19th Century)

Architectural and Historic Quality

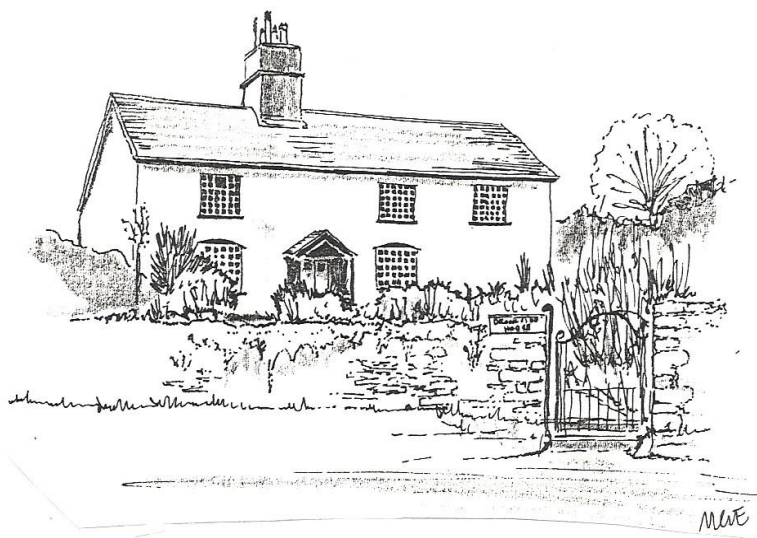
- 4.6 Unlike other conservation areas, the village does not benefit from a predominantly striking feature such as a church or school. Therefore, its character is determined by the simplicity of the traditional buildings set randomly amongst groups of trees and large hedges.
- 4.7 The smallest of the listed buildings within the village, Swallowbeck Cottage (formerly 'Ivy Cottage'), has an unusual appearance due to its sloping timber framed gable end and coursed stone roof. This building is situated in the most attractive part of the village, which is to the northeast of the main crossroads. It comprises a cul-de-sac that serves eight dwellings. A stream that runs parallel to it and a number of dry stone walls and mature hedges determines the attractiveness of this access lane. Unfortunately, an inappropriate 1960s bungalow detracts from the overall impression.
- 4.8 The area of the village known as Lane End comprises an intimate group of buildings, mostly stone or render with slate roofs. This part of the village forms a contrast with the open, random nature of the settlement nearer the main road. The ancient monument described on the Ordnance Survey map as a 'motte' is an unusual feature in this part of the village and forms a focal point due to the two mature Scots Pines growing on the top of it.
- 4.9 The stone built barn of Colebatch House, which is adjacent to Brookside House has an attractive gable end comprising ventilation slits and a date inset. An unusual feature of this building is the hipped gable end, a feature that is uncommon on traditional farm buildings in this area.
- 4.10 The two farms of Colebatch House and Red House Farm are both working farms within the conservation area and both have attractive traditional outbuildings which form part of the farm grouping.
- 4.11 The grouping of Red House Farmhouse and 27 Colebatch at either side of the crossroads create a visual end to the village and add interest due to their informal arrangement. However, the replacement aluminium windows on Red House Farmhouse detract from the overall picture.

Street Scene

- 4.12 The buildings of the village are randomly situated with areas of open space between. This gives the impression of a rambling, spacious village. The winding nature of the main road provides continually changing vistas when travelling through the village.

Key Building

- 4.13 The most attractive and well maintained building in the village is **Brookside House**, which is listed and retains the traditional fenestration that is its most important feature. It was built circa 1700, remodelled in the late 19th Century and at one time was the Bishop's Castle estate office. It is a 2-storey stuccoed stone building with a slate roof that has a catslide over the outshot to the left at the rear. A large stuccoed stepped ridge stack is above the door off-centre to the left. The windows are 19th Century metal mullioned and transomed casements and there are 3 windows to the first floor and 2 ground floor windows with segmental heads. The 3panelled double doors with glazed upper panels are between the first and second windows from the left. The gabled wooden porch with seats is of the 19th Century.



Materials

- 4.14 The traditional building materials used in Colebatch are mainly the local sandstone with either small clay tiles or natural slate. Many of the stone buildings have either been rendered over or painted over, which is a common feature in this part of South Shropshire.

Natural Features

- 4.15 The village has developed on the level ground of the tributary of the River Kemp. The buildings, which form a conservation area, are randomly spaced with generous areas between.
- 4.16 The main natural features of the village are the mature trees and hedgerows, which supplement the open spaces and add scale to the overall scene.
- 4.17 The area known as Lane End is served by an unfenced road that runs parallel with the stream. This more enclosed scheme is in contrast to the open areas of the village. The stream is an attractive natural feature and leads the eye into the Lane End group of buildings.

Negative Factors

- 4.18 The impact of the more close knit group of historic buildings known as Lane End is reduced by the existence of an inappropriate 1960s bungalow which detracts from the overall impression.
- 4.19 The inappropriate replacement aluminium windows on Red House Farm and the unsightly flaking paintwork on the gable end facing Pennanheath Lane detracts from the overall impression of the conservation area. These two matters could be the subject of a future enhancement scheme.

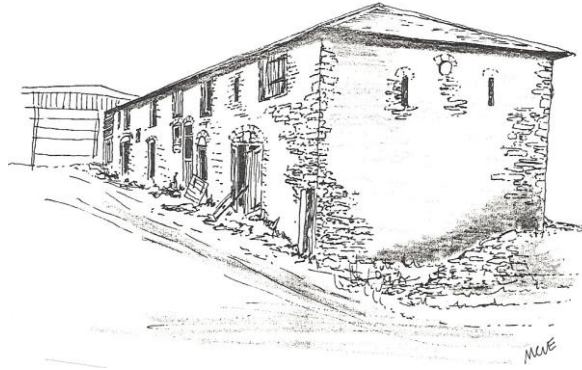
5.0 THE LEGAL FRAMEWORK

- 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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