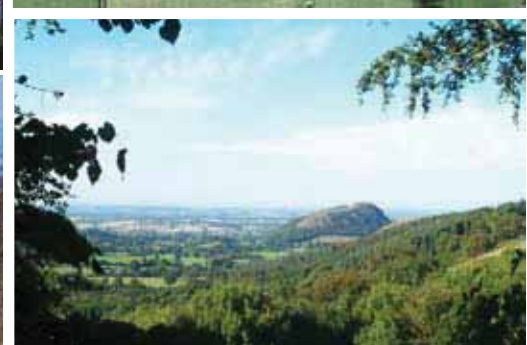
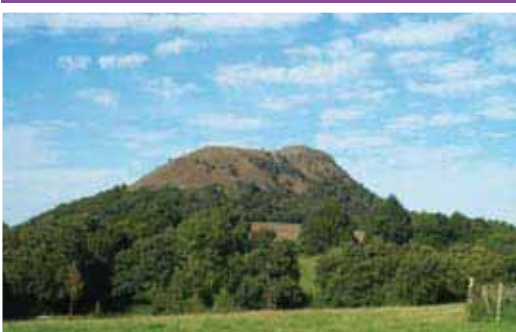


Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and
Developers

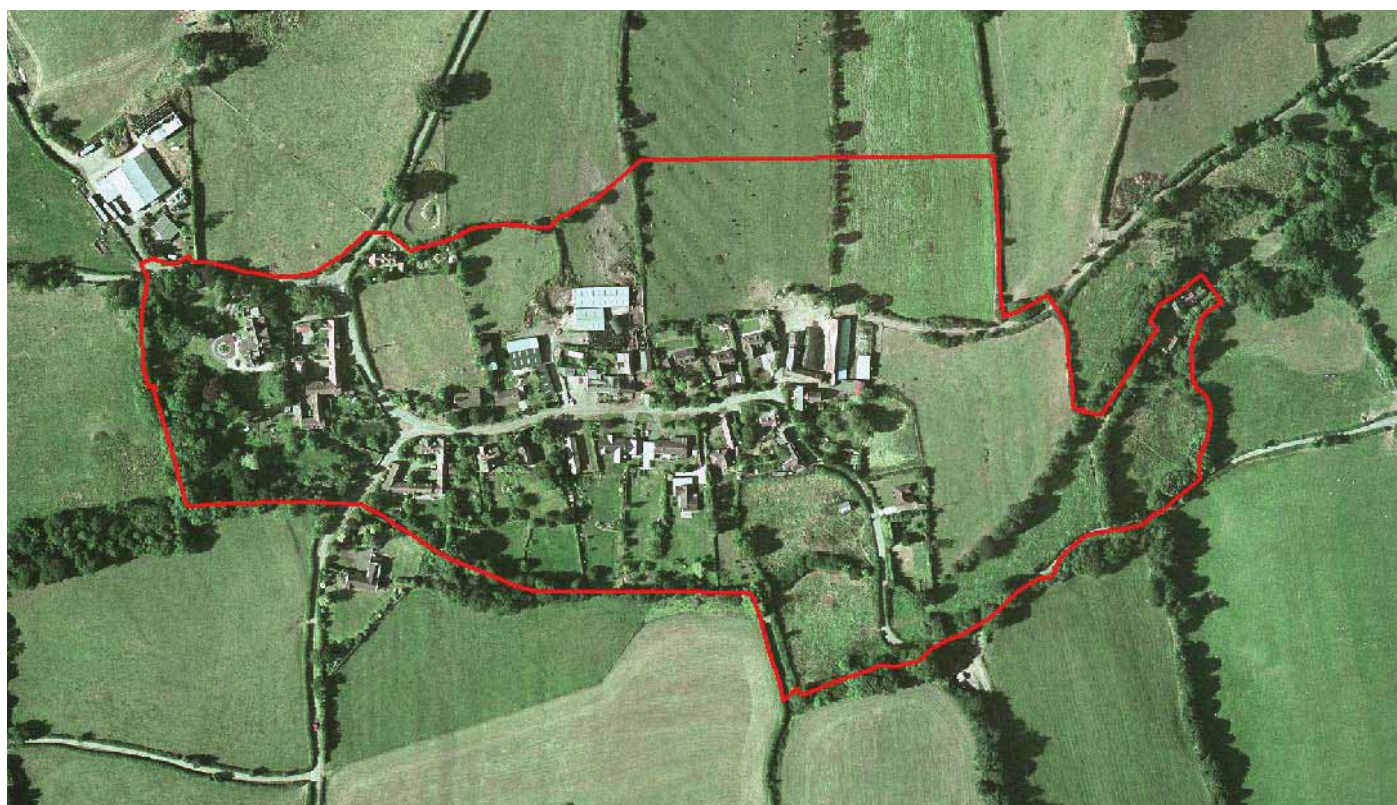


Habberley

July 2006

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INTRODUCTION

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to determine which parts of their area are **“areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance, and shall designate those areas as Conservation Areas.”**

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications. It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area.

The Appraisal takes the form of written text and an Appraisal map. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

Habberley Conservation Area was designated on September 28, 1987 and covers an area of 13.3 hectares (32.9 acres). The Conservation Area is bounded by the solid green line indicated on the Map (Appendix 3) and comprises the majority of dwellings in the village. For the most part the boundaries run along existing fences, watercourses, walls or other property boundaries.

This appraisal of the Habberley Conservation Area follows its review in 2005 by Shrewsbury and Atcham Borough Council and explains what its designation means for those who live and work in the area.

LOCATION AND POPULATION

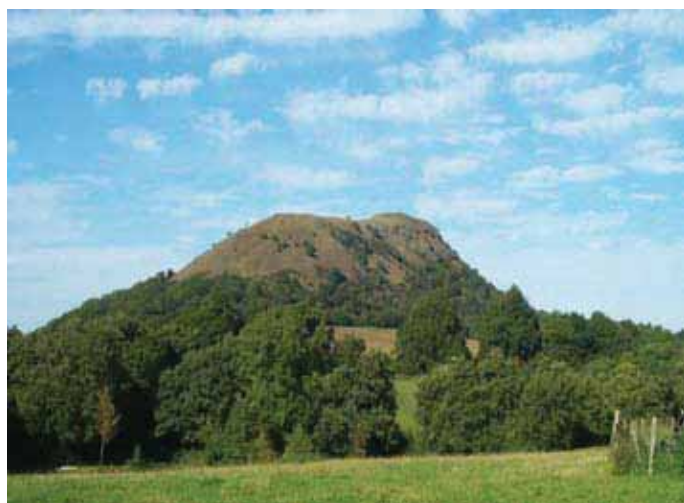
Habberley is attractively situated in a broad valley among the foothills of the Stiperstones and the Long Mynd. To the east are Earl's Hill, Lawn Hill and Huglith Hill and to the west is the broad northern spur of the Stiperstones ridge. The village lies approximately eight miles south west of Shrewsbury on a minor road off the A488 and is within the Shropshire Hills Area of Outstanding Natural Beauty.

Habberley is located in the amalgamated modern Parish of Pontesbury. The southern Parish boundary adjoins that of South Shropshire District Council. The other boundaries do not follow any major physical features.

The population of Habberley is about 63 (2001 census).



Habberley lies in a broad valley to the west of Earl's Hill (1050 ft) seen here from 2 miles south at Paulith Bank.



Earl's Hill from the road between Habberley and Pulverbatch

ORIGINS AND DEVELOPMENT

Habberley is not recorded in Domesday, since it then formed part of the vast manor of Worthen, an important village four miles to the west. First mention of an independent manor was made in 1240 when it was held by the barony of Thomas Corbet of Caus. Habberley was then one of 13 'berewicks' of Worthen held by Roger Corbet.

The oldest part of the settlement is at the western end where the Westcott-Pontesbury road crosses the Pulverbach-Minsterley road. The latter was probably the route used by the Bishop of Hereford on his journey from Church Stretton to Pontesbury in 1290. The former was once a major route from south west Shropshire to Pontesbury, prior to the construction of the road between Pontesbury and Bishop's Castle during the 1830s.

A manor house is known to have existed by 1380 when Elizabeth Corbet obtained a licence to establish a private oratory. It occupied the site of present day Habberley Hall (below) which is near the intersection of the two roads. The building stands on a low mound, suggesting that there was once a small castle here. This castle was probably erected to police the local highways.



The Hall was possibly built as a medieval open hall, but this was adapted by William Leighton in 1593 and again during the early 17th Century into the timber framed building we see today. Further additions were made in brick by William Hanbury Sparrow, who gained possession of the Hall in 1846, and also in stone during the early 20th Century. Over the door is a replica of the original inscription:

"THIS HOUS BUILDED AS
YOU SEE AD 1593 BY W.L."

Opposite Habberley Hall is the Church of St Mary. Habberley became an independent Parish during the 12th Century and a priest was first recorded in the later 13th Century. The building was described as a chapelry (or chapel of ease) in the 14th Century, indicating a dependence on Worthen Church. The 12th Century fabric of St Mary's was restored and partly re-built around 1864. Some of the original features survive, such as the plain Norman doorways as well as the bells mentioned in 1552, one of which was cast during the 13th Century.



The Old Rectory (below) lies across the main road from the Church. It dates from the early 17th Century, with later additions c.1850. It was probably built by the then rector of Habberley, Thomas Hyncks, c. 1624. It is of timber-framed construction with painted brick infill. Beside the Old Rectory is a timber-framed barn from the early-mid 17th Century. It is likely that this was a tithe barn.



Other important buildings in the village reflect the rural character of the area in that they are all farmhouses or agricultural buildings. Hall Farm and Middle Farm are of timber-framed construction but were largely rebuilt or encased in brick. A third timber-framed farmhouse formerly stood to the east of Middle Farm. Lower Farm, at the east end of the village, is of brick and dates to the 18th Century. There is also a good example of an early 19th Century red brick barn close to Habberley Hall. This has recently been converted to dwellings.

Pear Tree Cottage (below), near the road intersection, dates to the 15th Century. Before 1750 it was part of a larger farmhouse. Its timber-frame construction is substantially intact, although it was partly remodelled in the early 17th Century and has had later additions and alterations.



Habberley was considerably more populous in the earlier 14th Century when the village had 37 messuages (dwellings and outbuildings) compared to just 19 in the entire Parish in 1801.

FORM AND LAYOUT

Common fields lay to the south of the village and common pasture was probably located on the higher ground to the west. Records of the Mill date back to 1370, but it appears to be older. The existing cruck timbers in the oldest surviving part of the building have been dated to 1576, a very late example of this method of construction. Much of the Mill (below) was rebuilt in 1839 and it remained in use until 1909. The remains of the mill pond and leat are clearly traceable and remain features of historic interest within the village.



The Conservation Area stretches from the grounds of Habberley Hall in the west to the Old Mill in the east and includes the fields that surround the built up area.

The village originally centred on the Church and old manor at the west of the settlement where the Pontesbury and Minsterley roads converge with those leading to Pulverbatch to the east and Bridges to the south. The settlement expanded eastwards along the Minsterley to Pulverbatch road, which forms the principal highway in the village.

The village is not large and comprises roads lined with houses and outbuildings without back land development. The back-gardens of the majority of houses in Habberley adjoin the surrounding countryside and are usually separated from the fields by traditionally laid hedges. This feature of the village is an essential characteristic.

There was one alehouse in the village in 1616 and two by 1754, although both had closed by 1765. Two different alehouses opened shortly before 1839, a few years after the Beer Act of 1830 had been passed. The Mytton Arms was located next to the churchyard and was re-opened in 1856 in an old timber framed building just to the east of this. This building was also cased in brick and raised in height and remains the Mytton Arms to this day. Opposite is a stone and brick building that was, until around 1900, the village smithy, pictured top right.



The course taken by each of the lanes follows the relief of the land in order to establish the most convenient route. The resulting gentle serpentine curves yield a pleasing diversity of vistas throughout. The character of the Minsterley to Pulverbatch road is the essential cause of the ribbon pattern of development in Habberley.



View east across fields behind Lower Farmhouse

The village is bounded to the south by a small watercourse, formerly known as Black Sitch, which runs into the Habberley Brook at the eastern end of the Conservation Area. The Brook continues northwards through the deep wooded gorge that separates Earl's Hill from Oaks Wood and joins Rea Brook, an important local tributary of the River Severn.



ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL

The chief archaeological interest is Habberley Hall, which stands on the site of a small castle, probably a ring work, of the 11th or 12th Century. The stronghold would have been built to provide law and order among the various roads in the locality.

The extent of the original Norman church is still evident in spite of extensive restoration work to the building during the 17th and 19th Centuries. There is little potential in the surrounding churchyard area since it is a consecrated burial ground and has been since the mid 12th Century. Prior to the Norman Conquest, the site may have been used by Saxon settlers for religious purposes although no evidence for this has emerged thus far.

Several of the older houses in Habberley, such as Pear Tree Cottage, the Old Rectory, Hall Farm and the old Smithy (below) warrant further investigation in order to reveal more about their original extent and function.



ARCHITECTURAL AND HISTORIC QUALITIES



Habberley is a good example of a small rural village whose form, layout and overall size were well established by the early 14th Century. Although the character of the buildings has changed several times since then, many aspects of the settlement remain unchanged.

Contribution Made by Listed Buildings



Church of St Mary

The Church is located at the focal point of the village, and is a typical example of a small 12th Century chapel of ease. Architecturally it is very plain, the chief interest being the age of the rubble stone masonry to the nave and chancel. Although appearing original, the stocky south west buttress was added in 1648 with the crude south east buttress added in 1678. With the exception of the renewed Norman doorways and a straight headed 16th Century window, all the details date from the thorough restoration of 1864.

Other Listed Buildings

Other listed buildings within the village include Habberley Hall (photo below), Peartree Cottage and the Old Rectory and Tithe Barn. These structures form a significant collection of timber framed buildings ranging in date from the 14th Century to the early 17th Century.



Habberley Hall is a particularly good example of late 16th Century carpentry. The double gabled frontage of 1593 has a jettied first floor that combines close studding with diagonal bracing in the form of concentric lozenges, similar to Pitchford Hall. Habberley Hall is also notable for its many fine star-section chimneys, shown below. The range of early 19 Century farm buildings east of Habberley Hall have been converted to residential use.



Contribution Made by Key Unlisted Buildings

There are several ranges of agricultural buildings in the village that combine various types of brick to good effect. Many of these traditional farm buildings have now been converted to residential use, avoiding the creation of unsightly gaps in the village. The former agricultural complexes provide compact outlines that would be difficult to reproduce in a modern building.



Some buildings have been limewashed or rendered (Hall Farmhouse, below; The Mytton Arms, bottom) and whilst this adds visual relief, the practice, if increased, might detract from the coherence given to the village by the widespread use of plain brick in combination with local stone.



Lower Farmhouse (photos below and centre) and its attendant agricultural buildings form an important group at the east end of the village. On the opposite side of the road is a group of terraced and detached cottages dating from the early 20th Century (bottom photo).



Prevailing Materials and Local Details



In villages throughout Shropshire locally available materials have determined the method of construction, and the main architectural features. It comes as no surprise that Habberley should be rich in buildings of timber framed construction given that much of the surrounding area had a dense covering of Oak trees until relatively recently. The best examples of timber framing have already been discussed, to which may be added the former thatched barn to the Mytton Arms (below), as well as a timber clad barn to the rear of this that has been partially rebuilt in brick.



as dressed stone. Sculpted details such as quoins, cornices and door and window surrounds are therefore absent. Although the local quarry is no longer worked, there is a supply of stone available from dismantled or derelict buildings and walls.



Brick is the other common building material, occasionally used in combination with stone, but usually on its own. There is some fine brick detailing in some of the agricultural buildings such as the former coach house to Habberley Hall (photo right) and the recently restored complex adjacent to Lower Farm (photo lower right).

Apart from the widespread use of local clay bricks in Habberley, a locally quarried grey gritstone is also prevalent. The material is hard wearing but has a tendency to shale, limiting its use to random stone walling such as in the Church and the old Smithy. As it is almost unworkable the material is not suitable



Other Characteristic Features

The survival rate of original windows in the rural tradition of simple painted casements and mullions set in compact window openings has, unfortunately, not been good within the village. The best example of early type casements may be seen at the Old Rectory (below). The dormer window is a more common feature in Habberley, usually as a simple gabled projection with glazing bar casement windows.



Acting as the unifying elements of all the varying built forms are the brown or red tiled roofs and the use of stone boundary walls to the front of many of the properties. Many of these boundaries meet the highway without a pavement, though a narrow grass verge is also typical. Walls are often augmented by hedges.



Apart from the metalling of the lanes there is little to suggest the passing of a horse-drawn age. Houses front directly onto the roadway and buildings are sited often on the very corner of a lane so as to close a vista effectively and, on passing, reveal a completely new aspect of the village. Additional interest is provided by subtle changes in level along each of the lanes as they lead and branch out from the crossroads.

The complete absence of pavements, extraneous road markings and traffic signs, as well as the variation of width and alignment of carriageways all contribute to a sense of repose and a slower pace of life. The approaches to the village are all similar in that the lanes are low set, almost sunken, hemmed in by steep banks and traditionally laid deciduous hedges that are closely cropped.



CHARACTER OF SETTING AND TOPOGRAPHY

Habberley is situated within a shallow bowl in the centre of a broad upland valley between Stiperstones ridge and the foothills of Long Mynd. The latter forms part of the extensive tract of high ground (almost 1,700 ft) that stretches for some 12 miles to the south. In the immediate eastward vicinity are Lawn Hill (1,036 ft) and Huglith Hill.



To the north east is the dramatic crag rimmed hill-fort of Earl's Hill (1,050 ft), a conspicuous feature from vantage points throughout the village. To the west the heavily wooded slopes of the Stiperstones ridge rise steadily to the summit tors at almost 1,800 feet.



To the south the shapely cone of the Paulith (1,266 ft) closes the head of the valley. Habberley lies on the 575 foot contour and is within the Shropshire Hills Area of Outstanding Natural Beauty.

Contribution made by Green Spaces

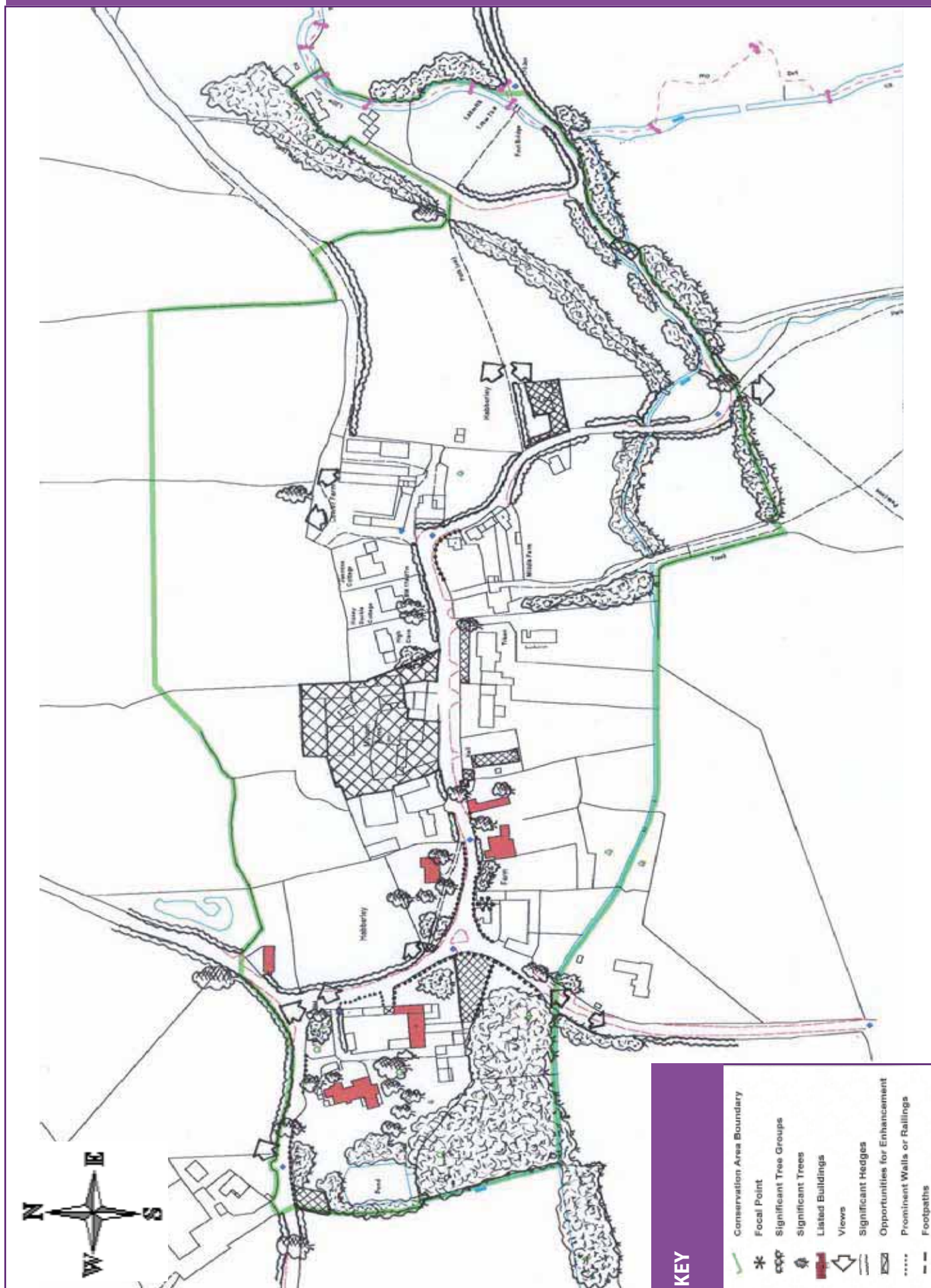
Although Habberley is a small settlement, the Conservation Area includes many valuable green spaces that help to define the character of the village. Within the village, this includes the churchyard as well the extensive grounds to Habberley Hall. Parallel to the main thoroughfare and often adjacent to it are large areas of open land, divided into fields and used chiefly for grazing. These fields comprise the land that gives Habberley its distinctive rural character. These open areas should be retained within the Conservation Area so that the appearance of any potential development can be properly controlled. Habberley is not a designated settlement for expansion and therefore additional housing is not currently supported under the Local Plan. The size of the village and poor provision of local services would mean that effective integration would be difficult to achieve.



The green spaces outlined above are integral to the character of the Conservation Area because they help to maintain the soft boundary that exists between village and countryside. These areas of undeveloped land permit excellent views both in to and out of the Conservation Area because they allow the countryside to penetrate and break up the pattern of the settlement. The chief views are indicated on Map 1, page 11.

As outlined in local policy HE8, the Council will seek to preserve important views and areas of open space that are significant in relation to the setting of the Conservation Area .

MAP 1: PRINCIPAL FEATURES OF INTEREST IN HABBERLEY



Significance of spaces

Within the Conservation Area the chief public spaces are the churchyard, the vicinity of the village crossroads and the grounds to the Village Hall. The churchyard is adjacent to the crossroads area and forms a prominent open space at the historic centre of Habberley. The car park to the Village Hall provides useful amenity facilities for visitors to the village and the surrounding area.



The churchyard is crucial to the setting of both Church and village and is effectively timbered by several large Yew trees. The impact of the trees is discussed in more detail below. A retaining wall of local gritstone and a simple picket fence of stained timber enclose the churchyard. There are two entrances at either end with traditional timber gates. The long staggered crossroads (below) has a small green at its southern junction and provides strong definition to the setting of the listed and other key buildings in the vicinity.



Contribution made by trees

The contribution made by trees within the Conservation Area is significant in places, although there is a lack of mature trees throughout much of the village. Large individual specimens and handsome groups are to be found in the grounds to Habberley Hall, though in the village itself there are only isolated instances, notably of Sycamore and Yew. Towards the eastern portion of the village in the vicinity of the network of watercourses, small hedging trees are widespread as well as belts of Willow, Oak, Hazel and Elm.

Habberley is particularly rich in Yew trees. These help to provide a yearlong backdrop of dark green foliage throughout much of the western portion of the village. The Yews enhance the setting of many of the listed buildings, such as the Church, Hall and Tithe Barn, although it may be said that these ancient trees also serve to obscure the buildings.

Notable species within the grounds to Habberley Hall include a fine Cedar of Lebanon as well as numerous Beech, Oak, Lime, Larch and Scots Pine.



The Extent of Loss, Intrusion and Damage

Intrusion in the form of new development within the Conservation Area has not occurred significantly since designation in 1987. Little physical loss or damage to historic fabric has arisen since that time. However, the reinstatement of original timber

casements that were replaced prior to 1987 should be encouraged, especially in listed buildings such as Pear Tree Cottage or Nos. 4, 6 and 7 Habberley.

NEUTRAL AREAS AND OPPORTUNITIES FOR ENHANCEMENT

Landscape proposals



The setting and character of Habberley would be improved through the execution of environmental works to various features within the Conservation Area. These include the north west corner of the grounds to Habberley Hall, the environs of the Mytton Arms and adjacent agricultural buildings, the former orchard west of the main road junction as well as several small road bridges over the water courses. The latter could be significantly improved by introducing more suitable handrails and posts. The present concrete post and steel tube railing is out of character with the rest of the Conservation Area.



Redundant buildings

Various redundant agricultural buildings are found adjacent to the public highway in Habberley and are in need of repair. These include the old Smithy, the old workshop to the east of the Mytton Arms, pictured below, which collapsed in 2007, and the barn just north of the latter (below, middle). Steps taken to repair these structures would help to enhance the appearance of the Conservation Area.



Other enhancement works to individual buildings could include the reintroduction of thatch to the timber framed wing of the Ivy House (below) and the replacement of the UPVC windows in the Village Hall with more suitable timber casements.



APPENDIX 1: GENERAL INFORMATION

POLICIES RELATING TO HABBERLEY CONSERVATION AREA

The broad objectives of the local planning authority for the Conservation Area will be to safeguard and where possible add to and enhance the basic character and appearance of Habberley.

In particular it will:

- Endeavour to safeguard those buildings and structures statutorily listed as being of Special Architectural or Historic Interest.
- In the control of new development, have special regard to the external appearance, scale and siting of the new building so as to ensure a continuity of local building. Proposals likely to have a material effect on the character of the area will be published and representations made to the Borough planning authority will be considered when determining the application.
- Preserve important views and vistas within, into and out of the Conservation Area including vistas and views outside the boundary of the Conservation Area or adjacent to and affecting the setting of Habberley.
- Encourage the renovation, retention and reuse of any dilapidated or empty buildings or damaged walls that make a contribution to the maintenance of the visual unity, sense of enclosure and basic character of Habberley. Wherever practical the re-use of sympathetic second-hand building materials will be encouraged.
- Seek the retention of and endeavour to safeguard those special features of the village such as stone boundary walls, decorative railings and fenestration, water pumps and other features of interest.
- Seek the retention of and endeavour to safeguard important hedgerows, trees and open spaces within the Conservation Area.
- Promote the maintenance of the existing fine stock of trees and shrubs by the making of

Tree Preservation Orders where appropriate and encourage the planting of new specimens where losses occur.

- As and where possible and in co-operation with the statutory bodies concerned, endeavour to secure the removal of unsightly overhead wires and supporting structures.

The local planning authority when considering any proposal within the Conservation Area will actively encourage:

- The correct use of natural stone for boundary walls.
- The use of pitched roofs in extensions to existing pitched roof buildings
- Careful study and analysis of existing buildings; their form, materials, scale and treatment of openings and detailing of fenestration, so that new building work can be designed to match and complement its surroundings.
- The careful siting and positioning of new buildings of the correct scale and grouping so as to prevent new development seeming obtrusive or suburban in character.

In addition the local planning authority will, when it thinks it necessary, seek approval of the Secretary of State for the Environment to bring under control particular classes of development otherwise permitted by the Town and Country Planning General Permitted Development Order 1995 (see section on Article 4 Directions below).

The local planning authority will not grant planning permission in respect of an outline application unless satisfied that the development proposed will be of the requisite standard. The powers available under the Town and Country Planning (Control of Advertisements) Regulations 1990 (and subsequent amendments) will be used as necessary to prevent the display of inappropriate advertisements.

The Borough planning authority will welcome the co-operation of the Parish Council, local Associations and members of the public in implementing these policies.

The character and appearance of the village of

Habberley could be affected detrimentally by development taking place in the surrounding countryside immediately next to the edge of the village. This area of related open space is essential to the setting of the village. The way in which this land flows simply to the outer buildings provides an important contrast and should be safeguarded. Accordingly the Borough Planning Authority will endeavour to ensure that the existing relationship between the village and landscape setting is maintained.

Implications of Conservation Area Status

Designation as a Conservation Area has the following implications:

Conservation area status does give additional planning protection from unsympathetic development which might otherwise spoil an area's special character. From a planning point of view this designation means that there is a duty placed on the Council to preserve or enhance the special character and appearance of each Conservation Area and its setting. In practice, this means that all development proposals are extremely carefully considered to ensure that every scheme either improves the existing situation, or at least make it no worse. Proposals which would spoil the special character will be resisted. Therefore, the scale of a proposal, the quality of its design, and the suitability of its materials will all be important issues in the consideration of any development scheme. These additional controls, which operate in conjunction with ordinary planning restrictions, are summarised as follows:

- The demolition of certain buildings, walls, fences and structures within Conservation Areas requires the submission of a formal application for Conservation Area Consent to the Borough Council.
- The range of "Permitted Development Rights" (which allow certain works and alterations to properties without the need for Planning Permission) is more limited within Conservation Areas. Hence, planning applications can be required for things like extensions, satellite dishes, dormer windows, and outbuildings where ordinarily they would not be necessary
- Similarly, applications for Advertisement

Consent can also be necessary for signs which might not otherwise need formal approval.

- Planning permission is required to change the exterior of buildings with either stone, artificial stone, timber, plastic or tiles.
- Owners are required to give at least 6 weeks notice in writing to the Borough Council of any intention to cut down, lop or top any tree with a trunk over 75 mm in diameter (measured at a height of 1.5 m above ground level). A criminal offence would result if such notice is not given.

As the planning legislation is constantly being revised and updated, you are advised to contact Shrewsbury and Atcham Borough Council to establish whether your proposals require formal approval. In fact, it is strongly recommended that pre-application advice is first sought, to avoid unnecessary time and expense in producing unacceptable plans.

Implications of New Development within Conservation Areas

As every development must either preserve or enhance the appearance and character of a Conservation Area, the local planning authority will only permit new development that:

- achieves a high standard of design sympathetic with the character of the area
- is compatible with the scale, mass and form of adjacent buildings and their settings
- uses appropriate materials
- includes appropriate, good quality landscaping that compliments the area
- does not result in the loss of important open spaces or features of interest, and
- does not impinge upon views, into, out of, and within the Conservation Area.

Article 4 Directions

The character of Habberley Conservation Area is little changed since its initial designation in 1987. Its historic buildings and spaces continue to prevail and there has been little to no obtrusive develop-

ment. The following measures have been proposed in order to help preserve and enhance its special character.

Article 4 Directions are a means of regulating changes made to the frontages of unlisted buildings facing a public highway. This may include front walls, railings and hard landscaping as well as the façade itself. The mechanism of the Article 4 involves the removal of certain permitted development rights, such as the right to replace doors, windows or apply cement render to brickwork without planning permission.

The aim of making an Article 4 Direction is to assist in the retention or reinstatement of original features like external joinery and to promote the sympathetic replacement of damaged components. It details such as these that are fundamental to the special character of a street or built up area. A Conservation Area Enhancement Grant scheme is operated by the Council to support the kind of works that concur with this objective.

Protection of Trees in Conservation Areas

The importance of trees is recognised in the Town and Country Planning Act 1990, which makes special provision for trees in Conservation Areas. Under Section 211 of the Act anyone proposing to carry out any works to trees at a property situated in a Conservation Area are required to give the Council six weeks notice of their intentions, in writing. Those who own trees that are located in a Conservation Area but covered by a Tree Preservation Order are not affected, as they are already required to obtain permission from the Local Authority before any works are carried out to their protected trees.

The notification of intent to carry out work should give the location and species of the tree/s and state exactly what works are proposed. An officer from the Local Authority will then inspect the tree/s and assess the proposal. If the tree/s have a high amenity value and the proposed work would be detrimental to the tree/s, the Council may decide to protect them with a Tree Preservation Order. If no Order is made by the time the six week period expires, however, then the Local Authority has no objection to the proposal and work may commence.

There are some exemptions from the requirement to submit a notification. Works can be carried out

without prior notification to trees that are dead, dying or dangerous, and saplings or young trees with a trunk diameter of less than 75 mm when measured at 1.5 m above ground level. In the case of dead, dying or dangerous trees, however, proof that the tree was in an adverse condition may be required by the Local Authority. It is recommended that, except in emergencies, the Local Authority is given five days notice prior to carrying out the work. If there are any queries or concerns the Tree Officer will be able to assist you.

Grants for Conservation

Subject to the availability of funds, the Council can offer assistance towards the cost of repairs to Historic Buildings and works to maintain or enhance buildings within Conservation Areas. These grants are administered under Sections 57 & 58 of the planning (Listed Buildings & Conservation Areas) Act 1990 and funds are offered to offset the increased cost related to the repairs of buildings conserved to be Historic or Architectural interest. Grants are generally offered at a rate of 40% with a maximum offer of £5,000 per application. Types of projects which may be eligible are:

- The repair and restoration of Historic Buildings, features of prominent buildings, for example the roof or external joinery and also free standing structures, such as waterpumps, summerhouses, etc.
- The renewal or introduction of paving schemes and landscaping, for example around a public building.
- The replacement of existing or the erection of new items such as Parish notice boards, dovecotes, village clocks, fountains, sundials, seats, etc.

Priority will be given to properties within the Conservation Areas and properties covered by Article 4 and 4(2) Directions restricting the installation and replacement of windows, doors, porches and front garden walls.

The Role of the Public

Much can be achieved if everyone is aware of the advantages of Conservation Area status. Positive protection of Habberley's attractive features

and improvements in the physical and visual amenities of the area is a priority for the Borough Council. Ensuring that the process of incremental repair, decoration and maintenance continues will contribute to the quality of the environment in this area.

Design Advice and Guidance

Shropshire Council is always happy to give information, advice and guidance on the care of Conservation Areas.

For further information contact the Conservation and Design team.

Address: **Historic Environment
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND**

01743 252586

historic.environment@shropshire.gov.uk

Acknowledgements

Much of the historical information contained in this document has been derived from the Victoria County History for Shropshire, Volume VIII and the Shropshire volume of 'The Buildings of England' by N Pevsner.

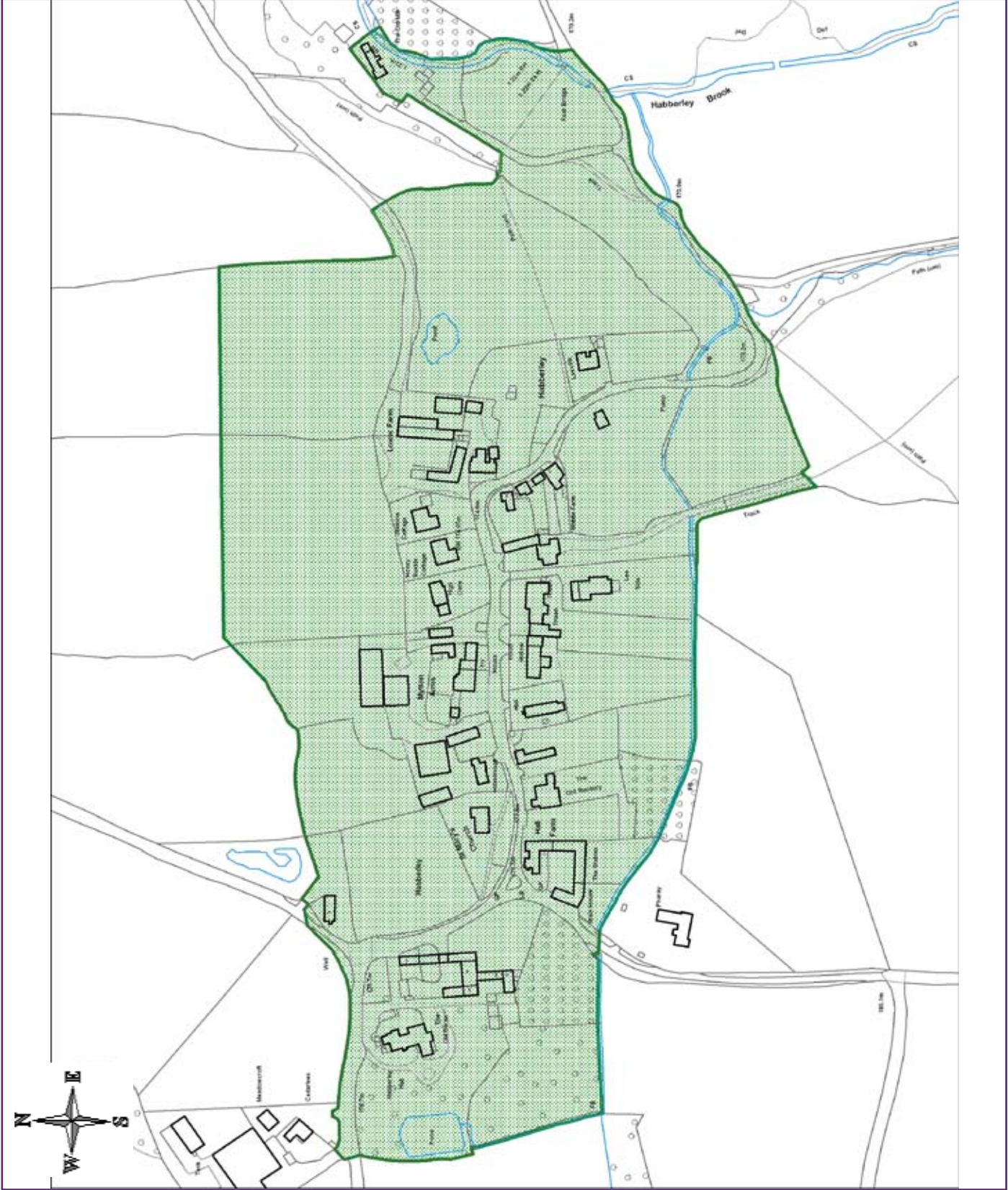


APPENDIX 2: LISTED BUILDINGS IN HABBERLEY CONSERVATION AREA

Church of St Mary	II
Old Rectory	II
Barn approximately 20m east of Old Rectory	II
Habberley Hall	II*
L shaped barn approximately 40m south east of Habberley Hall	II
Pear Tree Cottage (formerly listed as Nos. 1 and 2 Habberley Road)	II



APPENDIX 3: MAP OF HABBERLEY CONSERVATION AREA



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