

**APPLEBY MAGNA CONSERVATION
AREA APPRAISAL AND STUDY**

SEPTEMBER 2001



PREFACE

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Conservation Areas are kept under review (Section 69(2)) and that local planning authorities in exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Having regard to these requirements and the advice contained in the English Heritage guidance notes 'Conservation Area Practice' and 'Conservation Area Appraisals', the District Council produced a draft Appraisal/Study of the Appleby Magna Conservation Area in March 2001. The draft document included proposed alterations to the boundaries of the designated Conservation Area (of June 1995).

The draft document (with the exception of the section on Black Horse Hill/Old End) was the subject of consultation and publicity over a six week period between 5 March 2001 and 16 April 2001. Having considered the various representations and recommended amendments the District Council's Executive Board of 18 September 2001 resolved the following :-

- (1) to approve alterations to the boundaries of the Conservation Area as outlined in the Executive Board report (which included the addition of Black Horse Hill/Old End).
- (2) that subject to the amendments outlined in the Executive Board report the Conservation Area Appraisal/Study document be adopted as supplementary planning guidance to the policies of the North West Leicestershire Local Plan.

As supplementary planning guidance the Conservation Area Appraisal/Study document whilst not having the same status as an adopted plan policy may be taken into account as a material consideration in the determination of planning applications.

The section on Black Horse Hill/Old End was prepared by officers of the District Council following the decision of the Executive Board to extend the Conservation Area boundaries to include the area. The section has not been subject to public consultation.

CONTENTS

	Page Nos
List of Plates	-
List of Maps	-
1. INTRODUCTION	1
2. LOCATION, TOPOGRAPHY AND POPULATION OF APPLEBY MAGNA	2
3. ORIGINS AND HISTORICAL DEVELOPMENT OF APPLEBY MAGNA	3
4. FACTORS CONTRIBUTING POSITIVELY TOWARDS THE CHARACTER OF THE CONSERVATION AREA	7
Character Statement	7
Building Materials and Local Details	9
Architectural and Historic Quality of Listed and Unlisted Buildings	15
Boundary Treatments and Ground Surfaces	18
The Archaeological Significance and Potential of the Area	20
The Contribution of Green Spaces and Natural Elements	21
The Character and Relationship of Spaces within the Area	23
5. THE EXISTENCE OF NEUTRAL AREAS	25
6. FACTORS HAVING A NEGATIVE IMPACT ON THE CONSERVATION AREA	26
'Wirescape' and Street Furniture	26
Permitted Development Rights	27

CONTENTS (Continued)

	Page No
7. FUTURE OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT	29
Planning Policies	29
The Removal of Permitted Development Rights ?	30
Environmental Enhancements and Repairs to Historic Building Fabric	31
8. APPENDICES	32
A. Buildings of Special Architectural or Historic Interest In The Conservation Area	32
B. Unlisted Buildings of Architectural or Historic Interest Which are considered to Make a Positive Contribution to the Streetscape of the Conservation Area	33
C. North West Leicestershire Local Plan Policies in respect Of the Historic Environment	35
9. BIBLIOGRAPHY	38
10. BLACK HORSE HILL/OLD END	39

List of Plates

	Page No.
1. The Moat House, Mawby's Lane	4
2. Church of St. Michael, Mawby's Lane/Church Street	4
3. Moore's Almhouses, Nos. 32-40 Mawby's Lane	5
4. Church Farmhouse, No. 22 Church Street	5
5. Properties to the Eastern Side of Church Street	8
6. Village Hall (Former Primary School), Church Street	8
7. Black Horse Inn, Mawby's Lane/Top Street	10
8. Nos. 10 -16 Top Street	10
9. Overstreet House, No. 42 Top Street	12
10. Rock House, No. 8 Mawby's Lane	12
11. Shallow Segmental Brick Arches above Window Opening	13
12. Eastgate House, No. 26 Top Street	16
13. Type K6 Telephone Kiosk, Church Street (west side)	16
14. Nos. 39-43 and Nos. 45-51 Church Street	17
15. Boundary Walls to Churchyard and Moores' Almhouses along Mawby's Lane	19
16. Grass Verges along Mawby's Lane	19
17. Open Space to West of The Moat House, Mawby's Lane	22
18. Mature Group of Trees within Churchyard to Parish Church	22
19. View of Church Tower Eastwards along Mawby's Lane	23
20. View of Church Tower Northwards along Church Street	24
21. View of Church Tower between Nos. 18 and 24 Top Street	24
22. Late Twentieth Century Development on Garton Close	25
23. Visual Clutter created by Wirescape along Top Street	26
24. PvcU Window Units to Dwelling on Church Street	28
25. Rendered Facades to Dwellings along Eastern Side of Church Street	28

List of Maps

1. The Existing Boundaries of the Appleby Magna Conservation Area
2. The Individual Factors Considered To Have A Positive Impact On The Character of the Conservation Area.