



Church Knowle Conservation Area Appraisal Document



Adopted Document

January 2012

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1. Introduction

1.1 Background

This Appraisal has been prepared for Church Knowle Conservation Area which was designated on 25th March 1981.

Conservation Areas are defined as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

They are designated to cover the streets and places in our towns and villages that are considered ‘special’ and to thereby warrant greater protection. While bringing some added controls the object of designation is not to prohibit change but rather to manage its quality. The purpose of this appraisal is to provide an in depth analysis of character in order to assist the planning process.

1.2 Planning Policy Framework

Conservation Areas are designated by local authorities in fulfilment of section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Planning Policy Statement 5 *Planning for the Historic Environment* provides statutory guidance for their administration and this is expanded upon by the related Practice Guide, while specific Local Authority policies will also apply. Further guidance regarding the legal implications of designation can be found in Appendix B.

1.3 Development within a Conservation Area

If you are considering undertaking works to a property, or developing land that lies within a conservation area, Purbeck District Council will be happy to provide planning advice. This appraisal will assist in the formulation of appropriate design strategies for new development, which should be fully articulated within a Design and Access Statement accompanying any planning application. CABE has produced useful guidance (see Appendix A).

1.4 Preparation and Survey Limitations

This Appraisal was produced during December 2010, and revised following consultation during July 2011. The document was formally adopted on 10th January 2012.

When reading or using an Appraisal it is important to note the document can never be fully comprehensive. For instance, some aspects of the survey information are limited to those areas which can be reasonably recorded from the public highway and other accessible land.

Failure to mention a particular element or detail must not be taken to imply that it is of no importance to an appreciation of the character or appearance of the Area and thus of no relevance in the consideration of planning applications.

1.5 Community Involvement

In line with the Council's Statement of Community Involvement a six week period of consultation was arranged. This involved a formal consultation on the draft boundary proposals and appraisal which ran between 21st February and 1st April 2011. Consultation materials were available locally, online and at Westport House. A leaflet was posted to every property affected and details presented to the Parish Council. The consultation was advertised through local media and Council channels. Consultation responses have been taken into account in preparation of the final version of this document.

2. Summary of Special Interest

The object of the following paragraphs is to provide a brief (non exhaustive) summary of the reasons for designation of the Conservation Area. A more detailed introduction to and analysis of historic and architectural character and appearance will follow in subsequent sections.

2.1 Special Historic Interest

Church Knowle was one of a number of settlements within the parish at Domesday, though the only one which both continued and developed as such to the present. The conservation area contains the majority of historic development within the village.

2.2 Special Architectural Interest

The conservation area contains a high proportion of listed buildings and other historic structures of traditional construction. For the most part these make use of local materials and apply them within the context of both local vernacular architectural tradition and broader historic styles, which together make an interesting collection and composition albeit spoiled slightly by insensitive modern infill.

3. Conservation Area Site and Situation

3.1 Location and Setting

The settlement and its conservation area are located in open countryside a short distance to the west of Corfe Castle, on the north side of the Corfe Valley. The Purbeck chalk ridge rises above the settlement to the north, whilst the rising ground of the Purbeck limestone plateaux is visible to the south.



FIG. 1: *View from the church yard. The south side of the conservation area has significant exposure to long views.*

3.2 Socio-Economic Profile

The conservation area contains a mix of properties in permanent and second home use, some of which are former Local Authority housing stock.

3.3 Study Zones

Given variation in character the conservation area is split between three 'zones' for appraisal purposes. These are shown on Map 1 and comprise, with brief description:

Zone 1: Zone 1 contains the core of the historic settlement and bulk of historic buildings. The Zone has high architectural and historic interest.

Zone 2: This Zone contains a high proportion of development dating to the second half of the twentieth century. With the exception of a tight cluster of listed buildings, special architectural and historic interest is somewhat limited though inclusion does provide a broader context for Zone 1, within which the presence of some important groups of trees is significant.

Zone 3: Distinct from Zone 1, this Zone is defined around a rural track and the buildings and green spaces either side. Again architectural and historic interest is limited, however the Zone is important in terms of providing the immediate developed setting of Zone 1, and an interface with the surrounding landscape.

4. Historic Morphology

Medieval

Church Knowle was one of a number of settlements within the parish at Domesday, though the only one which both continued and developed as such to the present. The others (Bucknowle, Barnston, the 'Bradles' and 'Orchards') survive as farmsteads. The current parish church dates to the thirteenth century and occupies a topographically and symbolically prominent position at the head of the village.



FIG. 2: *St Peter's Church. Largely thirteenth and fourteenth century, with some eighteenth and nineteenth century additions. Note the rising ground behind and contrast with FIG. 1.*

Early Modern - Eighteenth Century

A number of properties may be dated to, or have origins during the sixteenth to seventeenth centuries. These include the two western bays of Church Farm, Old Cottage, part of the New Inn and elements of Knowle Cottage.

A couple of properties were either embellished or built during the eighteenth century. These include the Old Post Office, No. 6 and the barn at Church Farm.



FIG. 3: *The New Inn and Old Post Office. Parts of the New Inn date to the seventeenth century. The core of the Old Post Office is eighteenth century.*

Nineteenth Century

Zone 1 contains a relatively large proportion of nineteenth century development. Chief amongst the agricultural buildings added during the first half of the century was Knowle Farmhouse. A range of architecturally similar though socially inferior semi detached cottages occurs at intervals along the main street. All are characterised by similar form and use of materials – stone walls, slate roofs and hipped roofs. The Old Vicarage, the old school and Reading Room are also additions of this period. Reference to maps shows the northward expansion of the church graveyard towards the end of the century, this enabled by clearance of buildings on the site. Within Zone 2 Higher Barracks was present by the late nineteenth century, and though given a drastic face lift during the twentieth century, parts of the ground floor frontage do still reveal a traditional construction.



FIG. 4: *Knowle Farmhouse.*

Twentieth Century

The twentieth century saw an increase in residential development leading to some infilling and replacement of buildings along the main street within Zone 1, extension of the village to the west (Zone 2) and some incursion into open countryside to the south (Zone 3). Buildings formerly adjacent to Plumtree Cottage were cleared post-war to provide access to a replacement dwelling set back from the frontage (Stoke Hayes). No 10 also appears to be a replacement of an earlier building. The majority of new housing derives from the second half of the century, and generally consists of standard suburban and Local Authority housing types.

Archaeological Potential

It is generally advisable that reference be made to the County Historic Environment Record (see Appendix) prior to the drawing up of development proposals, or that advice is sought from the County Archaeological Service.

5. Townscape Analysis

5.1 Urban Structure

The village is laid out along a single main street which otherwise serves the function of through road. At a number of points tracks and accesses branch off the main street to north or south, some of these running on into open country. Of these the principal tracks are those which run to the Animal Sanctuary and that which branches at the Old Rectory. Both narrow into footpaths south of the conservation area, the latter running on to the historic former settlement of West Orchard.

5.2 Building Density

Building density is generally low. Buildings are irregularly spaced, forming a ribbon along the main street frontages. A notional 'building line' exists sporadically where contemporary development adopts similar positioning, and most historic buildings have a relatively shallow front gardens. Modern infilling of the frontage at depth – particularly along the north side of the street in Zone 2 and to a lesser extent along the south side – does introduce a significant degree of irregularity and increases visual density.



FIG. 5: *Street view. Older properties are spaced close to the frontage, though modern properties are often set deep. The crazy paving in this scene represents a particularly unsympathetic edge to the pavement.*

5.3 Building Height

Two storeys represent the norm for domestic properties, though in a couple of cases first floor accommodation can be seen to intrude into the attic space.

5.4 Plan Form and Massing

Buildings typically present a broad frontage to the street, though some variation in depth between single pile (one room deep) and double pile (two room deep)

plan forms is seen in Zone 1. This is principally noted in comparing relatively bulky nineteenth century estate built properties (Knowle Farmhouse and Nos. 1/2, 10/11, 14/15, 17/18), with earlier vernacular dwellings. Terracing is prominent in Zone 2, represented by Higher and Lower Barracks. Side extensions appear a frequent but often negative feature within Zone 1. These are mostly single storey and originally balanced in the case of historic estate cottages. More recent extensions to the sides of No.14 and Knowle Farmhouse relate to their hosts poorly in terms of form and detailing, as well as appearing crudely constructed. The somewhat eccentric extension to the side of Knowle Cottage has a very uneasy relationship with the original part of the property, whilst that to the side of Red Brick Cottage shows a marked mismatch in terms of proportion.



FIG. 6: Side extension. 14 Church Knowle. Here additions appear to have developed by accretion, the latest especially lacking harmony in terms of form, detail and execution.

5.5 Edges and Enclosure

The frontages of properties along the main street are for the most part enclosed by stone walls and or hedges, the most attractive wall being that constructed around the churchyard. Boundaries are frequently pierced by broad driveways,



FIG. 7: Edges. Left: view east. The north edge of the street is dominated by discontinuous hedging. The south side is harder and more broken. Right: typical vehicular access creates an irregular, untidy and broken street edge.

often either left unenclosed or with gate set well back from the frontage. This undermines the otherwise tidy distinction between public and private space, and sometimes gives a suburban feel. The effect can be particularly negative where such accesses visibly feed onto large areas of hard standing, such as at Heath View, No. 6, Plumtree Cottage and at New House. The broad and roughly surfaced access to the New Inn car park is a notably unattractive feature.

5.6 Visual Qualities

Passing through the conservation area few glimpses of the surrounding landscape are allowed, partly due to rising ground on the north side of the main street and partly due to building layout and garden planting. The most picturesque location within the conservation area is occupied by the church, whose position on a prominence, with the road both dropping and turning to either side, and chalk ridge rising in the background, provides visual interest upon both entering and leaving the village. Views south from the high ground of the churchyard are notable (see FIG. 1), as too the view east along the main street from the New Inn (FIG. 8). The Old Rectory plays an important role in streetscape composition closing the vista at the east end of the main street (see FIG. 9).



FIG. 8: *View from the New Inn. Modern development is masked to either side by trees drawing the eye toward the historic cottages beyond. The fall in slope and bend in the road contribute to the visual quality of the scene.*

5.7 Landscape: Trees and Green Spaces

There are significant groups of trees, open spaces, gardens and hedges within and on the edges of the conservation area. These give a green edge to the street, provide 'green corridors' into the village from the surrounding countryside

and help to integrate the conservation area with its broader landscape setting. Zone 3 contains an ornamental pond and a significant quantity of well maintained open green space, the character of which is evocative of a 'village green'. The many trees here provide height and interest to the space. Trees on the western and southern borders of the village help to screen development in views from the surrounding countryside. Overall the contribution made by trees and green space helps to explain why the village sits so well within the broader landscape of the AONB.

5.8 Public Realm

Groundscape: The road through the conservation area is simple tarmac, though some of the side lanes are more roughly surfaced. The pavement which runs along most of the south side of the main street is likewise tarmac, contrasting with other settlements in the vicinity which carry stone pavements, and possibly suggestive of the footway being of more modern origin. The footpath serving the church is paved with stone slabs, while the side access to Walnut Cottage (formerly part of the Old Rectory) carries a more informal stone paving.

Street Furniture: A single stone bench stands in a verge close by the church.

Lighting: The conservation area contains no street lighting. This assists in maintaining a rural character.

6. Building Style and Details

6.1 Architectural Style

True 'vernacular style' – that executed using local materials and tradition, and typified by irregularity in composition – appears best represented in the Old Cottage, Church Farm and the New Inn. A greater proportion of historic properties within the conservation area show more formal architectural treatment, with some uniformity achieved by Knowle Farmhouse and the group of contemporary estate cottages (Nos. 1/2,10/11, 14/15, 17/18) – albeit with some difference in quality and detail shown between the former and the latter. The recently constructed Heath View takes obvious inspiration from the estate cottages in Zone 1. A standard Local Authority format is adopted by the council houses in Zone 2, the detailing and finishes of which are visually obtrusive. Other modern development within the conservation area is unremarkable in its suburban styling, though generally makes some use of local materials. The Old Rectory is notable for its use of neo-Gothic.



FIG. 9: *The Old Rectory. Stands prominently closing the vista at the east end of the main street. An interesting neo-Gothic exercise in the Purbeck stone vernacular.*

6.2 Walls

Stone

Purbeck stone rubble represents the predominant building material within the conservation area, this sometimes interspersed with the odd fragment of heathstone, and commonly brought to level courses.

Brick

Whilst in common with Corfe, Church Knowle is situated on the Wealdon clay, brick is only present as a principal building material in the aptly named Red Brick Cottage. This appears to utilise Swanage brick. Elsewhere brick sees some use for chimney stacks and arches.

Render

No. 6 is unusual in having its front elevation finished in lined out stucco – a formal treatment more commonly seen on Georgian townhouses – whilst Plumtree Cottage is fully rendered and the Old Cottage painted. The modern pebbledash finish applied to Higher Barracks has clearly been used to cover an older Purbeck stone construction. The flat painted render of the three semi detached units on the south side of the main street appears particularly obtrusive.

6.3 Roofs

Roofing

Historic properties see use of thatch, stone or slate roofing, the type used normally relating to period of construction. Stone and thatch are representative of the historic local vernacular and are thus mainly, though not exclusively, associated with properties of the eighteenth century and earlier. Slate is a nineteenth century introduction with presence principally relating to the numerous buildings of that period within Zone 1; in particular Knowle Farmhouse and the group of contemporary estate cottages (Nos. 1/2, 10/11, 14/15, 17/18). The slated Reading Room is shown below (FIG. 10). At variance with the pattern are the nineteenth century Old Rectory and former village school, both of which favoured stone tiles. Most thatched cottages carry ‘block’ ridges (e.g. FIG. 3) which runs against the traditional local pattern of finishing the ridge flush (e.g. FIG. 10). Some modern developments within Zones 2 and 3 make unsympathetic use of concrete roofing tiles.



FIG. 10: *Roofs. Left: slated roof of the Reading Room, typical of nineteenth century development in Church Knowle. Right: thatched roof of the Old Cottage more typical of earlier properties. Note the traditional flush ridge. Block ridges have been introduced to all other thatched properties here.*

Chimneys

As within all traditional townscapes, or those which aspire to appearing ‘traditional’, chimney stacks play an important visual and architectural role. With

the possible exception of the bold group on the roof of the Old Rectory however, those within the conservation area are generally unremarkable. Brick sees commonest use in stack construction, though a number of stacks are rendered. Buff pots – historically manufactured in Sandford – are frequent.

6.4 Windows and Doors

Flush fit, casement windows represent the most frequent glazing format within the conservation area, these commonly multi-pane within Zone 1. Use of multi-pane sliding sashes on Knowle Farmhouse helps to differentiate it architecturally from contemporary estate cottages. Windows within nineteenth century and earlier buildings carry either timber lintels or brick segmented arches. Interestingly the latter are also visible on ground floor windows of Higher Barracks. Older properties often have timber sills, though some of these are likely to have been introduced where replacement of windows has taken place in the past. More modern properties employ masonry sills.

A number of buildings feature enclosed porches with pitched roofs, the walls of which are constructed in either masonry or timber. The robust porches belonging to the church and reading room are notable, whilst those added to Higher Barracks appear somewhat oversized.

6.5 Important Unlisted Buildings and other Features of Interest

Unlisted buildings which make a 'positive' contribution to the character and appearance of the Conservation Area are detailed on Map 2 together with those deemed to have both a 'neutral' and 'negative' impact. A selection of buildings and, structures and other features of note are detailed below:

- *K6 telephone kiosk*: A jubilee model carrying the Tudor crown.
- *The Old School*.
- *Carved headstone*: Located towards the top of the churchyard the monument has a scene carved into it.



FIG. 11: *Unlisted features of interest. Left: carved head stone. Right: K6 jubilee telephone kiosk.*

7. Ecology and Biodiversity

It is easy to underestimate the contribution made by wildlife to the character of a Conservation Area in terms of both sights and sounds. Buildings, trees and garden spaces provide nesting, roosting and feeding opportunities for birds and bats, and house martins make particular use of the deep eaves of Knowle Farmhouse. Around the Conservation Area it is also important to note the contribution made by lichen and mosses in softening the appearance of buildings while adding colour, texture and interest, particularly where stone is used in construction.

8. Issues and Opportunities

8.1 Problem Areas

The principal issue within the conservation area which has some potential to be addressed is the state and nature of front boundaries.

8.2 Evaluation of Condition

From external view most buildings within the conservation appear well maintained. Two obvious exceptions are No. 18 and the Old Cottage, both of which would benefit from repainting.

8.3 Buildings at Risk

There are no listed buildings which may be considered 'at risk' within the conservation area at present, though the Old Cottage is noted above as warranting some basic maintenance.

8.4 Threats, Pressures, Challenges

There is some local concern at the possibility that the pub may close leading to a further loss of services from the village, and some development within the car park. This aside there do not appear to be any specific issues beyond those generally affecting conservation areas (i.e. the need to ensure as far as possible that new development, maintenance and building alterations are compatible with and sympathetic to the objectives of conservation area designation).

9. Recommendations

9.1 The Boundary

At the time of designation three options were proposed. These may be summarised as option 1: whose boundary centred upon a core area of historic buildings; option 2: whose boundary covered the whole village; and option 3: whose boundary fell between the two taking in the New Inn and Lower Barracks. Though option 1 was the more technically correct choice, as it more soundly accorded with the statutory definition of a conservation area, option 2 was taken upon first designation as this allowed maximum control over new development. In its first iteration the review proposed that boundaries be redrawn more or less consistent with the original option 1 (roughly equivalent to Zone 1 within the current appraisal), in order to achieve more targeted preservation and enhancement of the historic built environment. Two factors have led to a revision of this proposal and a recommendation to retain the current boundary: firstly the expressed wishes of the local community, and secondly recognition of the significant role trees play within the current conservation area. Whilst the protection of trees is not the primary purpose of a conservation area, it is a factor, and reduction of the boundary would leave many specimens of amenity value without any form of protection. Maintenance of the original designation means that the conservation area remains mixed in terms of its developmental quality. This is dealt with by clearly differentiating character zones within the appraisal. These encourage development management appropriate to the relative significance and character of each zone, whilst recognising that they collectively form part of a wider whole.

9.2 Management & Enhancement

Through positive proactive management and focused and appropriate enhancement works, the character and appearance of the Conservation Area may be both preserved and enhanced for the future. Analysis contained within this appraisal should assist in both the formulation and evaluation of development proposals thus helping to ensure that objectives are partially achieved through everyday planning. More broadly the list below presents a summary of potential action areas. Implementation will depend entirely upon opportunity, priorities and funding, and may involve or be achieved by either the public or private sectors.

Overhead cables: The undergrounding of cables would improve the visual amenity of the conservation area.

Improvement of front boundaries: There would appear ample scope for improvement of front boundaries which appear generally untidy, broken or insensitively configured.

Public awareness of the heritage resource: It is important to raise awareness amongst the public of both the existence of the Conservation Area, and the important role they play as property owners in preserving and enhancing its character and appearance.

Appendix

Appendix A – Further Information and Advice

Legislation, Guidance and Policy

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. (see www.opsi.gov.uk).
- Planning Policy Statement 5: Planning for the Historic Environment. 2010. (www.communities.gov.uk).
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide. 2010. (www.communities.gov.uk).
- DETR Circular 01/01. 2001. (www.communities.gov.uk).
- Guidance on the Management of Conservation Areas. English Heritage 2005. (www.english-heritage.org.uk)
- Guidance on Conservation Area Appraisals. English Heritage 2005.

Design

- By Design. Urban Design in the Planning System. Towards Better Practice. CABE/DETR 2000. (see www.cabe.org.uk).
- Design and Access Statements: How to write, read and use them. CABE 2006. (www.cabe.org.uk).
- Planning Policy Statement 1: Delivering Sustainable Development. ODPM 2005. (www.communities.gov.uk).
- Planning Policy Statement 3: Housing. DCLG 2006. (www.communities.gov.uk).

Historical Development and Archaeology

- Hutchins, 1861: *The History and Antiquities of the County of Dorset*, 3rd ed., edited by W. Shipp and J.W. Hodson.

Architecture

- Statutory List of Buildings of Special Architectural or Historic Interest.
- Newman and Pevsner, 1972: *Dorset (Pevsner Buildings of England)*.

Maintenance

- SPAB and IHBC: *A Stitch in Time: Maintaining your Property Makes Good Sense*. (Available from PDC).

Further Enquires

Enquiries regarding this Appraisal and for advice should be addressed to:

Design and Conservation Officer
Purbeck District Council
Worgret Road
Wareham

Tel: 01923 557388
www.purbeck-dc.gov.uk

Enquiries regarding archaeology and the County Historic Environment Record should be addressed to:

Environmental Services Directorate
Dorset County Council
County Hall
Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 224921
www.dorsetforyou.com

Appendix B – Conservation Areas: General Guidance*

What is a Conservation Area?

A Conservation Area is defined as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. - Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are designated to cover the most historically and architecturally important and interesting parts of towns and villages.

Various factors contribute to the special character of a Conservation Area. These include: the quality of buildings, the historic layout of roads, paths and boundaries, boundary treatments and patterns of enclosure, characteristic building and paving materials, uses and associations, the quality of the public realm and contribution made by trees and green spaces. A strong 'sense of place' is often associated with Conservation Areas. It is the function of a Conservation Area Appraisal to assess and evaluate 'character' as a basis for the formulation of management proposals and planning policies, and to assist in the evaluation of planning applications.

Owning and Developing Land and Property within a Conservation Area

PPS 5 *Planning for the Historic Environment* provides a principal point of general policy in relation to conservation areas. In order to assist in the preservation and enhancement of Conservation Areas various additional planning controls exist within them:

The substantial demolition of unlisted buildings and structures requires Conservation Area Consent (as defined by case law this currently means the whole of a building or structure, or whole of a building minus the façade). Where buildings or structures are deemed to make a positive contribution to the character and appearance of the area proposals to demolish are not normally be looked upon favourably. An approved scheme for redevelopment will normally be required before consent to demolish will be granted. Exceptions to the rule include:

- any building with a total cubic content not exceeding 115 cubic metres (as ascertained by external measurement) or any part of such a building - with the exception of a pre-1925 tombstone;
- any gate, wall, fence or means of enclosure which is less than one metre high where abutting on a highway (including a public footpath or bridleway), waterway or open space, or less than two metres high in any other case;
- any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry;
- Certain buildings used for industry

Where demolition is being considered early consultation with local Planning and Conservation Officers should be sought. It is a criminal offence to carry out unauthorised works.

Within a Conservation Area householder permitted development rights are subject to some restriction. Planning Permission will be required for:

- Cladding of the exterior with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Construction of an extension on the side elevation of an original dwelling house.
- Construction of an extension exceeding one storey on the rear of an original dwelling house.
- Any enlargement consisting of addition to or alteration of the roof.
- Provision of a building, enclosure, pool or container within the curtilage incidental to enjoyment of the property between a wall forming a side elevation and the boundary of the dwelling house.
- Installation of a chimney, flue or soil and vent pipe on a wall or roof slope fronting a highway and forming the principal or side elevation.
- Installation of microwave antenna (e.g. satellite dish) on a chimney, wall or roof slope facing onto or visible from a highway, or on a building >15m high.
- Installation of solar panels on the ground within the curtilage of a dwelling house where these are visible from a highway; on the wall of a building within the curtilage where visible from a highway; on a wall which forms a principal or side elevation visible from a highway. There is a general requirement both inside and outside conservation areas for panels erected under permitted development rights to be positioned with regard to minimising both their effect upon the external appearance of the building and impact upon visual amenity of the area within which the building stands. Planning permission may often therefore be required.

In the case of office buildings, shops, catering, financial or professional services establishments planning permission would be required for 'any alteration'.

Further restrictions may be applied by the Local Authority or Secretary of State through use of 'Article 4' designations where a good case can be made (e.g. covering aspects such as change of windows).

High standards of design are expected for new development within Conservation Areas. Sensitive proposals which pay special regard to prevailing patterns of height, massing, articulation, use of materials and enclosure will be expected. Early consultation should be sought with local Development Control and Conservation Officers.

Various types of advertisement including those which are illuminated will require Advertisement Consent. Advertisements must be sympathetic to the character and appearance of the area.

All trees and shrubs with trunks 75mm or more in diameter at 1.2 metres above ground level are protected from felling, lopping and pruning. Six weeks' written notice must be provided to the Council's Tree Officer in each instance during which time a Tree Preservation Order may be served.

Implications for the Local Authority

The 1990 Act makes it a duty for Local Authorities to:

- In exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- Formulate and publish proposals for the preservation and enhancement of the Conservation Area.
- Review designations from time to time.

* *Information correct at January 2012. Note: regulations are subject to change.*

Appendix C – Listed Buildings

Below is a table of the principal listed Buildings within the Conservation Area. For further information on these buildings see the Statutory List of Buildings of Special Architectural or Historic Interest.

Please note: The table does not include ancillary structures or those within the curtilage of named buildings which are also likely to be covered by the listing where pre-dating 1948. Names of properties given below are those recorded at the time of listing and thus under which they are officially listed. It is possible that some names may have changed. This does not affect the listing itself.

Address	Grade	English Heritage Reference No.
The Reading Room	II	108945
No. 6	II	108946
Parish church of Saint Peter	II*	108947
Unidentified table tomb in churchyard, 10 metres north of parish church - at west end	II	108948
Boundary wall, gate piers and gates to churchyard of parish church of Saint Peter	II	108949
Church Farm House, including front boundary wall	II	108950
Barn at Church Farm 20 metres east of the farmhouse, including front boundary wall	II	108951
The Old Rectory	II	108952
Boundary wall and gate piers, north and west of the Old Rectory	II	108953
Knowle cottage	II	108954
Knowle Farm House, including front boundary wall	II	108955
Former farm building immediately east of Knowle Farm House	II	108956
Nos. 11 and 12	II	108957
The Old Cottage	II	108958
The post office (former)	II	108959
New Inn	II	108960
Lower Barracks	II	108961