Beeby
Conservation Area

CHARACTER APPRAISAL
Adopted November 2005
Beeby is a small rural hamlet within the Borough of Charnwood. The physical and historical development of the hamlet has been strongly influenced by the local topography and its relative isolation. The hamlet can be succinctly described as a series of scattered houses that remain of the shrunken medieval village.

The Conservation Area was designated in September 1975 and it covers an area of about 6.4 ha (15.8 acres) of gently sloping land either side of a small tributary stream to the Barkby Brook, extending along Main Street and Barkby Road and essentially relates to the physical extent of the settlement at it was at the end of the nineteenth century.

The purpose of this appraisal is to examine the historical development of the village and to describe its present appearance in order to assess the special architectural and historic interest of the Beeby Conservation Area.
1.1 PLANNING POLICY CONTEXT

The protection of Conservation Areas is enshrined in national, regional and local planning policy.

A conservation area is defined as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). In making decisions on future development within a conservation area, the Council is required to ‘pay attention to the desirability of preserving or enhancing the character or appearance of the area’ (Section 72 of the Act). This should ensure that change that harms the Conservation Area is not allowed.

Planning Policy Guidance note 15: Planning and the Historic Environment (PPG15) notes the requirement that special attention should be paid to preserving or enhancing the character or appearance of a conservation area. The conservation area’s special interest and its character and appearance should be reflected in the assessment of the area and is a factor which is taken into account in considering appeals against refusals of planning permission and of conservation area consent for demolition.

The Regional Spatial Strategy for the East Midlands (RSS) (published March 2005) advises local authorities to develop strategies that avoid damage to the region’s cultural assets (which by definition includes conservation areas) (Policy 27: Protecting and Enhancing The Region’s Natural and Cultural Assets).

The Leicestershire Structure Plan 1991 - 2006 (approved 1994) seeks to identify, protect, preserve and enhance areas, sites, buildings and settings of historic or architectural interest or archaeological importance and to ensure that development within conservation areas preserves or enhances the character and/or appearance of the area. (Environment Policy 2: Sites and Buildings of Historic Architectural and Archaeological Interest). This is repeated in the proposed to be adopted Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016 (published December 2004) (Environment Policy 1: Historic Environment).

The adopted Borough of Charnwood Local Plan 1991 – 2006 (adopted January 2004) seeks to ensure that new development in conservation areas preserves or enhances the character and/or appearance of the area (Policy EV/10).

This appraisal has been prepared in the light of these policies to aid better understanding the conservation area and to inform the consideration of development proposals within the Conservation Area.
2 LOCATION AND SETTING

2.1 LOCATION AND POPULATION

Beeby is a small rural hamlet about 12 miles south east of Loughborough, to the north east of Leicester.

There has never been a large population in Beeby. The parish profile published by Leicestershire County Council shows there that at the time of the 2001 Census there were 74 people residing in the parish of Beeby. The various census returns recorded in the Victoria County History (Reynolds, 1955), show that between 1801 and 1951 the population was relatively small and constant; starting with 128 people in 1801, rising to 139 in 1851 (the highest population over the period), and then falling to 95 in 1911 (the lowest population). Earlier records show that at the time of the 1377 Poll Tax, 96 people lived in Beeby and at the time of the 1676 Ecclesiastical Census there were 86.

2.2 GENERAL CHARACTER AND PLAN FORM

Beeby has always been a relatively isolated settlement. It lies outside of the principal corridors established along the Soar and Wreake valleys and as late as 1904, the only route through the hamlet was the east-west route, defined by Main Street and Barkby Road, that linked it to Barkby and South Croxton. This road followed the valley of the Barkby Brook from Barkby before climbing out of the valley and running over the ridge line to South Croxton. The other roads that now run through Beeby, namely Hungarton Road to the east and Scraptoft Road to the south, connecting it more directly with the outskirts of Leicester, were at that time field roads.
This isolation has restrained its growth, and it can be succinctly described as a series of scattered houses that remain of the shrunken medieval village. The historic core is made up of two clusters of linear development largely fronting Main Street either side of the small tributary stream. Outside of this core, and separated from it by an open field, is an isolated group of cottages, Brewery Cottages, on Barkby Road. It is this informal and open grouping of farmhouses and their associated buildings that gives Beeby its distinctive character.

This collection of buildings has not significantly altered for the past 100 years. There have been no significant demolitions and the last houses to be built in the Conservation Area, a pair of cottages between Home Farm and the Church, are dated 1891. The only significant development since then has been a small housing estate to the south of Hungarton Road. This lies outside of the Conservation Area and has little impact on it.

Within this historic core the principal surviving buildings, except for the Church, date from late eighteenth and nineteenth centuries and outwardly they display a polite architectural style, associated with the Georgian and Victorian periods, and a similarity in the use of materials. As a result there is a broad uniformity in the style and appearance of these buildings.

2.3 LANDSCAPE SETTING

Beeby is situated on the edge of the uplands of High Leicestershire, an area to the east of the Soar Valley that rises to over 175 metres (almost 600 feet), which is drained by a large number of small streams.

Beeby is situated above the confluence of two such streams against the west facing slope of the spur between their two valleys. The Barkby Brook runs along the southern edge of the settlement, and it is joined by a tributary stream near to the Brewery Cottages as they flow west towards the River Wreake at Syston. As a result of this localised topography, Beeby nestles in the shallow valley formed by these watercourses, surrounded by higher land.
3 ARCHAEOLOGY AND HISTORIC DEVELOPMENT

3.1 ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL OF THE AREA

There are no Scheduled Ancient Monuments in Beeby but there is underlying archaeology of interest within the fields surrounding the Conservation Area. The most significant archaeological potential lies in the field opposite the Manor House, where there is evidence of the sites of the former houses and closes of the larger medieval settlement (Liddle, 1982). Further archaeological interest lies in the fields surrounding the hamlet where there is evidence of medieval ridge and furrow field patterns.

3.2 ORIGINS AND DEVELOPMENT

There was a settlement at Beeby by the time of the Domesday Survey of 1086/87. The ‘by’ suffix to the name suggests a settlement of Danish origin and there are early records of a church attached to Croyland Abbey in Lincolnshire, in Beeby as early as the 10th century (White’s Directory 1846). The present All Saints Church dates from the fourteenth century and, its slightly raised setting ensures that it is the focal point for views from all directions across the valley.

The hamlet has been reliant on an agricultural based economy from the earliest times and this continues, to a large degree, into the twenty-first century. There is evidence of a medieval ridge and furrow agricultural system in the fields in and around Beeby. These were enclosed between 1605 – 29 (Beresford, 1948, 120) and
the present settlement and surrounding landscape of fields and hedgerows is the result of this post-enclosure re-ordering of the land.

The historic core of the settlement is defined by the principal farm houses, and their associated traditional farm buildings, of Home Farm, Brooke House, Manor House and Lane End Farm. Whilst these have survived and grown, there is a distinct lack of farm workers’ vernacular cottages. The field evidence shows that Beeby was a larger settlement, with evidence of older houses and closes within the field opposite Manor House (field no. 4856) (Liddle, 1982). At the time of the 1886 OS plan, a small group of buildings remained in the corner of that field but they had gone by the time of the 1904 OS plan.

The nineteenth century trade directories provide further evidence of the agricultural base to the settlement.

The occupations of the residents of Beeby are listed principally as farmers and graziers and with reference to cheese (Stilton) factors and manufacturers appearing towards the end of the century. In the case of Thomas Nuttall, in 1864 Kelly’s Directory lists his occupation as a farmer; by 1876 he is listed as both a farmer and Stilton cheese manufacturer and by 1881 he is listed as both a Stilton cheese manufacturer and brewer.

Stilton cheese is a specialist cheese that was first made in the early 18th century in farmhouse dairies, in and around the Melton Mowbray area including the Beeby area. The cheese was made from surplus milk indicating that the underlying boulder clay of the area was able to support rich pasture land. The predominance of grazing is shown by the crop returns for 1801. These show that out of 1500 acres in Beeby, only 98 acres were used for arable farming (Hoskins, 1948, 139). Hoskins notes that a good deal of Leicestershire land was too stiff for economic ploughing to be used for arable crops but it was still producing valuable foodstuffs such as milk and cheese (Hoskins, 1948, 140). In 1908, the entry in Kelly’s Directory notes that the land is chiefly used for grazing.

By the end of nineteenth century the manufacture of Stilton cheese played, for a short time, an important role in the agricultural economy of Beeby and the surrounding farms. The first Stilton cheese factory was opened in Beeby in 1875 by Thomas Nuttall in the outbuildings attached to Manor Farmhouse (Hickman, 1975, 77), although its location is not shown on the OS plans of the time. White’s Directory of 1877 refers to the cheese factory with “a steam engine and every appliance for efficient manufacture” (p. 151). The factory was supplied with milk during the summer and autumn months from many of the neighbouring farms.
However, its manufacture in Beeby appears to be short lived as the Beeby factory closed down at the end of the century, due to an outbreak of foot and mouth disease, and Nuttall moved his operations to the Hartington Creamery building in Derbyshire in April 1900, taking over a factory vacated by the Duke of Devonshire. This factory continues to make Stilton cheese.

From the trade directories, Thomas Nuttall also appears to be responsible for another manufacturing concern in Beeby, namely a brewery. It was quite common for villages to have their own brewery and the 1888 OS plan identifies the North Leicestershire Brewery and Brewery Cottages on Barkby Road. While the cottages are still occupied today, the brewery building appears empty. The brewery was taken over by Loughborough’s Midland Brewery Company (MBC) around the turn of the twentieth century, which is the same time as Stilton cheese factory was moved away. The MBC itself ceased brewing at the end of the First World War (www.histman.34sp.com).

Beeby continues to have an agricultural economy, there are still working farms within the hamlet, but at the 2001 Census, 89% of the local population were employed in service industries, traveling on average some 14 km to work.
4 CHARACTER ANALYSIS

4.1 ARCHITECTURAL AND HISTORIC QUALITIES

The village has not significantly changed for the past 100 years, the last houses to be built in the Conservation Area were built in 1891. The surviving historic buildings and lack of new development now provides a broad uniformity in the style and appearance of its buildings that gives Beeby a distinctive, almost unique, grain and scale.

The evidence from the surviving buildings show that the majority are two storeys and built in a polite architectural style and set within their own grounds. However there is little consistency in appearance, each building is different, and this helps to define Beeby as a collection of individual dwellings set within an open landscape.

4.2 LISTED BUILDINGS IN BEEBY

Out of a total of nine groups of buildings in the Conservation Area, five are listed in addition to a listed structure (the village pump).

The most important listed building is All Saints Church, listed Grade II*. The medieval Church dates back to the thirteenth and fourteenth centuries and is largely built in Early English and Perpendicular Gothic styles. The clerestoried nave, aisles and tower and truncated steeple are the remnants of this medieval building and these are built in local ironstone. However it was restored in the nineteenth century and the chancel was rebuilt in 1819 in brick and a south porch was added, constructed in granite (red diorite), a rather uncharacteristic material for Beeby.
To the rear (east) of the Church is the former Rectory, listed Grade II and referred to in the list description as The Courtyard. This private dwelling is hidden away from the Main Street and the principal views of it are over the (Hall Yard) fields on the approach into Beeby from South Croxton. The house is late eighteenth century and is built of brick with Swithland slate roofs.

To the south of the Church is Home Farm, listed Grade II, and this fronts directly onto Main Street. This house dates from the early nineteenth century and it is built in red brick with Swithland slate roofs. The front (public) façade is composed of 16-light, sliding sash windows either side of a panelled door, with two blind windows in the end bay. This polite style of architecture is not carried over to the side of the building, where there is a range of window styles with examples of a more vernacular, horizontal sliding sash, suggesting that the front was refaced or that the polite architecture was reserved for the public front.

To the west of the Church and on the opposite side of the tributary stream, is Brooke House Farm, Grade II listed and referred to as White House Farm. This is a complex building in terms of its plan form and the age range of its various parts. A date stone in the front gable gives a date of 1722 but there is evidence of an earlier timber frame building at its core. Whilst the timber frame has been subsumed within the present building, remnants of the timber frame can be seen in a south facing wall, supported by a rubble stone plinth, and the list description refers to internal timber posts. Around this timber frame has been built a red brick house with a Swithland slate roof. This house also has a wide variation of windows, on the main elevation there are triple light, sliding sash windows while on the side elevations are casement windows and horizontal sliding sash windows. The main elevation to Main Street also lacks any formal arrangement of its windows or uniformity in their size and in this respect is unlike the other domestic buildings in Beeby.

To the north of Brooke House Farm is the Manor House, which dates to the late eighteenth century and is Grade II listed. This property fronts a private lane that runs directly north from Main Street, as it veers in a sharp easterly direction out of Beeby. It is built of red brick with a Swithland slate roof. The front elevation is composed of sliding sash windows with a distinctive canted bay that rises through the ground and first floor and there is a timber panelled door, framed by an ornate timber door surround. Pevsner comments that this door case is not original to the property but was originally an internal feature from elsewhere.
4.3 KEY UNLISTED BUILDINGS IN BEEBY

Government policy as set out in PPG15 states that there should be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. In addition to the listed buildings within Beeby, the remaining buildings (Brewery Cottages and the attached former brewery, the 1891 cottages and Home Farm Cottage and Lane End Farm), whilst unlisted, all make a positive contribution to the Conservation Area because of their architectural and historical interest.

Lane End Farm is situated to the north of Manor House and is a good example of a Victorian farmhouse. This property is built of red brick and has distinctive raised gables and a pair of gablets on the front elevation over two first floor windows. The front elevation also has a pair of ground floor bay windows set either side of the front door, over which there is a steeply pitched porch supported on timber brackets.

Immediately to the south of the Church is a pair of cottages built in 1891, as shown by a date stone on the front elevation. These were the last houses to be built within the Conservation Area. They are built of red brick with a small plinth and a string course between the ground and first floors. The roof, which oversails the gable, is of Welsh slate, reflecting the later period of these cottages and the availability of relatively cheap and accessible roof covering. A recent extension has been added to the side of one of these cottages and whilst it has been designed to reflect the architectural details of the original house, as it has been built level with the front façade and it does tend to unbalance the appearance of the pair of cottages.

Adjacent to Home Farm is a small ‘two up, two down’ farm labourer’s cottage. This is built of red brick with a Welsh slate roof. The original windows have been unfortunately been replaced with modern picture windows with side casements and top lights.

Outside of the main hamlet on Barkby Road is a terrace of four cottages and an associated industrial building. These are noted on the early OS plan as Brewery Cottages. The cottages are built of red brick with Welsh slate roofs. Of all the properties in the Conservation Area these have been altered the most with the introduction of new windows.

To the side of these is the former brewery building. The building is built of red brick, laid in an English bond, with a dentil course under the eaves. This is now vacant but it could offer opportunity for a sensitive conversion to an alternative use.
4.4 PREVALENT AND TRADITIONAL BUILDING MATERIALS

Red brick is the principal building material in the Conservation Areas and all the domestic buildings, farm buildings and some boundary walls are built from it. This results in a pleasing, consistent appearance. The brick is predominantly laid in a Flemish bond with the variations in the colours of the headers and stretchers used to emphasise the bonding pattern. Any new development whether an extension or new build should follow the use of red brick laid in a Flemish bond.

Brewery Cottages are an exception to this predominant style, where there is no defined pattern in the brickwork, which is mainly a stretcher bond. However the former brewery buildings are constructed in an English Bond, perhaps reflecting their different function. English bond was a stronger bond that was revived in the nineteenth century for structural purposes (Brunskill, 1990, 51).

The roofs of the early buildings are covered in Swithland slate, which is traditionally laid in diminishing courses. There is some limited use of Welsh slate in the later nineteenth century cottages, laid in regular courses. Given the difficulties in obtaining Swithland Slate, Welsh slate should be used in any new development; other imported or reconstituted slates or roof tiles would not be appropriate.

In most cases, houses have retained their original windows. The predominant window style is the sliding sash window, with a white or off-white paint finish. These provide a strong vertical emphasis to these properties. However there are a number of variations in window style. The windows of the earlier grander farmhouses tend to be
multi-pane sliding sash while the later Victorian houses, such as Lane End Farm or the 1891 cottages have single or half pane sashes. Away from the front elevations, the window style can move to the more vernacular, Yorkshire (horizontal) sliding sash. Home Farm for instance has a mixed window range with polite vertical sliding sash on its public elevation and horizontal sliding sash windows on its less public, side elevation, suggesting that the polite architecture was reserved for the public elevation. The Rectory has vertical sliding sash but Yorkshire sashes are used in the outbuildings. At Brooke House Farm, casement windows and Yorkshire sashes are used on the end elevation within the timber framed wing.

Home Farm Cottage and Brewery Cottages have lost their original windows and as a result the appearance and integrity of the Conservation Area is diminished. Home Farm Cottage has modern picture windows with side casements and top lights, although these have been painted white to match the rest of the hamlet. Brewery Cottages originally had white painted casement windows, but in all cases these have been replaced with modern casement windows either in upvc or dark stained timber. These are particularly noticeable and visually intrusive and disrupt the original coherence of the terrace.

Window openings are highlighted by distinctive lintels and pronounced cills and it is a design feature that should be incorporated within any new development in the hamlet. The older houses typically have gauged brick arches over sash windows, as is evident in the Manor House, Brooke House and Home Farm. Brooke House Farm has chamfered blue brick cills on the side elevation. The later Victorian properties, such as Lane End Farm and the 1891 cottages, use ashlar stone for lintels and cills.

As well as timber windows, there are good examples of timber paneled doors, many with fanlights above. Chimney stacks are also a distinctive surviving and prominent feature of many of the houses within Beeby, some the best examples being on the Manor House and at Lane End Farm.
4.5 PUBLIC REALM

The public realm is restricted to the footpaths and verges alongside the main roads through the village, save for a public footpath link between Brewery Cottages on Barkby Road and Brooke House Farm on Main Street, and the track past Beeby Manor and Lane End Farm. This track is recorded as an Ancient Highway and still retains much of its historic character.

The main feature within the public realm is the village pump which stands over an ancient spring alongside the tributary stream within the roadside verge. A 1791 sketch of the Church, reproduced in Nichols (1811), shows a small stone and pitched roof building over what is described as an ‘excellent mineral spring’. Kelly’s Directory of 1893 refers to a well of good water and the sales details published in 1932 for the Manor House refer to the spring’s medicinal properties.

The present structure, which is Grade II listed, is a stepped pyramid of stone with a cast iron pump on the roadside. It was built in 1850 at a cost of £50 and was refurbished in 1953. The list description refers to a low cast iron railing surrounding the pump but this appears to have been removed.

A fading inscription on the stone tablet on the side of the pump reads:

In summer’s heat and winter’s cold
One constant temperature I hold;
When brooks, and wells and rivers run dry
I always yield a good supply.
My neighbours say (I’m often told)
I’m more than worth my weight in gold.

4.6 CONTRIBUTION MADE BY GREEN SPACES, TREES AND HEDGES

The setting of the hamlet is one of its distinctive and principal characteristics. The hamlet is set within an agricultural landscape and the fields not only surround the village but they also run through it providing open space in the centre of the hamlet. Whilst the open fields do not provide any public open space, they contribute significantly towards Beeby’s open character, as do both of the brooks flowing through the village.

This inextricable link to the countryside is further enforced by the mature trees and hedges that penetrate into the settlement and provide a verdant feel to the hamlet. The most notable groups are the yew trees within the churchyard and the poplars in front of Brooke House Farm along the line of the tributary stream.

There are two notable single specimens of Sequoia Wellington trees, one within the Conservation Area and one outside it which were planted by Mr Nuttall to commemorate the birth of his daughters. Within the centre of field no. 3131 is a single mature Sequoia Wellington tree protected by iron railings. In line with this tree, in field no. 5335 to the north of the Church (referred to in the Manor House sales details of 1919 as the Hall Yards) is a second mature Sequoia Wellington also fenced by iron railings.

As well as these mature trees, there are also a number of field hedgerows alongside Main Street that are prominent within the street scene and enhance its rural setting.
4.7 TOWNSCAPE AND SETTING OF THE CONSERVATION AREA AND ITS RELATIONSHIP TO THE COUNTRYSIDE

Beeby is situated within an established agricultural landscape largely in pastoral use. The principal views from within the Conservation Area tend to take the form of long, open and wide panoramas across the valley and to fields beyond.

These open fields extend into the heart of the hamlet, such as the paddock to the west of the Main Street, which provides an open setting for the Church, the single major landmark in Beeby, and its neighbouring buildings on Main Street.

The views into the Conservation Area are largely restricted by the topography of the area, the low lying village is not particularly visible from a distance on the main approaches from South Croxton or Barkby. On the approach from South Croxton, the road approaches from the north and offers long views over the former Hall Yards on either side of the tributary brook of the Church and the Rectory. While from the south the hamlet is not revealed until the road sweeps past Brewery Cottages to offer long views over the open paddock of the Church, on its slightly elevated site, and the strong line of development provided by Home Farm, Home Farm Cottage and the 1891 cottages.

Main Street winds its way through the settlement, restricting and changing the forward views. The area in front of the Church provides an important focal point for the long street views as the road leads towards and then bends around the front of the churchyard. To the north of the Church, the road has to cross the tributary brook and the narrow bridge provides both a physical and visual pinch point slowing traffic and constricting the view. Further to the north, the road bends sharply to the east to run parallel with the tributary brook, breaking away from the natural line of the settlement, which carries on in a northerly direction fronting the narrow lane.
4.8 NEGATIVE FACTORS

There are very few areas within the hamlet that detract from the qualities of the Conservation Area.

The most damaging elements of the hamlet are the modern agricultural buildings and areas of open storage associated with the working farms. The extensive range of modern Atcost buildings associated with Brooke Farm, these are situated within the Conservation Area and extend beyond it and are utilitarian in their appearance and contrary to the scale and materials to the typical buildings of the hamlet. Similarly at Home Farm, the open storage areas and modern Dutch barn also detract from the Conservation Area. If no longer required for agriculture this area offers an opportunity for environmental improvement.

The former brewery building appears to be vacant and is slowly deteriorating and if not addressed could become a derelict eyesore. To preserve this important building, it is likely that new uses will have to be found for it.

4.9 BOUNDARY TREATMENTS

Boundary treatments to Main Street and Barkby Road are visually very important features within the village, defining the boundary between the public highway and the adjacent land, either domestic gardens or open fields.

Brick walls with saddleback or half-round copings are particularly common as can be seen alongside the paddock to Main Street and to the front of Manor Farm. Hedgerows are also important features in the street scene as field boundaries also particularly along Barkby Road to the east of Brewery Cottages and on the northern approach to the Church.
5 DISTINCTIVE FEATURES OF BEEBY
6 MANAGEMENT PLAN

INTRODUCTION
The local authority is required to formulate and publish proposals for preservation and enhancement of Conservation Areas. The first stage is to produce a “Conservation Area Character Appraisal”, which aims to give a clear assessment of the special interest, character and appearance that justified the area being designated. It also establishes what is locally distinctive about Beeby and what needs to be protected in order to maintain its special character. It is intended that this appraisal will provide a sound basis, defensible on appeal, for development control decisions and for the guidance of residents and developers.

This Management Plan is the next stage. It gives design guidance that is applicable to Beeby and identifies opportunities for preservation and enhancement, where additional policy guidance or enforcement action maybe required and the need for a review of the conservation area boundary.

BACKGROUND POLICY GUIDANCE
The following briefly sets out the planning policy background within which this guidance is written.

The Department for Communities & Local Government
PPS1 Delivering Sustainable Development
This guidance emphasises that high quality development through good design makes a vital contribution to the creation of safe, sustainable and liveable communities. Development proposals should not be conceived as short term and should be judged by their long-term impact.

By Design
Advocates the use of design guides to steer development proposals and the use of guidelines enables the Council to communicate its commitment to all in the development process.

PPG15 Planning and the Historic Environment
Sets out the need for Local Authorities to formulate and publish proposals for the preservation and enhancement of conservation areas.

Regional guidance
Planning Guidance for the East Midlands advocates the use of ‘design led’ approaches to development, which take account of historic character. It also stresses the need for architectural design to be functional and to support vitality, yet respect local building character.

Structure Plan
Environment Policy 1; indicates the need to identify measures to enhance areas, sites and settings of architectural and historic interest.

Charnwood Community Strategy
The Community Strategy identifies that the quality of the built environment makes an important contribution to the economy of the Borough.

Charnwood Corporate Plan
This document identifies the aims and objectives of the Council to improve the built environment for everyone. As a priority the Council seeks to protect the look and feel of our towns and villages.

Local Plan
The Local Plan sets out the basis on which the Council will view and determine planning applications. Policy ST/1 ii and iii state the Councils aim to protect and improve the quality of the built environment of Charnwood. In the majority of cases the following policies may need to be considered before any design is undertaken.

• EV/1 Design
• EV/2 and 3 Archaeology
• EV/4 to 7 Listed buildings
• EV/8 Buildings of local architectural and historic interest
• EV/10 Development in conservation areas
• EV/11 to 13 Advertisements
• EV/18 Open spaces of special character
• EV/21 to 26 Ecological, geological and wildlife conservation
• EV/38 Satellite dishes
• CA/11 Use of upper floors
• CA/12 and 13 Shopfront design and security

Appendix 1 sets out these policies in full.

Leading in Design
This document builds on the design policies set out in the Charnwood Local Plan and will contribute to the development of more effective approaches to securing good design in the emerging Local Development Framework. The guide is also intended to support the implementation of the community strategy, Charnwood Together, by providing a set of principles that will inform the physical development implicit in the initiatives and actions of all partners in the local strategic partnership.

Other SPG/SPD guidance.
• Backland & Tandem Development.
• House Extensions
• Shopfronts & Signs
GENERAL PRINCIPLES

Any proposed changes should be carried out in a sensitive manner, taking into account this established character. New development must respond to its immediate environment i.e. its context, in terms of scale, form, materials and detailing. Otherwise, alterations will have a detrimental effect on the historic and locally distinctive form of the village.

Within the conservation area, where the quality of the general environment is already considered to be high, the Council will insist on good quality schemes which respond positively to their historic setting, this extends to small buildings such as garages and even boundary walls and fences. Minor alterations need to be carefully considered as incremental change can have a significant detrimental affect on the character of an area over a period of time.

Central government guidance contained in PPS1 and PPG 15, Borough of Charnwood Local Plan, Leading in Design and other SPD, and Village Design Statements will be used to assess the quality of proposal for new development.

The character of Beeby identified in the appraisal document is such that major new development is unlikely to be acceptable the following general principles should be noted when considering any development in all parts of the conservation area:

1. The conservation area has a distinct “grain” or pattern of built form and spaces which are part of its historic development. This gives the conservation area great individuality, characterised by the pattern of historic buildings, ancient footpaths and highways and clearly defined boundaries. This “grain” is an important part of the character of the conservation area and will be protected.

2. The emphasis for new proposals will be on high quality of design. There may be opportunity for innovative modern design. However a dramatic contemporary statement is unlikely to be appropriate. Good modern design can be used to create positive changes in historic settlements

3. Scale is the combination of a building’s height and bulk when related to its surroundings. Proposed new development must take into account the scale of the existing buildings, and must not dominate of overwhelm them.

4. Alterations and extensions must respect the form of the original building and its locality. The use of high quality materials and detailing, whether modern or traditional is essential. Roof lines, roof shape, eaves details, verge details and the creation of new chimneys are important considerations.

5. Windows and doors of a traditional design respect the historic nature of the buildings to which they belong and make a very important contribution to the character and appearance of the conservation area. The use of upvc and standardised high speed joinery techniques nearly always leads to unsuitably detailed windows which will be generally unacceptable in the conservation area. In most cases the building regulation requirements can be met without the need to use clumsy and awkwardly detailed windows.

6. The appraisal has identified the types of materials that characterise the conservation area and where possible this should be used to help alterations respect that established character.

7. Views of the church, of the two sequoia wellingtonia trees and aspects of the open fields in the hamlet centre are important and any proposals for tree planting must be carefully considered so that when the trees are mature they enhance views.

8. Applicants for planning permission must provide a meaningful “Design & Access Statement”, to explain the design decisions that have been made and to show how proposed alterations relate to their context. A detailed analysis of the locality should demonstrate that there is a full appreciation of the local streetscape and how it has developed, including prevailing building forms, materials and plot ratios.

PROCEDURES TO ENSURE CONSISTENT DECISION-MAKING

As mentioned previously the basis of the character appraisal is to inform and guide development control decisions. A consistent approach to this decision making will be aided by providing:

• Conservation and design surgeries to help development control officers to make informed decisions, no matter how minor the proposed changes.
• Opportunities for pre-application discussion regarding significant alterations.
• Opportunities to review decisions and assess the impact of approved alterations through post development site visits.

ENFORCEMENT STRATEGY

Effective enforcement is vital to make sure there is public confidence in the planning system to protect the special character of the area. Unauthorised development can often be damaging to that character.

Taking proactive action can improve the appearance and character of the area, making it more attractive and in some instances increasing the potential for investment. Effective monitoring of building work to make sure it is carried out in accordance with the approved details and
with planning conditions ensures new development makes the positive contribution envisaged when permission was granted.

In order to protect the character of the conservation area the Borough Council will seek to:

- use enforcement powers in cases where unauthorised development unacceptably affects the character of the conservation area.
- take proactive action to improve or enhance the appearance of the area.
- monitor development under way to make sure it fully complies with the terms of any planning permission or listed building consent.

Carrying out unauthorised work to a listed building or to protected trees and hedgerows and the unauthorised demolition a building within a conservation area is an offence. In such cases, the Council will consider prosecution of anyone responsible and any necessary remedial action.

The powers set out in Section 215 of the Town & Country Planning Act 1990 will be used where sites are identified as detracting from the character of the conservation area by being eyesores or untidy.

ARTICLE 4 DIRECTION PROPOSALS
The quality of the conservation area is often threatened by the cumulative impact of numerous small changes to many buildings. Terraces that once displayed integrity of design through the use of matching features such as doors, window, chimneys and porches, have been unbalanced by various alterations and additions. On the whole such changes do not require planning permission.

In order to preserve and enhance the character of conservation areas, many planning authorities use Article 4 Directions to restrict permitted development rights on groups of buildings or areas. Restrictions normally relate to particular elements such as replacement windows and doors, or roofing.

The character assessment does not identify a sufficient cluster of significant historic features to justify the introduction of an Article 4 Direction. Currently, no Article 4 Directions are planned for Beeby.

BUILDINGS AT RISK
It is intent of the Borough Council to take necessary action to secure repair & full use of any buildings at risk. At the moment none of the listed buildings are at risk of decay and all appear to be in a good state of repair. The locally listed buildings are generally in good condition.

The farmhouse at Home Farm and its associated outbuildings are not at risk but do need some attention to minor cracks in the walls and to replace missing roof slates. The necessary repairs will be discussed with the owners. If there is a likelihood of these outbuildings being converted then a site development brief will be undertaken to clearly identify the issues of concern and help formulate proposals for the site.

REVIEW THE BOUNDARY
The appraisal and comments made at the subsequent public meeting have identified a number of areas currently outside the conservation area, which make a significant contribution to its character. It is intended to review of the boundary and a number of changes have been proposed to include:

1. The field to the north east of the church, on both sides of the brook, including part of the copse;
2. The field to the east of Beeby Manor and Lane End Farm;
3. The field to the north and west of Lane End Farm;
4. All the buildings at Brooke House Farm that are currently outside the conservation area;
5. Post war houses immediately south of the crossroads;
6. The section of Sraptoft Lane, including the wide verges an narrow strip field to the west, which can be seen from the village.

The proposal to include additional buildings at Brooke House Farm needs further investigation and the property owners affected by these proposals need to be given the chance to comment.

A short term aim of this Plan will be to adopt these proposals as an amendment to the conservation area boundary.

POSSIBLE BUILDINGS FOR SPOT LISTING
None of the buildings within the conservation area were identified for “spot listing”, i.e. considered for inclusion on the list of statutory listed buildings, by the character assessment.

ENHANCEMENT
The character appraisal identifies that the public realm within the village is limited to roadside verges, footpaths and an ancient lane. Improvements to the public realm need to reinforce these qualities and characteristics that comprise this special interest. A major concern would be the loss of these verges through the introduction of footways, the urbanising affect of lines of kerb stones
and street lighting. It is considered that in Beeby it would be better to do nothing or at most only undertake minor management of public areas, in the interests of protecting its character.

A main threat to this special character would arise, if traffic management measures were deemed necessary. Close co-operation with the highway authority is necessary to prevent any intervention becoming visually intrusive. The highway authority will be requested to take advantage of the flexibility in the size, siting and colour of signs provided for in government guidance.

PROPOSALS FOR DEVELOPING AN ECONOMIC DEVELOPMENT & REGENERATION STRATEGY FOR THE AREA

Historic building repair grants are available from both Charnwood Borough Council and Leicestershire County Council. Repair and reinstatement works to historic buildings, that make a vital contribution to maintaining and improving the character of the conservation area are likely to be eligible for grant assistance.

Obtaining a new use for the vacant brewery building is essential if this important local building is to have a long term future. Possible re-use will be discussed with the owners.

STRATEGY FOR THE MANAGEMENT & PROTECTION OF IMPORTANT TREES, GREENERY AND GREEN SPACES

The Biodiversity Action Plan sets out the Borough Council’s priorities for conservation of a variety of wildlife and their habitats within Charnwood and details the actions required to bring about a reversal in its fortune. The BAP will be reviewed and modified as required, to ensure that the necessary actions are being taken by the appropriate agencies.

Many of the significant trees within the conservation area are mature or over mature. Some planting has taken place and over time will start to make its own contribution to the landscape. It is important over the next few years to focus on replacement trees as this will help mitigate the eventual loss of some of these mature specimens. The Council will provide guidance and advice on how this can be achieved and investigate sources of grant aid.

Hedgerows also make a valuable contribution to the character of the area and again some replanting needs to be undertaken. To enable this to be achieved sources of grant aid need to be investigated.

MONITORING CHANGE ARRANGEMENTS

It is planned to review the conservation area character appraisal and its management plan every five year, although the management plan may under certain circumstances need to be reviewed over a shorter time period. A photographic record of the conservation area has been made and will be used to help identify the need to review how changes within the conservation area are managed. A greater degree of protection will be accomplished if the local community help monitor any changes.

CONSIDERATION OF RESOURCES

This management plan sets out the commitment of the Borough Council to protecting the character and appearance of Charnwood’s conservation areas and how it will use its resources to achieve these aims. Unfortunately, it is not possible to pursue all actions that may be seen as desirable but continued monitoring and review will help focus those resources to be used in the most effective way.

TIMESCALE

Short Term (12 months)

- Discuss minor repairs to Home Farm and associated outbuildings with owners;
- Investigate the potential re use of the former brewery building;
- Investigate and assess the character value of the buildings at Brooke House Farm that are currently outside the conservation area;
- Adopt amendments to the conservation area boundary.

Medium Term (up to 3 years)

- Provide guidance and advice to enable the replanting of significant trees and hedgerows.

Long Term (over 3 years)

- If necessary, prepare development brief for the redevelopment of listed outbuildings at Home Farm. (see previous section “Buildings at Risk”)

Within 5 years the Council will undertake a review of this Appraisal and Management Plan in full consultation with local residents, businesses and land owners. Circumstances may dictate that the review of the Management Plan is undertaken earlier.
7 PUBLIC MEETING

A public meeting was held in Beeby on 18th July 2005. 22 residents attended. The table below summarises the comments made and the actions proposed.

<table>
<thead>
<tr>
<th>COMMENTS</th>
<th>ACTION</th>
</tr>
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<tbody>
<tr>
<td>1  Concern about the visual impact of the modern agricultural buildings at Brooke House Farm.</td>
<td>Investigate and assess the character value of the buildings at Brooke House Farm that are currently outside the conservation area. Evaluate the possibilities for visual enhancement or removal of the buildings.</td>
</tr>
<tr>
<td>2  Concern was expressed about any new development. Conversion of existing buildings would probably be acceptable.</td>
<td>If necessary prepare guidance in the form of a development brief for the redevelopment of listed outbuildings at Home Farm. Investigate the potential reuse of the former brewery building.</td>
</tr>
<tr>
<td>3  That the rural nature of the roads through the village should be maintained.</td>
<td>The rural nature of these roads is identified in the Character Appraisal. Ensure that the Highway Authority is aware of these concerns, and express the need for detailed consultation on any proposed highway alterations within the conservation area.</td>
</tr>
<tr>
<td>4  The trees in the village are very important and should be protected.</td>
<td>Provide advice and guidance on the maintenance of trees and on the replanting of significant trees and hedgerows.</td>
</tr>
<tr>
<td>5  The rural nature of the ancient track past Beeby Manor should be retained.</td>
<td>The historic importance and valued appearance of the track is identified in the Character Appraisal. Ensure that the Highway Authority is aware of these concerns, and express the need for detailed consultation on any proposed highway alterations within the conservation area.</td>
</tr>
<tr>
<td>6  That the boundary should be thoroughly reviewed in order to fully protect the character of the village and to encourage visual enhancement.</td>
<td>Undertake a review of the Conservation Area Boundary and adopt the amendments.</td>
</tr>
</tbody>
</table>
Beeby Conservation Area showing an extension to the boundary suggested at the public meeting.
Appendix 1

POLICIES IN THE LOCAL PLAN

Design POLICY EV/1
The Borough Council will seek to ensure a high standard of design in all new developments. Planning permission will be granted for new development which:

1. respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside;
2. is of a design, layout, scale and mass compatible with the locality and any neighbouring buildings and spaces;
3. utilises materials appropriate to the locality;
4. provides positive and attractive built frontages to existing or proposed public spaces including roads, footpaths, waterways and areas of public open space;
5. safeguards important viewpoints, landmarks and skylines;
6. uses the landform and existing features in and around the site, such as woodlands, trees, hedges, ponds, important buildings and structures imaginatively as the focus around which the new development is designed;
7. safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas;
8. meets the needs of all groups, including the disabled; and
9. minimises the opportunity for crime to create a safe and secure environment.

Nationally Important Archaeological Sites POLICY EV/2
Planning permission will not be granted for development which would adversely affect a scheduled ancient monument or other nationally important archaeological site, or its setting.

Archaeological Sites of County and Local Significance POLICY EV/3
Planning permission for development affecting known archaeological sites of county or local significance, will be granted provided the archaeological interest can be preserved in situ. Where this is not feasible or justifiable, the excavation and recording of the remains under the supervision of a professionally qualified archaeologist prior to development of that part of the site affected by the remains will be required.

Alterations or Extensions to Listed Buildings POLICY EV/4
Planning permission for alterations or extensions to listed buildings, where required, will only be approved where the work is in keeping with the special architectural or historic interest of the building or its character or setting.

The Setting of Listed Buildings POLICY EV/5
Planning permission for development which would adversely affect the setting of a listed building will be refused. In granting planning permission for development near to a listed building the Borough Council will impose such conditions as it considers necessary to protect the building’s character and setting.

Change of Use of Listed Buildings POLICY EV/6
Applications for the change of use of listed buildings to ensure their continued viability will be approved provided they are in keeping with the character, appearance and historic interest of the building. Applications must include full details of any proposed internal or external alterations to the building so that the effects on its character, appearance and setting can be fully assessed.

Demolition of Listed Buildings POLICY EV/7
Planning permission for development involving the demolition of the whole or substantially all of a listed building will only be granted where it can be demonstrated to the Council’s satisfaction that the condition of the building makes it impracticable to repair, renovate or adapt to a use which would ensure its retention.

Buildings of Local Historic or Architectural Interest POLICY EV/8
Planning permission for development which would affect a building of local historic or architectural interest or its setting will be granted provided:
1. the appearance or character of the building and its setting are safeguarded; or
2. the development would result in significant local community or environmental benefits.

Historic Parks and Gardens POLICY EV/9
Planning permission will not be granted for development which would have an adverse effect on the character or setting of the parks and gardens of historic or landscape significance as shown on the Proposals Map.

Development in Conservation Areas POLICY EV/10
In determining planning applications for development in designated conservation areas the Council will preserve or enhance their special character or appearance by:
1. refusing permission for development involving the demolition of buildings unless it can be demonstrated that their condition is such that their repair, renovation or adaptation would be impracticable or that their removal or replacement would enhance the appearance or character of the area;
2. requiring, where development would involve demolition, sufficient details of how the site will be treated, and of any scheme for redevelopment of the site, so that the effect of the proposal on the character of the conservation area can be properly assessed. Conditions may be imposed to ensure redevelopment commences as soon as practicable following demolition;
3. requiring the retention of materials, features and details of unlisted buildings or structures which contribute to the character of the conservation area;
4. requiring the height, size, design, roodscape, plot width, visual appearance and materials used in any new development (including alterations and extensions to existing buildings) to respect the character of the surrounding area and make a positive contribution to the general character of the conservation area;
5. requiring sufficient details of any proposal, including changes of use, so that the effect of the proposal on the character of the conservation area, both visually and in terms of any potential noise or other environmental intrusion, can be properly assessed. Detailed proposals may also be required on sensitive sites adjoining a conservation area. Alternatively design briefs will be prepared to guide development in the most sensitive locations;
6. retaining the historic street pattern, traditional buildings lines, open spaces of special character (including gardens), other spaces of public value, important trees and water features, footways, footpaths and kerb lines which contribute to the character of a conservation area; and
7. encouraging the redesign or replacement of buildings, structures and features which are visually detrimental to the character of a conservation area.

Advertisements POLICY EV/11
Express consent for the display of advertisements and signs will be approved unless the proposal would be either:
1. damaging to local amenities by reason of clutter, scale, siting, design or illumination; or
2. dangerous to public safety through the introduction of signs likely to create a hazard by distracting or confusing road users.

Advertisements Above First Floor Level POLICY EV/12
Express consent will not be granted for the display of advertisements above the level of first floor window sills where they would be poorly related to the building or surrounding buildings by reason of their scale or design.
Advertisements on Listed Buildings or in Conservation Areas

POLICY EV/13

Express consent to display advertisements and signs within conservation areas or on or close to a listed building will only be granted where:

1. the design, scale and siting of the sign would preserve or enhance the character or appearance of the conservation area; and/or
2. the proposal would not adversely affect the special architectural or historic interest of a listed building or its character or setting.

Open Spaces of Special Character POLICY EV/18

Planning permission will not be granted for development which would result in the loss of important areas of open land retained in public or private ownership which contribute to the character of a settlement either individually or as part of a wider network of open space.

Sites of National Ecological or Geological Importance

POLICY EV/21

Planning permission will not be granted for development which could adversely affect National Nature Reserves or Sites of Special Scientific Interest (SSSI’s), proposed or designated for their ecological interest, unless an overriding national need can be shown which exceeds the level of importance for nature conservation and there is no alternative solution or other site suitable for that particular purpose.

For Sites of Special Scientific Interest proposed or designated for their geological interest, planning permission will not be granted for development which could have an adverse affect unless an overriding national need can be shown which exceeds the level of importance for nature conservation or a suitable substitute site of at least equal value can be proposed.

Sites of Regional, County and District Level Ecological or Geological Importance

POLICY EV/22

Planning permission will not be granted for development which could adversely affect County and District level sites of ecological interest or Local Nature Reserves unless an overriding strategic need can be shown which exceeds the level of importance for nature conservation.

For Regionally Important Geological Sites and County and District level geological sites, planning permission will not be granted for development which could have an adverse affect unless an overriding strategic need can be shown which exceeds the level of importance for nature conservation or a suitable substitute site of at least equal value can be proposed.

Sites of Parish Level Ecological or Geological Importance

POLICY EV/23

Planning permission for development in and around parish level ecological and/or geological sites will not be granted unless measures are included to protect or compensate for valuable habitats or features damaged or destroyed during the development.

Landscape Features Important for Nature Conservation

POLICY EV/24

Planning permission for development which would affect a feature of the landscape of major importance for wild flora and fauna will be not be granted unless:

1. the feature is safeguarded and retained within the development;
2. its function as a linear and continuous corridor or stepping stone for migration, dispersal and genetic exchange is not diminished; and
3. a scheme for the management of the nature conservation interest is prepared.

Development and Features of Nature Conservation Interest

POLICY EV/25

Proposals for new development will be expected to include measures to conserve existing features of nature conservation interest and to include proposals for the creation of new habitats where appropriate.

Species Protection POLICY EV/26

The Borough Council will not grant planning permission for a development that would have an adverse effect upon any site supporting badgers, bats and all other species protected by schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981, as amended; or Annex IV to the EC Habitats Directive unless measures are included in the proposal to protect the species and minimise any disturbance during development, or to provide for its transfer to an alternative site of equal value.

Satellite Television Dishes

POLICY EV/38

Proposals for satellite dishes which require planning permission will be acceptable provided the dish:

1. by reason of its size, colour, appearance and siting would not have a significant impact on the appearance of the building;
2. would not be visually intrusive or damaging to the wider streetscene;
3. would not adversely affect the amenities of neighbouring properties;
4. would not lead to a clutter of dishes which collectively would detract from the character and appearance of the locality.

Use of Upper Floors

POLICY CA/11

Within Loughborough Town Centre and its associated service areas, district centres and local centres planning permission will be granted for the following uses (as defined by the Town and Country Planning (Use Classes) Order 1987) of upper floors, subject to the retention of residential amenities where adjacent property continues to be occupied:

1. shops (Class A1);
2. financial and professional services (Class A2);
3. food and drink uses (Class A3);
4. offices (Class B1(a));
5. dwellings (Class C3);
6. non residential institutions (Class D1); and
7. assembly and leisure uses (Class D2).

Planning permission for new built development within the centres listed above will be granted provided that the development is of a scale appropriate to the centre it seeks to serve, and subject to the provisions set out above and to the inclusion of positive proposals for the use of premises at first floor and above which will contribute to the vitality and viability of the centre. In particular elements of housing should be provided wherever possible.

Shop Front Design

POLICY CA/12

In granting planning permission for shop fronts in new buildings the Borough Council will require that they be designed as an integral part of the overall frontage having regard in particular to the style, materials and proportions of the building and to the overall character of the area.

Replacement shop fronts will be permitted provided they maintain or improve the appearance of the frontage into which they will be placed and relate well to surrounding buildings and the wider street scene. Shop fronts will be required to reflect the architectural composition of the existing frontage, particularly where a commercial ground floor user crosses several facades of differing character.

Shop Front Security

POLICY CA/13

Planning permission for the fitting of roller shutters and security grills will be granted provided that all the fittings are colour coated to match the shop front, designed to be unobtrusive during hours of business and allow visibility into the shop when in place.


Kelly’s Directories of Leicestershire and Rutland 1864; 1876; 1881 & 1893


Nichols, J. (1811) The history and Antiquities of the County of Leicester, Vol IV, Part 2 (reprinted 1971)


Sales Details for The Manor House, 18th June 1919 (LRO DE688/16–17)

Sales Details for The Manor House 20th September 1932 (LRO DE688/16–17)

White’s Directories of Leicestershire and Rutland 1846; 1877 & 1900

USEFUL WEBSITES


“Hartington Creamery” and “Hartington People” available at: www.hartingtoncheese.co.uk/creamery/crhome.html (Accessed 22 March 2005)

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