



# Beeby Conservation Area

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## CHARACTER APPRAISAL



Designated:	1975
Character Appraisal:	2005
Boundary Amended:	2019

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## 1 INTRODUCTION

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 originally covering an area of about 6.4 ha of gently

sloping land either side of a small tributary stream to the Barkby Brook, extending along Main Street and Barkby Road and essentially relating to the physical extent of the settlement at it was at the end of the nineteenth century.

A review of the boundary to the conservation area was undertaken in 2018 and the revised boundary, which now amounts to approx. 13.5 ha, was formally adopted in March 2019.

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 Planning (Listed Building and Conservation Areas) Act 1990 defines a conservation area as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Local planning authorities have a duty to review the overall extent of designation in their areas regularly and if appropriate, to designate additional areas. The Act sets out the general duties of local planning authorities relating to designated conservation areas:

- From time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts and to consult the local community about these proposals;
- In exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The National Planning Policy Framework (NPPF), published by the Ministry of Housing, Communities and Local Government, has replaced previous Government guidance which was detailed in Planning Policy Statement 5: Planning for the Historic Environment. The NPPF does, however, maintain the importance placed on conserving and enhancing the Historic Environment as well as providing specific advice for Conservation Areas, most notably in Paragraphs 186, 200 and 201. Conservation areas are ‘designated heritage assets’.

The General Permitted Development Order (2015) classes a Conservation Area as being “Article 2(3) land”. Whilst planning permission is not required for many types of works outside such areas, control is given to Local Authorities for works being undertaken within Conservation Areas, including, but not exclusively,

the enlargement of a dwellinghouse, roof extensions, the cladding or rendering of such properties and the installation of antennae and satellite dishes.

A conservation area contains a number and variety of elements which combine together to create the significance of the heritage asset overall. This appraisal describes those elements but it does not attempt to be exhaustive and the policies in the NPPF lay the duty on all concerned, including residents and prospective developers, to understand the significance of any element.

The adopted Charnwood Local Plan 2011 to 2028 contains various policies describing the aims and objectives of the Borough Council in relation to the wider historic environment. Policy CS2 of the Core Strategy requires that new development should make a positive contribution to Charnwood through high quality design that responds to its context and reinforces a sense of place. Policy CS14 requires development proposals to protect heritage assets and their setting and to have been informed by and reflect Conservation Area Character Appraisals.

Charnwood Borough Council Local Plan Saved Policy EV/1- Design, seeks to ensure a high standard of design for all new development and that the design should be compatible with the locality and utilise materials appropriate to the locality.

The Council’s adopted Supplementary Planning Document (SPD) ‘Leading in Design’ reinforces the need to understand the setting and context when proposing development in a sensitive location such as a conservation area. It encourages developers to use local guidance such as Conservation Area Character Appraisals when considering their designs.

## 2 LOCATION AND SETTING

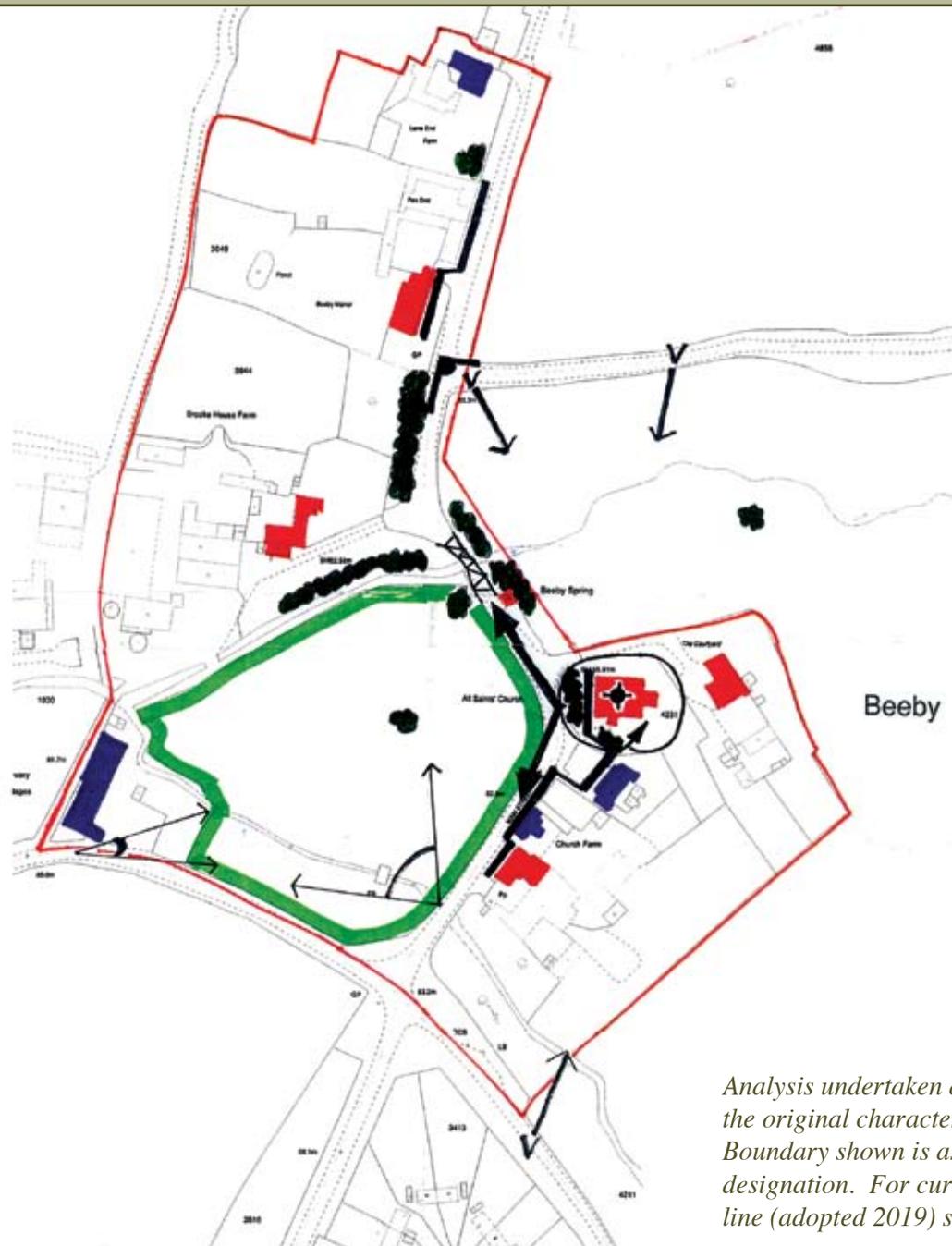
### 2.1 LOCATION AND POPULATION

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 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 Scraftoft Road to the south, connecting it more directly with the outskirts of Leicester, were at that time field roads.



*Analysis undertaken at the time of the original character appraisal. Boundary shown is as the 1975 designation. For current boundary line (adopted 2019) see page 33.*



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.

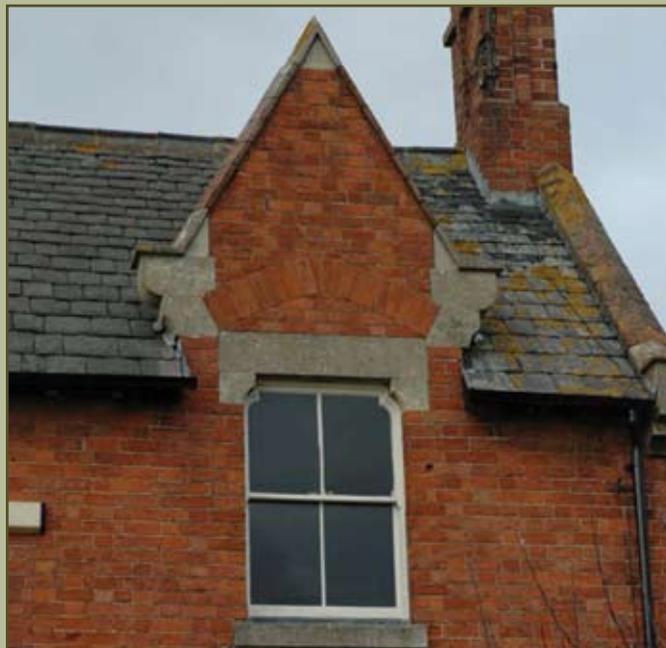
In the 2019 boundary amendment, the field to the northeast of All Saints' Church was added to the conservation area as was the field to the east of the Manor House. These fields are considered to be of historical significance with evidence of the sites of the former houses and closes of the larger medieval settlement together with traces of ridge & furrow, typical of the medieval open field system (Liddle, 1982).

#### 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](http://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 and 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 shows 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 the NPPF states that the loss of any building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated as harm and, unless there are public benefits that outweigh the harm, permission to remove the building (or element) should be refused. 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.

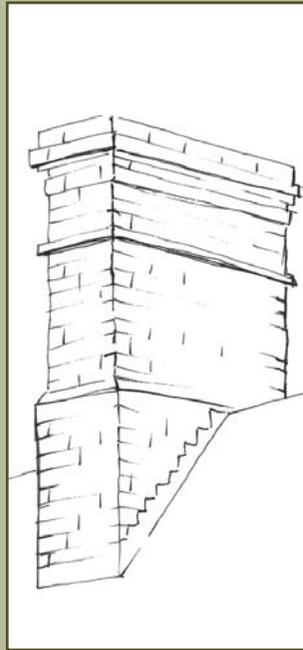
Immediately to the south of the Church is a pair of cottages built in 1891, as shown by a date stone on the front elevation. They are built of red brick with a small plinth and a string course between the ground and first floors. The roof, which oversails the gable, is of Welsh slate, reflecting the later period of these cottages and the availability of relatively cheap and accessible roof covering. A later 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, because it has been built level with the front façade, 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 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. Approval was given in 2013 for the conversion to a residential dwelling.





#### 4.4 PREVALENT AND TRADITIONAL BUILDING MATERIALS

Red brick is the principal building material in the Conservation Area 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.

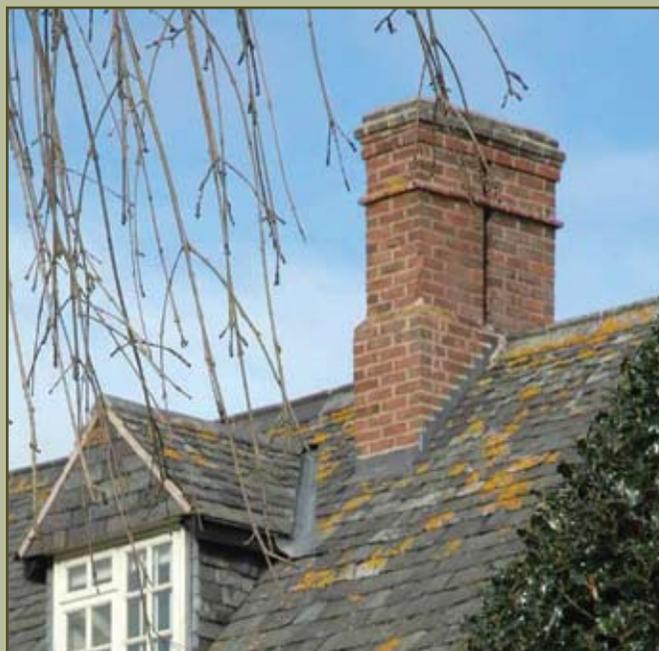
Brewery Cottages are an exception to this predominant style, where there is no defined pattern in the brickwork, which is mainly a stretcher bond. However the former brewery buildings are constructed in an English Bond,

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.

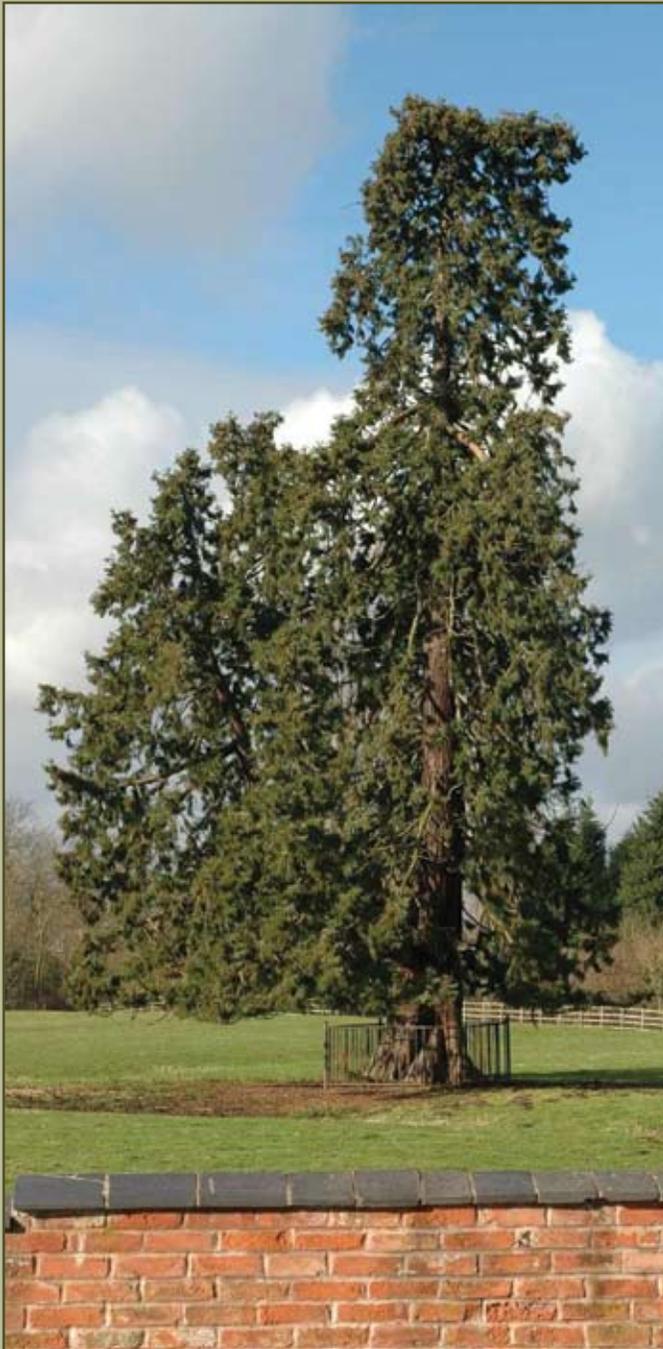
Home Farm Cottage and Brewery Cottages have lost their original windows and as a result the appearance and integrity of the Conservation Area is diminished. Home Farm Cottage has modern picture windows with side casements and top lights, although these have been painted white to match the rest of the 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.

#### 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 may be required and the need for a review of the conservation area boundary.

### GENERAL PRINCIPLES

The appraisal above should be used to inform and guide development decisions.

Any proposed changes should be carried out in a sensitive manner, taking into account the 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 Area.

Within the Area 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 effect on the character of an area over a period of time.

Central government guidance contained in the NPPF, the Borough of Charnwood Local Plan, Leading in Design and other SPD will be used to assess the quality of proposals for new development.

The character of the Conservation Area identified in the appraisal above is such that the following general principles should be noted when considering any development in all parts of the Conservation Area:

- The conservation area has a number of distinct “grains” or patterns of built form and spaces which are part of its historic development. These give the area great individuality, characterised by the pattern of historic buildings, ancient footpaths and highways and clearly defined boundaries. These “grains” are an important part of the character of the conservation area and will be protected.
- 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. As noted in the appraisal, there are several buildings which stand out as individual buildings. Care should be taken not to copy these, nor to create further individual buildings which would dilute the general character of the buildings in the Area.
- 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 or overwhelm them.

- 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.
- 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.
- 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.
- Applicants for planning permission must provide a meaningful “Design and 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.

- Safeguarding of protected species must be taken on board when considering planning proposals such as conversion, tree felling, housing development and other changes which may affect their roosting places, commuting routes and feeding areas.

### 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 of a building within a conservation area is an offence. In such cases, the Council will consider

prosecution of anyone responsible and enforcement of any necessary remedial action.

The powers set out in Section 215 of the Town and Country Planning Act 1990 can be used where the condition of land or property is considered to be seriously damaging to the amenity of the locality.

### 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.

It is not currently proposed to introduce any Article 4 Direction for Beeby Conservation Area.

### GENERAL CONDITION

The Conservation Area is in a very good condition. There is a good survival of traditional details such as windows and doors. No particular part has been noted as needing attention.

### BOUNDARY OF THE CONSERVATION AREA

It is the duty of the local planning authority, from time to time, to review the boundaries of their conservation areas and to determine whether any further parts should be designated as conservation areas. When undertaking such a review, the local authority should also reconsider

the boundaries in order to omit any areas which are no longer considered appropriate for inclusion so that the concept of conservation is not devalued through the designation of areas that lack special interest.

A Conservation Area Boundary Review was undertaken in 2018 which took into account the recommendations identified in the Management Plan contained in the original Conservation Area Character Appraisal. The revised boundary was formally adopted in 2019 and the following land and highways were added to the Beeby Conservation Area:

- Field to the northeast of All Saints' Church on both sides of Barkby Brook, including part of the copse.
- Field to the north of Croxton Road, to the east of Main Street between the Manor House and Lane End Farm.

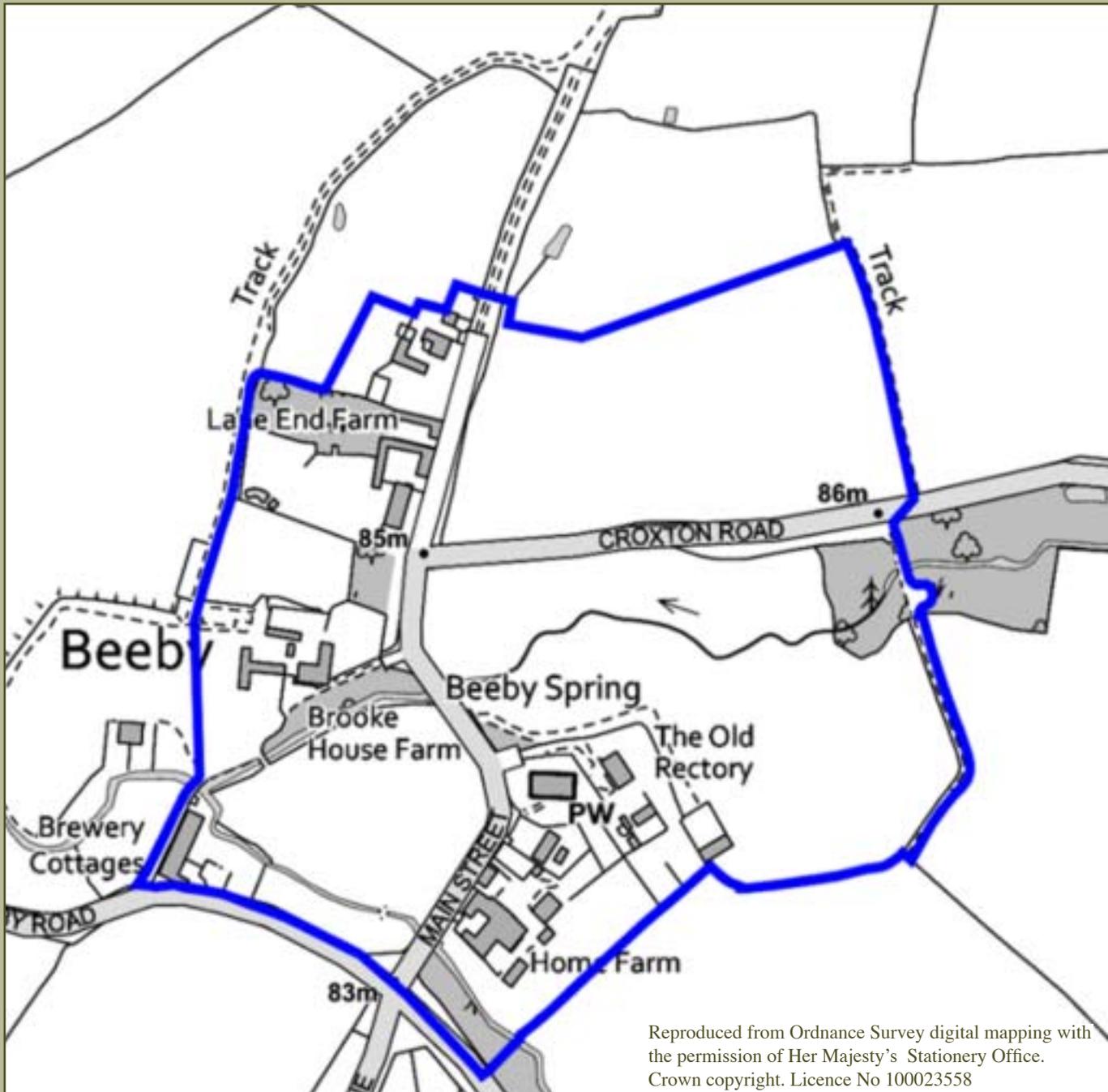
No properties, land or highways were omitted from the Beeby Conservation Area.

### COMMUNITY INVOLVEMENT

A mailshot was issued to all properties within the Parish in January/February 2019 so that local residents and businesses could contribute their ideas about the proposed changes to the boundary of the Conservation Area. The draft document was made available via the website and opportunity was given for the public to provide their views by means of an online survey. All comments and responses received were considered and appropriate amendments were made to the document before submission to Cabinet for approval.

### 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.



*Beeby Conservation Area showing current boundary following boundary amendment (adopted 2019).*

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## ADVICE AND GUIDANCE

The Borough Council Development Department can advise on the need for Planning Permission or Listed Building Consent and can provide guidance on matters such as appropriate methods of maintenance/repairs, changes to shopfronts, alterations and extensions and suitable materials.

Contacts: Conservation and Landscape Team  
Tel. 01509 634748  
built.heritage@charnwood.gov.uk

Development Management  
Tel. 01509 634691  
development.control@charnwood.gov.uk

Planning Enforcement  
Tel. 01509 634722

## TRANSLATING COUNCIL DOCUMENTS

To obtain this document in an alternative language, either written or as an audio tape please telephone 01509 634560.

ਕੌਸਲ ਦੇ ਦਸਤਾਵੇਜ਼ਾਂ ਦਾ ਅਨੁਵਾਦ

ਅਸੀਂ ਸਭ ਪ੍ਰਕਾਸ਼ਨਾਵਾਂ ਦੇ ਅਨੁਵਾਦ ਲਈ, ਲਿਖਤੀ ਅਤੇ ਆਡੀਓ ਟੇਪਾਂ ਦੇ ਅਨੁਵਾਦ ਦੀ ਸਹੂਲਤ ਪ੍ਰਦਾਨ ਕਰਦੇ ਹਾਂ। ਕਿਸੇ ਵਿਕਲਪਕ ਭਾਸ਼ਾ ਵਿੱਚ ਕੌਸਲ ਦਾ ਕੋਈ ਦਸਤਾਵੇਜ਼ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ, ਕਿਰਪਾ ਕਰਕੇ 01509 634560 'ਤੇ ਫੋਨ ਕਰੋ।

কাউন্সিলের ডকুমেন্ট (দলিলপত্র) অনুবাদ

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翻譯區議會的公文

爲求翻譯所有的刊物，我們提供文字與錄音帶的翻譯設施。要索取其他語言版本的區議會公文請致電 01509 634560。

કાઉન્સિલના દસ્તાવેજોનો તરજૂમો - ભાષાંતર કરવા વિષે

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