



Hathern Conservation Area

CHARACTER APPRAISAL

Adopted September 2007



Designated:	1975
Character Appraisal:	2007
Boundary Amended:	2019

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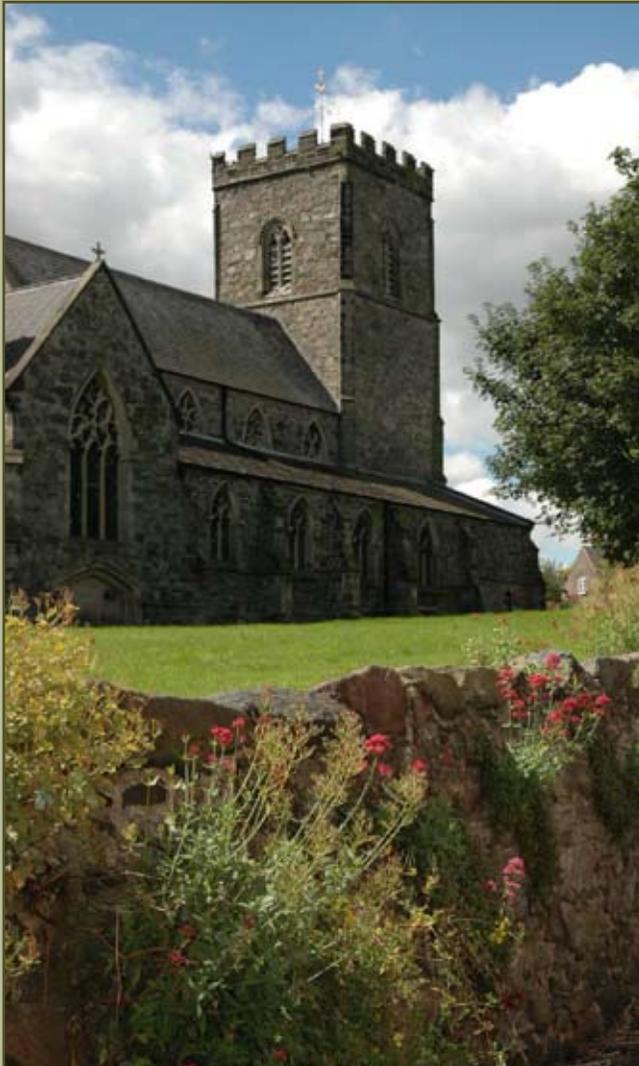


INTRODUCTION

Hathern Conservation Area was designated in September 1975 originally covering an area of 9.53 ha following a meandering route through the centre of the village, principally along Wide Street, Dovecote Street, Church Street and The Green. The boundaries of the Conservation Area largely define the settlement as it existed in 1884 and include a broad range of built development that is representative of the medieval and post medieval settlement and subsequent Victorian and Edwardian expansion that took place within this historic core.

A review of the boundary to the conservation area was undertaken in 2018 and the revised boundary, which now amounts to 10.76 ha, was formally adopted in March 2019

The purpose of this appraisal is to examine the historical development of the Area and to describe its present appearance in order to assess the special architectural and historic interest of the Conservation Area. The appraisal will then be used to inform the consideration of management and development proposals within the Area



EXECUTIVE SUMMARY

This document sets out the planning policy context and how this appraisal relates to national, regional and local planning policies.

The appraisal is an assessment of the special interest of the Conservation Area:

- Location and setting describe how the Area relates to the historic village and surrounding area.
- Historic development sets out how architecture and archaeology are related to the social and economic growth of the village.
- Spatial analysis describes the historic plan form of the village and how this has changed, describes the inter-relationship of streets and spaces and identifies key views and landmarks.
- Character analysis identifies the uses, types and layouts of buildings, key listed and unlisted buildings, coherent groups of buildings, distinctive building material and architectural details, significant green spaces and trees, and detrimental features.

These elements are brought together in a summary of the overall special interest of the Conservation Area. An assessment of the general condition of the buildings and spaces within the Area is included.

The main issues and proposed management actions are given and recommendations for developing longer term management proposals for the Area are suggested.



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,

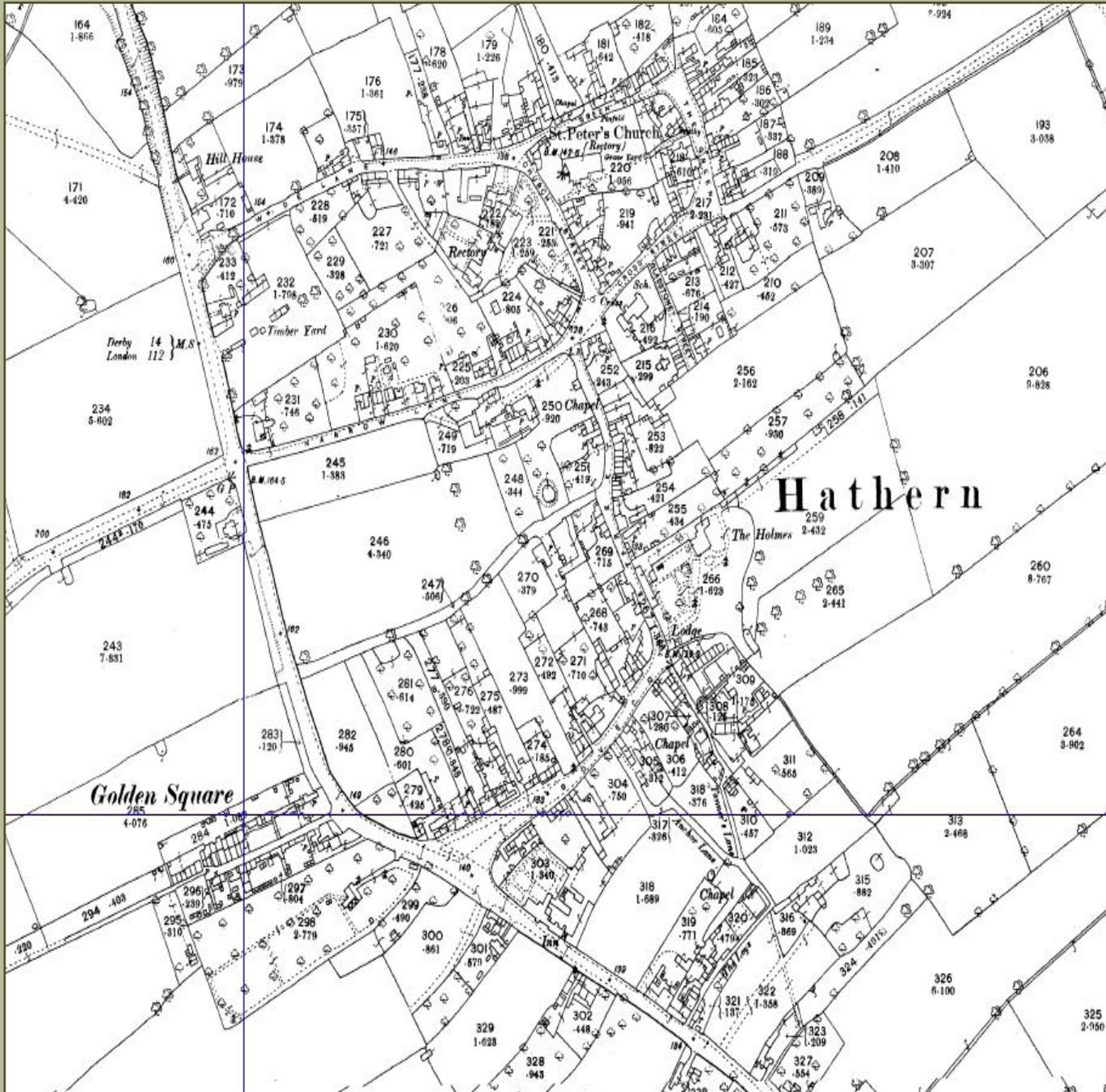
the cladding or rendering of such properties and the installation of antennae and satellite dishes.

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.



1884
map
of
Hathern



LOCATION AND SETTING

Hathern lies about 3 miles north west of Loughborough and is strategically situated on a terrace of sand and gravel above the flood plain of the River Soar and below the steeper edge of the valley that rises to the west of the village.

The origins of Hathern are not clear but it is likely that the village first developed as a Saxon settlement. These were typically nucleated settlements surrounded by their open fields and centered on a village green, a distinctive feature of Saxon settlements that may have been used as enclosures for livestock. Perhaps an indication of Hathern's Saxon origins lies in the fact that at its core is a nucleated settlement, clustered around the Church and The Green, and whilst this is now fully developed this was not always the case. There is a strong historical tradition of the use of The Green for animal enclosure, the early OS maps show the existence of a pinfold (a medieval holding pen for stray animals that were only released on payment of a fine) on the corner of The Green and Green Hill and the Hathern Local History Society (1985) refers to the pinfold pre-dating the 15th century. *

A noticeable feature of Hathern is that the main road does not pass through the village but skirts it to one side. Examination of the relationship between Hathern and its two nearest neighbours, Loughborough and Shepshed, may indicate the reason. Shepshed is significantly closer and the road over the hill leads directly to the entrance into Shepshed market and Shepshed may have had a stronger relationship with Hathern than with Loughborough. There may have been a strong link in the wool trade between Shepshed and the village, while the road to Loughborough market would have passed through the marshy land of The Rushes.

** It is interesting to note a similar arrangement at Syston where early OS plans also show a pinfold on The Green.*



HISTORIC DEVELOPMENT

The population of Hathern has varied over time. The most recent profile published by Leicestershire County Council shows that there were 1,924 people residing in the parish of Hathern at the time of the 2001 Census. The changes in the population are recorded in the Victoria County History and by Ison (1927). These records show that the population has risen steadily from about 128 people at the time of the 1377 Poll Tax, to about 210 people in 1565, to 179 people in 1676. The population was relatively stable throughout the 19th and into the 20th century, from 956 in 1801; to 1,252 in 1841; 1,312 by 1881 and 1,114 in 1901.

By the time of the Domesday Survey the village was recorded as 'Averdene' in the manor of Kegworth and by the 13th century was referred to as 'Haetherne' or 'Hawtherne' in reference to a protective hawthorn hedge.

The early medieval development of the village was based on agriculture with the villagers reliant on the meadows alongside the River Soar and the open fields surrounding the village (named by Beresford (1948) as One Dale, Oakley and Beanshill). An Act for the enclosure of the open fields, which along with the meadows and wastes, amounted to some 1300 acres, was passed in 1777. The enclosure would have had a profound effect on the local landscape, with small hedged fields replacing the original open fields. By removing the villager's traditional dependency on the land, many were forced to look for new employment. Nevertheless, Pemberton (1984-5) notes that enclosure brought increasing wealth to many local benefices and that the rector of Hathern was able to reconstruct a greater part of his house during this period.

Other than agriculture, villagers were engaged in a wide range of crafts and occupations necessary to service



the local economy. Other employment may have been offered by the Anchor Inn which was a coaching inn on the main road from London to the north of England.

The most significant alternate industry was framework knitting which developed during the 18th century in a number of rural centres along the Soar and Wreake valleys and was recorded in Hathern after 1750 by Parker (1955). Ison (1927) notes that by 1798 the village's inhabitants were principally involved in framework knitting. Early framework knitters were employed as out-workers by larger factories, principally based in Leicester, working in their home or in small backyard workshops with the involvement of the whole family (men on the frame, women seaming and children winding wool onto bobbins).

However, the industry appears to have remained small scale. Hathern did not develop the large number of factories like many other villages in the Soar and Wreake valleys and this may have been due to its location. It is somewhat remote from Leicester, the principal industrial centre, and it is some distance from the Soar Navigation, built in 1792, and the railway, built in 1840, so it may have been unable to profit directly from these improved transport links.

There is good surviving evidence of the early industry in the range of domestic workshops, such as behind no. 8 The Green (visible from the churchyard) and no. 14 The Green, which appears to have been a range of workshops before conversion to a dwelling. In addition to these domestic workshops there are two small factories in the Conservation Area, one at no. 10 The Green, now converted to a house, and a second at no. 7 Green Hill.

In the 2019 boundary amendment, a section of the conservation area was extended to include another factory off Cross Street. In 1890, Henry Harriman J. P., together with his brother, started a hosiery manufacturing

business in Hathern. In 1895, the brother's half of the business was passed on to Jonathan Alexander Swift, becoming J. Alex Swift Ltd which is still run today by his 3rd and 4th generation descendants.

The growth in the village through the 19th century was reflected in the improvements to local services and new community facilities with the opening of a school on Cross Street in 1849, now shared between the school and doctors' surgery, and a number of chapels. The former Wesleyan chapel (dated 1864) on Dovecote Street still survives and is used as the village hall and there is a smaller chapel on Green Hill.

Without large scale industrialisation during Victorian and Edwardian times, the population of the village remained relatively small and there was no surge of house building, as was seen in other villages, until the second half of the 20th century. The present Conservation Area therefore reflects the basic historic street pattern that had been established by the end of the 19th century and contains many of the buildings that have been built in the village since the 16th century.

Since the Area encompasses the core medieval settlement, the pattern of streets and nature of many of the properties would suggest that there is considerable archaeological potential, both in the form of below ground archaeology and in the fabric of many of the standing buildings.

Any major development within the Conservation Area requiring excavation works is therefore likely to require a considered archaeological assessment and investigation prior to the commencement of any development. In addition, as many of the earlier buildings may conceal medieval or post-medieval remains, any works involving the disturbance of the existing fabric also merit further archaeological investigation.



SPATIAL ANALYSIS

PLAN FORM

Hathern appears to have developed as a small settlement clustered around the Church with a distinctive linear extension along Dovecote Street to Loughborough Road.

The historic pattern of streets within the Conservation Area, as shown on the 1884 Ordnance Survey plan, has been clearly influenced by the area's local topography. Loughborough Road has been a principal roadway between Leicester and Derby since before medieval times and this road defines the western edge of the settlement. Springing from Loughborough Road is a relatively closed network of streets that run east towards the Soar, namely Wide Street (originally part of Dovecote as shown on the 1884 OS plan), Narrow Lane and Wide Lane. The topography of the area is reflected in the way the three streets fall steeply from their junctions with Loughborough Road to their junctions with Dovecote Street and Church Street. In places they form deeply incised hollow-ways, cutting into the natural ground level so that the neighbouring properties stand well above the road level.

The three streets are linked by the cross streets of Dovecote Street, Church Street and The Green, which all follow a distinct north-south axis and have a more even gradient across their lengths.

The historic core forms the basis of the Conservation Area and within it there are a significant number of surviving domestic and commercial buildings that date from the late 16th century through to the late 19th century as shown on the 1884 OS plan. There are 15 listed buildings and, of these, the Church and the village cross are listed Grade II* with the remainder listed Grade II. The village cross is a Scheduled Ancient Monument.



The most significant change since the end of the 19th century has been the extent of infill development, both within the historic core and in the open land that originally surrounded it, so that the Conservation Area now forms an integral part of the modern village and it is often difficult to identify well defined boundaries to distinguish the historic core from the newer areas.

TOWNSCAPE

The original village of Hathern is a network of narrow streets cut into the steep banks on either side as they drop down from the main road. The narrow streets do not lead to a particular focal point, other than the church, but into a series of broad junctions. These broad junction areas have survived but many are now tedious expanses of tarmac which intrude into the village character.

The cottages in the churchyard at the junction of Church Street and Wide Lane and some of the cottages on the

north side of Wide Lane were demolished many years ago. This has enhanced views of the church which now has its own distinct space although the sense of enclosure is reduced.

In the 2019 boundary amendment, the modern development at Penfold Close was omitted from the conservation area. A section of the east side of The Green, however, was added to the conservation area. These Victorian terraces, which appear on the 1883 Ordnance Survey map, provide an important end of view down Wide Lane/Green Hill.

Most of the streets and spaces have a sense of enclosure. This is less evident in Cross Street where on the south side there is the low wall surrounding the school and on the north side the houses are set well back from the street. The school, its playground and the late Victorian terrace of Gladstone Street introduce a utilitarian form

to an otherwise mediaeval street layout. The Post Office and shop create an area of activity.

A number of attractive inter-war semi-detached houses and late Victorian terracing on Cross Street and Gladstone Street were added to the conservation area in the 2019 boundary review. The traditional small Victorian red brick terrace houses on Gladstone Street provide an example of a different form of housing primarily for low income workers and their families.

What was possibly a village green at the junction with Wide Street and Loughborough Road is dominated by traffic. The placing of a fine seat around the central tree attempts to encourage people to congregate. The northern side of Wide Street sweeps into Loughborough Road where there is a fine row of terraced and semi-detached red-brick Victorian town houses with short front gardens. These were added to the conservation area



in the 2019 boundary review. The continuity provides an attractive heritage environment and views along for passing traffic.

The originally open nature of Hathern has allowed for much development which has not respected the existing character. The tight clusters of housing and outhouses which formed the farmyards and other groups along Wide Street and especially Narrow Lane have mostly been replaced by semis and detached houses. The new houses stand back from the road, protected by hedges and walls, so that they appear unconnected to the village street other than as a means of access by car. By contrast the houses which stand on top of the banks where Wide Lane cuts into the hillside still form the features which mark the lane as belonging to a village and not open country.

Dovecote Street has maintained some of its character with the tight terrace and chapel. But it has been damaged by the intrusion of the entrance into High Meadow, which has inappropriately large radius curves and visibility splays.

Tanners Lane provides a distinctive character to the village. The closeness of the houses, the variety of boundary treatments, brick, stone and hedge, and the controlled views as one looks up the lane creates character that is important to the historic village.

From most parts of the Conservation Area the Church tower is clearly visible on top of the hill. However, the church now appears more remote within its churchyard since the demolition some years ago of the cottages around the north east corner of the churchyard.

In the course of the 20th century this ancient village pattern has been eroded by infilling, development in backlands and the construction of small access roads to service suburban houses.



Previously lying outside of the conservation area, No. 1 Derby Road, dating from the mid 19th century and locally listed, was incorporated into the conservation area as part of the 2019 boundary amendment.



The Green.



Gladstone Street

A number of houses in The Green, Gladstone Street and Cross Street were added to the conservation area as part of the 2019 boundary amendment. The Green was one of the earliest built areas in Hathern and though late 20th century housing has replaced some traditional buildings, the addition of the two groups of small mid C19th houses provides an important end view when looking down Green Hill. The traditional Victorian red brick terraces on Gladstone Street, some of which appear on the Ordnance Survey map of 1883, provide an example of a form of housing primarily for low income workers families. The terraces on both sides of Gladstone Street provide an attractive, enclosed view.

In the 2019 boundary amendment, the section of High Meadow referred to above, together with the modern houses to either side of the entrance to High Meadow on Dovecote Street were omitted from the conservation area. Similarly, the modern developments in Cottage Gardens Close and Old Forge Close were omitted from the conservation area.

The section of Narrow Lane immediately to the west of Old Forge Close consists of a long row of mid and late 19th century terrace and semi-detached housing on the north side and these were added to the conservation area in the 2019 boundary review. Although some show damaging changes to the traditional detailing, the overall impact of the streetscape demonstrates the qualities and character of this period of townscape development with good views both east and west which include the historic buildings further down Narrow Lane.

At the west end of this row is a substantial Victorian house, No. 1 Derby Road. Dating from the mid 19th century, the house consists of red brick walls with stone quoins and dressings and a hipped slate roof with elaborate dentilated stone cornice incorporating feature corbal brackets, dressed under overhanging eaves. The house is locally listed and, as part of the 2019 boundary review, has now been incorporated within the conservation area.

INTER-RELATIONSHIP OF SPACES

There is not any one particular open area within the village which can be seen as a primary public space. The Green itself is an unusually wide street and is a clearly identifiable space within the Conservation Area, which suggests that it may have once been the village green as its name suggests. The large grass verge within the mouth of Wide Street has the potential to be a second green, although visually, it has been compromised by the erection of a prominent electricity sub-station.



All the spaces within the village are formed by open road junctions, of which the most significant is the area around the Village Cross. The Churchyard forms a tranquil green space within the village.

KEY VIEWS AND VISTAS

The important view is that of the church tower which forms a focus for the whole Area, particularly across the existing buildings fronting Cross Street and The Green and in more distant views from the fields to the east of the village. To appreciate the views across the valley one has to walk away from the village, for instance, along the path that leads from Green Hill Rise to the cemetery or down the path that leads to the meadows away from The Green.

Views from the Cross up Narrow Lane, from the Church up Wide Lane and from The Green up Green Hill are particularly significant to the character of the Area. The collective effect of brick and stone walls, green banks, buildings and trees provide the physical constraints on highway regulations and in turn create the distinctiveness of these lanes.

LANDMARKS

The Parish Church of St Peter & St Paul occupies a raised site on the corner of Church Street, Green Hill and Wide Lane and provides the major landmark within the Conservation Area.



CHARACTER ANALYSIS

BUILDING USES

The predominantly residential nature of the Conservation Area does not reflect the range of activities and uses that were originally a part of the village scene and contributed to its historical development.

As a small village the basic economy of Hathern was tied to agriculture, and this is reflected in the development of a large number of farms within the village centre after Enclosure that provided employment and generated activity in the village. These active farms have now

been lost due to changes in the agricultural economy and their conversion to domestic residential uses. Alongside the farms there were also a range of local trades and businesses serving the local economy.

There was a good deal of small scale industrial activity within the central core as indicated by the surviving domestic framework knitting workshops built behind the frontage of properties on The Green and the factory units on The Green and Green Hill.



BUILDING TYPES AND LAYOUTS

Historically the most important building in the village was the Parish Church, which would have been at the focus of village life into the eighteenth century, by which time it was joined by new places of worship following the growth of non-conformity. There are also community buildings such as the school. There are two public houses within the Area: The Three Crowns on Wide Lane, although the present building is an inter-war replacement of the original building, and the Anchor Inn on the Loughborough Road, which dates to the 18th century and originally served as a coaching inn with a larger complex of outbuildings than presently survives. There was also a small range of village shops. Perhaps the most notable was the Co-operative store that was built on Wide Street in 1878 and has now been converted to residential use following its closure in 1976.



KEY LISTED BUILDINGS AND STRUCTURES

The principal listed buildings in the Conservation Area are the Church and the Cross. The Cross is also a scheduled ancient monument.

Also of primary importance to the Conservation Area are the Rectory and Dales Farmhouse both listed Grade II. The Elms is an important listed building but its contribution to the Conservation Area is limited because it is secluded within its own grounds. The Anchor Inn is a distinctive former coaching inn and along with the Stone House on Wide Street make a significant contribution to the historic value of the area.

The full list of listed buildings is given on Page 32.

KEY UNLISTED BUILDINGS

No. 51 Wide Street creates an important visual termination at the south end of Dovecote Street. The distinctive architecture of Hathern Primary School, now partially a doctors surgery, makes a significant visual impact to the character of the area around the village cross.

No 1 Derby Road was added to the conservation area in the 2019 boundary review and is discussed on page 13.

COHERENT GROUPS

Nos. 27 to 41 on the east side of Dovecote Street form an important group of white painted terraced houses curving along the street. They are punctuated by the Village Hall at the north end.

There is a group of timber frame buildings which stand above Wide Lane that enhance the rural nature of this part of the Area.

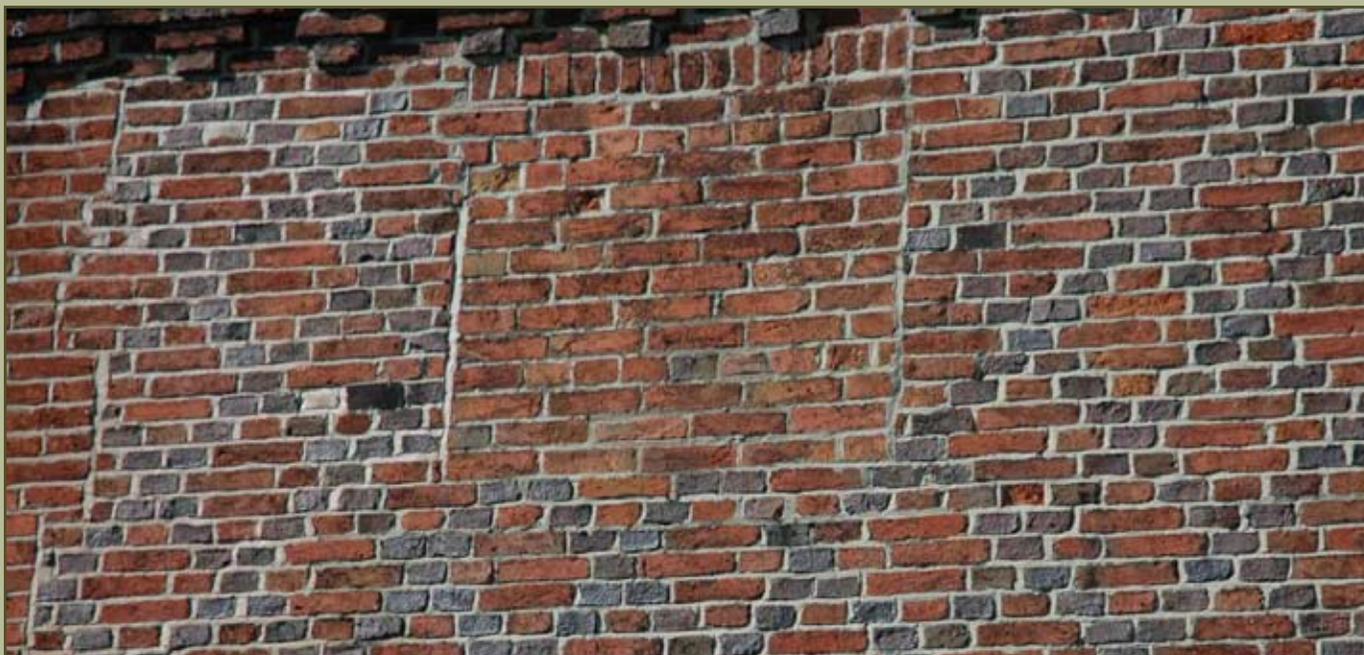




BUILDING MATERIALS AND ARCHITECTURAL DETAILS

The earliest buildings in the village were timber frame and thatched properties, and a good number of examples still survive, although the most predominant building materials in the Conservation Area are brick and slate.

Whilst there have been some demolitions in the Conservation Area there are a significant number of good surviving timber frame cottages properties, dating from between the 16th or 17th centuries, throughout the Conservation Area, such as at nos. 1 and 23 The Dovecote and nos. 37, 41, 48 & 53 Wide Lane; and at no. 60 Narrow Lane, which also retains its thatched roof. These represent only a proportion of timber frame buildings that would have existed and mid-Victorian



photographs provide good evidence of a number of now-demolished buildings. These include the old post office on the corner of Narrow Lane and Church Street that had a timber frame in the end gable and was demolished some time between 1884 and 1901 (Hathern Local History Society (1986), page17). The Transactions of the Leicestershire and Archaeological History Society 1960 also refer to the demolition of a group of cottages in Wide Street in 1959, one of which had a cruck frame, and these buildings may also have been captured by Victorian photographs (Hathern Local History Society (1986), pages 10 & 11).

Brick is now the most common building material throughout the village, particularly in buildings from the 18th and 19th centuries, and it provides a broad uniformity of material and appearance throughout the Conservation Area. In many properties the brick is laid

in a Flemish bond with the pattern emphasised by the use of contrasting headers and stretchers. However, in many cases vernacular cottages built in brick have been refaced with roughcast render. The Victorian photographs provide evidence of the cottages at nos. 39 & 41 Dovecote Street and at no. 1 Church Street that were originally brick but which have now been rendered (Hathern Local History Society (1986), pages 27 & 16 respectively).

Within the gable end of no. 21 Green Hill there is an example where brick is used to provide decoration in the form of a blue brick diaper pattern with parallel projecting brick courses at first and second floor level in the style of the Wreake Valley tradition identified by McWhirr (1997).

Whilst not used as a principal building material, local



granite is used throughout the village either as random rubble walls supporting the timber frames or as boundary walls along many of the streets, such as Wide Street, Dovecote Street, Narrow Lane and Wide Lane. These walls make a significant and distinctive contribution to the local street scene and the Conservation Area generally and it is important that they are retained.

Welsh slate is the predominant roofing material, although a number of roofs are finished in Swithland slate, such as no. 23 Dovecote Street and nos. 2-4 Cross Street, the former Rectory on Church Street and the rear roof slope of no. 41 Dovecote Street. There are also a few examples of roofs covered in plain tiles, such as at nos. 46-48 Narrow Lane (Holly Tree Cottages) and nos. 2-6 The Green, where the tiles are laid with a fish-scale decoration, and there is occasional use of clay pantiles, such as at no. 37 Wide Lane. One of the most significant visual changes to the Conservation Area has been the widespread use of concrete tiles to re-roof many of the properties. These tiles look out of place and are visually intrusive and should be avoided with either Welsh slate or plain clay tiles used for any new development in the Conservation Area.

Of the surviving traditional windows the most common are timber sliding sash, ranging from quite delicate multi-pane sliding sash windows found in the polite Georgian houses, such as at The Elms and Dales Farmhouse on Dovecote Street and the former rectory on Church Street, to more simple single pane sashes found

in a number of Victorian and Edwardian properties, such as in no. 29 Green Hill and no. 60 Wide Street. There are also some rare examples of surviving Yorkshire sliding sash windows, such as in nos. 46-8 Narrow Lane (Holly Cottages) and in the workshops to the rear of no. 8 The Green. Dormer windows are not a particular local feature but there are some interesting examples on no. 37 Wide Lane where the flat roof slim-line dormers read almost as a continuation of the roof slope.

Cills and lintels around window and door openings are not a particularly common or pronounced feature of the more traditional village properties. The most pronounced cills and lintels are found in the Victorian and Edwardian cottages, such as at nos. 50-56 Narrow Lane and nos. 58-62 Wide Street (Unity Cottages), which have some unusual and unique examples of terracotta lintels and cills. The earlier Georgian farmhouses have elaborate brick arches and cills such as at no. 45 Dovecote Street and Dales Farmhouse also on Dovecote Street and nos. 46-48 Narrow Lane.

Some properties retain their original chimney stacks and pots, which show a great variety of styles and add considerable skyline interest. Of particular note are the crown pots on simple brick stacks at nos. 58-62 Wide Street; the large multiple stacks with simple pots at nos. 2-8 The Green; the tall oversailing brick stacks on The Three Crowns on Wide Lane and the simple capped flue on no. 60 Narrow Lane. The wide variety of terracotta chimney pots and the use of terracotta for decoration and boundary wall cappings properties probably relates to the wide selection of products produced by the former local Hatherware terracotta works.

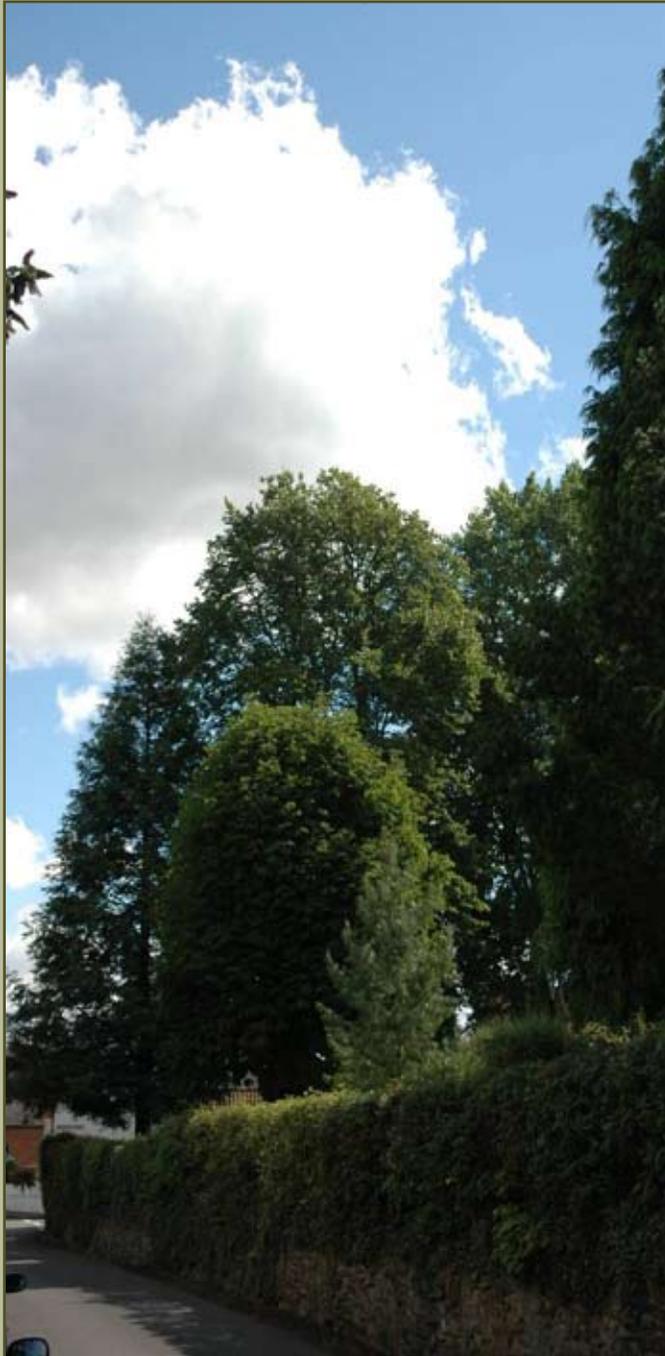




LOCAL DETAILS







PARKS, GARDENS AND TREES

The green spaces such as the widening of Wide Street at its junction with Loughborough Road and the churchyard which slopes down from the church are understated, pleasant areas of green. Similarly, where Dovecote Street and Wide Lane cut into the ground, the trees overhanging the road, the hedgerows and banks of grasses and wild flowers give a rural feel. Elsewhere, the gardens of private properties, especially the The Rectory and Dales Farm House, provide some often significant green feel to the Area.

There are two primary groups of trees: the cedar and other trees in the garden of the Rectory and the line of yews along Church Street; and the large sycamores, conifers and other trees in the garden of Dales Farmhouse.

These trees along with others provide a backdrop to the buildings and open spaces and they create a mass of green in the centre of the village.

There are two trimmed yews in the churchyard and a group of limes in the churchyard and two limes beside the Library. The larch and pine beside the Village Hall also make a significant contribution.

There is a group of ornamental whitebeams and hornbeams and the chestnut around which the seat has been placed in the green space at the top of Wide Street.

Elsewhere there are trees in some of the gardens most notably surrounding The Elms.



BIODIVERSITY

The Conservation Area includes a range of typical urban habitats. Unfortunately, they are somewhat isolated into small pockets forming only a fragmented network. Several important groups of mature trees are found along Church Street, Dovecote Street and Wide Street. Small expanses of intensively managed amenity grassland in the churchyard and off Wide Lane are complemented by a variety of native and ornamental trees. Elsewhere, there are small sections of hedgerows which vary widely. There are free-growing hedges dominated by native species such as hawthorn, ash and elder and associated with flower-rich herbaceous banks, provide excellent cover and a good food source for wildlife. Elsewhere, well-trimmed privet hedgerows may be of lesser benefit but can still afford some valuable cover to wildlife if not pruned too severely.

Gardens in the Conservation Area form a patchwork of urban habitats, which represent an important biodiversity resource when pooled together. They are particularly valuable when native and wildlife-friendly shrubs and herbaceous plants are grown and where local residents seek to attract wildlife by sympathetic management such as the provision of supplementary feeding.

Buildings can be an important resource for wildlife for some bird and bat species. The pipistrelle has been recorded in Hathern, and is a species associated with both buildings and mature trees. Bats can be seen foraging close to tree canopies, along hedgerows and within gardens, preying on flying insects.

Other species found in the Area are those which would be expected in association with urban habitats. Birds such as robin, blackbird, blue tit, great tit and wren have been recorded from gardens, whilst starlings are associated with expanses of amenity grassland. There seems to be a fairly healthy sparrow population, a species which is now listed as of high conservation concern due to its rapid decline over the last 25 years.

Greenspace and natural areas accessible to residents within the Conservation Area are limited although this may be compensated by the wider countryside being within walking distance.



DEFINITION OF SPECIAL INTEREST

The characteristics of special interest are:

- The nature of the network of narrow streets and broad junctions that make up the surviving medieval street pattern within the conservation area;
- The nature of the lanes as they cut down from the A6;
- The dominance of St Peter and St Paul's church tower in a number of views from within the area;
- Groups of trees and individual specimens that dominate certain streets and spaces, and provide the back drop to many views within the conservation area;
- The use of terracotta details such as copings, window heads, etc and the variety of chimney pots;
- The variation of highway widths and lack of pavements;
- The variety and nature of front boundary treatments, consisting of brick, stone, hedge, with wild flowers and grasses;
- The wide range of building types that display the social and economic history of the village;
- The use of a range of local materials derived from the local geology are significant; red brick from local works is common, terracotta of local provenance, and surviving timber frame are very distinctive;
- The colours and textures that these distinctive local materials provide.

CONSERVATION AREA 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 Hathern 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 Hathern 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.

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.

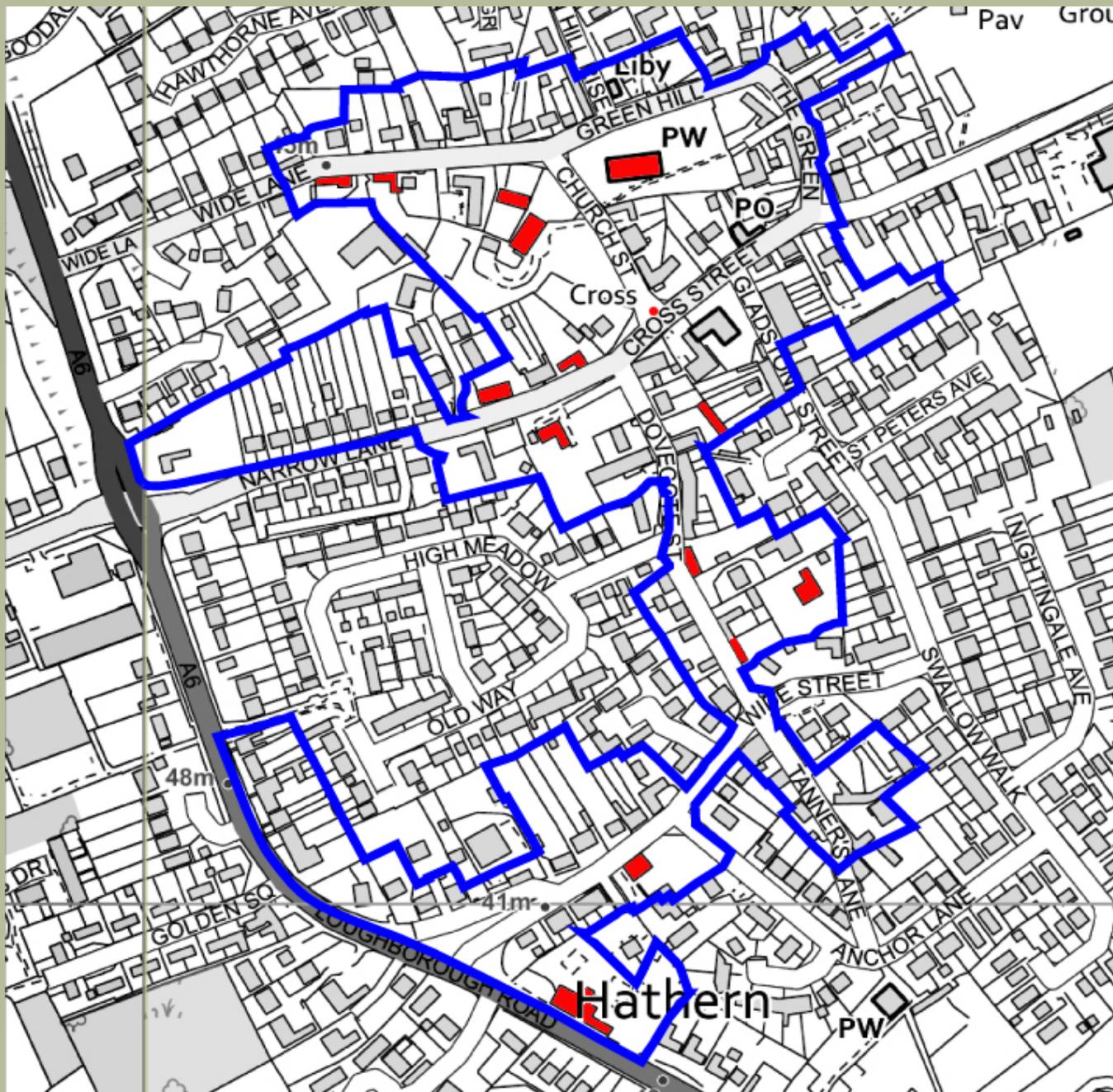
In order to preserve and enhance the character of conservation areas, many planning authorities use Article 4 Directions to restrict permitted development rights on groups of buildings or areas. Restrictions normally relate to particular elements such as replacement windows and doors, or roofing.

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

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.



Current map of Hathern Conservation Area following 2019 boundary amendment. Listed Buildings in red. Reproduced from Ordnance Survey digital mapping with the permission of Her Majesty's Stationery Office. Crown copyright. Licence No. 100023558

The revised boundary was formally adopted in 2019 and the following properties and/or land and highways were ADDED to the Hathern Conservation Area:

- No. 1 Derby Road.
- North side of Narrow Lane, Nos. 8 to 38.
- East side of The Green, Nos. 21, 23, 25, 29, 31, 33, 35.
- South side of Cross Street, Nos. 13, 15, 17, 19.
- J, Alex Swift hosiery factory, Cross Street.
- East side of Gladstone Street, Nos. 2 to 14.
- West side of Gladstone Street, Nos. 9 to 21.
- East side of Loughborough Road, Nos. 28 to 56 plus Nos. 60 and 62.
- Additional portions of rear gardens to properties along north side of Wide Street, Nos. 2, 4, 10, 20, 22, 30, 34, 34a.
- North section of car park to the east of the Anchor Inn, No. 74 Loughborough Road.

The following properties and/or land and highways were OMITTED from the Hathern Conservation Area:

- No. 31 Narrow Lane.
- Nos. 1 to 5 Cottage Gardens Close.
- Nos. 1a and 1b High Meadow.
- Nos. 28 and 42 Dovecote Street.
- Nos. 1 to 4 Penfold Close.
- Nos. 33 and 35 Green Hill.
- Nos. 5, 7 and 9 Greenhill Rise.
- Nos. 1, 4, 5, 6 and 7 Old Forge Close.
- Nos. 50, 56, 64 and 74 Wide Street.

COMMUNITY INVOLVEMENT

A public meeting was held in Hathern in January 2019 so that local residents and businesses could contribute their ideas about the proposed changes to the boundary of the Conservation Area. The document was made available as



a draft 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.

ENHANCEMENT

1. Possible low key landscape work at the area of the junction of Wide Street and Loughborough Road in order to reduce the visual impact of the electricity substation and the A6. Improvements have already been made to the substation building.
2. Enhance the setting to the Cross. Ideally, the carriageway width should be reduced and a suitable surface treatment installed around the Cross to improve its setting which may also reduce the possibility of damage by vehicles.
3. Work with the Highways authority of Leicestershire County Council to create more sympathetic and restrained road markings in the Area and to re-site, or group street furniture.

MANAGEMENT AND 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.

DEVELOPING MANAGEMENT PROPOSALS

Various forces, historical, cultural and commercial, have shaped the development of the conservation area, creating a sense of place and individual identity. The character and appearance of the conservation area is vitally important, both in attracting investment in the area itself, and in the encouragement of initiatives to the benefit of the wider community.

Based on the issues that have been identified the following objectives will have a positive impact in both protecting and enhancing the character of the conservation area, and provide the basis of a long term management plan:

1. Develop policy for the selection and use of materials appropriate for particular situations with the Highway Authority. The use of highway markings also needs to be carefully considered.
2. Develop a coordinated approach to the placing of all permanent items within the streets and take the opportunity to renew, redesign, re-site, eliminate or combine existing street furniture. Similarly there is a need to look at traffic signs and highway markings, with a view to their rationalisation and the appropriateness of the existing street lighting and the scope to introduce imaginative lighting schemes.
3. The production of heritage trail leaflets to increase community awareness and appreciation, should be considered. This might involve interpretation material, plaques or similar for key sites and buildings.
4. Identification of biodiversity enhancements such as encouraging the provision of bat and bird boxes, particularly swift nest boxes within the fabric of new and converted buildings.



LISTED BUILDINGS IN HATHERN

CHURCH STREET

The Rectory, West House and South Corner	Grade II
The Village Cross	Grade II*
Scheduled Ancient Monument	

DOVECOTE STREET

The Elm	Grade II
Barn to The Elms	Grade II
No 23	Grade II
No 45 (Meadow Farmhouse)	Grade II
Dales Farmhouse	Grade II

GREEN HILL

Church of St Peter and St Paul	Grade II*
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LOUGHBOROUGH ROAD

Anchor Inn	Grade II
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NARROW LANE

Nos 46 & No 48	Grade II
Nos 58 & No 60	Grade II

WIDE LANE

No 37	Grade II
No 41	Grade II
No 53	Grade II

WIDE STREET

No 17, The Stone House	Grade II
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TRANSLATING COUNCIL DOCUMENTS

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