

South Cambridgeshire District Council

LINTON CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

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1.0 INTRODUCTION

1.1 This document sets out the special architectural and historic interest of the Linton Conservation Area and aims to fulfil the District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of its conservation areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the commitment made by policy EN29 in the Local Plan (adopted February 2004). This document covers all the aspects set out by English Heritage in its August 2005 guidance on conservation area appraisals and management plans, including an analysis of the special character of the conservation area, and recommended actions for the management of the area in order to preserve and enhance its character.

1.2 This paragraph will report on the public consultation exercise and confirm the status of the appraisal as Council Policy.

2.0 WHAT ARE CONSERVATION AREAS?

2.1 Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

2.2 When a Conservation Area has been designated, it increases the Council's powers, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed, while the rights that owners have to do works to their properties without planning permission (known as 'permitted development rights') are reduced or can be taken away. Stricter controls are also exercised over the design of new buildings and owners must give the Council six week's notice of their intention to carry out works to trees. Planning applications affecting a Conservation Area must be advertised on site and in the local press, to give people the opportunity to comment.

3.0 OVERVIEW OF THE AREA

3.1 Linton lies 11 miles south east of Cambridge in the River Granta valley. It is only 5 miles west of Haverhill in Suffolk, across the Cambridgeshire border, and is also close to the county boundary with Essex. The village has been bypassed by the A1307 Cambridge Road since the late 1960s and this has diverted traffic from the main route through the village, High Street.

3.2 High Street is a long road that winds through the village and dips towards the bed of the river. **High Street looking west** The road rises again on the other side as it leaves the settlement, heading straight on to the modern parts of the village and turning sharply left to the hills to Balsham. Various lanes lined with buildings connect with High Street from either side. Church Lane leads down to the medieval parish church that lies close to the old ford to the river, at the heart of one of the early settlements at Linton.

3.3 A remarkable proportion of historic buildings survive in Linton and these include many buildings included on the statutory list. Linton has kept a good degree of its historic rural character with timber framed buildings retaining traditional features such as long straw thatched roof and pargetting on the walls. Jettied frontages

overhang the highway on High Street and the almost continuous row of buildings, many are timber framed with later brick frontages attached, reflect Linton's history as an historic market town on a busy route filled with inns and shops. **[High Street looking east]**

3.4 Geographically Linton is an isolated village, being surrounded on all sides by fields and encircled by the winding course of the River Granta, a tributary of the River Cam. **[River Granta]** Large areas of rolling countryside separate it from other villages and the nearest settlement is the hamlet of Hadstock in Essex a mile to the south. Tree topped hillsides overlook the village from the north east and the undulating landscape is a marked contrast to the flat fenland in the northern parts of South Cambridgeshire. The rural setting characterises this historical agricultural community which was founded around the milling of cloth, Linton meaning "linen town".

3.5 It is one of the larger villages in Cambridgeshire, with a population of around 4,000. Much of the area is residential with a number of small shops and businesses spread between, particularly along the long High Street. Larger commercial premises and the large Linton Village College are located outside the main village with a large farm in The Grip on the other side of the A1307 and the enormous industrial grain store complex to the north. The train station was also located outside the confines of the core of the historic village, although it has been closed since the mid 1960s, the line between Cambridge and Haverhill having served the local community for around 100 years.

3.6 Linton past is strongly linked to its history as a small market town, although there is a busy agricultural heritage all around the urban core, most notably still remaining in The Grip. **[The Grip barns]** Its progression to town status in the 16th and 17th centuries led to it being a centre for many trades and professions. Many buildings have had to be replaced over the centuries due to fire, flood and poor maintenance, which has led to a renewal that has brought a variety to the streetscape, while a good number of examples of many ages back to the 15th century has been retained.

3.7 The village has a remarkably rich stock of historic buildings with around 130 listed buildings. These range from the grade I Church of St Mary, to a number of timber framed cottages with longstraw thatched roofs, to many fine 19th century houses built of gault brick lining the High Street. **[Linton Parish Church]** The high quality of the historic environment in Linton led to its being designated as the only Outstanding Conservation Area in South Cambridgeshire in 1979.

3.8 The church and the High Street (particularly around The Dog and Duck Inn and the river bridge) provide dual focuses for the village. They vary in appearance with strong clusters of buildings in High Street and the school playing fields and churchyard surrounding the parish church. One of the distinctive characteristics of Linton is the tight placement of buildings along the High Street juxtaposed with the looser arrangement of houses in more generous plots on the connecting lanes. In particular, The Grip has a more rural appearance than the historic urban setting of the High Street. **[View north on The Grip]**

3.9 The village has seen some 20th and 21st century expansion, much of which is located in the west around Bartlow Road, outside the Conservation Area boundary.

Council policies have deterred the spread of residential building to the south, and as it is within the Area of Restraint south of Cambridge, development has not been allowed to take place beyond the framework of the village. Although the land abutting the village continues to provide arable farmland, many of the village residents work outside the settlement, often in Cambridge. The provision of a trunk road on the edge of the village grants easy access to the city and other major highways. [Cambridge Road]

3.10 Linton is a traditional rural Cambridgeshire village lying on the hilly borders with Suffolk and Essex. Although it has accommodated the changing needs of its residents with the creation of modern facilities, these have been located outside of the historic core of the settlement with only minor modern introductions to the building stock and streetscene.

4.0 A BRIEF HISTORY OF THE VILLAGE

4.1 The name Linton is derived from “linen town” or “flax farm” and is one of three Domesday townships in Linton Parish known as Lintons, Alia Lintone and Bercheham, which became Great Linton, Little Linton and Barham in the Middle Ages.

4.2 Prehistoric and Roman settlement in the area was widespread and the location close to a river, with fertile farmland all around, proved very attractive. It is also on the route of the Icknield Way, a series of pre-Roman trackways, among the earliest surviving routes in the country, which linked Ivinghoe Beacon in Buckinghamshire with Knettishall Heath in Norfolk. The river provided the boundary between the Great and Little Linton, while Barham grew further east. Great Linton was focussed around the site of the current parish church from Saxon times and spread north from the ford in the river.

4.3 By the time of the Domesday Survey in 1087 there were four landholdings in the area, Great and Little Linton, Barham and Barham Hall. These formed settlements located on sites forded by Icknield Way routes across the River Granta. However, the location around the river fords would result in flooding problems throughout Linton’s history. The settlements were first recorded under the ownership of Wulfhun in the early 970s and after having passed through the hands of Ely Abbey and King Ethelred were in the possession of Count Alan of Brittany at the time of Domesday.

4.4 The settlements grew in early medieval times, with good communications provided by the location on the river, and close to the Icknield Way and east-west routes. The river provided the power for two mills in Great Linton manor in the 11th century and one of these survives, rebuilt and converted to residential use on the same site in the 21st century. Also, two lords of the separate manors at Great Linton and Barham steadily promoted the area so that Linton became the principal commercial settlement in the locality after Cambridge.

4.5 William de Say of Great Linton built a manor house at the junction of High Street and Church Lane and in 1246 secured a grant for a weekly market and annual fair. Around the manor house he leased small plots to tradesman and a bustling town was established by the end of the century.

4.6 A rival market was set up in Green Lane by Simon de Furneaux of Barham, followed by another south of the river. The success and opportunities of these new commercial centres led to the movement of villagers out of Little Linton and Barham Hall, which were reduced to a manor house and friary respectively. With a bolstered set of communities in the centre, the trading settlements grew and came to be a single market town.

4.7 Consolidation of the manors came about under the Parys family in the 14th century when Great and Little Linton were united. The moated manor house at Little Linton was the first seat of the Parys family, followed by a new house at Catley Park. Under the Parys lordship a Guildhall was established to the south of the old manor house in Church Lane and shows the great extent to which Linton has become a busy trading

centre by the end of the Middle Ages. It later became the Town House and still stands as a residential dwellinghouse.

4.8 However, the area was still reliant on the land and the large fields surrounding Linton were used for arable farming and grazing, with a mixture of common land and closes of enclosed strips that grew rotated crops from the 13th century. The land outside the ownership of the manors was owned by a small group of yeomen who split it into small crofts and rented it out to tenant farmers. This system led to problems when the population steadily increased and there was not enough land to support the population, resulting in high levels of poverty by the 16th century.

4.9 The parish church, which stands close to the site of the early manor house of Great Linton, was given to the abbey of St Jacut-de-la-Mer in the 12th century and the current building still has remnants of some early structure. The tithes that the church collected were a valuable income and much sought after. Tithe rights passed to the bishop of Ely in the 14th century and to Pembroke College in the 15th century. Portions of the tithes were given to various religious orders around the country and the system of dividing out all the benefits was complicated and fraught with dispute. However, the church remained an important influence on the growing town and was largely rebuilt in the 15th century and acquired its current flint and stone appearance.

4.10 The market to the south of the river became the most successful and is shown on the parish map of 1600. It prospered with a market house and rows of stalls trading in food, cloth and finally corn before it fell out of use in the 19th century. The success of the market over the centuries led to the settlement of many craftsmen and traders in Linton throughout the 17th and 18th centuries and the Barham Fair was revived in the 17th century as a lambing fair, held just outside the eastern boundary of the Conservation Area.

4.11 Much local trade was related to the production of wood products and animal hides for leather that were produced locally. The wood production (also used in the building of houses) saw many of the forests that had stood around Linton for centuries disappear by the 19th century. 10 acres of woodland were felled each year in Linton in the 18th century. Brick, lime and tile kilns were also established in the locality to supply the large amount of builders based at Linton. There were also professionals living in the town, such as auctioneers and surveyors.

4.12 The population continued to grow steadily in the 18th century, and peaked in the middle of the 19th century at 1,858. The town was a large commercial hub and the Barham Fair had become the largest sheep fair in Cambridgeshire. However, from this point the fortunes of the town declined with a general countrywide move away from rural areas linked with the Industrial Revolution. The population dropped, a downward trend that did not reverse until the 1920s. The Linton Annual Fair ceased along with the market and although many shops remained, a contemporary account noted that it had “fallen into decay” after once having been of considerable importance. Despite its loss in status Linton still gained a train station in the mid 19th century and the settlement became better consolidated with a road bridge constructed in 1868 on High Street across the river. Before this time all the bridges across the Granta at Linton were only footbridges.

4.13 The 20th century saw a revival in the appearance of the town, although it now had village status. Many new houses were built, particularly in the 1950s and 1960s, mainly to the north and west of the village. One of the first Village Colleges was built here in 1938, confirming it as a local administrative and community centre. Further new roads were laid towards the village college and housing estates built at the southern end of Balsham Road.

4.14 Other facilities followed in the wider including a zoo and Linton was identified as a Rural Growth Settlement in the 1960s. However, the recognition of the enormous special historic interest in the village has led to little infill development in the centre. In the late 1960s a major new highway, the A1307, served to bypass traffic from the village centre, however the embankment aggravated flooding problems that had long plagued the village and a flood control scheme followed. In 1967 the railway line was closed after operating for more than 100 years and the new bypass that connected Cambridge with Haverhill catered for the increasing car usage of commuters.

5.0 GEOLOGY AND LANDSCAPE SETTING

5.1 Linton sits very close to the bed of the River Granta and alluvial and gravel soils extend away from the river bed underneath the village and beyond towards the hills around. The majority of Linton lies on chalk and chalk uplands rising to around 120 metres to the north and south with expansive arable land lying to the east and west. Linton lies in the East Anglian Chalk Landscape Character Area.

5.2 The river is the most significant natural landscape feature within the Conservation Area and the deviating High Street falls down to meet it, rising again on the other side. The steep fall and rise in High Street and the poor condition of the road caused the local historian William Cole to note that it was difficult for carriages to cross the river in winter during the 18th century. Also, the smaller lanes wind and dip to fords in the river, notably Horn (formerly Dodges) Lane and Mill Lane. The river winds through and around the village and church, providing fish, power for the large mill and leisure (in the form of boating) for the community throughout history. The area of open land to the south, as well as the village itself, is liable to flooding.

5.3 Large pastures and fields stretch out in each direction. Some common land with pasture closes interspersed between survived until enclosure in 1838. Most of the woodland in Linton was cleared by this time and the remaining trees were felled for tillage soon after. The two low chalk ridges lie either side of the river form promontories and from them there are long views over open countryside to the hills in the north, although many vistas are interrupted by the rows of houses and back garden trees. The lack of substantial groups of trees, except along the edge of the river, at the church and in the meadows opposite The Dog and Duck, allows for long views within the village streetscene. [View from Granta](#)

5.4 The Area of Restraint and the openness and high quality of the land surrounding the conservation area and village mean that development has been deemed inappropriate beyond the identified village framework. However, the special interest within the historic core of the village has also meant that new development has been located some distance to the east in new roads and cul-de-sacs.

6.0 ARCHAEOLOGY

6.1 Many prehistoric artefacts have been found in the parish of Linton, including Palaeolithic flint flakes, Neolithic flints and axes and Bronze Age spearheads. These point to a strong early presence in the area, if not necessarily settlement.

6.2 The remnants of two early Iron Age settlements have been found, one around The Grip close to the site of a Roman villa. The villa is one of many Roman sites known in Linton. Some of these sites have produced important finds including surviving masonry, mosaic floors, a cemetery, tableware and gold jewellery.

6.3 East Anglia was highly valued in Roman times because of the rich soils for farming and the other resources the land yielded, including fish, wildfowl and reeds. The Romans invested heavily in development and major roads were laid across the fens, including Akeman Street (now the A10) which passes to the west of Linton. The existence of villas rather than the Roman farmsteads, camps and small settlements established in the north around the fens indicates that this area was farmed by wealthy private individuals rather than the occupying troops themselves.

6.4 Further archaeological evidence shows that the area was also densely populated in Anglo Saxon times. The Saxons reused Bronze Age barrows for burial and hoarded Roman items as grave goods. The finds at Linton show a very wealthy Anglo Saxon community with an abundance of jewellery and glass and even a giant cowrie shell, the earliest in Britain, which shows is evidence of foreign trade.

7.0 TOWNSCAPE ANALYSIS

High Street west side

7.1 On the corner of High Street and Cambridge Road (A1307) is a modern development of pale yellow brick houses, Green Hill Mews. They stand on high ground before High Street sweeps down into the village centre. The houses on the corner are two storey but the elevated position, the breadth of the buildings and the sack hoist style additions on the elevations help make it visually dominate the corner site. **[Green Hill Mews]**

7.2 A small amount of shrubbery and unkempt tree cover separates the house from the pavement and neighbouring gardens, with a low modern wall that connects to the tall brick wall to the side of No.7. The wall is painted and has a doorway inserted with a timber garden door leading to the entrance to the house. There is no front door on the house itself, although there is a letterbox beneath the cill of the central sash window. **[7 High Street]** The house is a 19th century detached residence with pilasters forming the central bay and on each corner of the building. It has a slate roof and pale gault brick chimneystacks over each gable end.

7.3 The large gap next door leads to a new development site to the rear that is outside the Conservation Area, although it fills one of the few gaps in the High Street. No. 11 is The Crown Inn, a public house and restaurant with a long single storey range extending to its rear. The main building is 19th century, rendered and painted with a carriage arch to one side. It is mainly two storey although the left hand bay has been raised to accommodate a mansard roof and attic floor, and tall chimney stacks rise above it. The façade has much decoration included bargeboards, hanging plants, signage and decorative lighting. **[Crown Inn, High Street]**

7.4 Attached next door are two 16th century grade II listed houses. They are on the same building line and like all of the buildings on this side of High Street are set on the pavement edge. Nos. 13 and 17 are both less tall than the pub, although No. 13 is two storey plus attic. Their medieval timber framed cores are covered with later brick frontages, which are painted. No. 15 has a more petite cottage appearance with an irregular placement of window openings and both have clay tile roofs.

7.5 After a short gap infilled with a small brick built house that has a slate roof and central gault brick chimneystack, a further row of grade II listed buildings continues along the street. Nos. 19 and 21 was formerly two dwellings but is now one large house with 17th century timber framing and 18th and 19th century additions. The bulky building has two large full height canted bays in the façade and is rendered and painted. The roof is very deep, finished in red clay tiles and has two small dormers, one to the side and one facing the street.

7.6 No. 25 is a more modest 16th and 17th century house, lower profile and cased in painted brick with a dentil cornice. A 19th century chimneystack rises from the colourful multi-tones slate roof.

7.7 The road continues to descend towards the River Granta, with 19th century houses, also painted in soft tones, and with a variety of architectural features but always two

storeys high and set close to the road. **[View down High Street]** Beyond the entrance to Market Lane, the pavement broadens to accommodate a slim grass verge and a grade II listed telephone kiosk. Behind it stands a tall two and a half storey row with a slate roof, although a single storey addition fills the corner with Market Lane.

7.8 Although Nos. 31 to 35 appear as one building, Nos. 33 and 35 are older and grade II listed. The large former shop and inn dates from the 15th and 17th centuries and has a distinctive carriage arch. Behind the arch is some modern infill development, Holtums Yard, that is a conversion of rear wings and outbuildings. **[Holtums Yard]** The row stands at the centre of the old commercial core of Linton, opposite the former market place.

7.9 There follows a row of grade II listed shops built in pairs or as single buildings with very small gaps between and modest shopfronts. The buildings have tiled roofs and rendered or painted brick facades, but are all 17th or 18th century timber framed buildings. The signage is also fairly discreet and non-illuminated above front doors. They continue to serve their historic functions as shops and provide a variety of services to the village. **[Shopfronts on High Street]** The shops have living accommodation on the first floor and the bakery at No. 41 has a cartway to the right hand side. It also has a pleasant traditional shopfront with a stall riser, although a canopy is slightly oversized for this narrow pavement and a modern plate glass shopfront has been installed next door.

7.10 The roofscape continues to step downwards as the road heads downhill. Nos. 43 and 45 are similarly large grade II listed buildings fronting the street. The timber framed 18th century building has a brick case, which is painted white on the No. 45 elevation. The white background accentuates the vivid red letterbox that stands on the pavement outside this former post office. **[High Street Post Box]** No. 43 has an uneven tile roof, a tall chimneystack in the ridge and a red brick facade.

7.11 Nos. 43 and 45 are in commercial use as a funeral directors and monumental masons. Beyond the long, lower range of No. 45 (late 18th century), which includes painted timber workshop doors, is a driveway which leads through to a large modern two storey block, garages and other outbuildings. The main block is traditionally styled and built using local gault brick, and features a very large hand painted sign across the top of the ground floor windows.

7.12 Nos. 47 and 49 are 19th century gault brick houses that are also shops and have a smart modest appearance despite colourful canopies and signage. No. 51 is a similar aged property and extends back in its plot, presenting a gable end to the street with an elevation of gault brick with extensive red brick dressing and wrought iron balconies and window boxes beneath the upper storey windows.

7.13 There follows a lower profiled row of cottages that are grade II listed. Nos. 53 to 61 were formerly known as Chapel Terrace and were built as seven cottages around the turn of the 19th century. **[53 to 61 High Street]** They are timber framed with roughcast render walls and are 1½ storey. The pantile roofs were formerly thatched, although the catslide dormers along the roofscape enhance the group's appearances as a traditional row of cottages in a rural South Cambridgeshire village. They now form five separate dwellings and three of these operate as shops. The row continues the line

of the other buildings further up High Street, whereas the road curves eastwards at this point and the highway broadens at the junction with Meadow Lane.

7.14 No. 63 is The Dog and Duck Inn and is orientated to almost face back up the High Street and across the fields and ponds that line the river to the south. **[Dog and Duck]** This is a mid 17th century public house, timber framed and rendered with a longstraw thatched hipped roof. The building is slightly sunk behind the wide road, with only a low front elevation topped by the deep roof with two small dormers. **[Bridge over Granta]** A single storey side extension leads into Meadow Lane and has a pantile roof. The ground falls away slightly here, but a picket fence leads up the incline to the bridge over the river, which has fine decorated iron balustrades on either side. **[Bridge balustrades]** There are limited views along the river beside the inn due to dense tree cover and the curve of the waterway.

7.15 After the bridge, green iron railings encircle No.65's garden, which is heavily populated with trees. The house is grade II listed, 19th century and timber framed. The walls are rendered and there is a slate roof on this large residential dwelling set on the corner of Symonds Lane. **[Junction with Symonds Lane]** The house is two storey and very large with a double pile plan. Tree cover, outbuildings and a tall garden wall, which stretches a long way down Symonds Lane, only partially screen the impressive towering white elevations.

7.16 Opposite is Swan House, a modern two storey detached house built of pink and gault brick. It faces No. 65 from behind a small garden and further south is a high flint wall that turns back into High Street. Nos. 67, 67a and 67b are the former Swan Inn and grade II listed. It is a timber framed 17th century buildings with later additions. **[Former Swan Inn, High Street]** The long range has a white painted brick casing and an undulating tiled roof with two modern chimneystacks. Part of an old pub sign still hangs above a red front door, which has a projecting hood and columns that sit on the pavement. At this location High Street begins to narrow after the wider sections near the junctions with the lanes either side of the Granta.

7.17 No.69 is one of the unpainted houses on High Street and its small front garden is mainly filled with a canted bay and square brick porch fixed to the pale gault brick elevation. It features rubbed brick window arches and an unusual curved brick tie into the corner of No. 71, a mid 19th century gault brick house. No. 71 is grade II listed and is largely unaltered with timber double hung sashes and a timber doorcase. It has a brick garden wall onto the pavement, and the steady incline of the street away from the river once more results in a differential in roof heights along the row.

7.18 The next gap provides a driveway to a modern red brick house and garage. Nos. 75 and 77 lead up to the corner of Coles Lane and are grade II listed 19th century houses with steep tile and slate roofs. They are timber framed and rendered and No.77 has a projecting shopfront at ground floor level. **[77 High Street]** It is a traditional 19th century arrangement with curved glazing on the corners, partitioned windows and stall risers. The newsagent's carries modest advertising in the windows, a soft drink sign attached to the front elevation at first floor level and has a discreet hand painted sign above the door.

7.19 Next to them, Nos. 79 and 81 are much taller, set higher on the hill slope and two and a half storeys. **[81 High Street]** They, along with their neighbours at Nos. 1 and 3 Coles Lane, are grade II* listed which indicates their even greater special character than many of the other historic buildings in the Conservation Area. They are 16th century buildings with jettied upper storeys and their bulky frames dominate this corner of the Conservation Area.

7.20 The pargetting on the façade is a mixture of 17th century and later examples, showing a continuation of traditional Cambridgeshire crafts in the village. This is an important group of historic buildings in the area and was the site of a house originally built for Adam the Chandler in the 14th century. The locally well respected Cole family lived here in the 16th and 17th centuries. A distinctive feature on the corner, where the road is at its narrowest, is the deeply chamfered corner post that is exposed and curves down from the dragon beam to street level. **[Corner of Coles Lane]**

7.21 Across the entrance to Coles Lane, The Corner House is a modern red brick building which has a side elevation facing west and is set back from High Street. A tall garden wall runs round the corner back into High Street, which becomes a one way street at this point. The highway is narrowed by brick plinths and large red free-standing “no entry” signs, which have external lights fixed to them. **[Highway signage]**

7.22 The wall joins a large flint faced barn with a slate roof, No.83. The building runs along the roadside and has red brick pillars inset in it and small rectangular windows below the eaves. Behind it is a modern rendered and painted house with a catslide roof and other similar houses are visible beyond.

7.23 Nos. 87 and 89 are grade II* listed and timber framed with rendered and painted walls and tile roofs. The house was formerly two dwellings and built in the 16th century or earlier. It is single storey plus attic rising to two storeys as the range rises with the hill and a tall double crosswing tops the jettied right hand side of the building. Nos. 91 and 93 are also grade II* listed and attached to this range.

7.24 The door of No. 91 is under the eaves of No. 89, but the division between the two is marked by the former’s intricate pargetting on its front elevation. **[91 High Street]** This historically important local building, a hall house, is early 15th century with 17th century alterations and its general plan and style is similar to its neighbours, with a tile roof and cross wing and dormer facing the road.

7.25 Next door, No. 95 was formerly The Bell Inn and is a 16th century, grade II listed and features distinctive exposed timbering on the jettied first floor. Nos. 95 and 93 lean towards each other across a narrow gap. The building line continues close to the edge of the pavement with front doors open directly onto it, or via stone or brick steps. The next space between buildings is wide and a small section of modern brick walling separates two driveways and is connected to an older flint wall that extends back in the plot to outbuildings and gardens.

7.26 No. 97 is also 16th century and is grade II listed. The timber frame has a painted brick casing, which is almost flush to the bare brick façade of the 17th century façade of No. 99, also grade II listed. Although both have tile roofs, No. 99 has dormers

inserted and is elevated above its neighbour by its position on the slope. No.99 is an early surviving example in the village of the new style of gault brick facades in the 19th century with a modest timber doorcase. **[View west from 99 High Street]** An attached modern garage is also set on the edge of the pavement and after a gated driveway there is a row of two storey 19th century terraced houses. These are all rendered and painted in different pastel shades. The chimneystacks have been lost or replaced and the roofing is modern along with most of the windows, resulting in a substantial loss of character in this row through incremental change.

7.27 No. 111 is a grade II listed 18th century house that has the remnants of a shopfront in its façade. It has a painted brick front elevation with deep reveals in the windows, which along with its squat square plan and deep roof, gives it a chunky appearance. Nos. 113 and 113b are another 19th century row that has been painted and has black window frames and inserted shopfronts. The monochromatic finish and the modern plastic signage are not traditional and the row has lost its coherence as separate dwellings. **[111 and 113 High Street]**

7.28 Across a driveway, No. 117 is set back slightly from the road behind a low flint wall. It is a grade II listed 17th century timber framed house. It is an impressive 2½ storeys high with a large central chimney stack in the ridge and has a large single storey range extending from the rear (18th century). **[117 High Street]** Both ranges have tiled roofs and plastered walls. No. 115 is tucked behind the driveway, next to a modern garage, and is a small 19th century cottage with a rambling range of extensions attached to its side and rear. All the buildings are rendered and painted.

7.29 One of the only 20th century houses on High Street is No. 119. It is a red brick two storey detached house set back from the road behind a modern flint faced wall. At the far end of the driveway to its side is No. 121 a grade II listed 16th century house. **[View to 121 High Street]** The exposed and plaster infilled façade is visible through the gap and the setting of the large house is restricted by the buildings and tree cover in front of it.

7.30 No. 123 abuts the shingle drive to No. 121 and has extensions running alongside it. It is a small 19th century house that is attached to a row of grade II listed buildings. Its painted brick front elevation is slightly overlapped by the traditional shopfront of No. 125. This tall two storey building is four bays wide with a low slate roof. Next door, Nos. 127 and 129, Belmont House, has a lower roof height but is also four bays and has large window openings with double hung sashes under a pantile roof. It is a 16th century timber framed house. **[Looking east out of High Street]**

7.31 Beyond the next gap, Nos. 131 to 135 is also a grade II listed house and was formerly three dwellings. The timber frame has a painted brick façade and the fine rebuilt chimneystacks set in the tile roof have diagonal shafts. **[Diagonal chimney stack detail]** The row continues up the incline with two 19th century painted brick houses, No. 137 having a gated side access, and No. 139 with tall gault brick chimneystacks rising from the slate roof.

7.32 Beyond a relatively wide break in the streetscene filled by a modern single storey house and garage set back from the road, a semi detached pair of gault brick houses stand on the corner of Balsham Road on the edge of the Conservation Area. To the

east, beyond the modern fire station is the site of Barham Cross, the former location of the large Barham Fair, which ran until the 19th century on what is still a green open space. **[Northwards out of the Conservation Area]**

High Street west side

7.33 No.2 is a large brick built two storey house that extends to the grass verge on the corner, facing up Cambridge Road. A large round clock with roman numerals sits above the front door, inset in the brightly painted façade. Again, the majority of houses on this side of the road are set close to the pavement, have painted façades and are two storeys high. No.6 next door is a grade II listed 17th century timber framed house with roughcast render walls and large red brick chimneystacks in its pantile roof. **[2 and 6 High Street]**

7.34 There follows a break in the regular building line, with a 20th century development set back from the road behind a shingle drive and picket fence. Nos. 8 to 10a is a row of 1970s two storey houses with large attics and dormers in a mansard roof. Their form and materials are modern, unlike the traditional examples found all around in Linton. A small single storey hair salon stands next to them in line with the historic building line.

7.35 Queens House, No. 16 is one of the few historic houses to be set back from the highway in High Street and is a grade II* listed building. **[Queens House, High Street]** It is a 17th century house much altered and extended in the 18th century with two and a half storeys set behind a tall ivy covered garden wall. The façade is rendered and has a modillion eaves cornice and parapet rising to a tile roof featuring chimneystacks and a central ridge cupola. No. 14 is attached to the rear and is grade II listed. It is painted red brick and the 17th century house extends back in the plot facing a courtyard garden covered in trees. **[Rear of Queens House]**

7.36 The grade II listed 17th century cottage next door, No. 18, has retained its long straw thatch roof and has plastered walls. **[18 High Street under scaffold]** The two storey cottage is L plan and has 19th century horizontal sliding sash windows. There follow two 19th century gault brick houses with mainly plain but painted elevations and low slate roof. No. 20 is a grade II listed former congregational manse (the church is tucked away down Horn Lane).

7.37 Beyond a small gap in the streetscape, which contains a timber shed and small brick extension, Nos. 26 and 28 abut the corner of Horn Lane. These are attached grade II listed houses, both with stone steps up to their front doors and are timber framed with tiled roofs. No. 26 is 18th century and two storeys with attic. No. 28 is 16th century and two storey, but its 18th century remodelling has given it a similar appearance to its neighbour and they share tall rectangular chimneystacks.

7.38 Downhill from the entrance to Horn Lane is a fine row of 19th century gault brick houses with red brick dressings, mixed brick sawtooth eaves corncicing and chimneystacks. A sturdy timber shopfront stands in the front elevation of No. 30 with stone steps leading up to a panelled door. **[30 High Street]** No.32 has a low turret on the top of its full height canted bay and then the streetscape opens out into a car park that marks the site of the old market place. **[Former marketplace, High Street]** There

are views through to the rural styling of No. 3 Horn Lane, a converted barn, and mature trees line the River Granta beyond. The pavement and street are slightly wider here, giving more room to the occasional modern streetlamps that line High Street.

7.39 There follows a small group of grade II listed buildings of different ages, forms, and former uses. The mid 18th century No. 38 has a tiled mansard roof over a rendered timber frame and is a fairly squat former meeting house. [38 High Street] Its narrow frontage is accentuated by the breadth of Nos. 40 and 42, formerly the Bull Inn. The building dates from around 1700 and has painted red brick rising to a tall two storeys and across five bays with a part glazed central six panelled door and a wooden doorcase.

7.40 High Street sweeps eastwards at this point and although there are no further buildings until after the bridge over the Granta, the historic building line is maintained by gault brick and flint walls of varying heights and ages. [High Street flint wall] This is followed by chainlink and closeboard fencing as well as a dense grouping of mature trees close to the riverbank. The fencing and walls inhibit the views across the meadows that lie beyond and run to the river and trees.

7.41 North of the green painted railings of the bridge are a modern electricity substation, the village sign and a bus stop. [Village sign and bus stop] These stand on the broad verge in front of the wall to No.64. The red brick wall is around two metres high with trellis on top, although as the road starts to rise uphill again, it has built to almost four metres in a lighter red brick. The height of the wall with its regular buttresses and close position to the road overshadows this narrower section of High Street. [64 High Street boundary wall] The tall chimneystack and rooftops of No. 64, a grade II* listed building, are visible on the high location.

7.42 The house is late 17th century with later alterations and built of red brick with stone dressings. [64 High Street] It is 2½ storeys and seven bays wide, and forms a domineering tunnel at this entrance to High Street with the other tall grade II* listed buildings, including Chandlers, opposite it. The house extends well back in a U plan and with further 19th century service wings attached. The side entrance has red brick gate piers with stone ball finials (separately grade II listed) and there are views though beyond the brick built garage and dovecote to the tower of the parish church. [Dovecote and view to church] There are further views of the church from the passageway next door that leads past the grade II listed stables of No. 64 to Church Lane.

7.43 More flint and brick walling continues along the pavement and connects to No. 70, which along with No.72 is grade II listed. These 17th and 18th century timber framed houses have uneven plastered walls (No. 70 has pargetting) and tile roofs. No. 72 is also known as Caxall's Corner and was formerly a shop with the front door facing east on the corner with Church Lane. A small cottage garden lies in front of it lined by a low red brick wall with blue coping bricks.

7.44 High Street continues east, narrow and winding gently, with a block of grade II listed buildings. [74 High Street and Caxalls Corner] The houses have a characterful range of heights and arrangement of windows and doors. No. 74 has large cart doors and a former shopfront in the large elevation, while No. 76 has two adjoining

domestic front doors with small projecting bay windows either side. The buildings range from 15th to 18th century and are all timber framed with painted brick or render facades and tile or slate roofs. No.80 is tall with an extra attic floor above its two storeys and towers over No. 76 and across a gap over No. 82. The continuous row ends at the entrance to Mill Lane.

7.45 A gault brick garden wall stands on the other corner and is set back to give a wider section of pavement, although it curves forward to join the corner of No.1 Mill Lane. **[1 Mill Lane]** This grade II listed 18th century house has large sash windows in a roughcast render elevation set directly on the High Street pavement and has a sheer tile roof above its 2½ storeys. It connects to a high gault brick wall that joins with No.96a, a 19th century gault brick stableblock or outbuilding that runs back in the plot next to Nos. 96 and 98. A painted timber archway connects to the main residence which is a grade II listed timber framed house with rendered walls and plain tiled mansard roof. It is two storeys with attics and forms a pair with No.100, which is also grade II listed, a similar age and height but has a projecting crosswing and fancy Venetian window on the first floor. **[100 High Street]**

7.46 The garden wall of No.100 turns into Green Lane and on the next corner stands a large 19th century gault brick house that has been converted to a small supermarket and extends back along the edge of Green Lane. It has a modern shopfront with loud colours, advertising and plastic signage, and the brick is painted on the first floor.

7.47 No. 108 is a timber framed 17th century house with a painted brick casing and is grade II listed. It has small window openings underneath a red pantile roof and stands next to the grade II listed Waggon and Horses public house with a gated passageway between. **[Waggon and Horses]** This is also 17th century and timber framed but projects back in its plot and has a small single storey addition to the side. The elevation appears lopsided next to the straight front of No. 108 and has a collection of traditional pub signage and hanging baskets.

7.48 After the large shingle car park is another row of 16th to 19th century grade II listed buildings, Nos. 114 to 118. These form another cluster of buildings with varying roof heights, window and door arrangements and shades of paintwork on elevations set close to the street. They all have tile roofs and all are timber framed with brick cases and the range drops from 2½ storey in the middle of the row to single storey at the end, where a row of early 20th century houses are set far back in the plot behind grass. Nos. 122 to 128 are built of red brick and have pantile roofs. **[122 to 128 High Street]**

7.49 No. 130 is a 17th century timber framed house with such a regular gault brick casing and pantile roof that it appears as a 19th century villa. It stands detached with only a brick dentil cornice for adornment and a sealed front door. Next door to it No. 132 is a genuine gault brick villa from the late 19th or early 20th century. It has pale brick with red brick dressings and like No.65 is doubled in size by its rear double pile plan. The building has a new slate roof and a flint faced side elevation, which gives it some traditional charm, but its location opposite a major junction has led to a collection of modern highway signage being erected in front of its façade. **[132 High Street]**

7.50 Two more double pile 19th century villas with small front gardens follow to the boundary of the Conservation Area and face the modern fire station surrounded and grassed areas and the view up the hillside to the Chilford Hall vineyard. A modern two storey house on a similar building line stands outside the Conservation area boundary next door.

Green Lane

7.51 The beginning of the lane is dominated by the rear of the supermarket on High Street, its extensions and empty goods trolleys. **[Green Lane]** The lane is broad and straight, dropping downhill towards the south.

7.52 No.1 is a brick built house with a painted façade under a concrete tile mansard roof. It is set slightly back from the edge of the lane and has a cross wing facing west. **[1 Green Lane]** Its stretcher bond brick elevations indicate that it is a mid to late 20th century construction, although it successfully uses architectural cues from its neighbours. The cross wing emulates the mansard gable end of No.7, the 16th century grade II listed cottage beyond the next driveway. No. 7 has two types of tile on its roof and uneven rendered walls that extend further back into the plot with the addition of a single storey flat roofed extension.

7.53 Nos. 9 and 11 are modern and set facing the lane with catslide dormers in the sheer concrete tile roof that imitate the style of the building next door, but the buildings are tall and upstage the cottages next door. Nos. 13 to 17 are a grade II listed row of cottages, originally a farmhouse, with a long straw thatched roof with catslide dormers. **[13 to 17 Green Lane]** The timber framed structure is 1½ storey and rendered and painted and set slightly forward from its neighbour.

7.54 A modern pavement has then been inserted and curves around, out of the Conservation Area into Beech Way, a modern development. No. 4 Beech Way, a bungalow, is included within the Conservation Area boundary.

7.55 Further south a fence and wall and tall mature trees hide The Beeches (No.21) from view. It is a detached building that stands in large grounds at the end of a long driveway. All that is visible from Beech Way are tall red brick chimneystacks and a black and white exposed timber effect gable of this late 19th century building.

7.56 Beyond the red brick entrance to the driveway, No .23 is set well back from the lane behind trees and tall brick wall built, which uses a mixture of reused bricks in different patterns including herringbone. No. 23 is a large 20th century red brick building built in an L plan over two storeys. The garden wall continues in flint and lines a narrow footpath that leads down to Linton Mill and the ford over the Granta. **[Footpath wall]**

7.57 Opposite No. 23, facing north, is No. 14 (The Old Manor House). This is a grade II listed 18th century house with a red brick façade and an exposed timber frame to the rear. **[The Old Manor House]** The two storey house has rear projecting wings, but a mainly unadorned front elevation, brightened by a detailed timber doorcase. The house looks out over a large garden and No. 8, which is also grade II listed. No.8 faces Green Lane from the back of its plot. It is a late century former pair of cottages,

1½ storeys under a long straw thatch, with rendered and painted walls. It sits in a roomy plot far behind the low gault brick wall than runs along the gardens. [8 Green Lane]

7.58 Next No. 9 faces back towards The Old Manor House from behind a modern brick wall and hedging. It is a long two storey 20th century house with rendered walls and a slate roof. It has the appearance of a barn, an impression dispelled by the domestic windows inserted in both storeys. A garage stands behind it and five bar gates are attached to the driveway entrances. A tall dark gault brick wall runs to the top of the lane.

Mill Lane

7.59 This is the next lane running south from High Street and winds down to the ford. No.1, Summerfield House, stands behind the gault brick wall that curves around the corner onto High Street. The taller range to the north is connected to a lower two storey wing with a low slate roof and very tall red brick chimneystacks. Next to it stands a modern double garage and a block paved driveway covers much of the garden. [Rear of 1 Mill Lane]

7.60 No.3 stands close to the lane and runs alongside it with a small front garden and a grade II listed 19th century cast iron pump tucked away down its modern driveway to the side. The house is also grade II listed and is a 17th century rebuild of an earlier house. It is two storeys plus attic, underneath a tiled half hipped roof and roughcast render covers slightly uneven elevations.

7.61 A tall gault brick wall then follows the lane down towards the mill and screens most views into Nos. 9, a 20th century red brick house. [Mill Lane] However, the modern bungalow at No. 11 is more open to the lane. Outside No.11 the wall is built of flint and continues around the corner in front of Nos. 17 and 19, a long two storey range with 19th century origins but no distinctive features. The rendered houses with pantile roofs are clearly visible beyond the hedge that supersedes the flint wall and next to them stand a garage, gardens and hardstandings on elevation positions as the lane descends further towards the river.

7.62 A modern yellow brick two storey house, No.23, is followed by a lower profile modern house with rendered walls which backs onto the footpath that leads back up to Green Lane. Beyond the footpath is a group of large farm buildings including a very tall barn with a slate roof. [Linton Mill barns] Also, a flint-walled barn is built into the footpath. Next to these structures, are the large and imposing Linton Mill buildings. These include No.32 which is built of brick and flint and is The Mill House. It is a grade II listed 19th century two storey building and has multi-gabled slate roofs.

7.63 Next to it is the mill itself which was an 18th century (and earlier) watermill and is grade II listed. [Linton Mill] It is a landmark in this part of the Conservation Area with sheer walls of painted brick and weatherboarding rising to a tower and a covered walkway between buildings.

7.64 The mill is visible from the other side of the Granta as the Conservation Area runs down to the grade II listed sluice gates, the ford and along the river edge toward the church. [Sluice on the Granta] However, its impact on the rest of the Conservation Area, including High Street, is limited due to its location low down in a dip. A large parking area stands behind the mill along with a barn converted to garages, and the mill buildings have been subdivided for residential use since it went out of use in the 1970s. The conversion has resulted in additional windows being inserted and the building rises to three storeys in some parts. [Rear of Linton Mill]

7.65 Back on Mill Lane, a flint rubble faced house stands next to the mill, No.30 Mill Lane. It is two storey with red brick dressings and a large central ridge stack bearing the date 1851 in Roman numerals. [30 Mill Lane] No. 28 stands next door and is slightly set back from the road. It is a 17th century timber framed cottage, grade II listed. It is two storey with a pantile roof and rendered walls although the end elevation is exposed red brick after the removal of a chimney breast.

7.66 Still attached to the building is a gault brick 19th century house with windows facing westwards to the church and is set closer to the lane. It is two storeys with a slate roof and faces a grassed garden and high fence. Across the garden stands No. 24 a modern two storey house in a large plot.

7.67 A small path then leads across school playing fields to the churchyard. [View across playing fields to school] A pair of red brick houses is set back on the path facing south. They are two storey, rebuilt 19th century houses with slate roofs and extensions built either side. Flint walling continues up the hill back to the High Street. No. 18 is another 19th century house that has undergone alteration but sits in a large plot set back from the lane and with a garage close by to it.

7.68 No. 16 is modern, also in a large plot and the flint and red brick wall continues with breaks for driveways to No.8, which has a matching flint rubble façade. It is a grade II listed 19th century house which continues up the lane with few windows and a central door. Brick pilaster quoins mark its junction with No. 6, which is set back from the lane and is a modest sized 19th century house. [2 to 8 Mill Lane]

7.69 The row continues beyond a gap with a pale gault brick late 19th century house with fine chimneystacks and a projecting bay to one side. No 2 is another smaller two storey house, this time with a flint rubble façade that is painted. The next gap reveals a jumble of extensions on the rear of houses on High Street.

Church Lane

7.70 At the opening of Church Lane there are views of Linton Infants School and the lane winding down towards the church. There is a large amount of road markings on the street with double yellow and zigzag lines. A grade II listed red K6 telephone kiosk stands at the entrance to the road and behind it a flint faced red brick high wall runs into the lane around the school.

7.71 A 19th century school building faces High Street, has various additions and runs back in the plot towards the modern main school building. Both buildings are single

storey although the main building has dormers in the roof slope. Tall hooped railings surround a grassed area at the front of the school and are connected to the flint wall.

7.72 Beside the school there are views through to a car park and then to the trees that line the Granta beyond. No. 3 is the only house on this side of the street and is grade II listed. **[3 Church Lane]** It is a large house was formerly the vicarage and stands on the corner of the lane before it curves south towards the parish church. It is a 17th century 2½ storey timber framed house built in a half H plan with later additions. The tall and wide elevations are rendered and painted and three small dormers and tall chimneystacks are set in the tile roof. A single storey 19th century service wing is attached to the side and a privet hedge skirts the property.

7.73 The lane narrows as it turns past No.3 and a tall red brick wall extends southwards from the hedge with a timber door inset at the end. A low red brick wall then continues and there are views into the lawned rear garden with a number of mature trees scattered across it. At this point the church is also in view although a large conifer leans over into the lane to obscure the sight of the churchyard. **[Church Lane and church]** Beyond the tree, the brick wall has been raised with a flint section and then a short piece of timber fencing on top. This lead into the churchyard wall, which is also flint faced and has triangular coping bricks.

7.74 The majestic grade I listed Church of St Mary the Virgin dominates this corner of the Conservation Area. Its large square tower rises above the nave that extends back into the churchyard. The church was built between the 12th and 16th centuries of flint rubble with limestone dressings. **[Parish church east window]** The large building includes buttresses, a clerestorey and embattled parapets which give additional grandeur to the church. The large churchyard leads out to school playing fields and the banks of the River Granta, and includes many trees and a grade II listed churchyard cross.

7.75 To the rear of the church a high rebuilt flint wall has red brick piers across an entranceway that leads across a footbridge over the Granta to a public footpath. The wall runs along the churchyard boundary in front of the modern two storey house, The Rectory. The northern, southern and western edges of the churchyard have flint or brick walls and to the north and west are white painted iron gateposts (and a gate to the north). **[Churchyard gates]**

7.76 Most of the buildings on the other side of Church Lane are grade II listed, although the Guildhall is grade II*. Next to the Rectory, No.6 (Church Cottage) is a 16th century timber framed 1½ storey cottage. The roof is thatched although a single storey extension that runs further south has pantiles. All the walls are plastered and painted with small windows facing the church, and the cottage site directly on the road. Steeply pitched gables face the Guildhall across the entrance to Horn Lane.

[View down Horn Lane]

7.77 The Guildhall has been used a residential dwelling since 1697, although it was built in the early 16th century. **[Guildhall]** After the suppression of the guilds in the 1540s it was the Town House and then used for housing the poor. It is timber framed and since its restoration in the late 20th century has exposed timbers to the upper storey. The two storey building is large and dominates the street scene with two bulky

parallel east-west ranges. It also has a jettied first floor and a steeply pitched tile roof. Despite some restoration and modernisation the building retains an ancient character with irregular walls and roofslope, hand carved timber window mullions and a chamfered corner post on the ground floor. It is set slightly back from the lane next to a high gault brick wall that leads to the grade II listed barn next door.

7.78 The barn is also 16th century and timber framed. It is single storey with a long straw thatched roof and the weatherboarded walls sit on a flint plinth that runs up the hill on the edge of the lane. Hidden behind the barn is a grade II listed cast iron water pump.

7.79 Further along are two large sets of tall timber gates with concrete posts followed by a high flint and brick wall that bows and curves as it leads towards the footpath in to High Street. The wall is incorporated into a series of outbuildings that run alongside the lane to the rear of No. 64 High Street and this stable range is grade II listed. The differing ridge heights and profiles as the stables run up the hill adds to the special character of the area. [64 High Street outbuildings]

7.80 The wall runs into the footpath to High Street with a red brick section facing south with an inset timber garden door. On the other side of the footpath, beyond railings that control bicycle traffic along the path, is No. 2, a grade II listed building. It is a 16th century cottage with a tiled mansard roof and a large rendered and painted elevation facing south down Church Lane. A series of four catslide dormers face eastwards across the rear garden and are visible over the top of a red brick wall. The wall extends towards the northern opening of Church Lane as the road turn sharply. The wall is interrupted by the insertion of a modern garage with an up-and-over door and further outbuildings and extensions to the High Street properties.

Horn Lane north side

7.81 The entrance to Horn Lane from High Street is narrow with only a small pavement on the right hand side and tall buildings on either side towering over. [Horn Lane] The first buildings, No.1, are attached to the rear of No. 30 High Street and built of a similar gault brick. The range begins as two storey with a modern door opening and is followed by a 1½ storey section with dormers in a red tiled mansard roof.

7.82 Before the next building, a single storey garage building, is an opening in the wall with clear views through to No. 3 a converted two storey barn with a red pantile roof. The large building has a central weatherboarded section and irregularly placed windows with gault brick walls either side. Its forecourt is covered in tegular blockwork. [3 Horn Lane]

7.83 Beyond the garage the pale gault brick wall continues and is followed by a close boarded timber fence. There are views across to No. 5, which are only partly obscured by trees. No. 5 is a red brick two storey detached house with a hipped slate roof. Mature trees and the brown fence line the road as it turns sharply north around the gardens to No. 5. Here the fence is replaced with flint walling and there is a single storey weatherboarded outbuilding set in the wall at the corner. [Horn Lane i]

7.84 The wall continues north and then turns eastwards past timber gates to No. 21 and head over a small bridge over the Granta. After the bridge more timber fencing leads to Guildhall and the junction with Church Lane. No. 21 is set well back from the lane. It is a two storey red brick barn that has been converted to residential use. The long range has only one chimney stack on the tile roof and its windowless rear elevation can be seen across the water meadows from High Street.

Horn Lane south side

7.85 Opposite No. 1, across the narrow lane, are the single storey extensions to No. 28 High Street followed by a tall red brick wall and driveway next to a row of red brick houses. Nos. 2 to 6 are a two storey 19th century terrace, which directly fronts the narrow pavement. The handsome front elevation of the row features evenly spaced windows and doors inserted in a clean Flemish bond brick featuring overburnt headers. The gradual downhill course of the lane is notable in the increased amount of stone steps required to access each successive front door. The lower portions of the façade are encased in black painted rendered plinth. **[2 to 6 Horn Lane]**

7.86 Attached to the row by an 18th century extension, No.8 is a grade II listed 17th century house. It is timber framed and rendered and the main house rises to 2½ storeys with a long straw thatched roof. The 18th century additions either side are 1½ storey with tile roofs and the whole building presents a long white range to the street. A timber gate encloses the narrow gap separating the house from No. 10 next door.

7.87 No. 20 is a modern 1½ storey house with a tiled mansard roof and applied half timbering on the front and side elevations. Beyond a garden gate is the high red brick wall and railings to the churchyard to the Linton United Reform Church (listed grade II). **[Linton United Reformed Church]** Along the edge of the pavement runs a low red brick wall with fine cast iron railings topped with pike finials. A pedestrian iron gate stands at the end of the paved path that leads past the memorial stones to the church.

7.88 Next to the church is a large red brick church hall. Both buildings have a similar plan and scale and both have slate roofs. They are two storey and run back in their plots with large gable ends facing the lane. The church an early 19th century congregational chapel and the façade is painted stucco with three round recessed arched in the elevation. The central arch is larger and features a fanlight window. The scale of the buildings means that they are still landmarks on the lane despite being set well back from the edge of the street. The walls, gates and 13 tombs and 19 tomb stones are grade II listed.

7.89 No.14 is a 19th century two storey house that restores the building line to the side of the pavement. The front elevation is covered in roughcast render and painted. The front door is sited on the right hand side of the façade and there is a single storey square bay in the front of the elevation. Connected to it is a white painted weatherboarded two storey structure with windows in the upper storey, This, in turn, is attached to a long single storey conservatory which is mainly glazed but also has a low gault brick wall.

7.90 Next to it is a shingle driveway that leads around the conservatory-style structure, which is attached to No. 16. **[16 Horn Lane]** The main building is set back

on the far corner of this sharp turn in the lane. The building faces away from the road in a south-easterly direction. It is two storey and built of gault brick with some flint detailing in the end chimney breasts. Fine brick chimneystacks rise above the gable that also features a dentil pattern in the bargeboards.

7.91 Two further buildings are on the lane. They are both 1½ storey and have white painted weather boarding. No. 18 is a grade II listed timber framed cottage with a pantile roof. No. 20 is 20th century and has a steep tile roof. A brick and flint wall stands between them and a single storey garage stands next to No. 20.

7.92 A tall flint wall then continues to wind along the lane, which widens as it reaches the river. **[Horn Lane and Granta]** A narrow bridge is built across the water, while a broad slipway descends into the river. On the other bank, there are trees in the rear garden of No.6 Church Lane.

Market Lane

7.93 No.1 was originally No.31 High Street, but has since had its door moved to the Market Lane elevation. The 19th century timber door is wide and glazed with a glass surround under a stone lintel. **[1 Market Lane]** It is set in a large dark gault brick elevation under a slate roof with a modillion eaves cornice. Double yellow lines mark the tarmac next to the stone step below the front door and there is no pavement along the lane. No. 1 is tied into a wall that is connected to a large two storey outbuilding in No.1's garden.

7.94 A slightly lower red brick wall then continues north to Shepherds' Hall. This is a very large two storey house encased in plaster and painted. It is attached to a long rear wing and split into four houses. Between it and the garden wall to No.1, a two storey converted barn is set back in the plot. The main building at the front dominates the lane with a large tower bay projecting from the front into the small front gardens. A flamboyant dutch gable above bears the date 1921. **[Shepherds' Hall]** The rear wing appears to be much older and has a more modest scale, still two storey but with shallow slate roofs and no architectural details.

7.95 Next to a shingle driveway with three single storey rendered garages standing in it is No. 5, a grade II listed 17th century timber framed cottage. It is 1½ storey with rendered walls and a long straw thatch roof with eyebrow dormers. Almost identical in style, form and age is No.14 opposite, also grade II listed, and positioned close to the edge of the road as it winds slightly north. **[5 and 14 Market Lane]**

7.96 The other building to be included in this end of the lane is No.7 a modern two storey house set well back next to the footpath that connects with Joiner's Road. It is built of red brick laid in stretcher bond with a front door on the right hand side and a slate roof. Garages lie between Nos. 5 and 7 and the structure next to No.5 is gault brick and has living accommodation on the first floor with a flat roof.

7.97 Attached to No.14 is No.12, a gault brick house running back into the plot with white painted decorated bargeboards on the blue painted gable end facing the lane. Next to it are a garden and a shingle driveway, beyond which is visible a long two storey house with a slate roof. A red brick central chimneystack has the date 1651

inscribed in a stone block inset in it although it seems to be of late 20th century construction. [6 to 10 Market Lane] The building forms Nos. 6 and 10 and could contain some early structure, but is set well back behind gardens and its rendered façade presents little in the way of historic features.

7.98 A large weatherboarded barn stands next to it on the same building line, next to the Holtums Yard development that opens into High Street. The barn is No.2a and in front of it Nos.2 and 4 straddle its entranceway. They are modern brick built houses with an upper storey walkway connecting the two, creating a passageway. No.2 is set further back from the lane and has a garden next to it.

7.99 Beside it is another entranceway, this time to the barn conversion that makes up part of Holtums Yard. [Entrance to Holtums Yard] A small 1½ storey modern red brick cottage stands on the other side of the entrance with a bulls eye window and garage door facing the lane. The building is connected to the rest of the buildings in the Holtums Yard development, which are the rear extensions and part of the listed structures at Nos. 31 and 33 High Street. A shingle car parking area is the last part of the lane before it runs back down to the entrance to High Street.

Meadow Lane

7.100 Leading away from the broadest part of High Street, Meadow Lane is very narrow with the large flint barn behind the Dog and Duck Inn on one side and No.1 on the other. No.1 is a part single storey, part two storey cottage with no windows facing the lane. Roughcast rendered walls run along the lane, which has no pavement, and the building has tile roofs. [Meadow Lane] There follows a long stretch of closeboarded fence and hedging on the left hand side, interrupted by two modern garages. On the right a flint wall gives way to a row of cottages set back from the lane.

7.101 Nos. 2 to 8a are all similar, modest two storey houses set on slightly different building lines from each other. These are rendered and painted and a car park lies behind them accessed through a gap between the buildings. The buildings have clean square walls and small windows and chimneystacks on the tile roofs. This was an open water meadow on the edge of the River Granta in the early 20th century.

7.102 No.10 was formerly two houses, but is now a single dwelling. It is a long two storey house with regular window openings and no front door in the rendered façade. The roof is concrete tile and there is a central ridge stack. The building stands close to the edge of the lane with a small amount of planting. Nos. 12 and 14 are set on the same building line and only separated by a small gap. [14 Meadow Lane] These are only differentiated from No.10 by different coloured painted render, dark window frames and clay tile roofs.

7.103 Next to them, beyond the boundary of the Conservation Area are two modern houses and then the large recreation ground that leads down to the river. [Recreation Ground] Opposite them are modern bungalows and two storey houses.

The Grip

7.104 This part of the Conservation Area has become cut off from the core of the village by the busy A1307 Cambridge Road. The division from the rest of the settlement serves to magnify its different character from the large village. There are none of the large brick shops that line the High Street in The Grip. Instead it has the character and appearance of an ancient rural hamlet with rows of timber framed thatched cottages lining the winding lane. **[The Grip]**

7.105 The first building on The Grip is No.2 which is set back from but still attached to a large rendered house on Cambridge Road. Both buildings look down High Street across the busy highway. No.2 stands behind a front garden and hedge and has a gault brick façade that rises to a parapet in front of a pyramidal slate roof. The 19th century building has red brick and stone details and next to it is a pair of 19th century houses.

7.106 Nos. 4 and 6 have mostly unaltered windows and door openings and rendered walls. They have low slate roofs and are set on a new orientation that is followed by the other buildings on the lane as it branches away from Cambridge Road in a south easterly direction. The split of the two roads leaves an open area in front of the houses that is filled with car parking spaces and a small area of grass.

7.107 Beyond the modern single storey house at No.10, Nos. 14 and 14a are a pair of grade II listed buildings. They are 19th century timber framed cottages with tiled roof and rendered walls. These buildings are two storeys high and form a smart pair as The Grip narrows.

7.108 Opposite them are a row of three modern two storey cottages before another cluster of listed buildings. Nos.5, 16, 18 and 20 all face each other before the lane turns sharply southwards. **[20 The Grip]** They are 16th century, 1½ storey and rendered with longstraw thatched roofs. The rural character is created by their thatches overhanging the historic raised pavement outside it. This characterful clustering is heightened by the hillside location as The Grip falls away to the bed of a small tributary of the Granta.

7.109 On turning the corner, the rambling range of roof heights of Grip Farm and the long attached barns line the lane as it heads slowly up hill again. **[Grip Farm and 24 The Grip]** Opposite them the cottages line the side of the road with the corner plot being recently infilled with a single storey garage with a weatherboarded gable and steeply pitched red tile gable. The modest size of the structure is fitting for this rural setting although it replaces another timber framed cottage on the site that was destroyed in a blizzard in the 1920s and had stood closer to the highway.

7.110 No.24 is also a thatched cottage with rendered walls and positioned close to the corner of the road. Across a large gap, No. 28 is two 16th century cottages. The 1½ storey timber framed structure is grade II listed and has long straw thatched roofs and an eyebrow dormer. It is attached to No.28a, also grade II listed, which runs back in the plot and is single storey with a red pantile roof.

7.111 Other buildings nearby, notably Nos. 30, 32 and 34, are arranged so that a grassed garden forms a courtyard between all these buildings. **[28a and 30 The Grip]**

Nos. 30 and 32 are a pair of 20th century two storey houses that are rendered and painted. No. 34 is a 17th century cottage listed grade II. It is 1½ storey and timber framed with a thatch roof and rendered walls. A lower height extension on the same building line incorporates a garage and extends forward towards the edge of the lane and has a tile roof.

7.112 A low lean-to outbuilding and hardstanding stand next to No.36, which is a grade II listed 15th century cottage. It has many later alterations, although it has its early structure exposed on the gable end facing the road and has traditional plaster infill panels.

7.113 There follows a large gap filled by the hedging around No.36's garden before No.42 marks the edge of the Conservation Area. [42 The Grip] No. 42 is a 15th century house with later alterations, but unlike the other early historic buildings on The Grip is a large U plan with some two storey parts and a range of attic and dormer windows. It is part thatched and part tiled and the 20th century wing to the south has regular plaster walls rising to a tile roof. It stands partially hidden behind tree cover and walling and is opposite the large barns of The Grip Farm, also grade II listed.

8.0 KEY CHARACTERISTICS

8.1 Linton's historic development is still very much in evidence in its street patterns and buildings, with older cores around the church, the lanes and the northern section of the High Street, as well as in the distinct settlement of The Grip. These areas feature a number of 15th, 16th and 17th century cottages lining the narrow lanes and a medieval flint church. They are low and long, rising to one and a half storeys, often with small dormers penetrating longstraw thatched roofs (although some have replacement tile roofs). The walls are generally rendered and coloured white, some times with intricate pargetting [Pargetting on 91 High Street]. Some have horizontal sliding sashes and they are all positioned close to the roadside, highlighting that these are ancient routes.

8.2 Later development has extended along the High Street and joined up the areas. Also, some earlier buildings have been given new brick frontages in the 18th and 19th centuries to give a continuous high street frontage that sweeps down towards the banks of the river and beyond. Many replacement buildings are late 19th century buildings with substantial plots to the rear. They are usually modestly detailed, although some have elaborate doorcases and windows, and their imposing, tall and wide form dominates the streetscene from their close position to the road. Also, Linton has a number of pairs and terraces of late 19th century houses and cottages grouped along the lanes off High Street. The lanes also feature distinctive individual large buildings such as the parish church Linton Mill and the Guildhall. Furthermore, later 20th century and early 21st century development has been located in streets behind, such as Joiner's Road and the other land to the north. [17 Joiner's Road]

8.3 The rich historic building stock is highlighted by the medieval Church of St Mary the Virgin, which stands in the middle of the settlement. However, an important characteristic of Linton is that the long modern day settlement is dotted with interesting, less auspicious, buildings of various ages. These buildings are all marked

as positive on the Townscape Appraisal map, and some are also noted as being landmark buildings due to their considerable impact on the streetscene.

8.4 The materials used for buildings make an important contribution to the character of the area. Vernacular buildings make use of the locally available material which initially gave rise to the use of longstraw thatch in South Cambridgeshire. By the mid-19th-century, white, grey or yellow gault brick with slate roofs became the norm for all buildings, grand or vernacular, though by the end of the 19th century red brick was being used for details. By the Edwardian period, red brick and peg tile was the favoured material for arts and crafts style houses, although gault brick has continued to be used throughout the history of the village. Although vertical sash windows are the norm for most of these buildings, several cottages still have horizontal sashes in the late 19th century. Flint is also commonly featured in building elevations and garden walls.

8.5 Roads are generally narrow and winding and, therefore, tend to have a relaxed atmosphere and pace. The older properties are positioned close to the highway. This leaves little room for boundary walls or hedging next to the more modest size houses. However, the church has a long, circuitous flint and red brick wall and various houses have long, impressive tall boundary walls, sometimes with wrought iron gates. The most notable walls are those around No.65 High Street leading into Symonds Lane [Symonds Lane wall], No.64 High Street, alongside the barn behind the Dog and Duck Inn, and along the footpath between Green Lane and Mill Lane.

8.6 The roads have been modernised with tarmac treatments, kerbing and signage, modern street furniture, such as bus shelters, telephone boxes and litterbins. There is no historic paving in the conservation area, although one historic piece of high kerbing remains at the southern corner of The Grip. However, the roads' meandering courses have largely remained, although some new small residential roads have been cut. Some more traditional features have remained such as adapted cast iron lamp posts, there is one on the corner of Horn Lane outside No.14, although most were replaced in the mid and late 20th century.

8.7 The tight spacing between the buildings in the High Street brings an urban sense to Linton that contrasts with the rural appearance of the houses and cottages set in more generous plots in the connecting lanes and in The Grip. The rural character of the periphery is also achieved through the views out of the village across fields, paddocks and pastures to the hillsides beyond. The mixture of the sedate rural character and urban activity highlights the fact that Linton has evolved with changing times. [Recreation ground i]

9.0 THE BOUNDARIES TO THE CONSERVATION AREA

9.1 The Conservation Area takes in the historic core of the village, which spreads east and west from the parish church. The Conservation Area was designated 1972. The designated boundary has not been adjusted since that time but was redesignated an Outstanding Conservation Area in 1979.

9.2 Further areas that are worthy of designation are considered from time to time as part of the local authority's duty of care. Also, development has taken place in the

village since the original designation. Some of this has taken place on sites that abut or cross over into the Conservation Area. While this development has generally been of a good standard, not all of the resulting structures necessarily demonstrate the special architectural interest that is desirable for inclusion in a conservation area. In some cases the boundary now runs through the middle of properties and gardens. Therefore, as part of a local authority's duty to review their areas of special interest and in the interests of preserving the value of such designations, it is useful to look at whether the current boundary adequately recognises the special interest in Linton.

9.3 The following are proposed for exclusion from the Linton Conservation Area due to their being on the edge of the current boundary and demonstrate no special architectural or historic interest:

- Symonds Lane: Swan House;
- Coles Lane: Did- dell Court, Linton Village Hall;
- Meadow Lane: Nos. 9, 9a, 11, 11a;
- Beech Way: No.4;
- Symonds Lane: No.7;
- High Street: Green Hill Mews.

9.4 The following are proposed for inclusion in the Linton Conservation Area due to their historic and architectural interest or their position within the surviving historic core:

- Cambridge Road: Nos. 3 & 5;
- Joiner's Road: Nos. 2 to 24 (even), Nos. 15, 15a & 17;
- Symonds Lane: Nos. 14 to 42 (even), Symonds House, Nos. 25 & 25a (the old police station);
- Balsham Road: Nos. 3 to 11 (odd);
- Back Road: Nos. 1 to 17 (odd);
- Green Lane: gardens to Nos. 13 to 17 (odd);
- The Grip: The Hayloft, The Granary.

9.5 Many of the properties that are proposed for inclusion were built in the 19th century although some have been altered. However, they retain a special character due to their historic positions close to the road, their surviving original features and the traditional materials used in their construction. **25 Symonds Lane** Some of the properties on Joiner's Road and Symonds Lane are modern infill, however, the inclusion of these roads would recognize the historic layout of this part of the village and protect the historic buildings that stand within it. There are also some mid 20th century houses on Joiner's Road, which were built by the local authority in large plots and their role in keeping a low density skirt around the tightly packed High Street should be preserved.

10.0 ENHANCEMENT OPPORTUNITIES

10.1 The buildings in Linton Conservation Area are well maintained and there has been little erosion of character through changes to building details and development within the curtilage of properties. This is mainly due to the listed building status that protects material changes to the appearance and setting of many of the buildings in the Conservation Area. However, there are some unlisted buildings in Linton and these could be protected against the damage caused by incremental change by the local

planning authority designating an Article 4 (2) Direction. This would remove certain Article 3 rights under the General Permitted Development Order (1998) from property owners and result in the authority being able to control certain works, such as the change of materials of windows and doors, via the usual planning application process.

10.2 It is important that any conversions of traditional buildings such as barns have their original character compromised as little as possible in the best interests of the character of the Conservation Area. For example, the insertion of new window openings, particularly in the roofslope of these buildings, should be kept to a minimum. Hidden buildings at the rear of properties are always vulnerable to change or neglect and form part of the character of this large rural village.

10.3 There motor traffic through Linton is generally local, due to the busy bypass that has been constructed close by. The narrow winding roads form chicanes that reduce the speed of motorists without the need for speed humps or intrusive camera apparatus. The relatively small amount of modern highway signage should be maintained in the interests of preserving the special character of the Conservation Area. However, the bypass also cuts off The Grip from the rest of the historic core of Linton in an unsatisfactory manner and accentuates the different appearances of the two areas. Therefore, it may be advisable to redesignate The Grip as a separate conservation area in order to focus on its own special character and address its specific management needs.

10.4 The shop signage in High Street is generally traditional with small shop windows divide by mullions and transoms. Many of the historic shops have now been converted to residential use, while some of the originally residential houses and cottages, such as Nos. 53 to 61 High Street, have had some conversion to shop usage. The few shops to use plate glass and overlarge signage made of non-traditional materials are the Co-op convenience store on the corner of Green Lane and High Street, Nos. 113 and 113b High Street and the funeral directors behind 45 High Street. The general use of traditional, non-illuminated and hand painted signs, and traditional shop frontage features such as stall risers (particularly notable on the newsagents at No.77 High Street), enhances the character of the area and must be maintained.

10.5 Where it is too late to prevent the loss of original features, owners should be encouraged to consider replacements in the future of more sympathetic materials, especially where one dwelling within a pair or row has been altered unsympathetically, and restoration would enhance the whole row. Consideration should be given to the designation of an Article 4(2) Direction in order to protect details on unlisted residential buildings, such as: original doors and windows, chimneystacks, unpainted front elevations, boundary walls and front gardens.

10.6 Some houses in Linton Conservation Area that would have had thatched roofs now have roofs of concrete or clay pantiles, or even corrugated iron. These would be enhanced if they were re-roofed in more sympathetic materials, preferably involving a return to longstraw thatch, or alternatively using clay peg tiles.

10.7 Subject to the availability of funding, the District Council may make discretionary grants available towards the repair of certain historic buildings and structures within the district. These grants are made to encourage the use of traditional

materials and craft techniques and are generally targeted at listed buildings, though visually prominent non-listed buildings within Conservation Areas may also be eligible for grant aid. More specific advice on the availability of grants, as well as on appropriate materials and detailing, is available from the Conservation Section within the Planning Services Directorate at the District Council.

10.8 Large and mature trees and groups of trees make a major contribution to the character of the conservation area. Consideration should be given to registering all the mature trees in the conservation area (privately and publicly owned) and protecting them through tree preservation orders. In particular, there are some old apple and pear trees in gardens within the conservation area that should be identified for their possible rarity and conserved for their bio-diversity value. The Council might also consider the preparation of a tree management programme, with a regular system of tree inspection and maintenance.

10.9 Of particular note in Linton are long stretches of high boundary wall, built of local materials such as flint and red brick. The regular repair and maintenance and repair of walls should be encouraged with the use of traditional materials and methods. Also, new walls should use these materials, be at a suitable height and, therefore, enhance the character of the Conservation Area.

11.0 POLICIES TO PRESERVE THE CHARACTER OF THE AREA

11.1 These policies should be read in conjunction with those in the South Cambridgeshire Local Plan (adopted February 2004). Summaries of the relevant policies are provided in Appendix A, but it is advisable to consult the Local Plan itself.

11.2 Opportunities for new dwellings within the boundaries of the proposed Conservation Area will be very limited (and possibly restricted to the replacement of existing dwellings that are marked on the appraisal map as being of neutral or negative architectural interest). In considering the design of new or replacement buildings, or extensions to existing ones, the Council will take into account the impact of proposals on the setting of Listed Buildings and the character and appearance of the Conservation Area. Section 8 of this document sets out some of the key characteristics which need to be considered if a design is to fit comfortably with its neighbours. The following points summarise considerations that are important in determining whether a new development is acceptable.

11.3 Scale – Buildings should generally not exceed 1 ½ to 2 storeys in height, though in some locations 2 ½ storeys may be acceptable. Roofs should be pitched, with 30 to 35 degree pitches covered in natural slate or clay pan-tiles and steeper pitches (40 to 45 degree) covered in plain-tile. Thatched roofs should generally have a pitch of 50 degrees. Rooflights and solar panels should only be located on less visible slopes. Dormers should be no wider than two casements (i.e. having an overall width of 1000mm to 1200mm maximum) with hipped or gabled pitched roofs. Dormers in mansard roofs should normally have a 'cat-slide' roof.

11.4 Location on the plot – new buildings should respect established building lines and extensions should adhere to the principles of subordination, so that they do not

undermine the architectural interest of the main building, while also seeking to preserve existing trees and hedgerows. Choice of site may also need to also respect historic arrangements within the traditionally large plots of Linton, and the relationships between farmhouses and ancillary agricultural structures still found in the area.

11.5 Materials and colours – Traditional materials should be used where possible along with traditional building methods such as the use of Flemish brick bond. Rendered walls should be painted either white or in pale pastel shades, while brickwork should generally be gault clay, though some limited use of red brick may be appropriate. In addition, stained weatherboard timber cladding may be considered appropriate for lesser structures, such as garages. Modern artificial materials (including concrete roof tiles and uPVC windows) should not be used.

11.6 Boundary Treatments – these are very important to the character of the Conservation Area. Positive boundaries identified on the map within this appraisal should be retained. Where new boundaries are proposed, care should be taken to ensure they use appropriate materials (such as timber picket fences). Overly formal or ornate gates and walls are not considered appropriate. Planted boundaries, including those to the sides and rear where they abut lanes or the wider countryside, will need to be appropriately treated so that existing vegetation of merit is retained and augmented as necessary with new native trees and hedges. Sufficient space must be allowed within site layouts to enable this planting to be implemented in the short term and maintained over the longer term. Close-boarded fences to open countryside will be resisted unless they can be adequately screened with appropriate planting.

11.7 Street signs – the District Council will encourage the Highway Authority and statutory undertakers to reduce the visual clutter and impact of plant, road signs and other street furniture. Where signs are needed, their size should be kept to the minimum allowable and, wherever possible, they should be fixed to existing features rather than being individually pole-mounted. Reflective yellow backgrounds to traffic signs are not appropriate in or adjacent to Conservation Areas and should be avoided. Where required, traffic calming measures should be specifically designed to complement the village and its setting, avoiding the introduction of alien urban features or standardised, inappropriate gateways. Well-designed street furniture in suitable colours will be encouraged, where necessary.

APPENDIX A: RELEVANT PLANNING POLICIES

Cambridgeshire Structure Plan (adopted October 2003)

- P1/2 Protection of sites of archaeological, historical or architectural value.
- P7/6 Local authorities will protect and enhance the distinctiveness of the historic built environment.

South Cambridgeshire Local Plan (adopted February 2004)

This section summarises the main Local Plan policies that are relevant to Conservation Areas.

- SE10 Protected Village Amenity Areas.
- HG10 The design and layout of residential schemes should be informed by the wider character and context of the local townscape and landscape.
- HG12 Extensions and alterations to dwellings should be in keeping with local character.
- EM6 Small scale employment in villages.
- SH6 Resistance to loss of shops in villages.
- CS7 Utility companies to be urged to place pipes, fibres, wire and cables underground where this would not have unacceptable environmental impacts.
- CS8 Location of telecommunications installations to minimise visual impact.
- CS9 Protection of village pubs and recreational facilities.
- EN1 Importance of maintaining character and distinctiveness.
- EN4 Protection of the historic landscape, whether or not they are statutorily designated.
- EN5 Retention of trees and hedges in new developments.
- EN15 Protection, preservation and enhancement of known and suspected sites of archaeological importance.
- EN16 Public access to archaeological sites and records.
- EN17 Building preservation notices and spot listing of buildings of archaeological or historic interest to protect unlisted buildings.
- EN18 Presumption against demolition of Listed Buildings.
- EN19 Recording and salvage if consent for demolition is granted.
- EN20 Unsympathetic extensions to Listed Buildings.
- EN21 Preservation or salvage (including public record) of fabric or features of Listed Buildings where consent for extensions or alterations is granted.
- EN22 Imposition of conditions to protect the fabric and character of buildings.
- EN23 Preservation of the character of roofs of Listed Buildings, in particular long straw and gault clay roofs.
- EN24 Use of planning powers to secure the sound repair of Listed Buildings.
- EN25 Maintenance of register of 'buildings at risk'.
- EN26 Considerations to be applied when considering the conversion of Listed Buildings to new uses.
- EN27 Applications for planning permission and Listed Building consent will not be considered separately. Requirement for the consideration of Listed Building applications and planning applications, including the need to consider the full effects of proposals on the building and its setting.
- EN28 Requirement to submit illustrative and technical material to allow the impact of proposals affecting a Listed Building, its curtilage and wider setting.
- EN30 Requirement for applications for planning permission in Conservation Areas

- to be accompanied by sufficient details to allow their impact to be assessed.
- EN31 High quality of design, planting and materials connected with landscaping of developments in Conservation Areas.
 - EN32 Controls over consent for demolition of buildings in a Conservation Area.
 - EN33 Salvage of materials and pictorial record if consent for demolition in a Conservation Area is granted.
 - EN34 Retention of the character, materials, features and details of unlisted buildings in Conservation Areas.
 - EN35 Restrictions of permitted development rights to safeguard elements of the character of Conservation Areas.
 - EN36 Control over external cladding which affect the character of Conservation Areas.
 - EN37 Control over location and design of meter boxes on Listed Buildings.
 - EN38 Need to retain traditional shopfronts and their details.
 - EN39 Controls over design of advertisements and signs on Listed Buildings and in Conservation Areas.
 - EN40 Controls over design of advertisements and outside Conservation Areas. Area of Special Control is in place.
 - EN41 Coordination of planning permissions and consent for demolition or felling of trees in Conservation Areas.
 - EN42 Promotion of enhancement schemes in Conservation Areas.
 - EN43 Statutory undertakers and utility companies should consult and seek to agree works in Conservation Areas.

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