

Market Bosworth Conservation Area

Management Plan Long Term Strategy - Adopted 27 May 2014

PROPOSED MEASURE	ISSUE ADDRESSED	ACTION REQUIRED
New development and extensions, should be constructed in natural materials appropriate to the location & should have regard to the scale, siting and detailing of existing surrounding development.	The negative effect on the character of the Conservation Area through the use of inappropriate materials. Development within the Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.	The council will seek to ensure that new development makes a positive contribution to the character of a Conservation Area through the development control process and enforcement powers, in accordance with its statutory obligations. Plastic windows, doors & fascias are detrimental to the traditional appearance of the area and should be avoided.
Ensure that any highway works respect the Conservation Area. If further pavements are absolutely necessary, encouragement will be given to the retention and provision of granite kerbs, the retention of traditional surfacing materials and the avoidance of clutter.	The use of inappropriate construction materials, design & location of street signage, and the design of street lighting can have a detrimental effect on the character and appearance of the Conservation Area. The negative effect that clutter, concrete kerbs, modern block paving and tarmacadam have on the Conservation Area.	The council will liaise with the Highway Authority to ensure that traditional surfacing materials are provided or retained. Where possible existing concrete kerbs should be replaced with traditional materials. Any highway works within a Conservation Area should not have an adverse impact on its character & the Highway Authority should also ensure that street signage is of an appropriate material & design to complement its character.
The control of illuminated shop signs	Detrimental impact on the street scene.	Illuminated & flashing signs in shop windows should not be permitted.
Existing boundary features such as walls, fences, hedges and railings should be retained where they have historic merit. Modern security fencing is unacceptable. Important individual groups of trees and open areas are to be retained.	The protection of traditional features is considered to be important to the character of the Conservation Area. Special protection is afforded to trees in the Conservation Area which are not the subject of a Tree Preservation Order.	The council will encourage the retention of such features when considering proposals for development within Conservation Areas.* Consideration will be given to the contribution that trees, open spaces and other soft landscaping makes to the character and appearance of the Conservation Area when dealing with development proposals. The council will encourage all property owners to suitably manage landscaping and trees.
The demolition of historic buildings will be resisted in the Conservation Area and its setting	The loss of historic buildings will have a detrimental impact on the Conservation Area.	Efforts will be made by the council to seek alternative uses for empty historic properties.
The use of natural slates or clay tiles as traditional roofing materials on new buildings extensions and existing properties, where they are situated in sensitive locations.	The negative effect on the Conservation Area by the use of inappropriate roofing materials.	The council, through the development process, will ensure new development will utilise traditional roofing materials and features. Where existing properties situated in sensitive locations have inappropriate roof materials, or have lost chimney stacks & pots, the council will endeavour to offer financial contributions to encourage owners to re-roof their properties in traditional materials and replace traditional features.*
New rendering should have a smooth finish and rendering should only be used where absolutely necessary. Properties in the same terrace if painted, should be in the same colour to maintain the unity of the terrace	The detrimental impact that textured render and multi coloured elevations has on the appearance of historic buildings.	The council will negotiate with building owners to ensure that where render and new paint is to be applied to existing buildings, the unity of the street frontage is given adequate consideration.
Green initiatives such as solar panels and wind turbines will be welcomed if careful consideration is given to their siting	The negative impact that such features have on the roofscape of conservation areas.	Green initiatives such as solar power and wind turbines will be acceptable if sited in less prominent locations when viewed from the public domain such as on rear facing roof pitches or in rear gardens
The inclusion of frontages to the park in the Conservation Area.	The impact that the historic parkland has on the setting of the Conservation Area	The loss of the Parkland setting would have a Major detrimental impact on the village and the Conservation Area.

* The Borough Council's Environmental Improvement Programme will be used to offer grants to repair boundary walls and replace concrete roof coverings with natural materials in order to help retain these important traditional features over the next five years