



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

Draft Cartmel Conservation Area Management Plan Supplementary Planning Document

February 2022



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1 Introduction & Objectives

1.1 Background

- 1.1.1 Cartmel Conservation Area was first designated in 1969 by Lancashire County Council (see figure 1). A review and appraisal of the Conservation Area was carried out in 2008, by South Lakeland District Council (SLDC), following a Place Detectives public participation event in 2007. The completed appraisal document was adopted by SLDC in March 2009, with accompanying maps illustrating the boundary, townscape character and architectural quality. The appraisal, accessible online, explains why the conservation area is significant, with reference to its historical development and the architectural and historic character of the village and surrounding landscape.¹
- 1.1.2 Fieldwork was undertaken in 2014/2015 and used to build an evidence base of the condition of the conservation area and the issues affecting its significance; the survey covered three separate conservation aspects of Cartmel Conservation Area:
- A buildings at risk survey, using Historic England methodology,
 - The extent to which buildings are 'authentic' or have been altered, towards an evidence base for a potential Article 4 Direction,
 - Identified buildings for inclusion in a Local List.
- 1.1.3 The fieldwork was reviewed and used to inform proposals as set out in the publication of a Draft Conservation Area Management Plan (CAMP) for Cartmel. A steering group comprising of Cartmel Village Society, Allithwaite and Cartmel Parish Council and SLDC officers was established and oversaw the preparation of the CAMP, using the services of Marion Barter Associates.

1.2 Purpose

- 1.2.1 The Cartmel CAMP, once adopted, will have Supplementary Planning Document (SPD) status. This means it will be used as a material planning consideration when determining any planning applications within or affecting the Cartmel Conservation Area (see Figure 1). Supplementary Planning Documents add further detail to policies in an adopted Local Plan. They can be used to provide

¹ <https://www.southlakeland.gov.uk/media/5869/cartmel-conservation-area-character-appraisal.pdf>



further guidance for development on specific sites, or on particular issues, such as design. The CAMP will support and complement the Local Plan in this respect, related to South Lakeland Local Plan policies CS8.6 (Core Strategy) and DM3 (Development Management Policies) See Appendix 1.

1.2.2 The SLDC Local Development Plan sets out a long-term plan for development, including for the management of all heritage assets, both designated and undesignated. The Development Management Document (DPD) was adopted on 28 March 2019. Policy DM3 covers the historic environment and provides policy on listed buildings, conservation areas and non-designated heritage assets that have some local significance. In relation to making decisions on planning applications that would affect local heritage assets, the policy states that 'where the significance of a non-designated heritage asset is affected by a development proposal, those elements that contribute to their significance should be retained and enhanced wherever possible'.

1.2.3 This is a draft version of the CAMP that will be subject to consultation; feedback received will be used to inform a final version that, subject to SLDC Cabinet approval, will be approved as SPD.

1.3 Objectives

1.3.1 A CAMP is a document that outlines how a local authority will preserve or enhance a conservation area, and how this will be monitored. The objectives of the Cartmel CAMP are to:

- Set out guidance for protecting the special character of Cartmel conservation area;
- Produce a List of unlisted Buildings or Features of Local Architectural or Historic Significance that are of Particular Merit in the Conservation Area;
- Consider whether an Article 4 Direction to control permitted development is justified, and identifies properties that are considered merit this additional protection;
- Provide a strategy for Buildings at Risk;
- Identify opportunities for environmental enhancement and the need for grant-aid.



1.4 Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Initial Screening Opinion

- 1.4.1 A strategic Environmental Assessment and Habitats Regulations Assessment Initial Screening Opinion has been undertaken to demonstrate that the draft SPD will not give rise to any significant environmental effects as the effects on protected sites would appear to be very limited. As a result it is concluded it is not necessary to subject the Plan to HRA. These conclusions have been informed by the advice of Natural England, the Environment Agency and Historic England. The SEA and HRA Initial Screening Opinion can be viewed on the District Council website.

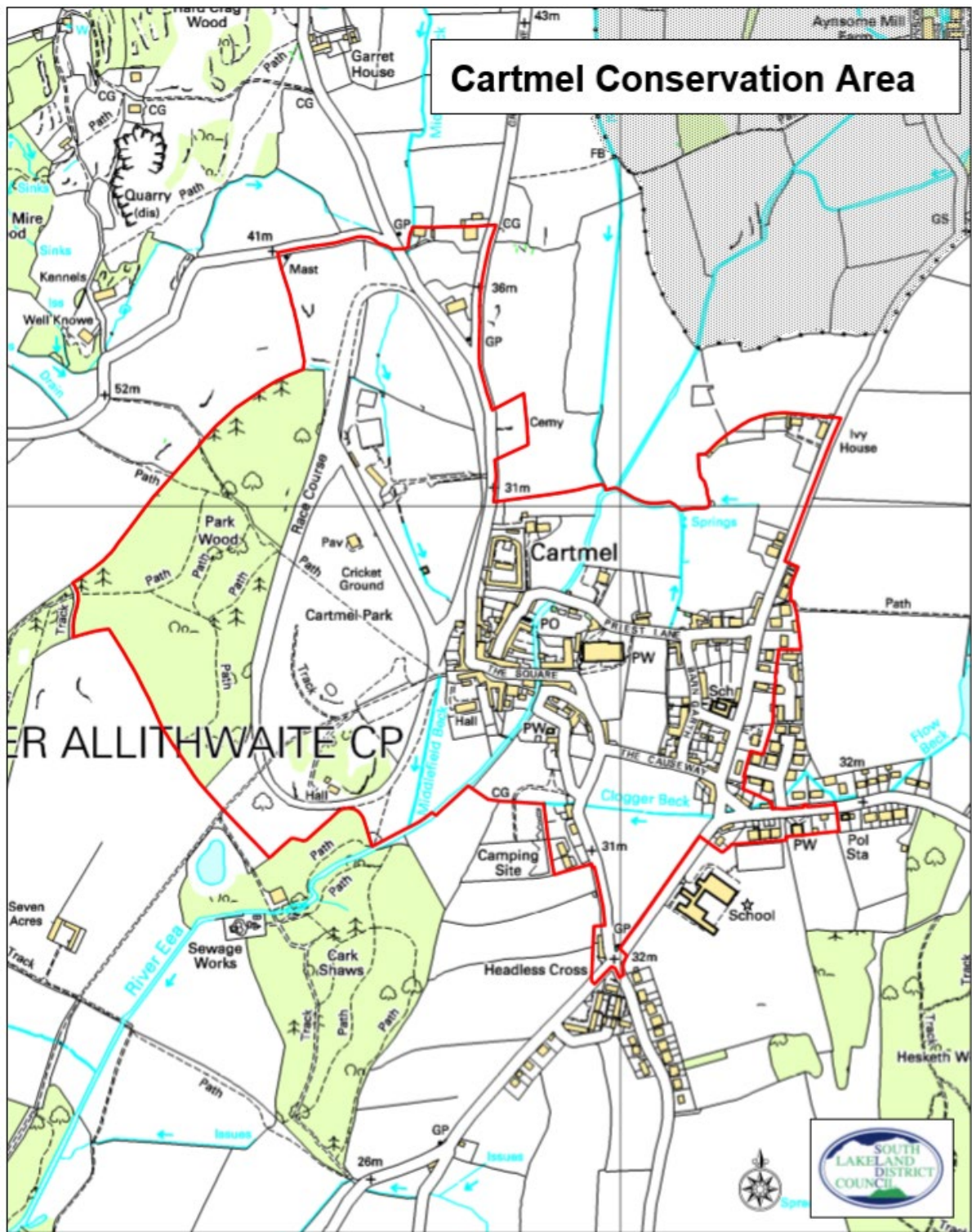


Figure 1. Map of Cartmel Conservation Area



2 LEGISLATIVE BACKGROUND & HERITAGE PROTECTION

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

2.1.1 Conservation areas may be designated and are protected under legislation in the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 71(1) of this act states that

‘It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.’

2.1.2 Section 71 also requires local authorities to consult the public on proposals for the preservation and management of a conservation area, including those contained in a management plan such as a CAMP.

2.2 Localism Act 2011

2.2.1 The government passed the Localism Act to enable local communities to have more say in their local area, through the introduction of some new rights. These include the right to bid to acquire community buildings or assets, to propose small-scale community-led development, and the right to prepare Neighborhood Plans. The latter is an important tool for enabling communities to shape planning policy and decision-making and in the case of the historic environment, to provide policies that are tailored to protect the significance of local heritage.

3 LOCAL & NATIONAL POLICY CONTEXT

3.1 National Planning Policy Framework

3.1.1 The government’s planning policy for England is set out in the National Planning Policy Framework (NPPF), which was revised in 2018, 2019 and 2021. The purpose of the planning system is to contribute to the achievement of sustainable

development, through three overarching and interdependent objectives, economic, social and environmental (paragraph 8).

3.1.2 Policies relevant for conservation areas are contained within Section 16 on Conserving and Enhancing the Historic Environment. The NPPF states that

‘Heritage assets range from sites and buildings of local historic value to those of the highest significance such as World heritage Sites.... Which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ (paragraph 189).

3.1.3 Conservation areas and listed buildings are designated heritage assets. Heritage assets also include non-designated buildings and places, which may be identified by the local authority, in the form of Locally Listed buildings. The NPPF provides policy on non-designated assets to guide local authorities in making planning decisions: ‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’ (paragraph 203).

3.1.4 The NPPF states that Plans should ‘set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats’ (paragraph 190).

3.1.5 The NPPF expects local authorities to include non-strategic policies in plans for specific areas, including in neighbourhood planning. These policies can include design principles, and policies to conserve and enhance the natural and historic environment (paragraph 28). Achieving good design is promoted by the NPPF, partly through the use of design policies in the Local Plan and neighbourhood plans, which should be ‘developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of the area’s defining characteristics’ (paragraph 127). The conservation area appraisal for Cartmel provides this understanding, and the CAMP provides additional evidence and guidance.



- 3.1.6 The NPPF also provides policy on supporting the rural economy, including sustainable tourism and business (paragraph 84).

3.2 South Lakeland District Council Development Plan 2003-2025

- 3.2.1 At a local level, the Development Plan sets out a long-term plan for development, including for the conservation and enhancement of heritage assets.

- 3.2.2 The Core Strategy was adopted in 2010; Policy CS8.6 covers the historic environment as a whole. It supports the safeguarding, and where possible, the enhancement of historic environment assets, including their settings and any attributes that contribute to a sense of local distinctiveness. Such assets include conservation areas. It also says it supports:

- the preparation of a list of buildings and features of local architectural or historic importance in order to assist in the planning of a prioritised programme of conservation management for such buildings
- the production of conservation area management plans to identify and explain how the Council will seek to preserve and enhance the special interest of such areas
- actions that will ensure the proper conservation of all heritage assets, giving particular priority to those identified as being at risk
- consideration of the introduction of tighter controls within conservation areas and other sites or areas of heritage importance by implementing Article 4 (2) Directions to control certain types of permitted development, which, if unchecked, would cause harm to the special character and appearance of such areas.

- 3.2.3 The Development Management Policies Development Plan Document (DPD) was adopted on 28 March 2019, as part of the Local Plan. Policy DM3 covers conservation areas, listed buildings, archaeology, parks and gardens and 'non-designated heritage assets of local significance'. With regard to the latter, the policy refers to the Council's 'Local List' and the criteria for selecting Local List buildings. In relation to making decisions on planning applications (development management), the policy states that 'where the significance of a non-designated heritage asset is affected by a development proposal, those elements that

contribute to their significance should be retained and enhanced wherever possible'. Development proposals in conservation areas must also be considered against specific criteria set out within the Policy relating to conservation areas.

3.3 Allithwaite and Cartmel Neighbourhood Plan and other relevant proposals

- 3.3.1 Under the 2011 Localism Act, the government encourages the participation of local communities in strategic planning, enabling communities to produce Neighbourhood Development Plans. In 2015, Lower Allithwaite Parish (now Cartmel and Allithwaite) was approved as a neighbourhood area by SLDC, for the purposes of producing a neighbourhood plan. Cartmel is within the boundary of the (Cartmel and Allithwaite) neighbourhood area.
- 3.3.2 The CAMP will contribute to the neighbourhood plan by providing a strong evidence base for the Cartmel historic environment, including a new list of Local List buildings, and by providing guidance on protecting and managing the historic environment of Cartmel.
- 3.3.3 Separate to the neighbourhood plan, the Cartmel Township Initiative is a recent project relevant to the CAMP, with a report produced by Allies and Morrison in 2014; this mainly focussed on traffic management but also referred to the historic environment.

3.4 The role of Historic England

- 3.4.1 Historic England is the government's adviser on the historic environment in England. It advises local authorities on strategic policy and development affecting heritage assets, and publishes guidance on a wide range of conservation issues including the designation and management of conservation areas, and on local heritage listing. The organisation also compiles data on heritage at risk, including on conservation areas using information supplied by local authorities; Historic England provides advice on tackling the issues that threaten conservation areas.
- 3.4.2 Historic England has a statutory role as a consultee on large development applications (over 1000 square metres) affecting conservation areas and on all

applications affecting Grade I and Grade II* listed buildings, but does not comment on most proposals such as minor applications in conservation areas and alterations to Grade II listed buildings which are determined by the local authority.

- 3.4.3 Historic England is also a statutory consultee on the neighbourhood development plan process. The organisation promotes community engagement in the historic environment, and can provide advice and guidance on content and policies to protect the historic environment, as part of the neighbourhood planning process.

3.5 Previous community engagement

- 3.5.1 The concept of a Cartmel CAMP was introduced as part of early engagement on the Allithwaite and Cartmel Neighbourhood Plan. At two drop-in events held on 12 and 13 September 2019, people were presented with an introduction to the CAMP and asked questions as detailed below.

- 3.5.2 A total of 54 people attended the drop-in event held in Cartmel and the following responses were recorded:

Question 1

Do you think more could be done to protect what makes Cartmel special?

Yes – 18 responses

Question 2

What do you think most needs to be protected from harm in Cartmel – the buildings, green open spaces, streets and squares?

Buildings – 17 responses

Open Spaces – 14 responses

Streets and Square – 16 responses

Question 3

One of the displays is about Local List buildings. Subject to consultation with property owners, would you support a possible Local List in Cartmel?

Yes – 18 responses

Question 4



One of the displays explains what an Article 4 Direction is. Subject to consultation with property owners, would you support a possible Article 4 Direction in Cartmel?

Yes – 18 responses

4 PROTECTION FOR CARTMEL CONSERVATION AREA

4.1 Development Management & Statutory Powers

4.1.1 The designation of Cartmel as a conservation area introduced some important additional statutory protection under planning legislation; this enables the local planning authority to manage development and certain other changes, with the aim of preserving or enhancing the character and appearance of the conservation area. The main consequences of conservation area designation, as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990, are as follows:

- Planning consent is required for the demolition of unlisted buildings in the conservation area;
- Planning consent is required for the installation of satellite dishes visible from the public highway;
- A 6-week notice period is required for works to trees, not already protected by Tree Preservation Orders;
- The desirability of preserving a conservation area is a material consideration in determining a planning application in a conservation area;
- Some permitted development is restricted in a conservation area; planning consent is required for certain types of development in a conservation area, including the requirement to obtain planning consent for cladding front elevations. Permitted development can be further restricted through the use of Article 4(2) Directions (see section 3 below).

4.2 The Use of Enforcement and other Legal Actions

4.2.1 The local planning authority can use legal powers to take enforcement action where there is breach of planning rules, for example where planning consent has not been obtained for development, the works are not as permitted or where unauthorised works have been carried out to a listed building. The Council will

seek to work with owners and occupiers to resolve issues that arise, but where necessary a range of options are available to the planning authority, depending on the severity of the case, from taking no formal action, inviting a retrospective application, serving a Stop Notice or Enforcement Notice up to prosecution through the courts. The strategy followed by South Lakeland District Council is explained on the council's website. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural and historic interest through powers available to the local planning authority and the Council has the legal power to take action in the following circumstances:

- 4.2.2 Urgent Works. Where a historic building has deteriorated and is at risk, the 1990 Planning Act enables the local planning authority (or Historic England) to carry out urgent works for the preservation of listed buildings following notice to the owner. These powers can be used in respect of unoccupied parts of listed or unlisted buildings in conservation areas (in the case of the latter, only with the agreement of the Secretary of State, advised by Historic England). The powers are confined to urgent works such as emergency repairs, for example, to keep the building wind and water-tight and safe from collapse. The local planning authority may recover the cost of such works from the owner.
- 4.2.3 Repairs Notice. If the local planning authority (or Historic England) considers that a listed building is not being 'preserved' it may serve a Repairs Notice on the owner. This Notice specifies the works in detail, which must be necessary for the proper preservation of the building. A Repairs Notice can only be served on the owner of a statutorily listed buildings and does not apply to unlisted buildings. If the prescribed works are not carried out, the local planning authority can use compulsory purchase powers, which are typically used as part of a back-to-back agreement with a preservation trust.
- 4.2.4 Section 215 Notice. Local authorities have the power to serve a Section 215 Notice on the owner (or occupier) of untidy land or buildings which is adversely affecting the amenity of the area, particularly where it affects listed buildings or a conservation area. The Notice requires the owner or occupier responsible for the land to carry out specified works to resolve the untidy station of the site or building; the authority may carry out works and reclaim the cost of such works from the owner.

- 4.2.5 Compulsory Purchase Orders (CPO). The 1990 Planning Act affords local planning authorities the power to serve Compulsory Purchase Notices, with authorisation from the Secretary of state, on land or buildings that are required to secure development, re-development or improvement.

4.3 Role of the Conservation Area Appraisal in Development Management

- 4.3.1 The special interest of Cartmel Conservation Area is described within the Conservation Area Appraisal document. The character of the village derives from its long history of development, the influence of the Priory, from the pattern of streets and property boundaries, the form, character, details and materials of its buildings, and the relationship between the built and natural environment. Buildings in the conservation area have shared characteristics with a distinctive local palette of materials and architectural styles which unify the character of the village. New development or building alterations which pay minimal respect to local building traditions and the settlement pattern or result in the loss of open space will harm the special character and appearance of the conservation area that the designation was intended to protect. It is therefore essential that any development which occurs within the conservation area takes account of and complements the qualities of the conservation area, as defined within the Conservation Area Appraisal.
- 4.3.2 Where new development is proposed, the local planning authority has a duty to pay special regard to the desirability of preserving and enhancing the conservation area. To carry out this duty, the Conservation Area Appraisal is an essential tool as it describes the character and qualities of the area that is to be protected and provides maps showing listed buildings and unlisted buildings that make a positive contribution to the character of the conservation area, important views and other townscape qualities that are essential to the character of the conservation area. Proposals for new development will be expected to take account of the contents of the Appraisal in the siting, scale, massing, materials, architectural design and detailing of development.

4.4 Protecting Non-designated Heritage Assets – Local List Buildings in Cartmel

- 4.4.1 SLDC is in the process of compiling a list of buildings or features of local architectural or historic interest (The Local List) which merit special consideration in the exercise of the development management process. The Local List is covered by the Local Plan, as referred to in section 3.2 above. In a hierarchy of significance for historic buildings, Local List buildings are between Listed Buildings and unlisted buildings that ‘make a positive contribution’ to the conservation area. Buildings on The Local List are regarded as non-designated heritage assets and are given more weight in planning decisions than unlisted buildings in a conservation area; they are covered by policies in the NPPF as well as in the Local Plan. The Council’s selection criteria for Local List buildings are as follows:

To be included on South Lakeland District Council’s ‘Local List’ a building, structure or feature will need to satisfy an authenticity criterion (i, below) and in addition, either (a) or (b).

(i) Authenticity

The building, structure or feature must be substantially unaltered and retain the majority of its original features and fabric. Where later alterations have affected the asset they must be of either very modest in scale, be easily reversible or be of the highest architectural quality for the period in question in order to qualify.

(a) Architectural significance:

Be of good architectural quality from a particular era or stylistic period; be a very good example of a unique local building type; have a distinctive landmark quality or contribute positively to townscape or public spaces; display particular innovation, distinctive ornamentation or high levels of craftsmanship in the use of materials; or be designed by particularly important local or regional architects.

(b) Historical interest:

Display physical evidence associated with recognised and important periods of economic, social or cultural significance; be associated with well-known local people, historic events or locally significant activities; be part of, or have an important association with a formally designed landscape or archaeological site; or have a recognisable community value or significance.

- 4.4.2 These criteria were used by Cartmel Village Society (CVS) during their survey of all buildings in the village in 2014-2015, and the results collated on standard forms, one for each building. All unlisted buildings in Cartmel, including those assessed by CVS were reviewed in 2019 for the CAMP. This survey assessed all the 72 buildings that 'make a positive contribution' to the conservation area, as identified in the Cartmel conservation area appraisal, adopted by SLDC in 2009. These 'positive buildings' are marked on the Cartmel Conservation Area Character map for Architectural Quality, coloured mid-green. The map can be seen online (<https://www.southlakeland.gov.uk/media/3908/cartmel-architectural-quality-map.pdf>). Not all of the 'positive' buildings on this map were found to meet the Local List criteria during the 2019 survey for the CAMP and some other structures and buildings met the criteria, such as bridges and a few buildings identified as neutral (yellow on the Cartmel Conservation Area Character map for Architectural Quality). The buildings which are considered to meet the criteria for the Local List are listed in Appendix 2, arranged by street (in alphabetical order) and shown on the map in Appendix 3.
- 4.4.3 The assessment for the Local List was undertaken subject to some limitations; properties were only viewed from public roads or footpaths and no interiors were seen. A research programme was not carried out, but more information on the significance of some of the buildings was obtained from readily available documentary sources, as referred to in relevant entries. The Local List criteria that apply are referred to in each entry.

4.5 Justification for an Article 4 (2) Direction to control permitted development

- 4.5.1 Some alterations to dwelling houses such as replacement doors and windows do not require planning permission in a conservation area; this is known as 'permitted development'. There are a few classes of change to dwelling houses in conservation areas not covered by permitted development, including external cladding and material alterations to the shape of a roof of a house, notably dormer windows, but this leaves a wide range of changes that are permitted and can have a harmful impact on a conservation area, eroding the details and features that define its special architectural or historic character and interest. In particular, the replacement of windows and doors, the removal of chimneys and addition of porches can be carried out to dwelling houses, if they are not Listed Buildings, without any permission from the planning authority. To address this, an Article 4(2) Direction under the Town and Country Planning (General Permitted Development) Order 2015 can be introduced by the local planning authority,

withdrawing permitted development certain classes of work or alteration to dwelling houses, and requiring planning permission to be sought for works that would otherwise be permitted development.

- 4.5.2 An Article 4(2) Direction can only apply to external parts of dwelling houses that front or are visible from a public highway, waterway or open space; it cannot apply to private rear elevations (not seen from a public highway). Non-residential buildings and residential properties divided into flats are not subject to permitted development rights, so cannot be covered by Article 4(2) Directions.
- 4.5.3 The case for an Article 4(2) Direction needs to be robustly justified and supported by the community to be effective; the local authority needs to be satisfied that 'it is expedient' that certain classes of development should not be carried out without permission being applied for and granted. Government advice is that Article 4 Directions 'should be limited to situations where this is necessary to protect local amenity or the wellbeing of an area'. The formal process for introducing an Article 4(2) Direction entails the Council drawing up an accurate list of all properties to which it would apply and formulating a list of the classes of permitted development that would be restricted. A formal consultation process is carried out, enabling people to make representations within a set time-scale. The usual procedure is for a notice to be published in a local newspaper and for notices to be sent to the owners and occupiers of all affected properties, preferably with a leaflet containing guidance. Following this, the Article 4(2) Direction is confirmed by the Council, within 6 months.
- 4.5.4 The majority of unlisted buildings in Cartmel conservation area are domestic, where alterations under permitted development are threatening the character of the conservation area, due to the cumulative erosion of historic and architectural features. Introducing an Article 4 (2) Direction would not prevent change, but would ensure that owners obtain planning permission before making certain changes to the frontage of domestic property, enabling the special character and appearance of Cartmel conservation area to be better protected through the SLDC development management process. As an Article 4(2) Direction removes the freedom of owners to make changes to unlisted domestic properties, it is important that the local community is supportive of the principle; consultation is part of the legal process. Providing clear guidance to the community, for example on repairing and replacing windows, and on the implications of the Direction when it is served, is also essential to its success in protecting the conservation area.

4.5.5 The survey by Cartmel Village Society in 2014-15 and the rapid appraisal of buildings within Cartmel conservation area for the CAMP in 2019 identified examples of alterations carried out under permitted development that have had a harmful effect on the special character of the area. Some of these are illustrated in sections 4.3.7 and 4.3.8. For an Article 4 (2) Direction, it is recommended the following items of work be considered for inclusion:

- Removal of timber windows and doors on front elevations and replacement with new fittings
- removal of render
- removal of chimney stacks
- addition of front porches
- alteration / removal of front boundary walls
- alteration / removal of cobbled paths to building frontages
- rooflights on prominent roof slopes
- dormer windows on prominent roof slopes
- addition of satellite dishes, CCTV, signage, alarm boxes, lighting etc.

4.5.6 The survey by Cartmel Village Society (CVS) and the 2019 assessment showed that the majority of buildings in Cartmel conservation area have been altered and adapted over time. Building components have a lifespan; with good maintenance this lifespan is extended, but over time repairs and replacements are necessary. It is the way in which these repairs and replacements are executed that is important when managing the conservation area with the aim of preserving its character. Adopting traditional techniques and replacing and repairing components on a like-for-like basis is the best way of protecting the special character of the conservation area. However, full replacement rather than repair is often an easier option and as a result historic details, materials and finishes are easily lost. In relation to render, the Cartmel conservation area appraisal particularly noted 'A more recent and damaging tendency has been the removal of these traditional surface treatments completely so as to expose the masonry below. Often this reveals a random rubblestone walling construction that was never designed to be exposed and there is little doubt that this recent fashion has begun to undermine the traditional character and appearance of the conservation area' (p27).

- 4.5.7 Several buildings in Cartmel have been constructed in one phase, are of the same scale and with matching details which unify the appearance of the group. Numbers 1 – 4 Church View and 1 – 4 the Causeway are examples of this (see images below). When one property in a group is altered, the value of the collective whole is diminished. Additions of porches, and changes to the dimensions and details of windows and doors affect the individual building and alter the overall unity of the group, harming the conservation area.



Figure 2. 1-4 Church View



Figure 3. 1-4 The Causeway

- 4.5.8 As discussed in previous sections of this document, CVS carried out a fieldwork survey in 2014-15. Part of this fieldwork included a photographic record. In assessing the need for an Article 4 (2) Direction, comparisons were drawn between the photographs taken in 2014 and photographs taken in 2019. In the 5 years between the CVS survey and the drafting of the CAMP, permitted development alterations have been made to buildings that cause harm to the special character of the area, illustrated in the images below. The survey work included assessing the extent to which a property has been altered taking account of features such as replacement windows and doors, wall cladding/painting, changes to roof/satellite antenna, loss of boundary walls for parking and how recently the alterations have been made. Those properties that have been least subject to unsympathetic alteration have been identified as worthy for an Article 4 (2) Direction.



Figure 4. End Cottage, The Causeway in 2014. Original windows and door intact.



Figure 5. End cottage, the Causeway in 2019. Both the windows and door have been removed and replaced under permitted development, eroding the character of the terrace.



Figure 6. 1 Church View, 2014. An example of a



Figure 7. 1 Church View, 2019. Since 2014 the character of the house has been eroded further by the removal of the chimney stack.



Figure 8. No. 2 North View, 2014. End terrace cottage with single-glazed sliding sash windows.



Figure 9. No. 2 North View in 2019. The small-paned windows have been removed and the door replaced. Railings and a canopy added to the frontage, also affect the unity of this group of cottages in the conservation area.



Figure 10. Wells House, 2014. Timber door to frontage.



Figure 11. Wells House, 2019. Timber door has been replaced with white upvc door, under permitted development.

4.5.9 The above examples demonstrate that the current level of protection given to unlisted domestic buildings within the conservation area is not adequate to protect the special character of the conservation area.

4.5.10 In proposing an Article 4 (2) Direction it is important to consider whether there is enough special interest left to protect, or whether too much change has already happened. Further examples below illustrate unlisted buildings that survive largely unaltered, and would benefit from the protection of an Article 4 (2) Direction.



Figure 12. Chestnut Cottage, 2014



Figure 13. Chestnut Cottage, 2019. Roof covering, chimney stack, roughcast render, joinery and rainwater goods are all appropriate and in keeping with the period of the property.



Figure 14. No. 2 Garth View, 2014



Figure 15. No. 2 Garth View, 2019. Terrace cottage retaining several original features, located on a prominent junction at entrance into village.



Figure 16. Stonecroft, 2014



Figure 17. Stonecroft, 2019. Two storey double-fronted house, C19. Retains single glazed windows, chimney stack and roughcast render.



Figure 18. Hartwell House, 2014



Figure 19. Hartwell House, 2019. Slate roof, roughcast render, chimney stacks, timber sash windows.

4.5.11 The recent survey work and the examples above demonstrate that the character of the conservation area is being harmed by incremental erosion of details and character through

permitted development, and that an Article 4 (2) Directions is justified to manage changes to dwellinghouses. The Direction requires that permission is sought for certain works, enabling the planning authority to only grant permission for changes that are appropriate and will preserve the character of the conservation area.

- 4.5.12 It is recommended that an Article 4 (2) Direction is prepared for specified unlisted residential properties within the conservation area. As Article 4 (2) Directions, require additional resources from the local authority to manage and enforce, and impose an additional layer of regulation on home-owners, it is important to only apply the restrictions where it is justified to protect the historic and architectural character of the conservation. In this case, the starting point for the selection of buildings is those that have previously been identified as having architectural quality, and making a positive contribution to the character of the conservation area. These are marked mid-green on the Architectural Quality map in the conservation area appraisal. In addition, a few buildings in the 'neutral' category (coloured yellow on the plan) are suggested for inclusion where they are prominent and have overall historic and architectural character.
- 4.5.13 A plan showing properties suggested for the Article 4 Direction is in Appendix 4. This includes buildings that make a positive contribution to the conservation area (as identified in the Cartmel conservation area appraisal), including those that meet the Local List criteria (Appendix 2), and also a few considered to be 'neutral' in the conservation area appraisal. As part of the process of preparing the Article 4(2) Direction, the status of buildings so far identified for potential inclusion will need to be checked to ensure they meet the legal requirements for serving the Direction, particularly in relation to their status as dwellinghouses.

4.6 Buildings at Risk

- 4.6.1 Cartmel is an attractive historic village and owners of listed buildings and unlisted buildings generally maintain their properties to a good standard. Some buildings would benefit from general maintenance, but are not defined as 'at risk' of deterioration and decay. The CVS identified some buildings in fair to poor condition during the fieldwork they carried out in 2014, applying the Historic England 'at risk' assessment template, which combines building condition and occupancy. Only one building is considered 'at risk' and in need of attention as identified in the table below.

Building	CVS comment in their BAR survey of 2014	Building condition now
Village Institute	Fair – But gradual deterioration to the sandstone and painted weather dash	In fair condition, possible further deterioration

- 4.6.2 Although not at risk of rapid deterioration or loss of fabric in the short term, only limited improvement or maintenance seems to have been carried out in recent years. The building is Grade 2 listed. The repair and reuse of this building will enhance the character and appearance of the Conservation area, and also ensure its long-term sustainability.



Figure 20. Village Institute

- 4.6.3 Whilst there is no statutory obligation upon the owner of a listed building to keep their property in a good state of repair, it is advisable to do so. Local authorities have the power to serve an Urgent Works Notice where works are necessary for the preservation of the building.
- 4.6.4 It is recommended that the local authority develop a system for monitoring and reporting on potential buildings at risk or in a poor state of repair, for example on a 5-year cycle. Providing an appropriate level of clear guidance on repairs and maintenance to owners of buildings, including via online links to readily available advice online, such as Historic England or SPAB, is also recommended.

5 ENVIRONMENTAL ENHANCEMENT

5.1 Need for Grant Aid

- 5.1.1 Most of the buildings in Cartmel conservation area appear to be maintained to a good standard. As evidenced in Section 4.6 only one building could be categorised as 'at risk' and could be considered to be suitable for a need for grant-aid.
- 5.1.2 In terms of spaces and public areas within Cartmel, there has been recent investment in the conservation area by the Holker Estate which owns and manages the racecourse; a new grandstand built in 2004, and new public toilets and car park improvements completed in recent years. Following the Township Initiative (Allies and Morrison, 2014), a new parking scheme for Cartmel was introduced which provides free time-limited on-street parking in marked spaces. Areas where parking is not permitted are clearly marked, with arrangements for deliveries and unloading also managed.
- 5.1.3 The Township Initiative identified potential projects which may require public funding and grant-aid if they are to be developed and delivered. If specific infrastructure and environmental projects are identified in the Neighbourhood Plan, they may be eligible for funding from the Community Infrastructure Levy (CIL). Potential projects are discussed in section 5.2 below, but it will be important for the Neighbourhood Plan to identify priorities.

5.2 Potential for Environmental Enhancement

- 5.2.1 The Cartmel Township Initiative looked in detail at a strategy for the management of traffic and other highway matters. Although not adopted, the report is a culmination of many years' research, and was informed by the issues raised during the Lower Allithwaite Community Plan in 2012.
- 5.2.2 Objectives of the Initiative were:
- To enhance the special character of the town
 - To create a better quality and safer public realm for pedestrians
 - To address parking issues for local residents, local visitors and visitors to the village
 - To improve vehicular movement within the village
 - To enhance wider access to the village
 - To support and promote local businesses

- 5.2.3 The report concluded with a series of long-term and short-term aspirations. The short-term aspirations, including a restricted parking zone, short-stay parking bays, residents parking bays (with a resident permit scheme) and business permit parking at the racecourse have now been implemented. A further short-term aspiration was a one-way access and exit to the racecourse car park, which has not been implemented.
- 5.2.4 Long term aspirations included a one-way system within the centre of the village, significant environmental improvements to the Square, minor enhancements outside the Priory and at The Causeway junction, additional off-street parking provision and riverside environment improvements. These long-term aspirations (with the exception perhaps of the additional off-street parking provision) have the potential to enhance the public realm areas of the Conservation Area.
- 5.2.5 Further work is now required to review and analyse the effect and success of the implemented measures as this may change the suggested longer-term objectives. In the context of this report it is acknowledged that The Square in the centre of the village has the potential for significant environmental improvements. The functional priority within the square is parking and as a route for a high volume of traffic which detracts from the enjoyment of the space and obscures many of the heritage assets within and surrounding The Square. The Square has the potential to be an attractive place for people to gather, to cross safely on foot and sit to enjoy the atmosphere, which is achieved outside some of the cafes, pubs and around the market cross and fish stone but the level of parking and through traffic harms the character of this special place and the environment could be much improved. It is recommended that further design and consultation work is done to explore options and address opportunities for improvements to The Square.
- 5.2.6 It is also suggested that the one-way traffic system is given further consideration through local consultation.
- 5.2.7 Alongside considering improvements to The Square, it is recommended that Devonshire Square is also included in a further study. Parking in Devonshire Square is generally less obtrusive than in The Square but there is still scope for improvement. Devonshire Square is the main access point into the Priory Church and is flanked on both sides by listed buildings. Opportunities for environmental improvement could be considered here, to enhance this part of the conservation area.



Figure 21. The Square



Figure 22. Devonshire Square

- 5.2.8 Increasing provision for parking within the village is challenging. Currently the village is served by the car park on the racecourse. Access to this car park requires vehicles to drive through the village centre, causing conflicts with pedestrians and adding to congestion. Options for parking closer to access points into the village would help to minimise congestion, however, any proposal would need to be carefully considered and robustly justified if it were to be sited in an open green space on the edge of the village. The locations suggested in the Township Initiative, to the south of the Causeway and south west of Greenfield House are both considered to be inappropriate due to the harmful impact they would have on the setting, character and appearance of the conservation area. It is considered that the benefits of providing more parking on either of these sites would probably not offset the harm to the conservation area; the fields north and south of the Causeway are designated as amenity open space (no public access), identified on the SLDC Policies Map (<https://my.southlakeland.gov.uk/mysouthlakeland.aspx>). Further assessment, design and consultation is recommended on parking options.



Figure 23. Field to south of Greenfield House: parking would detract from views across to the village and Priory Church on approach to Cartmel from the north.



Figure 24. Field to south of Causeway: parking would detract from views to the village on the approach to Cartmel and would harm the open countryside setting.

6 MANAGING CHANGE IN THE CONSERVATION AREA

6.1 The Control of New Development– General Principles and Guidance

- 6.1.1 As explained in section 4.3, the Conservation Area Appraisal for Cartmel is an important document that is used as the basis for determining applications for new development within the conservation area. Opportunity for new development within Cartmel is constrained by the high density of historic buildings and the importance of open spaces between these buildings to the character of the conservation area.
- 6.1.2 Existing buildings are tightly grouped in two main areas, the old town, to the west of the Priory Church and the new town, which includes Barngarth, Aynsome Road and Hags Lane. The open spaces between and around these areas are very significant elements of the Conservation Area, some are fields that are identified as amenity open space in the Local Plan and other open spaces to the north of Priest Lane include scheduled areas related to the medieval Priory; development on these areas would be harmful to the conservation area (see section 6.5 below).
- 6.1.3 There is scope for well-designed alterations and extensions to existing properties; the sections below provide some general principles and guidance. A few buildings are identified in the Conservation Area Appraisal as of negative value in terms of their contribution to the character of the conservation area; there may be scope to

remodel or replace these with new development that enhances the character of the conservation area, subject to relevant policies and the guidance below.

6.1.4 There are two sites allocated for housing within or on the edge of the conservation area, discussed in section 7 below. The following guidelines should be followed for any new development within Cartmel Conservation Area, including extensions and infill development:

- Any new development must adhere to policies within the South Lakeland Local Plan, the DM DPD and national guidance in the NPPF;
- The scale and general form of all new development should be compatible with the guidelines contained within the adopted Cartmel CAMP;
- New development involving the replacement of an existing building should follow established historic precedents in Cartmel and not increase the volume of the current built development on the site, unless this would achieve a scale, massing, building orientation and building line that would be more compatible with the character of the surroundings;
- New development, including extensions, should be sympathetic to neighbouring historic buildings in terms of uses, scale, form, massing, external materials and constructional or architectural details; in particular, the palette of external materials should be characteristic of historic buildings in Cartmel and include roughcast render, limestone or other local stone and Cumbrian slate;
- The area's roofscape, including building roof forms, pitch gradients, covering materials, eaves and verge details, chimneystacks and roof window forms are an important part of the area's visual appearance. Roofs on any new development should respect the traditional form, materials, detail and scale of Cartmel historic buildings;
- On new extensions or new buildings, windows should be appropriate to the scale and design of the architecture and the pattern of traditional windows in Cartmel.
- New development within the conservation area should be carefully designed to avoid any adverse impacts on the important views, visual glimpses or critical vistas identified within the Conservation Area Appraisal, particularly to protect views of the Priory and its setting;
- New development that would affect views out of the conservation area towards any important natural landmarks such as Hampsfell should be discouraged.

6.2 The control of development affecting existing buildings

- 6.2.1 Section 6.3 of the Cartmel Conservation Area Character Appraisal identifies and evaluates the contribution that all individual buildings make to the special interest of the conservation area. The significance of listed buildings is noted by reference to their formal descriptions in the statutory list, issued by Historic England. Alterations affecting the character of listed buildings, whether external or internal, require listed building consent (LBC). In a hierarchy, listed buildings are the most important of all the historic buildings in Cartmel and proposals affecting them are subject to the most scrutiny. An assessment of heritage significance and impact will normally be required for LBC applications.
- 6.2.2 Unlisted buildings are identified in the Architectural Quality Map in the Conservation Area Appraisal, where their varying contribution to the architectural and historic interest of the area is represented by colour-coding. Thus a building is shown in green if it has been assessed as contributing positively to the conservation area's significance, amber if it is considered to be essentially neutral in character, and red if it is deemed to have a detrimental impact. These different categories of unlisted building are referred to below.
- 6.2.3 Positive Buildings. Unlisted buildings that make a positive contribution (Green) are undesignated heritage assets but they are of great importance to the overall heritage asset significance of the conservation area as they characterize the built environment in Cartmel because of their historic or architectural interest. Decision-making in connection with development proposals affecting these buildings needs to take account of Core Strategy Policy CS 8.6 (bullet points 1 & 2 and paragraphs 9.16-19) and DM DPD Policy DM3: Conservation Areas, and sections 2.3.3 - 2.3.6 and any future adopted planning policies in place at the time a decision is made.
- 6.2.4 Unlisted buildings have been assessed to consider whether they have sufficient merit to meet Local List criteria; those that do are set out in Appendix 2 of this CAMP, with a short description and a photograph of each building. They will be treated as 'non-designated heritage assets' for development management purposes, and subject to consultation, they will be added to the council's 'List of Local Buildings of Heritage Importance'. Where a development proposal affects any of the Local List buildings, the Council will take account of Core Strategy Policy CS 8.6 (bullet point 3 and section 9.21); and DM DPD Policy DM3 – Historic Environment: Non-Designated Heritage Assets of Local Significance, and supporting paragraph 2.3.8 and any future adopted planning policies in place at the time a decision is made.

- 6.2.5 Proposals to demolish and replace a positive building will be resisted; they will be assessed by the Council in a similar way to applications to demolish a statutorily listed building. The loss of a positive building will usually cause substantial harm to the significance of the conservation area. The applicant will be therefore be expected to address the criteria in NPPF paragraph 203, including to demonstrate that no viable use can be found in the medium term, through appropriate marketing, and that the harm caused by demolition is outweighed by bringing the site back into use, or that there are clearly substantial public benefits.
- 6.2.6 Extensions to positive or Local List buildings should follow similar guidance for Listed Buildings; the extension should be subservient to the existing building in terms of scale and design, and the form, massing, details and materials should enhance the building, the setting and the conservation area. High quality contemporary design will be encouraged where appropriate, although in some cases, a traditional, historicist approach may be most appropriate to the site and setting. The drawings and submitted information should clearly show how the proposal will affect the character and appearance of the conservation area.
- 6.2.7 The cumulative impact of minor external alterations to positive buildings has a negative impact on the character and appearance of an area; the special character of the conservation area can be eroded by the loss of original materials and architectural details as well as by new additions or changes that do not accord with the character of the area. The Council will continue to encourage the retention of external historic architectural features on buildings that make a positive contribution to the conservation area wherever possible. This includes using traditional lime-based render and retaining historic external joinery such as windows, doors and shop fronts. Minor alterations should be sympathetic to the architectural style of the building and the character and appearance of the area.
- 6.2.8 Barn conversions. Vernacular farm buildings are part of Cartmel's historic character, and many have already been adapted for non-farming use. The adaptation of redundant barns and other outbuildings is acceptable provided the design respects the non-domestic character of the building and avoids introducing new openings or altering the overall form and character of the building. Proposals should follow the national guidance on good practice in farm building conversion, available from Historic England.



Figure 25. A recent good example of a barn conversion in Cartmel

- 6.2.9 Windows. The character of historic buildings, particularly of the front elevations, is partly defined by the pattern and detail of the windows; in Cartmel mullioned and casement windows are generally characteristic of 17th century and earlier buildings and sash windows with vertical proportions are a feature of 18th and 19th century architecture. The details of the frames, glazing bars and the survival of historic glass all contribute to the attractive character and historic and architectural value of old windows. Historic windows should be retained and repaired on Listed Buildings and on positive or Local List buildings in the conservation area. If demonstrably beyond repair, replacement with like-for-like windows is acceptable, using matching joinery sections and details. UPVC and crude timber replacement windows will not be acceptable in the conservation area.



Figure 26. Original sashes on Cavendish Street (left) and low quality replacement windows (right)

- 6.2.10 Some buildings in Cartmel CA are identified as being neutral in their contribution either because they possess only slight or moderate architectural or historic importance, or where they may still retain some aspects of significance, the overall quality of the building has been eroded by later alterations or extensions. These buildings neither enhance nor harm the character of the conservation area, and while they are of lesser significance to the special interest of the designated area they still add to its overall historic character and appearance.
- 6.2.11 Changes to neutral buildings will be scrutinised by the Council to determine whether the proposals could better reveal hidden heritage significance, possibly through the restoration of features that have been previously lost, or through design that is more sensitive to the significance of the conservation area. The Council will seek to identify opportunities for enhancement during pre-application discussions and will expect that a proportionate level of assessment of significance is undertaken, to inform the design process.
- 6.2.12 Proposals for the demolition and replacement of neutral buildings will generally be resisted unless the replacement building will clearly enhance the conservation area. Depending on the building, the loss of a neutral building could cause substantial or less than substantial harm, and either NNPF para 203 will be applicable.
- 6.2.13 Buildings in Cartmel that are considered to be harmful to the character of the conservation area (shown in Red on the Architectural Quality Map in the Conservation Area Appraisal) may offer scope for the enhancement of the conservation area through redevelopment, so long as it can be demonstrated that the replacement building and associated works are of a higher design quality than the existing. Any new building must relate positively to the surrounding context through its siting and alignment; its overall form; appropriate scale, height and physical massing; and appropriate materials and detailed design. In terms of style and design either a traditional or a contemporary approach may be appropriate,

but it is important that the design relates well to the significance and character of the place. Proposals should be clearly informed by a detailed assessment of heritage significance and of the immediate setting and wider conservation area context. The Council will expect a detailed submission containing full supporting material, visuals and drawings.

6.3 Repairs and Maintenance

- 6.3.1 Historic buildings need regular maintenance to ensure roofs, walls and external joinery are weather-tight. Regular maintenance can help to avoid costly and more invasive major repairs, which become necessary when a building is neglected and deteriorates to a serious condition. Where renewal of historic fabric is unavoidable, or features are missing, 'like for like' repairs and replacements will be encouraged, as will the removal of previous unsympathetic changes to buildings. Reversing or replacing previous poor quality work with good design and conservation will be supported where it enhances the building and conservation area.
- 6.3.2 It is the responsibility of the owners and tenants of buildings in the Conservation Area to ensure that repairs are carried out, using appropriate material and techniques. Repairs to existing historic structures must be undertaken sensitively to ensure that the appearance and condition of building fabric is not harmed. The stripping of traditional lime-based render and the use of cement-based render or re-pointing can harm solid masonry buildings by making them more susceptible to damp, and also negatively affects their external appearance and their architectural and historic character. Maintaining traditional windows prolongs their life and avoids unnecessary replacement with windows of inferior quality.



Figure 27. Traditional rough cast render is important to Cartmel's architectural character

- 6.3.3 Advice and guidance on repairs is readily available on the websites of Historic England and the Society for the Protection of Ancient Buildings (SPAB). For listed buildings, it is advisable to obtain professional advice from an architect or surveyor accredited in conservation before undertaking works. The Council will continue to work with owners and tenants of buildings in the area to provide guidance and advice and encourage an appropriate standard of work.

6.4 Policies within the Allithwaite and Cartmel Neighbourhood Plan

- 6.4.1 At the time of writing, the Neighbourhood Plan for Allithwaite and Cartmel is being developed, and a Draft Plan has recently been published and consulted on. Subject to consultation and adoption, the policies in the Neighbourhood Plan will coordinate with the contents of the Cartmel CAMP and it is anticipated that the policies will be supplemented by a design code, to guide new development. The current draft Neighbourhood Plan contains several policies relevant to Cartmel Conservation Area including Draft Policy AC1 AC1– Design Principles and Draft Policy AC2 – Development within Cartmel Conservation Area.
- 6.4.2 The additional guidance contained within this section of the Cartmel CAMP (Section 6) should be used to ensure that new development and ongoing

maintenance and management protects and enhances the distinctive character and special interest of the conservation area.

6.5 The protection of spaces, landscape and the setting of the conservation area

- 6.5.1 The Cartmel CAA contains a Townscape Features Map that shows, in graphical form, the specific townscape quality of the area, i.e. the nature and quality of the spaces between the buildings, important views and the importance of the wider landscape setting to the special character of the village. Factors identified include the key landmarks; the role played by the main building elevations and building lines in defining and enclosing spaces; and key views and vistas along streets, between buildings, outwards towards key landmarks and across open spaces. The fields between new town and old town, south of The Causeway, north of Priest Lane, around Ford Lane and the racecourse form an important part of the setting for the Priory and help define the rural character of the conservation area. Important views in the conservation area are shown on the Townscape Features Map in the Conservation Area Appraisal (<https://www.southlakeland.gov.uk/media/3911/cartmel-townscape-features-map.pdf>)



Figure 28. An important space in the conservation area, north of Priest Lane

- 6.5.2 On the Local Plan land allocations map, three different types of open space are identified in Cartmel (<https://my.southlakeland.gov.uk/mysouthlakeland.aspx>); Public Open Space which includes the cemetery and the Priory burial ground; Amenity Open Space (no public access) which includes the fields north and south of The Causeway that separate the two parts of historic Cartmel and Space Used for Outdoor Sports Facilities (the racecourse). The fields north of Priest Lane are also important spaces in the conservation area and contain a scheduled area, but are not identified as Open Space on the land allocations map; these areas could be considered as Open Space in the Local Plans review and the Neighbourhood Plan. The small triangular space or green at Town End is also important to the conservation area. All these spaces will be protected from development, through the management of development by the Council.
- 6.5.3 Within the conservation area, there are a number of other open spaces that are urban in character, rather than green, particularly The Square and Devonshire Square. These have hard surfaces and are used by pedestrians as well as by vehicular traffic. These spaces are important to the settings of the surrounding listed and unlisted buildings. There may be scope for future enhancement of these spaces through improvements to hard landscaping, subject to funding, consultation and a design process that takes full account of the heritage significance of these spaces as well as the way in which they are used. Existing historic surfaces such as areas of cobbling around the Market Cross should be retained.



Figure 29. The Square provides the setting for listed buildings

- 6.5.4 Cobbled verges. Many buildings in Cartmel directly front the road, with a narrow strip of river cobbles or pebbles between the front wall of the building and road. These verges are a distinctive and important element in the historic floorscape of the village, but are vulnerable to removal during works on below-ground services or hard landscaping. Cobbled verges should be retained whenever development is proposed to a site or building in Cartmel, and during works that may not require permission, such as landscaping and services. Incorporating cobbled verges in new development may be appropriate where it is compatible with access.



Figure 30. Examples of cobbled or pebble verges in Cartmel

6.6 Trees

- 6.6.1 As identified within the Character Appraisal, trees make a vital contribution to the special character and appearance of the conservation area, in open spaces and private domestic gardens. Conservation area designation automatically protects trees over a certain size. At least 6 weeks' notice in writing must be given to the Council before lopping, topping, felling and other specific works to trees. This notice period also enables the Council to determine whether a Tree Preservation Order would be appropriate. In addition, some individual trees and groups of trees have further protection from Tree Preservation Orders (TPOs). This means that formal permission is required from the Council to carry out works to any tree which is subject to a TPO. The Council's Tree Officer will continue to provide advice to owners on trees.

6.7 Boundaries and entrances

- 6.7.1 As described within the conservation area character appraisal, domestic gardens and properties are bounded by a variety of walls in local materials, with some iron railings and hedges also being characteristic of Cartmel. The scale and architectural character of boundaries and entrances often reflects historic social status, with modest property fronting directly onto the streets having no more than

a cobbled verge between the cottage and road in contrast to larger properties with generous entrances including gate piers, curved flanking walls and gates. These are important surviving features within the conservation area; the demolition or unsympathetic alteration of historic boundaries and entrances would have a detrimental impact on the special character and appearance of the area and will not be supported.

- 6.7.2 New boundary treatments must be of sympathetic design, form and materials and should not impact negatively on either the setting of listed buildings nor the character of the conservation area. New boundaries should not compromise the relationship between the built and natural environment nor detract from important views.



Figure 31. Variety of boundaries in Cartmel - stone walls, iron railings and hedges

6.8 Archaeology

- 6.8.1 The Cumbria Historic Environment Record (HER) identifies sites of archaeological significance in the county, including within the Conservation Area. The most significant of these are nationally scheduled, including below-ground archaeology related to the medieval Priory. Other sites of archaeological significance may not be scheduled but their inclusion on the HER gives them formal recognition in the planning system. Archaeology is a heritage asset and protected by the NPPF; protecting archaeology and its setting is a material consideration in determining planning applications whether the site is scheduled or not. The conservation area

has considerable archaeological potential both above and below ground, which will require further consideration during the planning process. The following guidance should be followed:

- The Council will consult with the Cumbria Archaeology Service on applications affecting archaeology, which will include most applications for development in Cartmel;
- An archaeological Desk Based Assessment may be required where archaeology is known or thought likely to exist, before determination. In certain cases, a field evaluation may also be required;
- A Statement of Heritage Significance for a Listed or Local List building should also refer to the archaeological significance of the building and its site.
- Where planning permission or Listed Building Consent is granted for a site or building that has archaeological potential, conditions will be attached to ensure that provision is made for an appropriate level of investigation into the site or building's archaeological potential before development takes place, and for the preservation in situ or recording of any archaeological deposits or features that are encountered.

7 EXISTING HOUSING ALLOCATION SITES

- 7.1.1 In 2013 South Lakeland District Council (SLDC) adopted the Land Allocations Development Plan Document (DPD - https://www.southlakeland.gov.uk/media/6179/01-local-plan_land-allocations-adopted-dec-2013.pdf). This identifies employment and housing site allocations as well as environmental and other designations. It forms part of the Local Plan. Two areas of land were allocated and shown on the plan in the DPD: The Stables, Cartmel Racecourse located off Park View, and Land at Haggs Lane, located to the south of the road. Neither of the sites has been developed to date, however, the land at Haggs Lane has outline planning permission for 39 houses. This site lies outside the Conservation Area, with the exception of a small area of land, to the west of the Quaker Meeting House. The latter building has been listed Grade II since the outline permission was granted; at reserved matters stage the impact on the setting of this listed building will need to be taken into account.



Figure 32. Cartmel Racecourse Stables, Park View

- 7.1.2 Special consideration would need to be given to any redevelopment of the racecourse stables, to take account of the character of the conservation area. Related to this, a site for new stables would need to be identified and the impact of such development on the conservation area also carefully considered. The existing stable site is bounded by a stone wall, with trees along the boundary, features which should be retained. The current stable buildings sit low within the site and this adds to the feeling of openness as one leaves the village, with the racecourse to the west.
- 7.1.3 It is recommended that only small-scale and low-rise development be considered on the stables site; development for housing or a compatible use of no more than two storeys would maintain the low scale of this site. To enhance the character of the conservation area, the layout of the development should positively relate to the high density and tight grain of historic Cartmel, where terraced houses fronting streets or narrow yards are characteristic of the historic core of the village. The design should use an appropriate palette of local materials including roughcast rendered elevations, natural limestone (or other local stone) and natural slate roofs, and use proportions characteristic of the village. Any design guidance or code produced for the Neighbourhood Plan could inform the form, layout and design of potential development at this site; any proposals would need to be accompanied by an appropriate level of analysis and impact assessment.



8 DELIVERY, REVIEW AND TIMESCALES

- 8.1.1 It is suggested that the CAMP be reviewed every ten years, to ascertain if the content, recommendations and policy guidance should be amended.

9 SOURCES

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<https://www.southlakeland.gov.uk/media/5869/cartmel-conservation-area-character-appraisal.pdf> [accessed 2 July 2019]

SLDC, Development Plan Document, adopted 2018



<https://www.southlakeland.gov.uk/media/6466/final-dm-dpd-adoption-accessible.pdf> [accessed 2 July 2019]

10 GLOSSARY

Archaeological interest - There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Conservation (for heritage policy) - The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Designated Heritage Asset- A heritage asset that is designated under relevant legislation, including a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

Heritage asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and also non-designated assets identified by the local planning authority (such as Local List Buildings).

Historic environment - All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Open space - All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Permitted development - Classes of development that are permitted under the Town and Country Planning (General Permitted Development)(England) Order 2015.

Setting of a heritage asset - The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.



Supplementary planning documents (SPD) - Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.



Appendices

Appendix 1 Relevant current Local Plan policies

Core Strategy Policy CS8.6 Historic Environment

The Core Strategy supports:

- The safeguarding and, where possible, enhancing of historic environment assets, including their characteristic settings and any attributes that contribute to a sense of local distinctiveness. Such assets include listed buildings and features (both statutory and locally listed), conservation areas, scheduled ancient monuments and registered parks and gardens.
- Seeking the adaptive reuse of redundant or functionally obsolete listed buildings or important buildings within conservation areas, without harming their essential character.
- The preparation of a list of buildings and features of local architectural or historic importance in order to assist in the planning of a prioritized programme of conservation management for such buildings and features.
- The production of conservation area management plans to identify and explain how the Council will seek to preserve and enhance the special interest of such areas.
- Actions that will ensure the proper conservation of all heritage assets, giving particular priority to those identified as being at risk.
- Working with owners of heritage assets to ensure their maintenance and repair accessibility and, where opportunities exist, their use as an educational resource.
- Consideration of the introduction of tighter controls within conservation areas and other sites or areas of heritage importance by implementing Article 4 (2) Directions to control certain types of permitted development, which, if unchecked, would cause harm to the special character and appearance of such areas.
- The safeguarding and, where possible enhancement of, locally important archaeological sites and features within the historic environment.



Development Management Policy DM3 – Historic Environment

Purpose: To protect and enhance the valuable Historic Environment of the District, including all designated and non-designated heritage assets.

Development proposals will safeguard and, where appropriate, enhance all heritage assets and their settings, in a manner that is appropriate to their particular significance.

Assessing Significance and Impact

Proposals affecting a designated or non-designated heritage asset, including its setting, will be assessed taking into account its significance, as derived from the relative value of its architectural, historic, artistic or archaeological interest; and the impact that the proposals would have upon that significance, including whether it causes any harm. Development proposals must be supported by a Statement of Significance and Impact which should:

1. demonstrate a clear understanding of the asset's significance, including all those parts that would be affected by the proposal, as well as the contribution made by its setting; and which is proportionate to whether it is a non-designated or designated asset, and the amount of any change involved; and
2. explain how the asset and its setting will be affected by the proposed development, and demonstrate how any harm would be minimised or averted, including any mitigation methods; and
3. present a justification for the proposal that explains why any resulting harm is considered to be necessary or desirable; and
4. identify what public benefits might arise from the proposal.

Listed Buildings

Development proposals will be expected to conserve, enhance and where appropriate better reveal the significance of listed buildings and their settings. Applications relating to listed buildings will be expected to demonstrate how they would:

5. preserve and better reveal the internal or external significance of the heritage asset and its setting, as well as secure any opportunities for enhancement; and
6. take into account its special architectural or historic interest; and
7. ensure its continued use and longer term viability; and
8. where appropriate, result in the securing of any public benefits; and



9. maximise opportunities for promotion, enjoyment, understanding and interpretation.

Proposals that cause substantial loss or harm to the significance of listed buildings will be refused unless it can be clearly and convincingly demonstrated that such harm or loss is necessary to achieve corresponding substantial public benefits that outweigh that harm or loss. Less than substantial harm must be clearly and convincingly justified, and this harm weighed against the public benefits of the proposal, including securing its optimum viable use.

Archaeology

Development proposals that cause substantial loss or harm to the significance of a scheduled monument will be refused unless it can be clearly and convincingly demonstrated that such harm or loss is necessary to achieve corresponding substantial public benefits that outweigh that harm or loss. Less than substantial harm must be clearly and convincingly justified, and this harm weighed against the public benefits of the proposal, including securing its optimum viable use.

Any proposals that affect a non-designated archaeological asset (whether known or on sites where there are reasonable grounds for the potential of unknown assets) will be determined according to its significance and the level of harm that would result from the proposal.

The level of information required to support an application will be proportionate to its significance and the scale of the proposal's impact. Where necessary to enable an application to be determined, a desk-based archaeological assessment and/or a field evaluation should be provided.

All applications will be expected to demonstrate:

10. an understanding of the asset's significance and the contribution made to this by its setting; and
11. how the proposal will impact on the asset including any excavations, structures or new features; and
12. the identification of any harm, whether this is necessary and how this will be mitigated; and
13. the extent to which any proposed works would result in public benefits.

The Council's preferred approach will be to seek to avoid unjustified damage to such remains through their preservation in situ. When in-situ preservation cannot be warranted, the developer will be required to make adequate provision for the excavation and recording of the asset, provide opportunities to promote this archaeological heritage (both above and below ground) and find ways to interpret and present this material to the public.



Historic Parks, Gardens and Landscapes

Proposals that cause substantial loss or harm to the significance of registered Parks and Gardens will be refused unless it can be clearly and convincingly demonstrated that such harm or loss is necessary to achieve corresponding substantial public benefits that outweigh that harm or loss. Less than substantial harm must be clearly and convincingly justified, and this harm weighed against the public benefits of the proposal, including securing its optimum viable use. Any proposals for development must ensure that they conserve and enhance the significance of relevant heritage assets and their settings including formal design, layout, character, appearance and any views or vistas to, from and within the asset. Opportunities to reinstate original features, increase public enjoyment and understanding, and provide interpretation will usually be supported.

Conservation Areas

Development proposals affecting, or within the setting of a Conservation Area will be expected to preserve or enhance its special character and appearance. Any proposals for development and alterations will need to demonstrate that they:

14. relate positively to the architectural or historic interest of its buildings, its spatial and broader townscape character, street pattern, any open spaces, important views within, into or out of the Area, and, where appropriate, its setting; and
15. take fully into account any identified significance that is contained in the Council's adopted Conservation Area Appraisal and Management Plan for the relevant designated area; and
16. seek to retain or introduce features which contribute positively to the spatial character and appearance of the area and its setting in terms of height, scale, physical massing, and the materials used in any design; and
17. explain how any harm to the conservation area will be avoided or appropriately mitigated; and
18. where relevant, establish how any identified harm is outweighed by the public benefits of the proposal.

Proposals that cause substantial loss or harm to the significance of a conservation area will be refused unless it can be clearly and convincingly demonstrated that such harm or loss is necessary to achieve corresponding substantial public benefits that outweigh that harm or loss. Less than substantial harm must be clearly and convincingly justified, and this harm weighed against the public benefits of the proposal, including securing its optimum viable use.



Non Designated Heritage Assets of Local Significance

The Council recognises the value of non-designated heritage assets such as buildings, archaeological sites or other features of local significance and their contribution to local visual and historic identity. The Council attaches importance to their protection, and where planning permission is required consideration will be given to appropriate level of preservation or enhancement.

There will be a presumption in favour of the retention of non-designated heritage assets of local significance that have been included in the Council's 'Local List'; or which are identified during the pre-application or application processes, using the Council's adopted selection criteria.

Where the significance of a non-designated heritage asset is affected by a development proposal, those elements that contribute to their significance should be retained and enhanced wherever possible.

In determining such applications the Council will make a balanced judgement that takes into account the scale of any harm against the degree and extent of any significance that the heritage asset possesses; any contribution it makes to the area, and the public benefits of the proposal.

When the loss of a non-designated heritage asset is permitted, the Council will require an appropriate level of survey and recording, which may also include archaeological investigations; the result of which should be deposited with the local Historic Environment Record (HER).

Heritage at Risk

The Council will encourage and look favourably at proposals that would secure the preservation of heritage assets on the 'Heritage at Risk' register managed by Historic England; as well as those assets defined as being at risk that have been identified by the Council, including those on its own 'Local List' of non-designated assets. In doing so, it will pay special regard to any public benefits that would result from the proposal, while seeking to ensure that the development would release the optimal viable use of the asset.

Appendix 2: Local List Buildings

SLDC is in the process of preparing a list of Local List Buildings, using criteria developed by the Council, as described in section 4. In Cartmel, buildings in this appendix have been put forward for the Local List, using information gathered by Cartmel Village Society and additional research and fieldwork for the CAMP in summer 2019. These buildings are not on the Statutory List of Listed Buildings, but are considered to have local significance when measured against the three criteria below.

To be included on South Lakeland District Council's 'Local List' a building, structure or feature will need to satisfy an authenticity criterion (i, below) and in addition, either criterion (a) or (b).

(i) Authenticity

The building, structure or feature must be substantially unaltered and retain the majority of its original features and fabric. Where later alterations have affected the asset they must be of either very modest in scale, be easily reversible or be of the highest architectural quality for the period in question in order to qualify.

(a) Architectural significance

Be of good architectural quality from a particular era or stylistic period; be a very good example of a unique local building type; have a distinctive landmark quality or contribute positively to townscape or public spaces; display particular innovation, distinctive ornamentation or high levels of craftsmanship in the use of materials; or be designed by particularly important local or regional architects.

(b) Historical interest

Display physical evidence associated with recognised and important periods of economic, social or cultural significance; be associated with well-known local people, historic events or locally significant activities; be part of, or have an important association with a formally designed landscape or archaeological site; or have a recognisable community value or significance.

Aynsome Road

Holly Cottage, Aynsome Road:



End terrace cottage, probably 18th century or earlier. Rendered walls with timber casement windows of various patterns (not original) and slate roof. The cylindrical chimney and small blocked attic windows to the south gable are distinctive local features, indicating a pre-19th century date.

The bee boles in the garden wall, to the rear, are a significant feature.

Cottage has architectural significance as a good example of a Cartmel vernacular cottage, retaining overall character although some features have been altered.

Criteria: authenticity and architectural significance

Dale Cottage, Aynsome Road:



Photo CVS 2015

Mid terrace cottage, now part of the Pig & Whistle, and attached to Holly Cottage (qv). Probably 18th century or early 19th century. Symmetrical frontage with central doorway and timber sash windows (sensitive replacement joinery). Slate roof with gable end stack. The rendered finish has been stripped from the rubblestone walls.

Cottage has architectural significance as a good example of a Cartmel vernacular cottage, retaining its overall character although some features have been replaced.

Criteria: authenticity and architectural significance

Pig & Whistle, Aynsome Road:



Public house, originally a pair of cottages. 1845 datestone over left hand doorway. Each half of the frontage mirrors the other with flanking doorways and 4-pane timber sashes (replacements); the front wall is canted to follow the road. The rendered finish has been stripped from the limestone walls, but the roof is slate roof and ridge chimney stacks are in situ.

Historic and architectural significance as a good example of an historic pub, originally built as two cottages. The building is prominent on an important road junction and retains its overall character. This was a Hartley's pub until it was acquired by Robinson's Brewery in 1982.

Source: L.F.Pearson, *The History of Robinsons Brewery*, 1997, p137

Criteria: authenticity, historic and architectural significance

Cartmel CE Primary School, Aynsome Road:



Opened in 1861 as a National School, it cost £2000 and was built on land donated by the Duke of Devonshire. Designed by Paley and Austin in gothic style with stone elevations, steeply pitched local slate roofs and pointed windows. It includes former school teachers' houses (one facing Barn Garth). The school is little altered externally, but the interior has not been assessed. Visible from three sides. Stone boundary walls are included. Significant as a good example of a Victorian village school, designed by a well-known architect. It may meet national Listing criteria.

Source: Geoff Brandwood, *The Architecture of Sharpe, Paley and Austin*, 2012, p218.

Criteria: authenticity, historic and architectural significance

The White House, Aynsome Road:



Detached house probably of several phases, with mid-19th century main range. This has symmetrical 3-bay frontage with central pedimented doorway with fluted pilasters, 4-pane sashes and distinctive moulded brackets to the eaves. The northern part is lower with a gabled wing projecting to the front, rear additions and

some replacement windows. Interior not assessed. Significant as a good example of a large 19th century Cartmel house in the east part of the village. Like other multi-phase houses in the village, it may contain earlier fabric. Rear elevations not seen.

Criteria: authenticity and architectural significance

Enerigg House, Aynsome Road:



Early 19th century house in a row, set behind narrow front garden with metal railings. Almost symmetrical Georgian frontage, roughcast rendered, with central 6-panelled door below flat stone canopy. Slate roof with gable-end stacks. The 16-pane sashes (with inappropriate horns) are replacements, but overall architectural character is intact and the house has an attractive appearance. Rear elevations not seen. Like other houses in Cartmel, this may have earlier origins. Significant as a good example of an early 19th century Cartmel house in the east art of the village.

Criteria: authenticity and architectural significance

Greenfield House, Aynsome Road:



Early 19th century detached house (shown on 1st edition OS map of 1851). Symmetrical 3-bay frontage faces south, with central panelled door in a pedimented doorcase. The rendered finish has been stripped from the front but the right return (east gable wall) retains slate-hanging. 4-pane sashes in raised stone architraves; joinery is not original, but the overall architectural character is intact. Slate roof with moulded gutter and coped verges. Rear not seen. Good example of early 19th century gentleman's house built on the edge of Cartmel. Imposing entrance has pairs of stone gate piers with ball finials and low quadrant walls with timber railings.

Criteria: authenticity and architectural significance

Greenfield Lodge, Aynsome Road:



Single-storey house. Built after c1850 (it is not on the 1st edition OS map of 1851), with later addition to south in similar style. Rendered, hipped slate roof with chimney stacks. Right hand 3-bay part is the original; this has a central doorway with an original trellised porch and panelled double doors with flanking windows in ashlar architraves. Windows are replacements for sashes. Rear not seen. Significant as a good example of a mid-19th century lodge house on the edge of Cartmel.

Criteria: authenticity and architectural significance

Ivy House, Aynsome Road:



Photos: CVS 2015

Early 19th century detached house (shown on 1st edition OS map, 1851). 2-storey, 3-bay house with principal frontage facing south onto the garden; this has a central door, veranda and sash windows. Rendered walls with hipped slate roof and rendered chimney stacks. Rear not seen. Significant as a good example of early 19th century former farmhouse built on the edge of Cartmel. Single-storey outbuilding fronts the road, with distinctive gable-end features including a blocked circular window, cross vents, coal hole and exposed purlin ends. The property includes stone boundary walls with copings and gate piers to main entrance.

Criteria: authenticity and architectural significance

Gate piers and walls to playground on east side of Aynsome Road:



Stone walls to front of playground, with central monolithic gate piers inscribed Jubilee Playground, 1897. Until recently there was a playground shelter on the east side of the rectangular playground, but this was taken down after 2014. Significant as a good example of a community facility, created to mark Queen Victoria's diamond Jubilee in 1897.

Criteria: authenticity, historic and architectural significance

Barn Garth

Laburnum Cottage, Barn Garth:



Mid-19th century detached house, designed with the gable-end facing the street flanked by set-back lean-to elements; the left hand bay to the south contains the entrance hall and staircase. Rendered with slate roof; the overhanging verge is on shaped brackets (purlin ends). 6-panelled door in moulded architrave to left-hand side and 4-pane sashes. Later extensions do not affect the principal frontage. The sashes have been sensitively renewed with slimline double glazing, which has not

affected the overall appearance of the house. Property includes front dwarf walls, gate piers, timber gates and metal railings. Significant as a good example of a Cartmel 19th century cottage, with picturesque details.

Criteria: authenticity and architectural significance.

Cavendish Street

Tower House, Cavendish Street:



Late 19th century house at the north end of a terrace, now sub-divided into flats. Directly fronts the footway. Rendered asymmetric gabled frontage with pedimented doorway to right and pairs of plate glass sashes. Entrance to flat to left has segmental hood on brackets over fanlight to doorway. Overhanging eaves and verge to front gable have decorative timber brackets. Built directly fronting the footway, with no front garden. Significant as a good example of striking Victorian house in Cartmel.

Criteria: authenticity and architectural significance

Brook House, Cavendish Street:



House in a group with adjoining historic properties to left and at right angles. Set behind a small front garden. The frontage appears to be mid-19th century, but like other houses in the historic core of Cartmel, the house could contain earlier fabric. The almost symmetrical front elevation has a pilastered central door case with flat timber canopy and panelled door, with 4-pane sashes. Rendered finish and slate roof with projecting chimney stack to south gable-end and ridge stacks. Rear elevations not seen. Significant as a good example of a Georgian or earlier house in Cartmel.

Criteria: authenticity and architectural significance.

Chestnut Cottage and barn to north, Cavendish Street:



Pair of cottages, now one house, with rendered front elevation and slate roof. Directly fronts the street. The front cottage elevation with two doorways and 16-pane sashes appears to be early 19th century, but the building may contain earlier fabric. The barn attached to the north is under same roof-line; this has fair-faced rubblestone walls with large quoins to the north gable corners and a large doorway

with double boarded doors and timber lintel with slate drip to the left hand (south) end of the front wall. There is a rubblestone single-storey lean-to against the north gable wall. The enamelled metal Raleigh bicycle sign is an attractive 20th century addition. Rear not seen. Currently used in conjunction with L'Enclume restaurant across the road. Significant as a good example of Georgian domestic architecture with an intact outbuilding.

Criteria: authenticity and architectural significance.

Outbuilding to south of l'Enclume (Long Row, Aulis), Cavendish Street:



Linear outbuilding with monopitch roof sloping down to the south, with stone coping and slate roof. Probably late 19th century (not on 1851 OS map but shown on 1890 OS map). The rubblestone building has a fixed small-pane window to west gable-end and boarded doors (replacements) to north elevation facing a cobbled yard. Lean-to addition to east end of north elevation is modern, but does not reduce overall significance. Significant as a good example of a little outbuilding in Cartmel.

Criteria: authenticity and architectural significance

The Causeway

Nos 1-4 The Causeway:



Terrace of four historic workers' cottages, probably early 19th century (shown on 1st edition OS map of 1851). Render stripped from stone elevations. Slate roofs and four ridge chimney stacks. The fenestration and door details have been altered, except for No 2 (The Bothy) which retains original small-paned cast-iron windows, now very rare in houses of historically low social status. Rear not seen. The row is significant as an unusual example of workers' housing in Cartmel that retains overall architectural character, despite the changes.

Criteria: authenticity, historic and architectural significance

Devonshire Square

St Mary's Lodge, Devonshire Square:



Imposing 3-storey late 19th century house. Rendered front elevation and slate roof, with decorative ceramic ridge tiles and gable-end stacks. Front elevation with sashes (replacements), bay window and veranda, and gabled second floor dormers. 2-storey contemporary rear outrigger and later extension. Earlier 2-storey element to the south has lower proportions and small sash windows. Front wall with rustic limestone. Significant as a good example of a Victorian house close to the village centre.

Criteria: authenticity and architectural significance

The Flags

Holly Tree House, The Flags:



3-storey house with sashes of various patterns: pairs of 9-pane sashes to second floor, pair of plate glass sashes to ground and first floor and replacement 2-storey bay window to left (north). Doorway in gabled porch

to right of centre. Cement-rendered finish and slate roof. The front west elevation appears to be early 19th century (with later alterations), but like other houses in the core of the village, the house may contain earlier fabric.

Criteria: authenticity, historic and architectural significance.

Railings, gate piers and cobbled footway opposite (to west of) Holly Tree House, The Flags:



19th century boundary to detached garden, consisting of ashlar dwarf wall, cast-iron railings with spearheads, monolithic gate piers and matching cast-iron gate. The verge in front of the boundary is laid with small pebbles. The garden is separated from Holly Tree House by the narrow lane. Good intact example of Victorian garden boundary with pebbled verge, a distinctive local feature.

Criteria: authenticity, historic and architectural significance

Ford Road

Cartmel Methodist Church, Ford Road:



Dated 1872 on datestone. Modest gothic revival Nonconformist church with 3-bay volume and gabled west porch to west

gable-end. Side elevations have three pairs of lancet windows and west gable-end has quatrefoil above the porch. Steeply-pitched slate roof with coped verges on shaped stone kneelers. Plain boundary wall with triangular copings. Architect of original design not known. Significant as a good example of gothic revival Nonconformist church. Interior not seen.

Criteria: authenticity, historic and architectural significance

Wells House Farm and Lowdene, Ford Road:



Former farmhouse and barn, now two dwellings and barn. Mid-18th century, house altered in 19th century. Datestone to house inscribed 'I Wells /1752'. Datestone to barn 1827. House and barn on linear plan, with taller house to south. Rubblestone walls (house may originally have been rendered), Cumbrian slate to barn roof, more regular blue slate to house, which has projecting verges on brackets and gable-end stacks. House has central doorway and 6-pane sash windows, with lean-to to south gable-end. Barn retains large boarded doors with slate canopy, north bay converted for domestic use with extensions to north and west (Lowdene). Significant as a good example of an 18th century vernacular farmstead in Cartmel, remodelled in the 19th century, prominent in views across the field from the east.

Criteria: authenticity, historic and architectural significance

Haggs Lane

Meeting House Cottages, Haggs Lane:



Pair of cottages, probably mid-19th century (shown on 1st edition OS map, 1851). Roughcast rendered elevations with timber mullioned windows. Slate roof with plain verges and gable end stacks. Rear outrigger under catslide roof. Historically, these cottages were the property of the Quakers and associated with the nearby Grade II listed meeting house. Significant as a good example of historic cottages in Cartmel, associated with the Quakers.

Criteria: authenticity, historic and architectural significance

Greenbank Lane

Tanley House and Tanley Cottage:



Large detached house of two phases; now divided into two. Tanley Cottage is marked on the 1851 OS map. The east part of the house was added as a large

extension, probably in c1900; the architectural style of each part reflects the phasing. Rough cast render, string courses, slate roof and ashlar stacks, with sash windows. The projecting porch on the east elevation has an arched entrance doorway with moulded stone details. The architect is not known. The drive entrance has rusticated stone gate piers with pyramidal caps, quadrant walls and a timber gate. Significant as a good example of a detached house, of more than phase, on the edge of Cartmel.

Criteria: authenticity, historic and architectural significance

Priest Lane

Wheelhouse Bridge:



Photo: CVS 2015

Dated 1815. Single segmental-arched bridge of rubblestone with limestone voussoirs and weathered stone copings. Inscribed datestone 1815, on inner face of south parapet. C.C.WHEELHOUSE BRIDGE inscribed on inner face of north copings. Significant as one of a group of distinctive early 19th century stone bridges in the village, including Church Bridge which is listed.

Criteria: authenticity, historic significance

Pepper Bridge :



Photo: CVS 2015

Bridge and attached walls. 19th century or earlier. Small single segmental-arched bridge of rubblestone with limestone voussoirs and weathered stone copings. Inscribed C.C. PEPPER BRIDGE on inner face of south copings. Significant as one of a group of distinctive early 19th century stone bridges in the village, including Church Bridge which is listed.

Criteria: authenticity, historic significance

Vicarage, Priest Lane:



Large 19th century gabled parsonage house, built on a greenfield site at an unknown date after 1850. Appears to be of at least two phases. Architect not known. Fair-faced slate-stone and limestone elevations with gabled slate roofs. Entrance elevation faces south with panelled door below gabled canopy, to right. Small-pane sash windows are PVCu. The architect has not been identified.

Property includes stone boundary walls, gate piers to entrance, with timber gate and attached quadrant walls. Significant as a good example of a late Victorian vicarage, in typical Lake District style.

Criteria: authenticity, historic and architectural significance

Old Police Station, Priest Lane:



Late 19th century detached house, directly fronting the street. Symmetrical front elevation is rendered with rock-faced stone quins and lintels, 12-pane sashes and central recessed doorway. Slate roof has projecting barge boards on brackets and gable-end stacks. Cobbled verge to front. Significant as the former village police house and a good example of a late Victorian house in Georgian style.

Criteria: authenticity, historic and architectural significance

Croft House, Priest Lane:



19th century detached house, set back from street. Asymmetrical front elevation is smooth-rendered with raised sill band and 4-pane sashes. Pilastered doorway with panelled door to left of centre. Slate roof has projecting barge boards on brackets. The house may contain earlier fabric; the rendered frontage appears to be a later facade. Significant as a good example of a 19th century village house.

Criteria: authenticity and architectural significance

Knott House and east part of Hartwell House, Priest Lane:



Large late 18th century house, with modern addition to west (now two properties). 3-bay front elevation to east part, with pairs of 12-pane and 4-pane sashes and a panelled door with stone canopy to right of centre. West bay of main range is probably a later addition. Roughcast render and slate roof with rendered stacks. Tall stair window and lean-to outriggers to rear. Named as Springfield House on 1st edition OS map, 1851.

Modern west part of Hartwell House not included. Set behind front garden with stone boundary wall to front with flat copings. Significant as a good example of an early 19th century village house, with original windows.

Criteria: authenticity, historic and architectural significance

1 and 2 North View, Priest Lane:



Group of three cottages, now two properties, directly fronting the street. Probably mid 19th century. The 3-bay north front has a projecting central bay with sashes but no doorway (probably blocked). The whole building is under a hipped roof with a single rendered stack. No.2, to the east is 2-bay and retains 12-pane sashes but has a modern door. No.1 (The Fossa, to the west) has been altered with uPVC windows and recent door. The overall building group is legible, despite the remodelling. Historic maps show a smithy to the rear facing onto Aynsome Road. Significant as a good example of an early 19th century group of cottages, on a prominent road junction.

Criteria: authenticity, architectural significance

Littlecroft, Priest Lane:



Small terraced cottage, directly fronting the street. Front elevation has early 19th 12-pane sashes to left, with replacement door to right. The frontage has roughcast render, with slate roof and a single ridge stack to left. Cobbled verge to frontage. Significant as a good example of an early 19th century cottage, with original windows.

Criteria: authenticity, architectural significance

Stonecroft, Priest Lane:



Terraced cottage directly fronting the street. Symmetrical front elevation has early 19th 12-pane sashes flanking a central doorway. Front wall finished in roughcast render. The roof is graduated slate with a single central ridge stack. Cobbled verge to frontage. Significant as a good example of a late 18th or early 19th century cottage with original windows.

Criteria: authenticity, architectural significance

Park View

Wharton Cottage, Park View:



Photo: CVS 2015

Terraced cottage, probably historically two dwellings. Date unknown, but probably 18th or 19th century. Roughcast rendered front elevation with 4-pane sashes and panelled door below flat stone canopy (to the right). Door and windows are sympathetic replacements. The roof is slate with a single stack. The cottage may contain earlier fabric. Significant as a good example of an 18th or early 19th century cottage.

Criteria: authenticity, architectural significance

No 7, Racecourse Cottage, Park View:



End of terrace cottage directly fronting the street. Probably late 18th or early 19th century. Central doorway with flat stone canopy, flanked by replacement sash windows. Slate roof with gable-end rendered stacks. Like other historic houses on Park View, the cottage may contain earlier fabric. Significant as a good example of an 18th or early 19th century cottage.

Criteria: authenticity and architectural significance.

Cemetery Lych gate, Park View:



Lych Gate and boundary walls, which incorporate the line of the medieval priory wall. The lych gate dates from the early 1900s, built to serve a new cemetery. The stone and timber structure has a slate roof and is typical of the many lych gates designed for burial grounds in the 19th and early 20th century, in a revival style. The architect is not known. Significant as a good example of a lych gate built for a cemetery, to serve the community.

Criteria: authenticity, historic and architectural significance.

Old Counting House and entrances, Park View



Mid-19th century cottage, now used for race day ticket sales. Recent extensions for pay booths to east gable end. Built at right angles to the road with an unusual layout; the entrance on the north elevation is on the upper level, reached by a ramp from the east. Roughcast render, slate roof with a single gable end stack. Victorian sash windows and a panelled doorway at the east end of the north elevation, to upper floor level. Windows altered to south side. The entrances to the road have pairs of cylindrical gate piers, probably early 20th century in date. Significant as an unusual historic property associated with the race course.

Criteria: authenticity, historic and architectural significance.

Race course Grandstand



Photo: CVS 2015

Multi-storey grandstand in the centre of the racecourse, partly faced in local stone, render and slate roofs. A viewing tower rises above the west elevation entrance, with open-air tiered stand facing the finish line of the race course. Built in 2004 for the Holker Estate, designed by Rebecca Gibson of John Coward Architects. Significant as a recent landmark building on the historic race course.

Criteria: authenticity and architectural significance

Racecourse Lane (south side)

Gig house to rear of The Barn:



Early 19th century 4-bay open-fronted gig or cart house, facing north into a yard. The hipped slate roof has a central cupola with weather vane. The open north front is supported on cast-iron columns, with rubblestone walls to the west gable end and rear (south). It is not known for which property this was built; it may have been associated with the race course. Significant as a good example of an attractive

historic farm or transport equipment building, in an unaltered state. This building may meet national Listing criteria.

Criteria: authenticity, historic and architectural significance

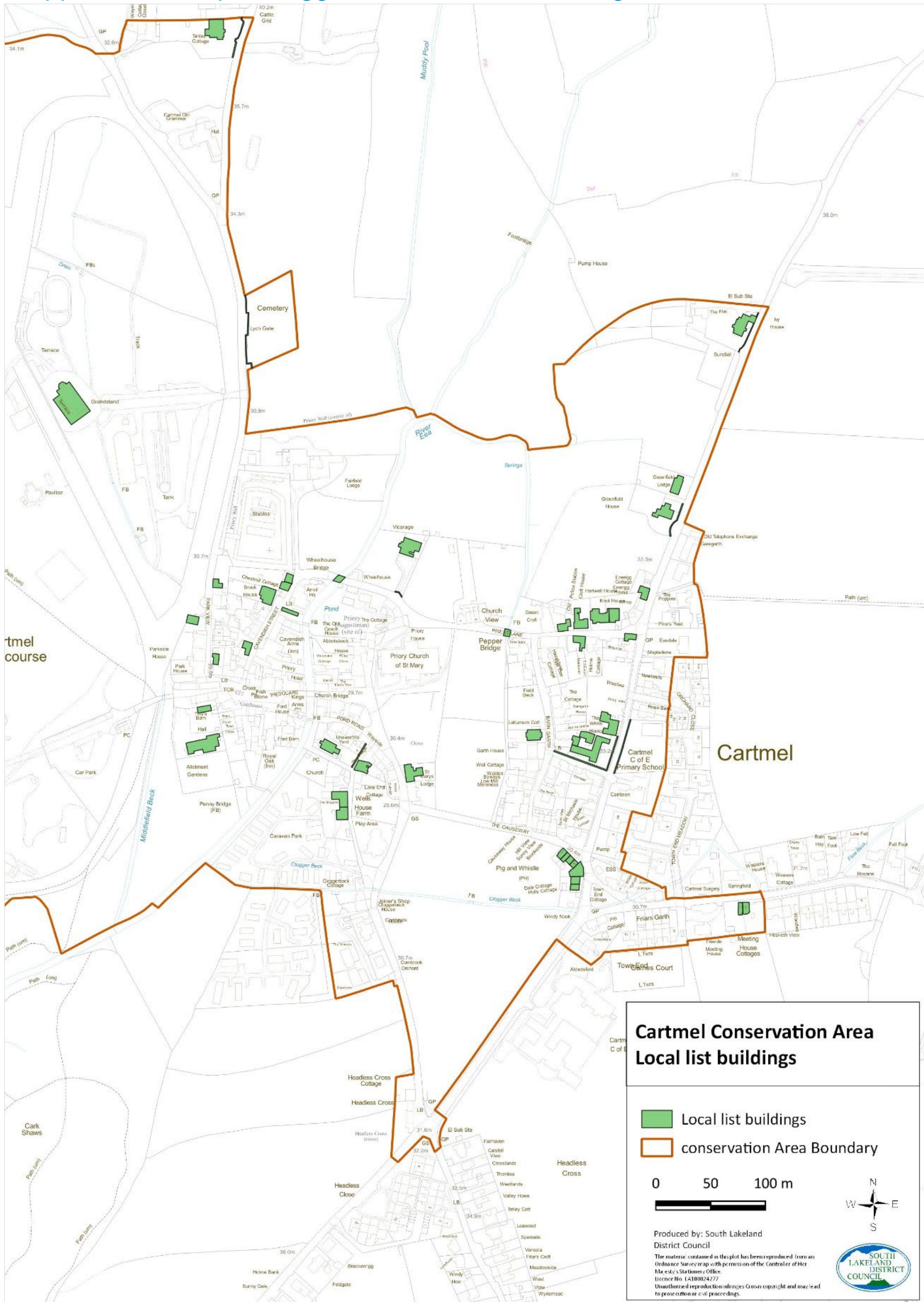
Village Hall:



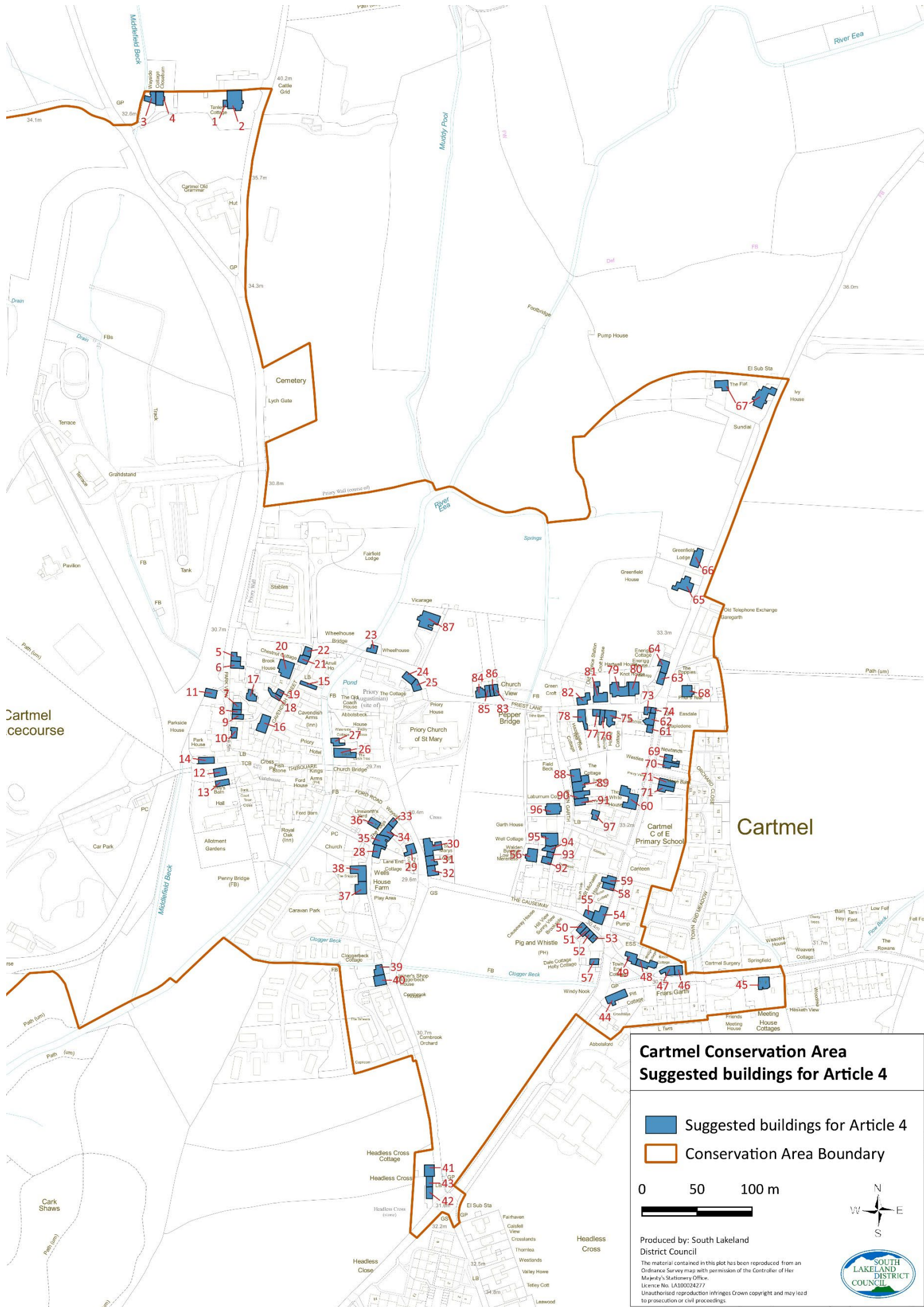
Village hall built in 1934, as recorded on a stone plaque to west gable end, near the entrance. The building has coursed stone walls, a sweeping slate roof with metal ridge vents and replacement doors and windows. The ramp to the entrance is modern, but this and the replacement windows have not undermined the building's overall significance. Interior has plaster barrel-vaulted ceiling. Architect not known. Significant has a good example of an inter-war building, built for the community in Cartmel.

Criteria: authenticity, historic and architectural significance

Appendix 3: Map of suggested Local List Buildings



Appendix 4: Map of Buildings suggested for inclusion in an Article 4 (2) Direction



Key to map of suggested buildings for Article 4 Direction

Ref No	LLPG Property Address	Alternative address
1	Tanley Cottage	
2	Tanley House	
3	Wayside Cottage, Croftside	
4	Closeburn, Croftside	
5	Vine Cottage, Park View	Racecourse Cottage, 7 Park View
6	6 Park View	
7	3 Park View	Cobblestones
8	2 Park View	Primrose Cottage
9	1 Park View	Hazel Cottage
10	Wharton Cottage, Park View	
11	Racecourse Counting Booths/Flat, Racecourse Counting Booths	
12	Flats 1 & 2, The Old Barn, off The Square	
13	Troys Barn, The Square	Cart/Gig shed, behind The Old Barn
14	Parkgate Cottage, off The Square	
15	Aulis, L'Enclume, Cavendish Street	Formerly Post Office (now store/Aulis Restaurant)?
16	Flats 1 – 5 Tower House, Cavendish Street	
17	May Cottage, off Cavendish Street	
18	Cobble Cottage, Cavendish Street	
19	Claranten, Cavendish Street	
20	Brook House, Cavendish Street	
21	Chestnut Cottage, Cavendish Street	

Ref No	LLPG Property Address	Alternative address
22	The Well House / The Raleigh Barn (to north of Chestnut Cottage)	
23	Wheelhouse, Priest Lane	
24	Priory Barn, Priest Lane	
25	Priory Gardens, Priest Lane	
26	Eacott, Devonshire Square	
27	Waterside Cottage, off Devonshire Square	
28	Lane End Cottage, Devonshire Square	
29	Priory Cottage, Devonshire Square	
30	St Mary's Lodge, Devonshire Square	
31	1 Priory Court, Devonshire Square	
32	2 Priory Court, Devonshire Square	
33	1 The Flags	
34	2 The Flags	
35	3 The Flags	Holly Tree House, 3 The Flags
36	4 The Flags	
37	Wells House Farm	
38	Lowdene	
39	Clogger Beck Cottage	
40	Clogger Beck	
41	Headless Cross Cottage, Cark Road	
42	Headless Cross	
43	The Old Hayloft, Headless Cross	
44	Windy Nook	

Ref No	LLPG Property Address	Alternative address
45	1 & 2 Meeting House Cottages	
46	Maggie Puddle Cottage	
47	Brook Cottage, Haggs Lane	
48	1 & 2 Bridge Cottages, Haggs Lane	
49	Town End Cottage, Haggs Lane	
50	1 The Causeway	Kathryn's Cottage
51	2 The Causeway	The Bothy
52	3 The Causeway	The Snug
53	4 The Causeway	
54	Well Bread, The Causeway	
55	Rossendale House, The Causeway	
56	Mereness, The Causeway	
57	Holly Cottage, Aynsome Road	
58	Rose Cottage, Aynsome Road	
59	St Michael's House, Aynsome Road	
60	The White house, Aynsome Road	
61	Fell View, Aynsome Road	
62	Wayside, Aynsome Road	
63	Barnrigg, Aynsome Road	
64	Enerigg House, Aynsome Road	
65	Greenfield House, Aynsome Road	
66	Greenfield Lodge, Aynsome Road	
67	Ivy House, Aynsome Road & Ivy Cottage	
68	Priors Yeat, Aynsome Road	
69	Cherry Tree House, Aynsome Road	

Ref No	LLPG Property Address	Alternative address
70	West Lea, Aynsome Road	
71	Priory View, Aynsome Road	
72	Rose Bank, Aynsome Road	
73	1 North View, Priest Lane	The Fossa, 1 North View
74	2 North View	Coverack Cottage, 2 North View
75	Holme Cottage, Priest Lane	
76	Little Croft, Priest Lane	
77	Stone Croft, Priest Lane	Stonecroft
78	Whitcroft, Priest Lane	White Croft, Priest Lane
79	Hartwell House, Priest Lane	
80	Knott House, Priest Lane	
81	Croft House, Priest Lane	
82	Old Police Station, Priest Lane	
83	Holly Cottage, Priest Lane, 4 Church View	
84	1 Church View, Priest Lane	
85	2 Church View, Priest Lane	
86	3 Church View, Priest Lane	
87	The Vicarage, Priest Lane	The Old Vicarage
88	The Cottage, Barn Garth	
89	Barn Garth House, Barn Garth	
90	The White House, Barn Garth (Known as Barngarth?)	b/w Barn Garth and Ard Na Graine
91	Ard Na Graine, Barn Garth	
92	Low Mill, Barn Garth	
93	Byways, Barn Garth	



Ref No	LLPG Property Address	Alternative address
94	Walden, Barn Garth	Waldon
95	Well Cottage, Barn Garth	
96	Laburnum Cottage, Barn Garth	
97	Old School House, Barn Garth	