

Linton Conservation Area Appraisal and Management Plan



23 August 2022

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1.Introduction

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

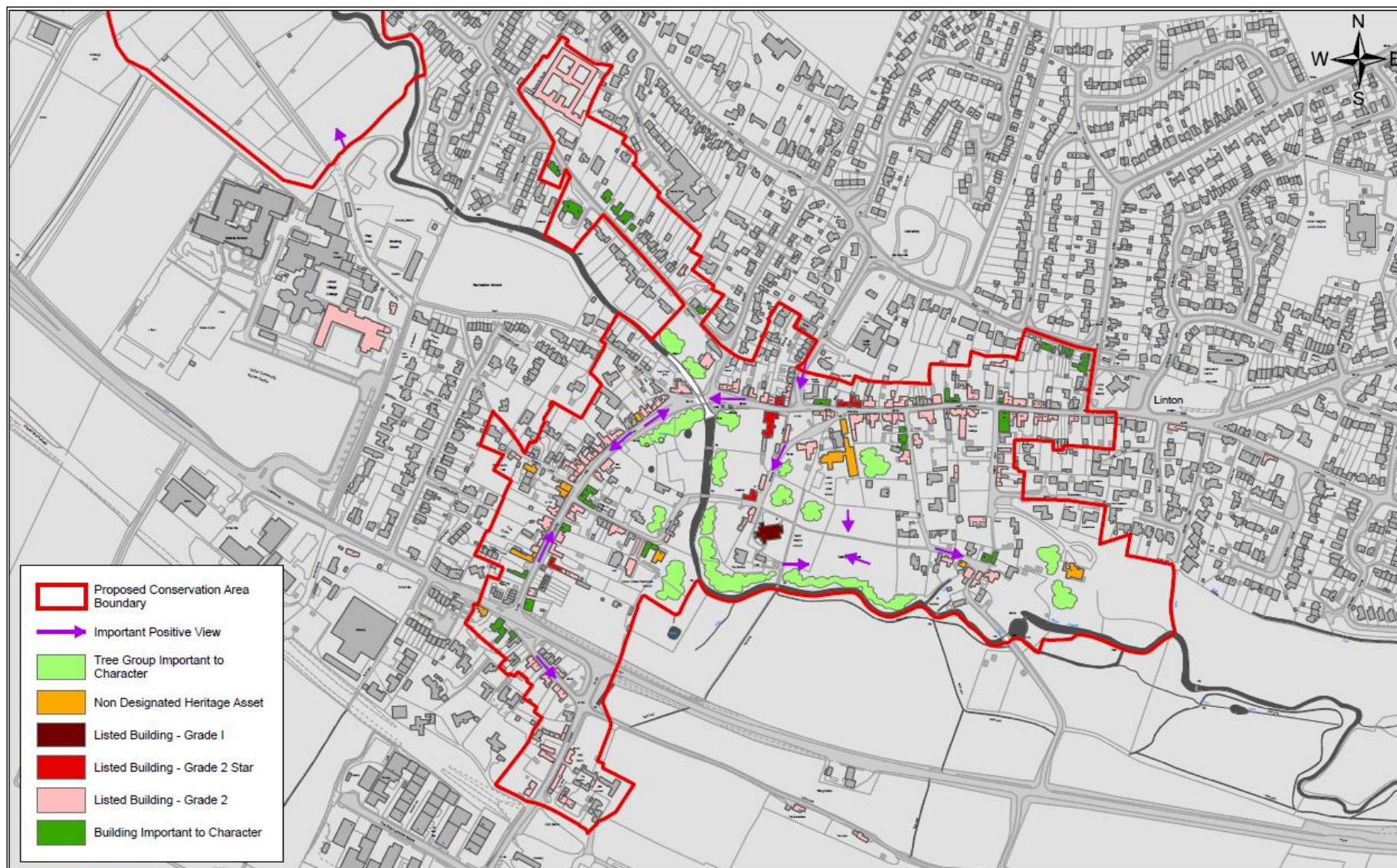
This document sets out the special architectural and historic interest of the Linton Conservation Area and aims to fulfil the District Council’s duty to ‘draw up and publish proposals for the preservation and enhancement’ of its conservation areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

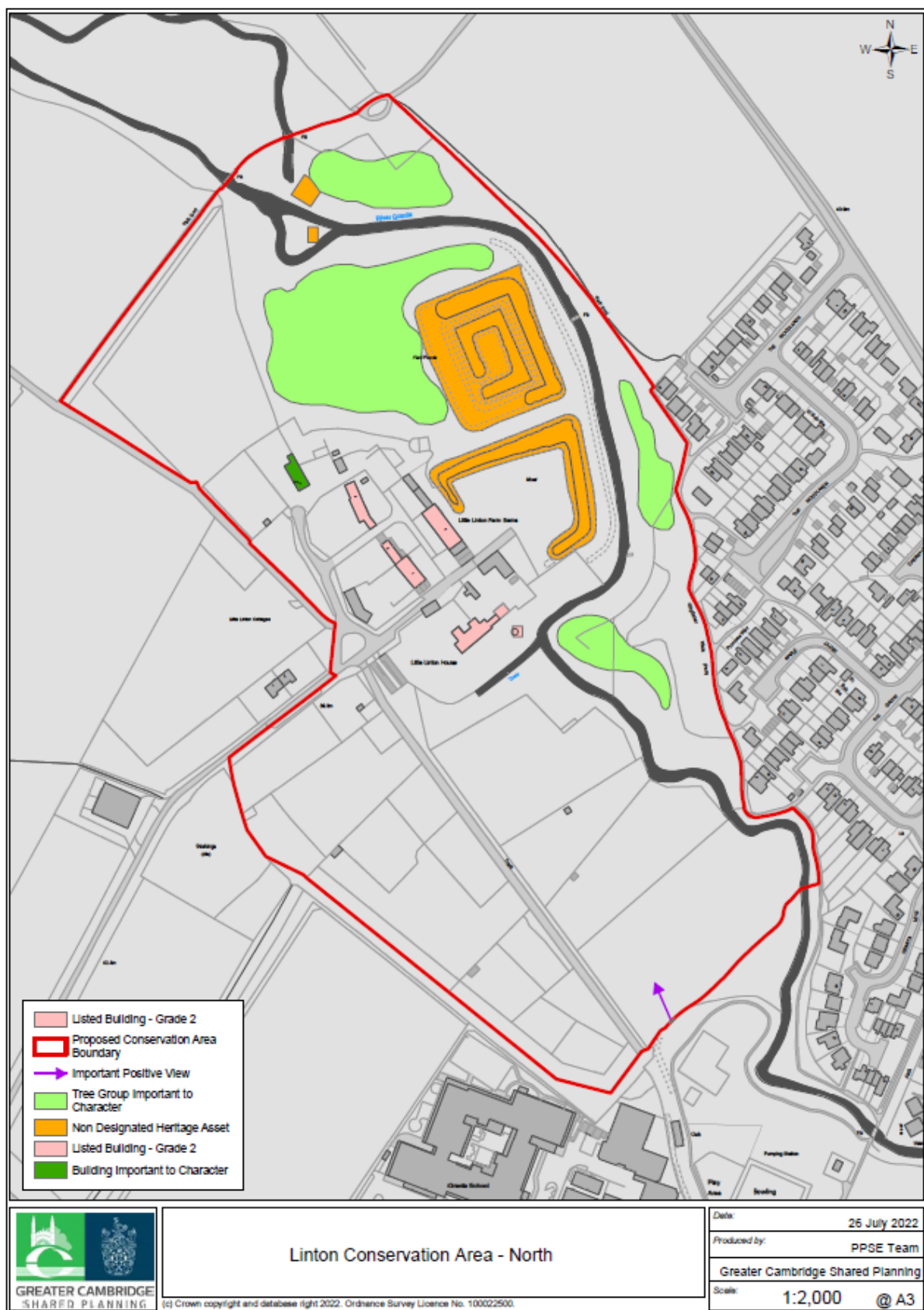
This document covers all the aspects set out by Historic England on conservation area appraisals and management plans, including an analysis of the special character of the conservation area and recommended actions for the management of the area in order to preserve and enhance its character.

2. Statement of Community Involvement

Following survey work, a draft conservation area appraisal for Linton was published on the Joint Planning Service website from 25 February to 25 March 2022. Notification of this was sent by email to the parish council and the elected members representing Linton on SCDC. Separate notification was sent by post to all the addresses in land recommended for addition to the conservation area. All these parties were invited to respond to the draft through an online survey.

The consultation elicited thirteen responses. After careful consideration and a report to the planning portfolio holder, it was decided to continue with the majority of the draft amendments as well as make further additions to the conservation area as summarised on page 25.





3. History and development

3.1 Location and setting

- 3.1.1 Linton sits close to the bed of the River Granta, with alluvial and gravel soils extending underneath the village towards the hills around. The majority of Linton lies on chalk or chalk uplands, rising to around 120 metres to the north and south, with expansive arable land lying to the east and west.
- 3.1.2 The river is the most significant natural landscape feature within the conservation area and the High Street descends to meet it, rising again on the other side. The steep fall and rise in High Street and the poor condition of the road caused the local historian William Cole to note that it was difficult for carriages to cross the river in winter during the 18th century. Also, the smaller lanes wind and dip to fords in the river, notably Horn (formerly Dodges) Lane and Mill Lane. The river winds through and around the village and church, providing fish, power for the large mill and leisure (in the form of boating) for the community throughout history. The area of open land to the south, as well as the village itself, is liable to flooding.
- 3.1.3 Large pastures and fields stretch out in each direction. Some common land with pasture closes survived until enclosure in 1838. Most of the woodland in Linton was cleared by this time and the remaining trees were felled for tillage soon after. The two low chalk ridges lie either side of the river form promontories and afford long views over open countryside to the hills in the north.

3.2 Historic development

- 3.2.1 The name Linton is derived from “linen town” or “flax farm” and is one of three Domesday townships in Linton Parish known as Lintons, Alia Lintone and Bercheham, which became Great Linton, Little Linton and Barham in the medieval period.
- 3.2.2 Prehistoric and Roman settlement in the area was widespread and the location close to a river, with fertile farmland all around, proved very attractive. Linton is also on the route of the Icknield Way, a series of pre-Roman trackways, among the earliest surviving routes in the country, which linked Ivinghoe Beacon in Buckinghamshire with Knettishall Heath in Norfolk. The river provided the boundary between Great and Little Linton, while Barham grew further east. Great Linton was focussed around the site of the current parish church from Saxon times and spread north from the ford in the river.

- 3.2.3 By the Domesday Survey of 1087 there were four landholdings in the area: Great and Little Linton, Barham and Barham Hall. These formed settlements located on sites forded by Icknield Way routes across the River Granta. However, the location around the river fords would result in flooding problems throughout Linton's history. The settlements were first recorded under the ownership of Wulfhun in the early 970s and after having passed through the hands of Ely Abbey and King Ethelred were in the possession of Count Alan of Brittany at the time of Domesday.
- 3.2.4 The settlements grew in early medieval times, with good communications provided by the location on the river, close to the Icknield Way and east-west routes. The river provided the power for two mills in Great Linton manor in the 11th century and one of these survives, rebuilt and converted to residential use in the 21st century. Two lords of the separate manors at Great Linton and Barham steadily promoted the area so that Linton became the principal commercial settlement in the locality after Cambridge.
- 3.2.5 William de Say of Great Linton built a manor house at the junction of High Street and Church Lane and in 1246 secured a grant for a weekly market and annual fair. Around the manor house he leased small plots to tradesman and a bustling town was established by the end of the century.
- 3.2.6 A rival market was set up in Green Lane by Simon de Furneaux of Barham, followed by another south of the river. The success and opportunities of these new commercial centres led to the movement of villagers out of Little Linton and Barham Hall, which were reduced to a manor house and friary respectively. With a bolstered set of communities in the centre, the trading settlements grew and came to be a single market town.
- 3.2.7 Consolidation of the manors came about under the Parys family in the 14th century when Great and Little Linton were united. The moated manor house at Little Linton was the first seat of the Parys family, followed by a new house at Catley Park. Under the Parys lordship a guildhall was established to the south of the old manor house in Church Lane and shows the great extent to which Linton has become a busy trading centre by the end of the Middle Ages. It later became the Town House and still stands as a residential dwelling.
- 3.2.8 The parish church, which stands close to the site of the early manor house of Great Linton, was given to the abbey of St Jacut-de-la-Mer in the 12th century and the current building still has remnants of an early structure. The tithes that the church collected were a valuable income and much sought after. Tithe rights passed to the bishop of Ely in the 14th century and to Pembroke College in the 15th century. The church remained an important influence on the growing town and was largely rebuilt in the 15th century to its current appearance.

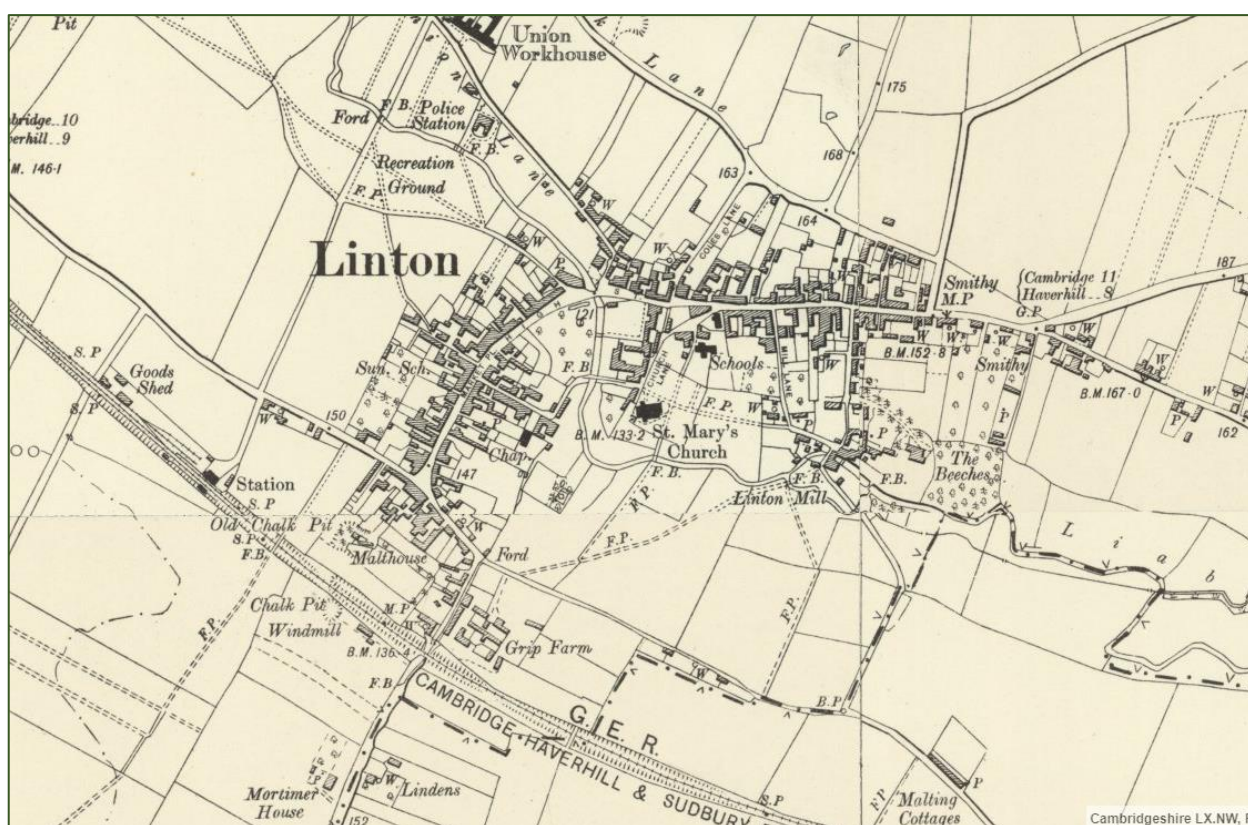
- 3.2.9 The market to the south of the river became the most successful and is shown on the parish map of 1600. It prospered with a market house and rows of stalls trading in food, cloth and finally corn before it fell out of use in the 19th century. The success of the market over the centuries led to the settlement of many craftsmen and traders in Linton throughout the 17th and 18th centuries and the Barham Fair was revived in the 17th century as a lambing fair, held just outside the eastern boundary of the Conservation Area.
- 3.2.10 Much local trade was related to the production of wood products and animal hides for leather that were produced locally. The wood production (also used in the building of houses) saw many of the forests that had stood around Linton for centuries disappear by the 19th century. Brick, lime and tile kilns were also established in the locality to supply the large amount of builders based at Linton. There were also professionals living in the town, such as auctioneers and surveyors.
- 3.2.11 The population continued to grow steadily in the 18th century, and peaked in the middle of the 19th century at 1,858. The town was a large commercial hub and the Barham Fair had become the largest sheep fair in Cambridgeshire. However, from this point the fortunes of the town declined with a general countryside move away from rural areas linked with the Industrial Revolution. The population dropped, a downward trend that did not reverse until the 1920s. The Linton Annual Fair ceased along with the market and although many shops remained, a contemporary account noted that it had “fallen into decay” after once having been of considerable importance. Despite its loss in status Linton still gained a train station in the mid 19th century and the settlement became better consolidated with a road bridge constructed in 1868 on High Street across the river. Before this time all the bridges across the Granta at Linton were only footbridges.
- 3.2.12 The 20th century saw a revival in the appearance of the town, which now had village status. Many new houses were built, particularly in the 1950s and 1960s to the north and west of the village. One of the first Village Colleges was built here in 1938, confirming it as a local administrative and community centre. Further new roads were laid towards the village college and housing estates built at the southern end of Balsham Road.
- 3.2.13 Other facilities followed in the wider area including a zoo, with Linton identified as a Rural Growth Settlement in the 1960s. Later that decade a major new highway, the A1307, served to bypass traffic from the village centre, however the embankment aggravated flooding problems that had long plagued the village and a flood control scheme followed. In 1967 the railway line was closed after operating for more than 100 years, with the new bypass that connected Cambridge with Haverhill catering for the increasing car usage of commuters.

Below: historic High Street houses of the 16th-19th centuries



Below: Linton in the late 19th century: Ordnance Survey Six-inch Series 1886

Reproduced from the [National Library of Scotland](https://www.nls.uk/)



4. Character

4.1 Summary description

- 4.1.1 Linton is a large village, rich in historic buildings of the medieval period and later, illustrating its development from a milling and agricultural settlement which later developed into a commercial centre. The historic settlement on which the conservation area is focused straddles the Granta, which the natural topography creating attractive views. Here, densely arranged properties front the High Street, with tranquil lanes stretching north and south to the river and countryside.
- 4.1.2 The range and quality of the conservation area's historic building stock is demonstrated by the large concentration of listed buildings, with several landmarks of diverse character. Houses range from imposing manor houses to single-storey thatched cottages, although the general scale is extremely consistent across the village. A range of traditional materials and architectural details are on display.
- 4.1.3 At its heart, the village retains its bustling, active character with numerous small businesses drawing people along the High Street. Close to the vibrant High Street, there are numerous tranquil, green areas including private gardens and open spaces with mature trees that greatly enhance the conservation area's character and setting.

4.2 Key characteristics

- Historic development evident in tightknit street pattern and buildings with older cores around the church, lanes, northern section of the High Street, and The Grip. A high concentration of listed buildings including landmarks such as St Mary's Church, Mill and Guildhall. Cottages of the 15th, 16th and 17th century rising to one and a half storeys with dormers.
- 18th and 19th century development continuing along the High Street, with some re-fronting of earlier buildings to create continuous building line sweeping down to the river. More recent housing development to the rear in some locations.
- Vernacular palette of locally available materials a key characteristic, resulting in rendered walls some with striking use of pargetting, pale gault Cambridgeshire bricks, substantial flint and red brick garden walls, long straw thatched or clay tiled roofs, horizontal 'Yorkshire' sliding sash windows.

- Historic settlement layout of narrow, winding roads, with older properties built close together at the pavement edge, with minimal space for front gardens or boundaries, but often with generous plots and outbuildings behind.
- A contrasting character of the urban, more densely developed High Street and the rural village character of connecting lanes and The Grip. Landscape setting and topography allows for views to surrounding countryside, paddocks, pastures, and hillsides, as well as closer glimpsed views to the churchyard, recreation ground, and mature private gardens

Below: tranquil lanes with flint and brick walls and a backdrop of greenery



4.3 Architectural characteristics

Scale and form	The majority of buildings are 2 storeys; many 1.5 storeys with traditional dormers.
Walls	Predominantly render in varied neutral shades, often covering timber framing; striking examples of pargetting and exposed timber framing; occasional houses of red brick, gault brick and flint.
Roofs	Predominantly clay plain tile on the High street; some Welsh slate and pantile; long straw thatch, particularly around The Grip. Traditional dormers with pitched plain tile roofs in some locations
Windows	Box sash windows with small Georgian panes dominate in the core of the Village; some casements or Victorian sashes; many horizontal 'Yorkshire' sashes; several historic bay shop front windows. The vast majority of windows are in timber, painted white.
Boundary treatments	Most High Street buildings front the pavement; some small cobbled front areas with planting; red brick and flint walls most common on side lanes. Occasional railings, hedges and unsympathetic close-boarded fencing



Above: window, pargetting and wall details

4.4 Spatial characteristics

High Street south of the river

- 4.4.2 South of the river, the High Street follows a gentle curve down from the junction with Cambridge Road, allowing for attractive views of the west side of the street. This side of the street has a near-continuous run of listed and positive unlisted buildings of the 19th century and earlier, with their consistency of scale and materials providing a very harmonious effect. The relationship between the historic village and the area's natural topography and landscape is particularly evident here, with views over the buildings to greenery on high ground, reached by connecting lanes, creating a richly layered townscape.
- 4.4.3 The east side of the street is more varied in scale and character but also includes several listed buildings and positive buildings of the same period. A notable break in the building line is the area of the historic market place, legible in the open space between Nos 32 and 38 High Street, with the former inn (later Holttums department store) on the west side overlooking the space.
- 4.4.4 Still south of the river, the character alters slightly upon approach to the bridge where the street broadens to a natural focal point with some of the village's earliest buildings. Here, the modest scale of Nos. 51-63 (Chapel Terrace) face the enclosed private gardens of Linton House, while the variation in angle of the Dog and Duck's frontage create a more open and rural feel.

High Street north of the river

- 4.4.5 The broader, open, village character continues east of the bridge where the former Swan Inn is also slightly angled towards the river and is faced by the imposing brick wall of Linton House with the bus shelter in the foreground. With the village shop slightly further along, this area is a focal point of the High Street. Where Linton House and the group of important early listed buildings opposite face each other, the street begins to narrow again before continuing to the east.
- 4.4.6 The junctions with Coles Lane and Church Lane provide interesting local views to areas of contrasting character, while there are also glimpsed views of the impressive scale and architecture of Linton House's later sections. The eastern stretch of the High Street within the conservation area is also abundant in listed and positive historic buildings. The sense of enclosure is greater in this area, partly as a result of the long stretches of continuous building lines both north and south, and also in some locations due to older jettied properties being built out to the pavement.

Lanes south of the river

- 4.4.7 A series of lanes lead off the High Street in both directions, all with their own distinct character and historic origins. Although connected via the High Street or separate footpaths, the lanes have quite separate identities. They illustrate the historic pattern of movement in and out of the village, with some leading out to the countryside and others down to the river. They continue to provide quiet local routes that contrast with the busy and heavily trafficked High Street.
- 4.4.8 Market Lane has a series of historic properties of modest scale, varied materials and vernacular character, interspersed with modern houses often recognisable by presence of front gardens or driveways. The converted Shepherds Hall is one of the lane's most imposing buildings.
- 4.4.9 Meadow Lane has a relatively consistent character, with a series of historic and modern cottages faced in pale render with clay pantiles. Gaps in the largely continuous building line are enriched by trees and hedges.
- 4.4.10 Symonds Lane is a long, approximately straight route to the historic workhouse which was originally set apart from the village but has since been surrounded by modern housing. Adding to the richness of the street are the historic, grade II listed Pest House and the Victorian court house. The more dispersed arrangement of houses means that extensive mature gardens provide the character of a mature suburban street.
- 4.4.11 The section of Horn Lane leading from the High Street has a strong sense of enclosure to the consistent row of historic houses on the south side as well as the substantial boundary walls. There are attractive 'incidents' along the lane provided by the United Reform Church, its forecourt and railings, as well as the contrasting agricultural character of the converted Old Workshop. The lane has a distinctive L-shape as it leads to the river's fording point and footbridge, providing a pedestrian connection across the village to Church Lane and Mill Lane.

Lanes north of the river

- 4.4.12 East of the river, Church Lane is one of the most historically and architecturally rewarding parts of the conservation area, with the varied character of the primary school, historic cottages and flint walls leading to the grade II* listed Tudor Guildhall and grade I listed St Mary's Church. The space and trees between these buildings both by the river, in private gardens and the extensive churchyard, results in a dispersed and green character. The lane can be approached either via the sweeping curve off the High Street or through a narrow alley between Linton House and No.2.
- 4.4.13 The extensive open space between the Church and Mill Lane is the most rural and green part of the conservation area, being designated as a village green

and known as Camping Close. The natural and open feel is enhanced when combined with the churchyard and views over the river to the countryside beyond. A footbridge south of the church provides a physical connection to the wider landscape.

4.4.14 Mill Lane has a group of brick and flint houses, some regrettably painted, accompanied by some of the conservation area's longest stretches of high brick and flint walls. Although this gives the lane a constrained, enclosed feel, the trees and greenery spilling over the walls softens and enhances the environment. Houses disperse away from the High Street before turning a corner towards the mill which has an imposing presence due to its additional height, complemented by the architecturally varied appearance of the group properties which form a cluster. The lane is visually terminated by the Mill House

4.4.15 Close to the High Street, Green Lane is dominated by the substantial brick walls of the Co-Op and Ram House, with a series of modest vernacular cottages fronting the pavement further south. Again, greenery of the mature private gardens, such as at the Manor house, spills over the walls and adds to the lane's amenity and general village character. The density of houses disperses away from the High Street, largely as the result of modern development at the village fringe.

The Grip

4.4.16 Away from the main village and more physically separate since Cambridge Road was enlarged in the 20th century, the Grip has a distinct character which almost feels like a separate village. A group of modest thatched cottages hug the curve of the street, while the historic farm and its historic cluster of outbuildings provide the conservation area's most agricultural feature. As with larger historic properties elsewhere in the area, the private grounds are enclosed by brick walls, dark-clad outbuildings, hedges and trees.

Little Linton

4.4.17 The earliest location of settlement in Linton, Little Linton today comprises a compact hamlet within a rural and agricultural setting notable for its high concentration of listed buildings. Historically, a watermill and associated buildings occupied a key river edge location in what is now a densely wooded enclave. Archaeological remains of the mill buildings, along with the moat and fishpond features, are of local interest and merit further investigation.

4.4.18 Little Linton's principal building is the former farmhouse which is an imposing timber-framed 16th century house with later additions, with a separately listed Georgian gazebo within its moated grounds. Formally the farm's outbuildings Little Linton Farm Barns are three ranges of impressive, individually listed, timber-framed barns now converted into dwellings with separately defined

gardens. Other, modern outbuildings are generally sympathetic in scale, character and materials.

4.4.19 To the north, Little Linton Cottages are attractive historic workers' cottages now combined into a house. North of Linton Village College (which is outside the conservation area) is an unusual grade II listed 'clapper' stile on the historic route through the settlement. The open rural setting, as well as the wooded river banks and agricultural elements all contribute to this part of the conservation area's character.

4.5 Key views and landmarks

4.5.1 The dense arrangement of buildings and the narrowness of many lanes in conservation area mean there are few landmarks visible at a distance. The main exceptions are the church and mill which can be seen in longer views due to their additional height. The most attractive wider views are to the countryside beyond foregrounded by clusters of houses and mature trees. Set amongst the network of lanes are a number of key buildings that form landmarks due to their historical and architectural importance. Examples of key views and landmark buildings are identified on the conservation area map, and some are shown below.

Below: Linton Conservation Area: landmark buildings and views



View to church from
Street Coles Lane



Guildhall, Church Lane



Linton House, High



View to Linton Mill



United Reform Church,
Horn Lane



Dog and Duck,
High Street



Little Linton
Farmhouse



Holttums Building,
High Street



Pest House,
Symonds Lane

4.5 Landscape and open spaces

4.6.1 Trees make an important contribution to the character of the conservation area, forming a backdrop to many views across the area. As well as the most publicly visible groups of trees, for example in the churchyard and alongside the river, there are also large numbers of mature trees within private gardens that can be glimpsed between buildings or over boundary walls.

4.6.2 Groups or areas of trees are especially important to the character of the conservation area:

- In the churchyard and the edges of Camping Close
- Either side of the river, particularly near the ford at the end of Horn Lane and south of the churchyard.
- In private gardens, particularly Linton House and Richmonds where their gardens adjoin the High Street near the bridge.

Below: open space and trees around the churchyard, river and bridge



4.6 Archaeology

4.6.1 Many prehistoric artefacts have been found in the parish of Linton, including Palaeolithic flint flakes, Neolithic flints and axes and Bronze Age spearheads. These point to a strong early presence in the area.

4.6.2 The remnants of two early Iron Age settlements have been found, one around The Grip close to the site of a Roman villa. The villa is one of many Roman sites known in Linton. Some of these sites have produced important finds.

including surviving masonry, mosaic floors, a cemetery, tableware and gold jewellery.

- 4.6.3 East Anglia was highly valued in Roman times because of the rich soils for farming and the other resources the land yielded, including fish, wildfowl and reeds. The Romans invested heavily in development and major roads were laid across the fens, including Akeman Street (now the A10) which passes to the west of Linton. The existence of villas rather than the Roman farmsteads, camps and small settlements established in the north around the fens indicates that this area was farmed by wealthy private individuals rather than the occupying troops themselves.
- 4.6.4 Further archaeological evidence shows that the area was also densely populated in Anglo Saxon times. The Saxons reused Bronze Age barrows for burial and hoarded Roman items as grave goods. The finds at Linton show a very wealthy Angle Saxon community with an abundance of jewellery and glass and even a giant cowrie shell, the earliest in Britain, which shows is evidence of foreign trade.

5. Management, enhancement, and new development

5.1 General advice to protect and enhance the character of the conservation area

- 5.1.1 Guidance to promote enhancement of the conservation area is provided in the Council's District Design Guide SPD and in the Development in Conservation Areas SPD. These two documents were adopted by the Council to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. The two documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case by case basis having regard to consistency with national planning guidance and the adopted South Cambridgeshire Local Plan 2018. Bearing in mind this proviso, new development should have due regard to the two SPD documents, which are available on the Council's website.
- 5.1.2 Sustaining the character of the conservation area into the future will depend on proper management of the existing heritage assets, on care in the design of new development, including alterations and additions to existing buildings, and on taking opportunities for enhancement.

5.2 New development

5.2.1 Beyond domestic extensions, proposals for new development in the conservation area is likely to be either for the subdivision of existing large plots, or for the replacement of existing houses by new ones. Any such new development should:

- adhere to the scale of existing development, which is generally a maximum of two storeys;
- adhere to the prevailing layout characteristics of densely arranged properties near the high street and more dispersed housing on the lanes;
- contribute to the green qualities of the conservation area, by retaining existing trees and green boundaries and planting new large trees.
- Replicate the characteristic street frontages of the conservation area, by incorporating flint and brick walls
- Ensure micro-generation technologies such as solar panels are installed in visually discreet locations.

5.2.3 Detailed design and materials selection in new development should take the opportunity to enhance the character of the area. There is no clear template for new development in terms of materials or massing, but the scale, proportions, positioning, orientation, boundary treatments and landscaping of the existing buildings provide pointers which will help to avoid harm. Restrained material palettes for new buildings and the use of high-quality materials and high-level craft in their application will also help to enhance the character of the conservation area.

5.3 Trees

5.3.1 Long-term management of trees is essential to the character of the conservation area. Such management needs to both ensure the continued welfare of the existing trees and plan for enhancement and replenishment.

5.3.2 The replacement of existing forest-scale trees by smaller species should be resisted, and appropriate new planting of larger tree species and hedges in new development, on existing plots, and on highway land should be encouraged.

5.4 Enhancement

5.4.1 The table below sets out detracting elements and opportunities for enhancement in the conservation area.

Opportunities for enhancement	Description	Management proposal
Traditional features	Buildings in the conservation area are generally well maintained and there has been little erosion of character through changes to building details and development within the curtilage of properties. This is partly due to the listed status of many buildings.	The loss of historic features that can cause incremental damage to the character of the area and will be resisted. The reinstatement of previously lost features will be encouraged, with specialist advice and guidance provided.
Highway engineering	Motor traffic through Linton is generally local, due to the bypass which provides for the majority of car travel. The narrow winding roads form chicanes that reduce the speed of motorists without the need for speed humps or intrusive camera apparatus. There are examples of modern poor quality street furniture, such as street lights and guard rails, in places.	The amount of modern highway signage and street furniture should be maintained at its current minimal level in the interests of preserving the special character of the Conservation Area. Attractive street lighting should be preserved. New street furniture and lighting should be high quality and sympathetic in design.
Boundary treatments	Boundary treatments, especially on the street frontage, are especially important to the conservation area. Of particular note in Linton are long stretches of high boundary wall, built of local materials such as flint and red brick.	Resist planning applications for inappropriate boundary treatments such as close-boarded fences or unduly ornate railings, or the removal of existing positive boundaries. The regular repair and maintenance and repair of walls should be encouraged with the use of traditional materials and methods. Also, new walls

		should use these materials, be at a suitable height.
Trees and open spaces	Large and mature trees and groups of trees make a major contribution to the character and amenity of the conservation area. The trees are located in both public and private spaces. Open spaces provide amenity, biodiversity and local views.	Ensure conservation area controls over tree works are used to protect existing tall trees, and encourage succession planting. The impact of development on views and open spaces will be considered in order to protect the character of the area.
Windows	There has been limited replacement of older windows in the conservation area, and few instances of such change significantly harming the character of the area. Nonetheless, the traditional, and in some cases intricate glazing patterns are a positive feature of the conservation area.	Promote guidance on traditional windows, outlining their positive contribution to the character of a conservation area. When planning permission is required, the loss of traditional windows should be resisted, and the use of suitable modern windows supported where appropriate. Historic England guidance is extensive.
Extensions and alterations	Many buildings in the conservation area have been extended and altered, often to the rear where space allows. This is expected to continue.	Alterations to buildings in the conservation area, whether those buildings are identified as making a positive contribution or not, should respond carefully both to the original character of the existing building and that of the conservation area as a whole. Alterations which eliminate or ameliorate recent poor design, or restore elements of original character to buildings should be encouraged.
Signage and lighting	The shop signage in High Street is generally traditional with small shop windows divide by mullions and transoms. Some historic shops have been converted to residential	The general use of traditional, non-illuminated and hand painted signs, and traditional shop frontage features such as stall risers (particularly notable on the newsagents at No.77 High

	use, while some of the originally residential houses and cottages, such as Nos. 53 to 61 High Street, have had some conversion to shop usage.	Street), enhances the character of the area and must be maintained. The use of large plate glass windows and assertive signage and lighting will be resisted.
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6. Heritage assets and positive structures

6.1 Designated heritage assets

- 6.1.1 There are a high number of listed buildings within the Linton conservation area boundary, totalling around 100. These include the grade I listed church of St Mary, five grade II* listed houses on the High Street and Church Lane, and a large number of grade II listed buildings and structures spread across the area.
- 6.1.2 Each listed building or structure is identified on the Conservation Area map, and full details of their listing can be found on the Historic England website at www.historicengland.org.uk/listing.

6.2 Non-designated heritage assets

- 6.2.1 A number of buildings or structures in the conservation area have also been identified which, although not nationally listed or designated, are of local importance. This could be due to their architectural and/ or historic interest, their landmark status, communal function, association to locally important individuals or families or a combination of these.
- 6.2.2 These properties have been identified on the conservation area maps for information purposes and to ensure that they are given due regard in any related planning applications. It is also recommended that they be formally assessed as non-designated heritage assets by the council; and considered for inclusion on any subsequent Local Heritage List.

6.3 Positive buildings and structures

- 6.3.1 In addition to the above, there are a number of buildings or structures which are not nationally designated and are unlikely to meet the criteria for consideration as a non-designated heritage asset, but nonetheless do contribute positively to the character and appearance of the conservation areas.
- 6.3.2 These buildings or structures make a valuable contribution and should be viewed as key elements of the overall character and significance of the

relevant conservation area. Alterations to, or the loss of, these assets can have a lasting impact on the special character of the area in which they lie. These structures have been identified as positive buildings on the conservation area maps.

7. Boundary changes

7.1.1 The Conservation Area takes in the historic core of the village, which spreads east and west from the parish church. The Conservation Area was designated 1972 and prior to this appraisal the boundary had not been adjusted.

7.1.2 In 2022, in consultation with the Parish Council and residents, the boundary was reviewed to ensure that the areas included remain of sufficient architectural and historic interest and reflect modern property boundaries. Areas outside the boundary were considered for inclusion.

7.1.3 The boundary changes implemented following public consultation are listed below and included within the maps on pages 4 and 5.

7.1.4 The following are included in the Linton Conservation Area due to their historic and architectural interest or their relationship to the historic settlement:

- Cambridge Road: No. 5;
- Symonds Lane: Nos. 14 to 42 (even), Symonds House, Nos. 23, 25 & 25a (the old police station), Flint Cottage No. 27
- Balsham Road: Nos. 3 to 11 (odd);
- Back Road: Nos. 1 to 17 (odd);
- Green Lane: gardens to Nos. 13 to 17 (odd);
- Little Linton: Little Linton House and grounds; Little Linton Farm Barns and gardens; Little Linton Cottages and gardens; fields south of the river north of Linton Village College; woodland and remains of mill and fishponds.
- The Grip: The Hayloft, The Granary, Little Orchard, No. 25, gardens to Nos. 10-14 (even).

7.1.5 The following are proposed for exclusion from the Linton Conservation Area due to their being on the edge of the current boundary and demonstrating insufficient architectural or historic interest:

- Symonds Lane: No. 7, Swan House;
- Coles Lane: Linton Village Hall;
- Meadow Lane: Nos. 11, 11a;
- Market Lane: part of No.16 and garden.

8. References

South Cambridgeshire District Council	South Cambridgeshire Local Plan 2018
South Cambridgeshire District Council	District Design Guide SPD 2010
South Cambridgeshire District Council	Development Affecting Conservation Areas SPD 2009

9. Credits and copyright information

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