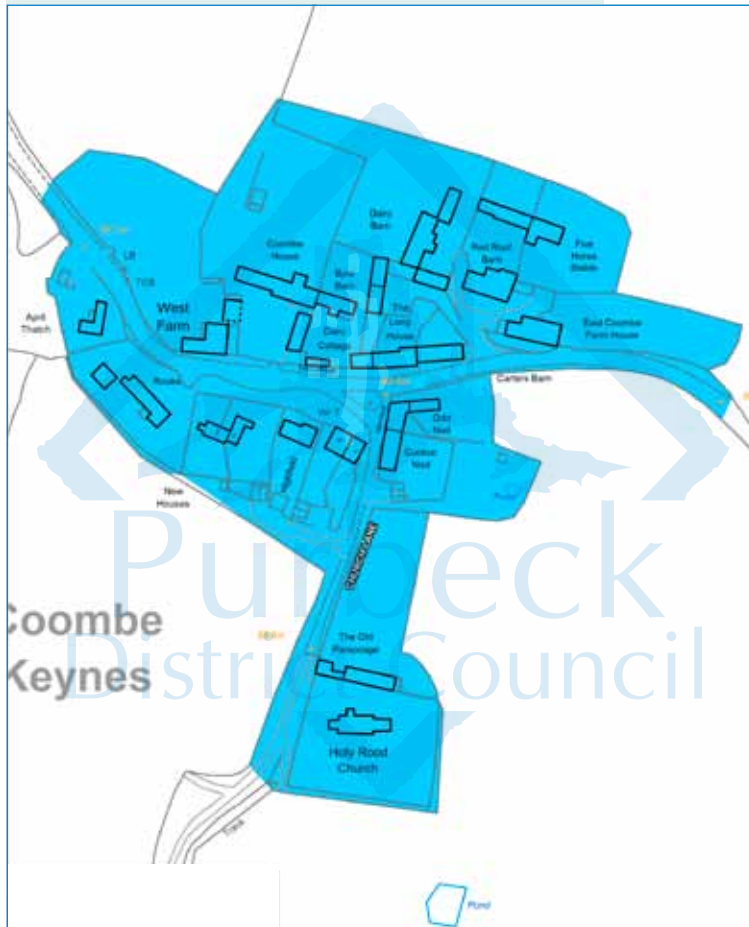




Thriving communities in balance  
with the natural environment

## Coombe Keynes Conservation Area



For identification purposes only

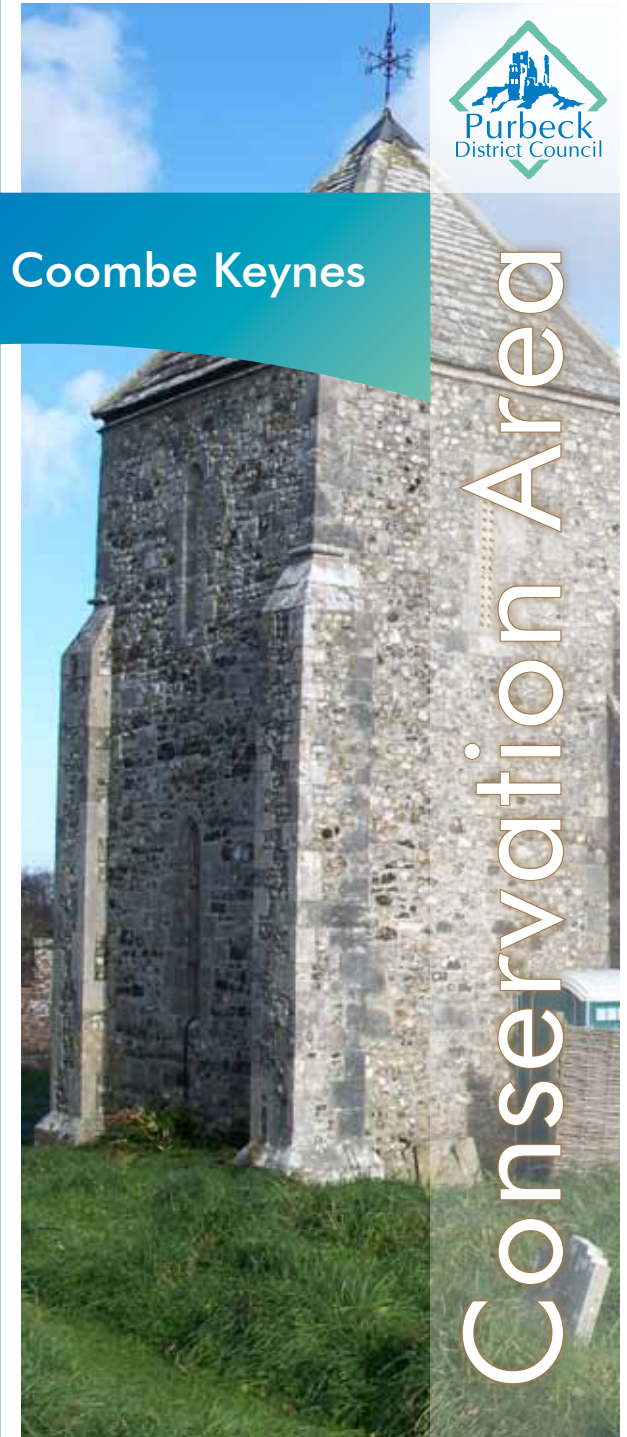


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Coombe Keynes



Conservation Area



# Coombe Keynes Conservation Area

Coombe Keynes Conservation Area was first designated during 1990, and was reviewed in 2015. A character appraisal has been adopted.



Holy Rood Church

## Special historic and architectural interest of Coombe Keynes Conservation Area

Coombe Keynes represents a 'shrunken' settlement, the displaced position of the church relating to the lost part of the village formerly located in fields to the south west. Until relatively recently the village was dominated by agricultural activity focused upon the two farms with related buildings at the centre. The Conservation Area otherwise contains a number of attractive vernacular cottages. Development shows strong use of heathstone and thatch with some limestone rubble and flint. The arrangement of buildings around the green is a particularly attractive feature.

Cover: Holy Rood Church

## About Conservation Areas

Whilst bringing some controls over permitted development rights, the purpose of designation is not to prevent change or development, but rather to ensure that it is sensitively managed. This means that a high priority is given to securing high quality design both within conservation areas and their settings. For details of the regulations currently applicable within conservation areas see the Council's website or general guidance leaflet. If you would like guidance regarding a specific development proposal that would affect a conservation area officers can provide you with pre-application advice. See the Council's website for a request form and details of fees.

## Conservation Area Character Appraisal

A character appraisal has been produced for the conservation area. It can be viewed on the council website. The Appraisal is an essential point of reference if you are considering undertaking a development or making an alteration to properties or land within the conservation area or its general setting. The purpose of the appraisal is:

1. to provide an in depth analysis of character which will inform both planning and development management at the Local Authority,
2. to assist property owners and their agents in the formulation of sensitive development proposals,
3. to assist property owners and their agents in execution of sensitive alterations allowed under permitted development rights, and
4. to identify potential for enhancement works within the Conservation Area.



Church Lane



Thatch cottages at Coombe Keynes



View towards East Coombe Farm



View towards West Coombe Farm

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