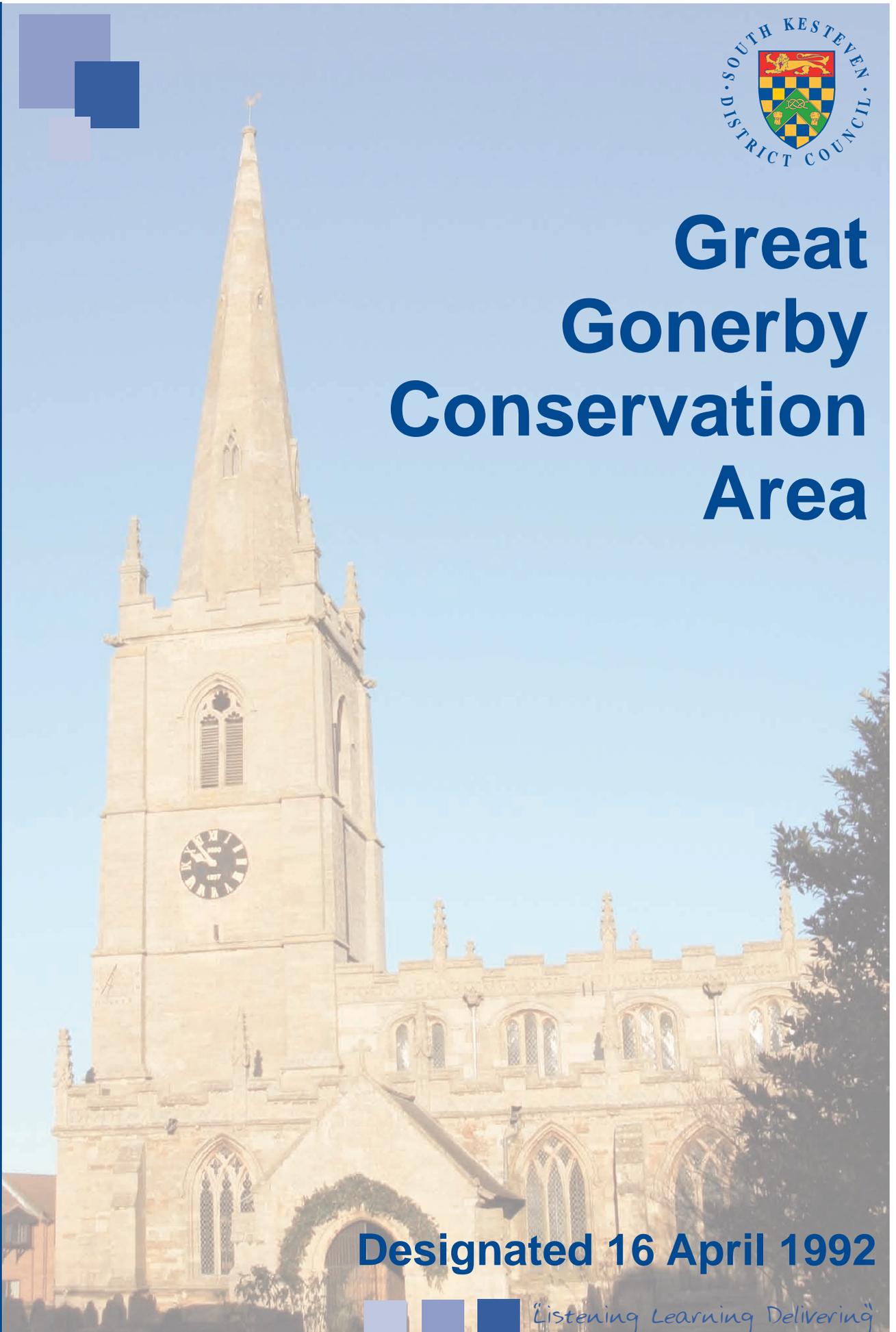




Great Gonerby Conservation Area



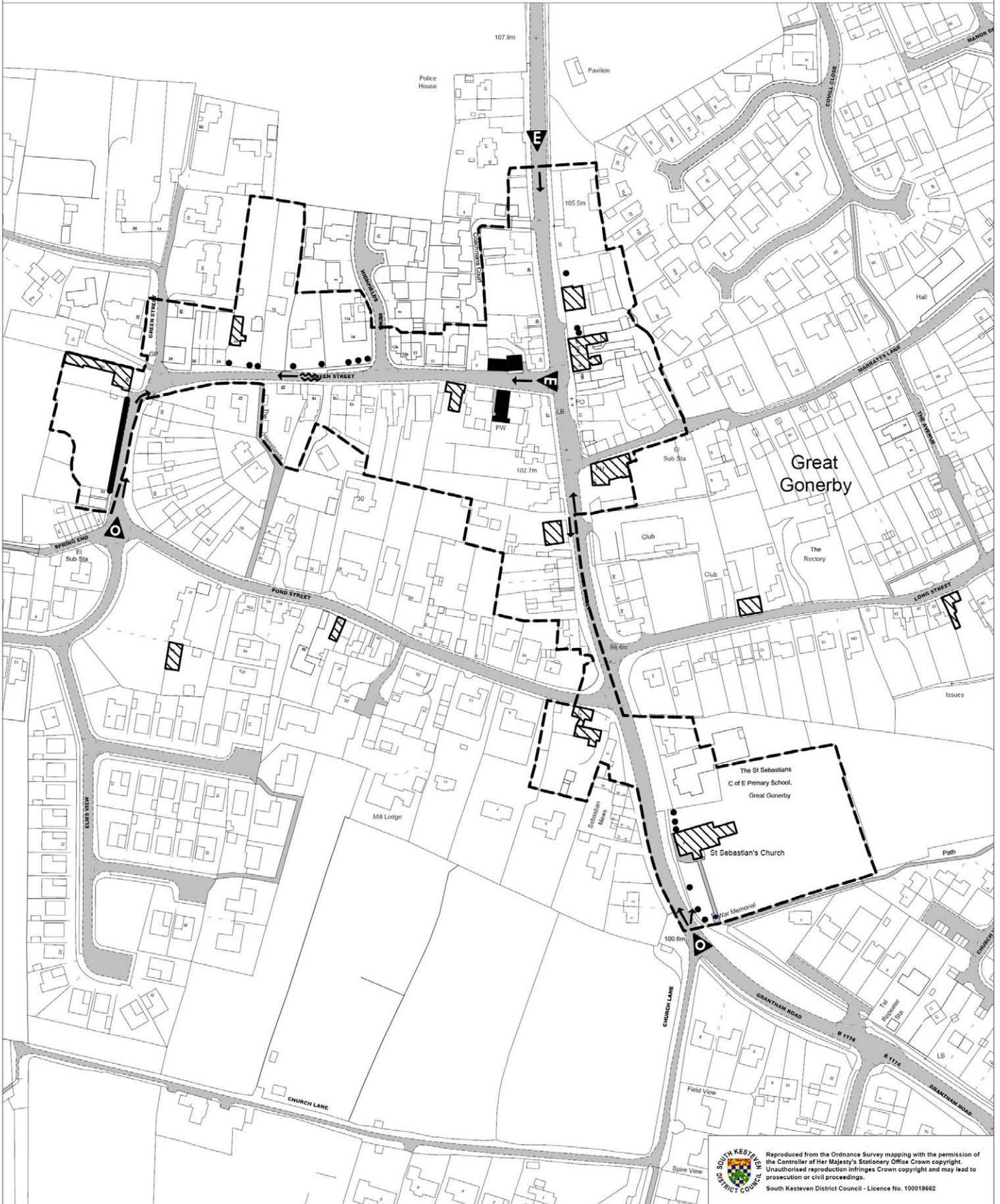
Designated 16 April 1992

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South Kesteven District Council

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Great Gonerby Conservation Area



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Map Key

- | | | | | | |
|--|---|---|-------------------|---|-----------------------------|
|  | Listed Building |  | Important Tree |  | Deflected View |
|  | Conservation Area |  | Open Approach |  | Important View |
|  | Unlisted Building of Local Significance |  | Enclosed Approach |  | Important Enclosing Feature |

Character Appraisal

Location and Context

The village of Great Gonerby lies some 2 miles northwest of Grantham along the old Great North Road and is situated on a hilltop overlooking the Vale of Belvoir, with Gonerby hill to the south and Newark hill to the north. The village was established as a Viking settlement circa 900AD and is mentioned in the Domesday Book. It was one of a number of villages which formed part of the Belton House estate, owned by the Brownlow family, and developed as an agricultural settlement.

Planning Policy Context

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic Environment.

Conservation Area Boundary

The conservation area is based principally around two streets, High Street and Green Street. High Street runs north to south through the village and the boundary terminates at the southern edge after St Sebastian's Church, which separates the historic centre from modern housing developments on the southern outskirts of the village. The boundary continues north along High Street, following the line of development on the west side and terminates at the northern end of the village. On the east side, the area of modern development from the junction with Long Street up to the Recruiting Sergeant public house is excluded from the boundary.

The boundary extends to the west from High Street along Green Street, incorporating all properties on the north side. On the south side, properties up to the junction with The Hemplands public footpath are included within the boundary. Beyond this point the boundary follows the line of the road and sweeps around to incorporate the western side of Pond Street up to the intersection with Spring End.

Spatial Character and Townscape Quality

The conservation area can only be approached from the north or south along the B1174 which bisects the village. The southern approach has an open feel due to the width of the road and the presence of grass verges which soften the appearance of the kerbs. The road curves gently to the east presenting attractive views of St Sebastian's Church, framed by the mature trees which line the boundary to the churchyard. In contrast, from the north the road is located in a cutting which creates an enclosed approach to the village. Beyond the brow of the hill, the road opens out into pleasant deflected views along High Street with St Sebastian's spire in the background.

To the south, High Street has a relatively low density of development and an open character, which is reinforced by the width of the pavement and the schoolyard of the Church of England School. The Grade I listed St Sebastian's Church is a landmark building which dominates the southern edge of the village due to its position on top of the steep hill. The spire forms the backdrop to views along High Street from the north.

The character of High Street becomes more enclosed beyond the junction with Pond Street as there is a higher density of development and buildings abut directly onto the street. Building plots are irregular in size and distribution but a continuous frontage is maintained by the presence of boundary walls which enclose the gardens of larger properties located further north along the western side of High Street. The mature trees on either side of Court Leys Farmhouse enhance the appearance of the adjoining buildings. The Recruiting Sergeant public house is set back from the pavement, which coincides with a slight widening of the road, creating a small open space within a mainly enclosed street scene.

At its eastern end Green Street has a relatively high density of development with buildings fronting directly onto the street, or with modest front gardens bounded by low brick boundary walls. The enclosed character is further emphasised by the absence of a footway on the northern side. The shallow curve of the road creates deflected views along the street.

The character changes beyond the junction with Highfields Mews, buildings on the north side are larger and set back from the road within generous grounds bounded by coursed stone walls. The view from this point is terminated by Sutton House, an imposing early 19th century three storey dwelling.

Continuing westwards the character changes briefly, becoming more enclosed with a terrace of five properties abutting the street with modest front gardens. As Green Street curves around to join Pond Street, a more open character emerges, which is reinforced by glimpses of open fields to the rear of Sutton House visible through the gap between the house and the high boundary wall, which is an important enclosing feature, on the western side of Pond Street. The view back towards High Street is framed by mature trees within the gardens of the larger properties.

Quality and Character of Building

The majority of buildings of historic interest within the conservation area date from the 18th – 19th centuries and are generally two storeys in height, interspersed with three storey buildings on the eastern side of High Street. This variety in height and the use of clay pantile and slate covered pitched roofs contributes to an attractive skyline.

The majority of buildings are constructed from red brick with older ironstone buildings interspersed between. Some buildings have been rendered and some combine both materials where first floor brick additions have been added to former single storey stone buildings. Typical features found throughout the conservation area include sash windows, segmental heads and stone lintels over windows and stone coped gables.

All of the buildings and outbuildings within the boundary contribute to the group value and overall character of the conservation area, however there are a number of unlisted buildings on Green Street which are of particular local significance. The two cottages on the north side adjacent to the Sunday School were designed in 1848 by Henry Roberts as model cottages on behalf of the philanthropic organisation, the Society for Improving the Condition of the Labouring Classes. The cottages have been altered over time, however one retains the remains of an inscribed stone tablet at first floor level. The former Sunday School on the north side and Methodist Chapel on the south are attractive red brick buildings with decorative stone details, their former importance is emphasised by the fact that they are larger in scale than the adjoining residential properties.

There are areas of modern infill along High Street and Green Street but these do not detract from the character of the conservation area as they are constructed of brick and respect the historic context in terms of height and scale.

Management Opportunities and Constraints

- * Any new development, including extensions and replacement buildings, should have regard to the historic context in terms of scale, height, form, style, design and materials.
- * Existing highway boundary features, including walls, hedges and fences should be retained and maintained in good order.
- * Individual trees which contribute to the character of the conservation area, highlighted on the map, should be retained.

Please note that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Effects of designation

The effects of designation include the following;

1. Subject to certain exemptions, the prior approval of the Local Planning Authority is required for the demolition of buildings within the conservation area.
2. Subject to certain exemptions, six weeks prior notice must be given to the Council of any proposals to top, lop, fell or uproot any trees within the conservation area. The wilful damage or destruction of such trees may also result in an offence having been committed.
3. Certain forms of development, which, by virtue of the provisions of the Town and County Planning (General Permitted Development) Order 1995 could otherwise have been undertaken without planning permission, cannot be undertaken without formal approval from the Local Planning Authority.
4. Applications for planning permission for development which would affect the character or appearance of the conservation area will be advertised.
5. In considering proposals for development within the conservation area, the Local Planning Authority will have regard to the desirability of preserving or enhancing its character or appearance.

For further help and advice please contact:

Planning Policy, Council Offices, St Peter's Hill, Grantham, Lincolnshire, NG31 6PZ

Telephone: (01476) 406080, E-mail: planningpolicy@southkesteven.gov.uk

Alternative formats and languages

South Kesteven has a rich and diverse culture – a community made up of people from different cultures, with differing backgrounds, beliefs or experiences. This diversity is one of the things that make South Kesteven such a great place to live and work.

To ensure all residents of South Kesteven have access to our information material, our information is available in a range of different languages and formats, including large print, Braille, audio tape/CD and computer disc.

To request a document in a specific language or format, you can ring us on: 01476 40 61 27, or email: communications@southkesteven.gov.uk.