



# **Langtoft Conservation Area Appraisal and Management Plan Designated 1980 Review September 2016**



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## **1.0 Character Appraisal**

### **1.1 Background**

The conservation area at Langtoft was designated in 1980. The purpose of this document is to define the special interest of the conservation area and assess the action needed to protect and enhance the special qualities of the conservation area. The conservation area appraisal and management plan is split into three sections:

- **Section 1:** Conservation area appraisal, which details any proposed changes or extensions as part of the 2016 review.
- **Section 2:** Management plan, which puts forward proposals for preservation and enhancement.
- **Section 3:** Action plan to address those issues drawn out in the appraisal and management plan.

The appraisal and management plan should be read alongside the accompanying map in the appendix.

### **1.2 Location and Context**

Langtoft is a large village located five miles south of Bourne on the edge of the Fens. The A15 Peterborough – Hessle road bisects the village.

The Fens is a complex landscape formed by over 2,000 years of land drainage which transformed bogs, woodland and rough ground into rich agricultural land. The landscape is characterised by low flat terrain with sparse trees or woodland cover and comprises large scale rectilinear fields divided by drainage ditches or embanked rivers. Settlement is generally sparse and the landscape is punctuated by isolated farmsteads spread along the Drovers which extend eastwards from the B1177 and the B1394.

### **1.3 Boundary Review**

As part of the 2016 review the boundary of the conservation area was assessed in accordance with Historic England guidelines. As a result the conservation area was extended to include a number of buildings in West End which contributed positively to the historic character of the conservation area. Additionally a large portion of the conservation area at East End and Barn Owl Close which included more modern developments were removed from the conservation area boundary as they lacked the historic and architectural quality worthy of designation. The boundary was also rationalised to follow existing property boundary lines.

## **2.0 Planning Policy Context**

### **2.1 Planning (Listed Buildings and Conservation Areas) Act 1990**

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 duty of local authorities to designate such areas in order to ensure that their unique character is preserved and enhanced. Designation grants control over demolition of unlisted buildings, strengthens controls over minor development and also gives special protection to trees. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time, 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.

### **2.2 National Planning Policy Framework (NPPF)**

In March 2012, the National Planning Policy Framework (NPPF) was introduced that combines all of policies of the Planning Policy Statements (PPS) into one streamlined document. The presumption in favour of sustainable development is the guiding principal of the document and the protection and enhancement of the historic environment is embedded within this approach. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future (5) and the introduction of the NPPF breaks down this definition into three dimensions; economic, social and environmental. Within the environmental dimension sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment' (7). According to the NPPF, a conservation area is a 'designated heritage asset' and has been defined in Annex 2 as

'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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'. Great weight is given to the conservation of designated heritage assets. Heritage assets are an irreplaceable resource and any harm or loss requires clear and convincing justification (132).

In developing this strategy, the following needs to be taken into account (131):

- The desirability of sustaining and enhancing the significance of heritage assets
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a positive contribution to local distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of place

### **2.3 Local Development Framework, Core Strategy**

The South Kesteven Council Core strategy was adopted in July 2010 and is one of the most important parts of the Local Development Framework. It sets out the key principles for development management and the conservation of the historic environment is detailed within policy EN1: The protection and enhancement of the character of the district. Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape. The development must also contribute to its conservation, enhancement and restoration.

### **3.0 Summary of Special Interest**

- The village has an elongated plan form which is typical of the settlement pattern in the Lincolnshire fens.
- Open character derived from the broad width of the roads, deep grass verges on the south side of East End and the recreational area on the north side.
- Group value of the traditional 18<sup>th</sup> century rubble limestone cottages and houses, some of which have 19<sup>th</sup> century brick facades, rather than individual buildings of merit.
- The buildings along East End typically occupy long narrow plots and are aligned to the rear of the narrow footways which provides enclosure and a continuity of the building line along the street.
- Broad harmony of scale across the conservation area as the buildings are primarily two storeys interspersed with single storey cottages or former farm ranges.
- St Michael and All Angels' Church and Churchyard stands centrally within the village elevated above the highway and enclosed by a low stone boundary wall, which emphasises its dominant position within the wider community and street scene.
- The recreational ground, which was a former fish pound associated with Langtoft Hall (no longer in existence), has high amenity value as well as being an important archaeological feature.

## 4.0 Historical development

Archaeological evidence indicates that there is a long history of settlement in the area. Bronze Age artefacts and field systems were discovered at Freeman Land and Glebe Land together with the remains of Iron Age round houses at Reedman Close. Roman remains include the Car Dyke, constructed in the late 1<sup>st</sup>- early 2<sup>nd</sup> century AD as a catchwater drain, lies to the east of the village and to the west is King Street, the Roman road between Ancaster and Chesterton in Cambridgeshire.

The modern settlement was established in the 9<sup>th</sup> century, possibly by the Danes who settled extensively in this part of Lincolnshire. The name is derived from the Old Scandinavian “langr” and “toft” which translates as long farmstead. The first written reference to the village appeared in the Anglo Saxon Chronicles, compiled in the late 9<sup>th</sup> century, which records the recruitment of men from Langtoft, Baston and Deeping by Earl Edwin for the unsuccessful defence of Lindsey against Danish incursion. It is recorded as Langetof in the 1086 Domesday Book and had a population of 8 villagers, 4 smallholders and 20 Freemen with 100 acres of meadow, 15 furlongs of arable land together with woodland and marshland.

The village was owned by Crowland Abbey and a small moated priory stood on the site of Barn Owl Close. Following the Dissolution in the 16<sup>th</sup> century, the manor was purchased by the Hyde family who constructed Langtoft Hall on the site with a deer park and extensive gardens, the remains of which survive as earthworks to the south of the site. At the end of the 18<sup>th</sup> century the contents of the hall were sold and the building left to decay; a farmhouse which stood on the site was demolished for the construction of the estate in the 1990s.

Langtoft was primarily a farming community which supported small scale industries and trades associated with agriculture such as blacksmiths and carpenters. A school was established on East End in 1859 by the church and Baron Willoughby de Eresby which was enlarged in 1875. However it was an impoverished community as the absence of stained glass in the church indicates. Karl Marx highlighted the poor living conditions in “Das Kapital” (1867) where a survey of 12 one bedroom cottages recorded a population of 38 adults and 36 children.



*Fig.1 View looking in a westerly direction along East lane, with the Church spire in the distance acting as a prominent landmark.*

Today the village is a thriving community with local facilities although it is primarily a commuter village to the neighbouring towns.

## 5.0 Character and Appearance

### 5.1 Spatial Character and Townscape Quality

The village has an elongated plan form which is typical of the settlement pattern in the Lincolnshire fens. The

linear plan form of the conservation area has largely remained intact with the exception of modern cul-de-sac developments at its eastern end. The post war expansion of the village on the west side of the A15 largely ignores the historic ribbon form of development.

The character of the conservation area is derived from the group value of the traditional 18<sup>th</sup> century rubble limestone cottages and houses, some of which have 19<sup>th</sup> century brick facades, rather than individual

buildings of merit.

The buildings along East End typically occupy long narrow plots which are an important element of the historic plan form of the village. The buildings along East End are aligned to the rear of the narrow footways which provides enclosure and a continuity of the building line along the



*Fig.2 The grouping of No. 13-17 East End, which includes Cottage, to the far left, and Willhoughby House to the far right, aligned close to the footway, makes a strong contribution. All those except No. 15 are statutory listed. Note the Parish Church spire in the background, contributing towards the view of the street.*

street. The majority of buildings face the highway although some stand gable end on which contributes to the variety along the street.



*Fig.3 No.31 East End, Sycamore House, identified as a positive unlisted building and displaying features typical of the architecture found in the village eg, pantile or slate roofs, harmonious use of stone with quoins dressings, timber casement and sliding sash windows. The range to the left (west) has a dovecote and a fire insurance plaque on the gable end.*

At West End the historic character is not as intact as at East End, with the pressures of modern development evident in the cul-de-sac type development which has occurred to the rear of the frontage buildings, outside the conservation area boundary. However, the large groupings of traditional cottages and houses, directly addressing the street (many of them listed) make a positive contribution to the distinctive 'linear' character of the conservation area.

There is a broad harmony of scale across the conservation area as the buildings are primarily two storeys interspersed with single storey cottages

or former farm ranges. The traditional buildings are generally detached with wide frontages or are arranged in small terraces.

St Michael and All Angels' Church stands centrally within the village on the east side of the crossroads. The church and churchyard are elevated above the highway and enclosed by a low stone boundary wall, which emphasises its dominant position within the wider community and street scene.

## 5.2 Architecture and Building Materials

There is a common material palette of coursed rubble or squared limestone with ashlar quoins, and red brick. Some of the frontages have been rendered and colour washed which contributes to the visual interest. The roof coverings are predominantly clay pantiles, a small number of buildings have retained the traditional Collyweston slate whilst Welsh slate is used on some 19<sup>th</sup> century buildings. Concrete interlocking tiles have, unfortunately, replaced the traditional roofing materials on some buildings.

The replacement of traditional timber framed windows and doors with inappropriate PVCu to standard designs detracts from the appearance of individual buildings and from the overall character of the conservation area.

The buildings are generally in good condition with the exception of No. 47 East End and associated barns, which are vacant and in a very poor state of repair with the former dovecote in ruins. The former school building appears to be vacant and is in need of some localised repairs to the brickwork as well as repairs to re-instate the eastern chimney.



*Fig.4 Views out of the conservation area at the public footpath adjacent to the vicarage*

condition and require localised repairs.

Post war infill developments along East End are not sympathetic to the vernacular character of the conservation area in terms of style, materials or alignment. They are set back from the footways which detract from the enclosure along the street, particularly where there is an absence of an appropriate boundary treatment.

Boundary walls and railings are an important feature of the conservation area

which link buildings and maintain the continuity of the building line along the street. Some of the walls are in poor

### 5.3 Key Views

Views within the conservation area are generally constrained by the building frontages, although the gently curving alignment of East End allows long ranging views along its length. The tower and spire of St Michael and All Angels' church is visible in the westward views along East End and eastwards from West End. Views outside of the boundary are limited; farmland and distant hedgerows can be glimpsed in the gaps between the buildings whilst the tower of St John the Baptist church in the neighbouring village of Baston is visible across the field on the east side of the A15. At the north of the footpath that runs between the play area and No.47 East End there are views towards the surrounding countryside, Baston as well as Hudsen's Mill, Baston. There are also important views from outside the conservation area boundary from Deeping Road to the north of the conservation area, looking towards the village in a south eastern direction.



*Fig.5 The recreational ground. There is a fishpond in the middle of the recreational ground, formerly associated with Langtoft Hall (no longer in existence). As well as being of amenity value, it is an important historic feature relating to the former history of the site.*

### 5.4 Contribution of Trees, Hedgerows and Open Space

The conservation area has an open character derived from the broad width of the roads, the deep grass verges on the south side of East End and the recreational area on the north side. To the north of the boundary, the fields on either side of the A15 which are enclosed by mature trees and hedgerows contribute to the rural setting of the village.



*Fig.6 The Waggon and Horses (Grade II), dating to 1831 and important land mark building at the junction with East End and the A15.*

Trees are mainly confined to the recreation area and the churchyard on the north side of East End, and on the west side of the A15. Trees in front and rear gardens which are visible in the gaps between the buildings and above the building line make an important contribution to views and the public amenity of the conservation area.

To the north of the churchyard are a number of common Yew trees that create shelter, so much so that there is not a great deal of natural light, and this contrasts markedly with the open frontage on the south side.

## 5.5 Floorscape, Street Furniture and other features

There is a grouping of street furniture and a notice board at the junction of East End with the A15, however these are not of any historic interest. There are no other features of interest within the conservation area.

## 6.0 Key Historic Buildings

### 6.1 Listed Buildings

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from South Kesteven District Council before any works of alteration (to the interior or exterior), extension or demolition can be carried out. List descriptions are available online via the Heritage Gateway website

<http://www.heritagegateway.org.uk/gateway/>

There are eleven listed buildings within the boundary of the conservation area. The Grade I St Michael and All Angels' Church dates from the 13<sup>th</sup> century with 14<sup>th</sup>-15<sup>th</sup> century alterations and has retained much 16<sup>th</sup> century clear glass. The remaining ten are Grade II and include former farm houses,



*Fig.7 The Grade I St Michael and All Angels Church, the Church dates to the 13<sup>th</sup> century, and restoration work was undertaken in the 19<sup>th</sup> century by Edward Browning, a local architect, who also designed Bourne Cemetery Chapel and the parish church at Uffington.*



*Fig.8 Gees Farmhouse, Grade II, with limestone rubble and ashlar quoins and dressings and Collywestern roof; typical of the local vernacular.*

barns and cottages. The majority of the buildings are mid-late 18<sup>th</sup> century in date with some early 18<sup>th</sup> century examples (Nos. 13 and 17 East End) and the Waggon and Horses public house which dates from 1831. There are also a number of farms with outbuildings that are included, such as Gees Farm, that has a listed farmhouse, a stable block to the east and a stable block to the south (all Grade II), also Church Farmhouse, which is one and a half storeys high, with a collywestern roof and the large Barn to the east which has been converted for

residential use and a pigeon cote to the south. The pigeon cote is currently outside of the conservation area boundary, and is proposed to be included within the conservation area as part of this review. Willoughby House, with its handmade brick of Flemish bond together with the service wing to the east made of coursed rubble with external stairs, makes an attractive contribution in terms of its use of vernacular design and materials. The house and service wing are Grade II listed (see figure 2).

There is a war memorial, located within the grounds of the Parish Church which is an important feature and has recently been awarded Graded II listed status. It has the inscription:

*“To the memory of those who fell in the  
Great War 1914-1918 and World War 1939-1945.  
Greater love hath no man than this.  
That he lay down his life for his friends. – John XV.”*

Listing descriptions are available online via the Heritage Gateway website ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)).

## 6.2 Positive Unlisted Buildings

In addition to listed buildings, the conservation area contains a number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the townscape appraisal map as “positive buildings”. This follows advice provided by Historic England and the national planning policy framework (2012), both of which stress the importance of identifying and

protecting such buildings.



The criteria used for selection of positive buildings are those set out within the ‘positive contributors’ section of Historic England’s guidance document ‘Conservation Area Designation, Appraisal and Management’. Where a building has been adversely affected by modern changes and restoration is either impractical or impossible, they are excluded.

*Fig.9 Eastville House, No.50 East End with attractive detailing such as a timber panelled door with ashlar door surround and fanlight, 8 over 8 sliding sash windows with ashlar windows surrounds with keystone and a stone carved face above.*



*Fig. 10 Former School, No.45 East End, makes a positive contribution by virtue of design however would be greatly enhanced if there were a more formal boundary treatment and the chimney was reinstated.*

Examples include, Eastville House, No.50 East End with highly decorative ashlar surrounds to windows and doors, No.31 East End, Sycamore House with dovecote to the west, Alston House, otherwise known as the Old vicarage, which is a 19<sup>th</sup> century two storey brick house set in mature gardens and No.45 East End, a former school constructed of brick and with a collywestern roof and a decorative coat of arms datestone of 1859. Photographs from

1981 show an enclosing boundary wall with cast iron railings surrounding the building and it would be beneficial if this feature could be reinstated, alongside the chimney which has also been removed, although this has been done

relatively recently.

### **6.3 Locally Listed Buildings**

Currently there are no locally listed buildings in the Langtoft conservation area. Buildings identified on the conservation area map as 'positive unlisted buildings' are recommended for consideration for inclusion on any future Local List of buildings of architectural or historic interest.

### **7.0 Archaeology**

Lincolnshire County Council holds the historic environment record (HER) for the County that contains records on historic buildings, sites, structures and below and above ground archaeology. Currently, in 2016, there are 20 HER records within the conservation area boundary. A good proportion of the records relate to Langtoft Hall, which is no longer in existence. It was once the residence of the Hyde family, and Ann Hyde became the wife of James II. However, before 1816 the house was sold off room by room and a farmhouse was built on the site. The status of the site is indicated by the avenue of trees (known as long walk) to the north west of the village extending for two miles to King Street. There is a record of a moated site to the north east of barn owl close, overlying the Carr Dyke and is still visible as an earthwork feature. Other records include the fishpond, now the site of the recreation ground which dates to the 18<sup>th</sup> century and were part of Langtoft Farm.

### **8.0 Changes since Designation**

Since designation there have been some changes to the conservation area, the most significance relate to a new housing development built on the site of the former Langtoft Hall in the 1990s. Additionally, there have been a number of changes linked to the

gradual erosion of historic features that has contributed to loss of character within the conservation area, this includes, changes to doors, windows and boundary features.

**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**

## **10.0 Management Plan**

### **10.1 Introduction**

In addition to a definition of special interest, local authorities have a duty to formulate and publish proposals on the preservation and enhancement of their conservation areas as specified in the Planning (Listed Buildings and Conservation Areas Act:71).

The aim of the management plan is to put in place management measures to ensure that the character and appearance of the conservation area is preserved and enhanced.

As part of the management proposals, the conservation area appraisal and management plan will need to be reviewed periodically and updated or modified where appropriate.

### **11.0 Effects of Designation**

The national legislative framework for guiding development in conservation areas is provided by the Planning (listed building and conservation areas Act) 1990. The main effects of conservation area designation are:

- Planning Permission required to demolish a building in a conservation area. It is a criminal offence to demolish a building without first obtaining consent.
- Six weeks written notice is required prior to any work being carried out to uproot, fell, lop or top (the removal of the crown and natural structure) trees in a conservation area, not already protected by Tree Preservation Orders. Small trees which are less than 75mm in diameter, fruit trees and bushes are exempt.
- Applicants will need to demonstrate that any development proposal preserves or enhances the character or appearance of a conservation area. Extra publicity is given on planning applications affecting the character or appearance of conservation areas.
- The general permitted development order 1995 (GPDO 1995) requires planning applications for certain types of development that do not require planning applications elsewhere and are 'permitted development'.
- Local planning authorities can further restrict permitted development rights on dwellings where the development fronts a public area through Article 4 (2) Direction.
- Permitted Development Rights of non residential properties can be restricted using Article 4 (1) Directions.

### **12.0 Article 4 Directions**

Article 4 (1) and (2) directions can be introduced by a local authority to protect important features of a heritage asset that are at threat from incremental erosion. These directions withdraw permitted development rights of the GPDO 2015.

Article 4(1) directions can be used to withdraw permitted development rights on any type of building or land, whether or not fronting onto highway, waterways or open space. Article 4 (2) directions relate to dwelling houses, buildings and structures that front onto a highway, waterway or open space.

The Article 4 directions are confirmed once it is advertised locally (except for certain types that can be made immediately), site notices are displayed and notice is served to residents.

Whereas before April 2010 the Secretary of State confirmed article 4 directions, it is now for local planning authorities to confirm all article 4 directions (except those made by the Secretary of State) in the light of local consultation.

The Secretary of State will only exercise their powers in relation to article 4 directions if there are very clear reasons why intervention at this level is necessary.

### **13.0 Protection for Trees**

Many trees are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required for any works involving lopping or felling a tree greater than 75mm in diameter and 1 m above ground level.

### **14.0 Monitoring Condition**

A survey is carried out from time to time at both a national and local level to assess the condition of significant heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly known as 'Buildings at Risk'. This survey provides a useful means of monitoring many significant historic buildings within conservation areas and elsewhere and indicates when the action may be required to halt or reverse deterioration.

The local survey covers only Grade II and significant local interest buildings at risk. The Council's At Risk Register is not yet available on-line but it is intended that it will be following the next survey. The national Heritage at Risk Register covers Grade I and II\* buildings at risk and is available through Historic England available at <http://www.english-heritage.org.uk/caring/heritage-at-risk/>.

No.47 East End and the adjacent barn are on the Council's internal at risk register. The condition of buildings will be monitored and appropriate action instigated where necessary. The Planning (Listed Building and Conservation Areas) Act 1990 gives the local authority powers to protect significant buildings through the following measures:

#### *14.1 Urgent Works Notice*

If the condition of a historic building is at imminent risk, the Act enables the Local Planning Authority 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, this can only be employed by agreement of the Secretary of State, advised by Historic England. The powers are used to address emergency repairs to ensure the building is weather tight and safe from collapse.

#### *14.2 Repairs Notice*

If the Local planning Authority considers that a listed building is not being properly preserved it may serve a repairs notice on the owner. The notice specifies the works, which the authority considers reasonably necessary for the proper preservation of the building and can only be served on statutory listed buildings.

#### *14.3 Section 215 Notice*

Local authorities have the power to serve a section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area. The notice requires the person responsible to clean up the site or building, or the authority may carry out works and reclaim the costs. This can be particularly affective at addresses amenity issues within conservation areas.

#### *14.4 Compulsory Purchase Orders (CPO)*

This affords local authorities with the power to compulsory purchase land or buildings that are required to secure development and are normally used as part of a wider regeneration scheme.

### **15.0 Enforcement**

Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a conservation area. An obvious example of this is unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with UPVC or poor modern imitations, can be detrimental to the buildings intrinsic special interest. It is not only alterations to listed buildings that can damage the character and appearance of conservation areas. The unauthorised demolition of buildings or detrimental alterations to unlisted buildings can all erode the special character of conservation area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering). It is important, therefore, that the Council investigates breaches of planning law within

conservation areas, as this can help preserve the quality of the historic environment. Anyone can report suspected planning breach by contacting the Council's Enforcement Team. The District Council will follow up reports of unauthorized work and this may lead to enforcement action being instigated.

## **16.0 Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis**

### **16.1 Strengths**

- Strong linear plan form
- Groups of buildings with an attractive unity of character derived from the vernacular architectural style and use of coursed limestone interspersed with buff or red brick and contribute towards views along the street.
- The spire of the Church of St Michael and all Angel's forming the focus of views along East and West End
- A good retention of historic fabric, 20 of which have high level protection through listing.
- St Michael and All Angels' Church (Grade I) adding to the historic and architectural value of the conservation area.
- Unity of scale and massing.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Generally well maintained private buildings and land.
- Good contribution of open space outside at the recreation ground.
- Former site of Langtoft Hall and associated features contributing to archaeological significance of the conservation area.
- Boundary walls, gate piers and railings are common features that provide visual consistency and delineate plot boundaries.
- Historic plan form still in existence with long plots to the rear of buildings.



*Fig.11 No.47 East End, is in a very poor state of repair, and is urgently in need of a new use and works to make it wind and weathertight.*

### **16.2 Weaknesses**

- Some stone boundary wall adjacent to 3 Bourne Road is in need of repair

- No 47 East End, a Grade II listed farmhouse and associated barns are on the Council's 'at risk' register and in a very poor state of repair and require a sympathetic new use and conversion. The building has previously gained approval for a conversion scheme and the applicant is currently in the process of applying for amendments to the scheme.
- Loss of character arising from inappropriate alterations (windows, doors, rendering and boundary treatments).
- Traffic and heavy goods vehicles along Peterborough Road detracting from a village that has a fairly quiet character.

### **16.1 Opportunities**

- There are many buildings in the conservation area; some of which are recognised as being 'positive unlisted buildings' that have level of significance that also contributes towards local distinctiveness and identity. In the absence of a local list many of these buildings are unrecognised for the special contribution they make not only to the conservation area but to the community and locality as a whole.
- Repair of boundary wall adjacent to 3 Bourne Road using a rich lime mortar.

### **16.2 Threats**

- Unauthorised satellite dishes on front elevations detract from the overall character of the conservation area and appropriate enforcement action should be taken.
- Subdivision of plots for residential infill development.
- Further erosion of character through loss of fabric and original architectural details.
- Further erosion of character and setting through inappropriate new developments, particularly on the fringes of the conservation area boundary.
- Incremental erosion of boundary features including walls, hedgerows and railings.
- Erosion of special character of the area through loss of important trees or open space.
- Increased traffic on Peterborough Road detracting from the character and appearance of the conservation area.

## 17.0 Action Plan

| Proposed Measure  | Issue Addressed   | Action Required  |
|---|---|--|
| 1- To develop a list of buildings and monuments that have a significant local heritage interest for Langtoft. | Undesignated heritage assets that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance. | The Council to work together with the parish council, local residents, The Heritage Trust of Lincolnshire and the Lincolnshire Historic Environment Record to nominate and develop a 'local heritage list' of buildings and monuments that are valued as distinctive elements of the historic environment of Langtoft.   |
| 2- Ensure that any highway works respect the Conservation Area.   | The use of inappropriate materials, design and location of street signage and street lighting can have a detrimental effect on the character and appearance of the Conservation Area. | Liaise with highway authority prior to the installation of street signage and modern lighting to ensure that works are sympathetic to the character and appearance of the Conservation Area. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.   |
| 3- Removal of overhead cables and replacement of underground cables.  | The uses of intrusive overhead cables have a negative impact on the character and appearance of the Conservation Area.  | <p>The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables.</p> <p>The Council to contact Archaeologist at Heritage Trust of Lincolnshire to ensure any works do not affect archaeological remains.</p>   |
| 4- Ensure that heritage assets within the Conservation Area are maintained to a high standard.                | Heritage assets are an irreplaceable resource and make a valued contribution to Langtoft and need to be conserved and enhanced for now and future generations.                        | The Council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration. Urgent action is required to address the condition of No.47 East End. The building has previously gained approval for a conversion scheme and the applicant is currently in the process of applying for amendments to the scheme. |

| Proposed Measure   | Issue Addressed   | Action Required  |
|--|---|--|
| <p>5- Any proposed changes must have regard to the historic context in terms of scale, alignment, height, form, style, design and materials.</p> <p>The impact of change upon other important elements including the existing street pattern, trees, views and open spaces is also an important material consideration.</p> <p>Proposals should seek to promote or reinforce local distinctiveness.</p> <p>Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.</p> | <p>The negative effect on the character of the Conservation Area through the use of inappropriate materials and design.</p> <p>Development within a designated Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.</p> | <p>The Council will strive to ensure that new development makes a positive contribution to the character of a Conservation Area through the development control process and enforcement powers in accordance with its statutory obligations.</p> |

| Proposed Measure   | Issue Addressed  | Action Required  |
|--|--|--|
| 6- To ensure that alterations to the conservation area (windows, doors, chimneys, rendering and boundary treatments) seek to preserve and enhance its character. | Unsympathetic features contribute to incremental erosion of character within the Conservation Area.  | Improved access to design guidance (e.g. street furniture) and advice on maintenance and repair for home owners, developers, property owners and agents. Consider the introduction of article (4) directions to restrict permitted development rights. Article 4 directions will result in planning permission being required for changes to roofs, vent pipes, boundary walls, gate piers, doors and windows. |
| 7- Ensure that new development seeks to retain and enhance original plot and historic field boundaries.  | Subdivision of plots for residential infill development.   | Consideration will be given to the contribution that plots and historic field boundaries make to the character and appearance of the Conservation Area when dealing with development proposals.  |
| 8- Any proposals for development will have consideration to the above and below archaeological potential of the Conservation Area.                               | Inclusion of a site on the HER means it is a material consideration in the planning system.  | Guidance/consultation should be sought from Heritage Trust of Lincolnshire for any proposals that affect the site or setting of a record on the HER. This may also incur a requirement prior to a decision for a field evaluation or historic building survey where there is substantial demolition or alteration to a heritage asset.   |
| 9- All historic floorscape features to be retained.  | Historic street furniture and floorscape contribute towards the local distinctiveness of and are at risk from inappropriate development and maintenance works. | Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the Conservation Area. If the opportunity arose, to investigate, better reveal and enhance any historic floorscape that has been identified in the appraisal.  |

| Proposed Measure   | Issue Addressed  | Action Required   |
|--|--|---|
| 10-To monitor the condition of heritage assets in the Conservation Area. | Heritage assets that are at threat from deterioration in their structural condition or low occupancy levels. | Heritage assets that are unoccupied or not in active use may be deemed 'at risk' and consideration must be given to their inclusion on the local authority 'at risk' register, or Historic England's 'at risk' register, where appropriate. |
| 11-Chimneys are an important feature which should be retained.           | Removal of chimneys that make a positive contribution harms the significance of the Conservation Area.       | The local planning authority to continue to use its enforcement powers in accordance with its statutory obligations to address unauthorised works to chimneys.  |
| 12- Remove unauthorised satellite/TV antenna.                            | Satellite/TV antennas are visually intrusive and create a cluttered appearance within the streetscene.       | Develop an enforcement strategy to address unauthorised works.  |

## 18.0 References

Historic England, 2005 *Guidance on the management of conservation areas*

Historic England, 2016 *Conservation Area Appraisal, Designation and Management*

Historic England, 2011 *The setting of heritage assets*

Pevsner, 1964 *The Buildings of England: Lincolnshire*, Penguin

*National Planning Policy Framework, 2012*

*National Planning Practice Guide, 2015*

Planning (Listed Buildings and Conservation Areas) Act 1990

South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*

*Whites, 1856 Lincolnshire, 1969, Redwood Press Limited*

## 19.0 Useful Contacts

For enquiries regarding listed buildings and conservation areas please ask to speak to the Council's **Conservation Officer**:

**Telephone 01476 406080**

For enquiries relating to development proposals and planning applications please contact the Council's **Duty Planning Officer**:

**Telephone 01476 406080**

For enquiries related to the Historic Environment Record for Lincolnshire please contact the Lincolnshire **Historic Environment Record**:

Lincolnshire Historic Environment Record  
Lincolnshire County Council  
Witham Park House  
Waterside South  
Lincoln LN5 7JN  
Telephone: 01522 782070  
Email: Dev\_PlanningEnquiries@lincolnshire.gov.uk

For any enquiries relating to Archaeology please contact **Heritage Trust of Lincolnshire**:

Heritage Trust of Lincolnshire  
The Old School  
Cameron Street  
Heckington  
Sleaford

Lincolnshire  
NG34 9RW  
Telephone: 01529 461 499  
Email: [htladmin@heritagelincolnshire.org](mailto:htladmin@heritagelincolnshire.org)

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East Midlands Office  
44 Derngate  
Northampton  
NN1 1UH  
Telephone: 01604 735 401  
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6 Fitzroy Square  
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W1T 5DX  
Telephone: 020 7529 8920  
Email: [office@georgiangroup.org.uk](mailto:office@georgiangroup.org.uk)

The Victorian Society,  
1 Priory Gardens,  
London  
W4 1TT  
Telephone 020 8994 1019  
Email: [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)

Society for the Protection of Ancient Buildings  
37 Spital Square  
London  
E1 6DY  
Telephone 020 7377 1644  
Email: [info@spab.org.uk](mailto:info@spab.org.uk)

Ancient Monuments Society  
St Ann's Vestry Hall  
2 Church Entry  
London  
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Telephone: 020 7236 3934  
Email: [office@ancientmonumentsociety.org.uk](mailto:office@ancientmonumentsociety.org.uk)

The Twentieth Century Society  
70 Cowcross Street  
London EC1M 6EJ  
Telephone: 020 7250 3857  
Email: [caseworker \(at\) c20society.org.uk](mailto:caseworker(at)c20society.org.uk)

The War Memorials Trust

42a Buckingham Palace Road  
London  
SW1W 0RE  
Telephone: 020 7233 7356  
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