

**Woolsthorpe by Colsterworth**  
**Conservation Area Appraisal and**  
**Management Plan**  
**Designated 1997**  
**Review February 2018**  
**Draft for Consultation**

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## **1.0 Character Appraisal**

### **1.1 Background**

The conservation area at Woolsthorpe-by-Colsterworth was designated in 1997. 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 2018 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**

Woolsthorpe-by-Colsterworth is a large hamlet located seven miles south of Grantham. It lies within the undulating landscape of the Kesteven Uplands which extend northwards from Stamford to Grantham and is characterised by large fields enclosed by hedgerows with deciduous ancient woodlands and commercial plantations occupying the higher ground.

## **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.

## 2.4 Neighbourhood Plan

Colsterworth and District adopted their own Neighbourhood Development Plan 2016-2026 on 5<sup>th</sup> September 2016. Within the plan there are policies specifically related to conservation area and heritage. Within the plan it states *‘Every effort should be made to avoid erosion of the character of the Woolsthorpe Conservation Area by preserving the vernacular architecture and its features as specified in the recommendations in the ‘Review of the Built Environment of Colsterworth and Woolsthorpe’. The opportunity for new development should be used to enhance the local characteristics. Off-the-shelf design may not be appropriate.*

## 3.0 Summary of Special Interest



*Fig 1. Woolsthorpe Manor (Grade I), birthplace of Issac Newton. The building is currently owned and managed by the National trust*

- Association of the village with Sir Issac Newton.
  - Woolsthorpe Manor, birthplace of Sir Issac Newton makes a significant contribution as a heritage asset of exceptional interest.
  - Open space to the south and east of the conservation area forming an important part of its setting.
  - Trees providing a picturesque backdrop to the conservation area, such as Easton Wood, which lies to the north east of the conservation area
- Traditional vernacular buildings made of stone, with pantile or Collywestern roof typical of the conservation area.
  - Visual continuity created by boundary walls with pantile copings delineating boundaries and linking buildings.
  - Traditional craftsmanship embodied in original building materials and architectural features.
  - Use of Ironstone and limestone making a prominent contribution on vernacular buildings.

- Visual harmony resulting from the use of a limited palette of natural building materials.

#### 4.0 Historical development

Archaeological evidence indicates that the area has been occupied since the Roman period. A Roman blast furnace and remains associated with a settlement, including bones, pottery from the 1st-2nd centuries AD and ten human skeletons, were discovered to the south of the hamlet.

The name is derived from Ulestanestorp, a mix of an old English personal name and the old Scandinavian “thorpe” and translates as an outlying farmstead belonging to Wulfstan, Wulf or Ulf. It was recorded in the 1086 Domesday Book with Colsterworth and was owned by the Archbishop of York, it had a population of 4 sokemen, 4 villeins and two teams of 8 oxen.

By the 13th century Woolsthorpe had become a separate manor and was owned by a number of families. It was purchased in 1623 by Robert Newton, a yeoman sheep farmer and grandfather of Sir Isaac Newton who was born at the manor in 1642. Following Isaac’s death in 1727 the estate passed to John Newton who sold it to the Turner family of Stoke Rochford in 1732. It remained in the Turner family’s possession until 1942 when it was purchased by the Pilgrim Trust and Royal Society who presented it to The National Trust. The area around the hamlet was rich in iron ore which was extracted by open cast mining from the 1920s-1970s. Today it is a peaceful residential area which relies on the neighbouring village of Colsterworth, for the provision of local facilities.

#### 5.0 Character and Appearance

##### 5.1 Spatial Character and Townscape Quality



The special interest of the conservation area derives from its historic character with a number of traditional stone buildings arranged in an irregular plan form, with open fields to the east and west surrounding it. However, this is greatly enhanced by the association of the village with Issac Newton, and his former home, Woolsthorpe Manor which is located to the east of the conservation area.

The built up part of the conservation area has an enclosed character derived from the narrow width of the roads and footways where they occur. Trees and mature hedges are a significant feature of the conservation area which frame or form the backdrop to views within and outside of the boundary. They lie mainly within private gardens but also include the

*Fig 2. Water Lane, where a more rural character prevails.*

distant tree belts beyond the hamlet. Easton Wood, which lies to the north east of the conservation area, can be seen on a rise in the distance from the conservation area and makes a particular contribution to its setting and key views. The open field to the east of Woolsthorpe Manor, which currently lies outside of the conservation area boundary, is an integral part of the setting of the listed building and also contributes to the rural character of the conservation area.

The conservation area is primarily residential in character and comprises traditional cottages and farm buildings with areas of post war infill. The buildings are typically large scale detached dwellings which stand back from the highway within modest to generous sized plots. Enclosure is maintained by boundary hedges or walls which link the buildings and create a continuity of the building line along the street. There is a varied alignment along the street with buildings either

facing onto or standing gable end to the highways. Along Water Lane, a more rural character prevails with a newly laid hedge and open space to the south contributing towards this.



*Fig 3. Newton Way, with stone boundary walls and stone houses with pantile roofs contributing towards a harmonious material palette.*

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

## **5.2 Architecture and Building Materials**

The traditional buildings are generally two storeys interspersed with single storey cottages or former barns. The simple vernacular style and common material palette of coursed limestone rubble interspersed with later 19th century brick dwellings, confers a harmonious character upon the conservation area. The roof coverings are primarily clay pantiles with Collyweston slate to Woolsthorpe Manor. Buildings with long ranges are common, particularly those earlier stone built farmhouses, many of which are listed.

## **5.3 Key Views**

The village stands on a gently sloping hillside which allows views across the open fields to the tree belts that lie to the south and east of the conservation area. There are distant views of St John the Baptist Church in Colsterworth from the eastern end of Newton Way. Views within the conservation area continually unfold due to the curving alignment of the roads whilst the irregular layout of the buildings, particularly on the south side of Newton Way, allows views between the buildings to the tree belts and fields. Outside

the conservation area at Woolsthorpe Road are attractive views looking across the conservation area towards Woolsthorpe Manor, and there are glimpsed views from Old Post Lane.

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

Trees and hedgerows are significant features which frame key views or form the backdrop to views within and outside of the conservation area boundary. The trees lie mainly within front or rear private gardens but also include the tree belts on the valley slopes and ridge tops which form the backdrop to views beyond the boundary of the conservation area. The Issac Newton apple tree, at Woolsthorpe Manor is connected with Isaac Newton's discovery of the law of gravitation and is of international notoriety. The Manor attracts many visitors due to this connection with Issac Newton.

#### 5.5 Floorscape, Street Furniture and other features



*Fig. 4 Newton Chapel (Grade II\*) supposedly one of the earliest buildings in the village. Within the current cottage is the Old Chapel of Ease for the Manor which dates to the 13<sup>th</sup> century. It still retains a Norman Arch which is at the east end of the cottage.*

website

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

#### 6.2 Positive Unlisted Buildings

There are a number of buildings that make a positive contribution to the character and appearance of the conservation area. The criteria used for selection of positive buildings are those set out within the 'positive

There are no floorscape features or street furniture items 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 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



*Fig. 5 No.37 Newton Way. A long stone built range with pantile roof, likely to be a farmhouse in the past. It also has an attractive enclosing wall; to the front this is made of brick and to the side, stone with a pantile coping.*

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. These are predominantly stone, vernacular style buildings with pantile roofs and add to the harmonious material palette within the conservation area. Examples include No.37 Newton Way; a long and low range with an attractive boundary treatment to the front, which appears to date to approximately the 17th century. There are also a small number of cottages such as Nos. 15-17 Newton Way, constructed of a fairly early brick with the initials JB 1872 to the front which makes a positive contribution and can be seen from within the grounds of Woolsthorpe Manor.

### **6.3 Locally Listed Buildings**

Currently there are no locally listed buildings in the Woolsthorpe by Colsterworth 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. The records mainly relate to buildings at Woolsthorpe Manor, including stables and cart sheds which are all statutorily listed, and there are no records within the conservation area boundary for below ground archaeology.

### **8.0 Changes since Designation**

There have been a number of infill developments in gardens to properties along Newton Way. The negative area identified within the original appraisal at the western end of Newton Way has been redeveloped for residential use but the large area of hard standing and absence of an appropriate boundary treatment is at variance with the character of the conservation area.

### **9.0 Boundary Review**



Historic England guidance (2011, Understanding place, conservation area designation, appraisal and management :6) states that current boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that early conservation areas were drawn too tightly that excluded Victorian or Edwardian phases of development, now considered to be of special interest. Historic England

*Fig.6 Field to the east of Woolsthorpe Manor is an important open space with attractive views towards Colsterworth*

guidance also states that if the original interest has been eroded by subsequent changes or by inappropriate development the boundary should be revised.

As part of the 2018 review it is proposed that the following is included within the conservation area boundary:

### **Field to the east of Woolsthorpe Manor, Water Lane**

The field is an important part of the setting of Woolsthorpe Manor and the rural setting of the wider conservation area. It is proposed to include the field within the boundary as an important open space which is comparable with those on the south side of Water Lane which are incorporated within the boundary. There are also attractive views across the field towards Colsterworth with the tower of the Church of St. John the Baptist featuring strongly. Therefore the inclusion of this area would positively enhance the rural character of the conservation area.



*Fig. 7 Nos.18 – 20 Newton Way, with unsympathetic side extensions that are not consistent with the character of the conservation area.*

### **Fields to the west of No.53 and No.55 Newton Way**

These are important areas of open space which contribute towards the rural setting of the conservation area. Additionally, there are some parts of the conservation area, no longer deemed to be of special interest and it is proposed that these are excluded from the conservation area boundary:

### **Nos. 12, 18 & 20 Newton Way**

No. 12 is a post war bungalow constructed of buff brick whilst Nos. 18 & 20 are constructed of red brick with side extensions facing the highway which detract from the character of the street. The buildings do not reflect the vernacular character or materials of the traditional buildings and it may be appropriate to exclude them from the boundary.

**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:

- Conservation area consent is 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 2015) 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/> There are no buildings on Historic England's 'Heritage at Risk' register or the Council's internal register within Woolsthorpe by Colsterworth Conservation Area.

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**

- Areas of open space and far distant tree belts making a significant contribution.
- Strong historic association with a scientist of international importance.
- Generally good condition of building stock.
- Good contribution of stone built vernacular buildings
- Many of the hedgerows along Newton Way have been re-laid preserving the character of the conservation area.

### **16.2 Weaknesses**



*Fig. 8 Boundary wall adjacent to 47 Newton Way makes a positive contribution to the conservation area but is in need of repair and removal of ivy.*

- The boundary wall enclosing No. 47 Newton way is in a bad state of disrepair and is in need of re-pointing in a traditional lime mortar.
- A number of historic stone buildings have had their windows replaced with inappropriate Upvc or 'stormproof' windows that sit flush against the window and are not set back within the reveal.

### **16.1 Opportunities**

- 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 Woolsthorpe by Colsterworth.
- The listed outbuilding to the north west of No.47 Newton Way is in a poor state of repair, with works required to the roof.
- Inappropriate boundary treatments such as timber boarded fencing along the boundary to Newton lodge detracting from the character and appearance of the conservation area.

### **16.2 Threats**

- New development on the periphery of the conservation area that may have a negative impact on its setting.

- Further erosion of character through loss of fabric and original architectural details.
- Incremental erosion through loss of boundary features including walls and hedgerows.
- Erection of timber boarded fencing that is not in keeping with the rural character of the conservation area.
- Erosion of special character of the area through loss of important trees or open space.
- Loss of character through the use of insensitive highways schemes including street clutter, poor quality paving and obtrusive road markings.

## 17.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
<p>1- To develop a list of buildings and monuments that have a significant local heritage interest for Woolsthorpe by Colsterworth.</p>	<p>Undesignated heritage assets that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance.</p>	<p>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 Woolsthorpe by Colsterworth.</p>
<p>2- Items of historic street furniture and floorscape to be retained and maintained.</p>	<p>Historic street furniture and floorscape contributes towards the local distinctiveness of Woolsthorpe by Colsterworth.</p>	<p>Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the Conservation Area</p> <p>Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.</p>
<p>3- Ensure that any highway works respect the Conservation Area.</p>	<p>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.</p>	<p>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'.</p>
<p>4- Any proposals for development will have consideration to the above and below archaeological potential of the Conservation Area.</p>	<p>Inclusion of a site on the HER means it is a material consideration in the planning system.</p>	<p>Guidance/consultation should be sought from Lincolnshire Heritage Trust 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.</p>
<p>5- Removal of overhead cables and replacement of underground cables</p>	<p>The uses of intrusive overhead cables have a negative impact on the character and appearance of the Conservation Area.</p>	<p>The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables</p>

Proposed Measure	Issue Addressed	Action Required
<p>6- 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
7- 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 Woolsthorpe by Colsterworth and need to be conserved and enhanced for now and future generations.	<p>The Council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration.</p> <p>The Council to monitor the condition of the outbuilding to the north west of No.47 Newton Way.</p>
8- 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	<p>Improved access to design guidance (e.g. street furniture) and advice on maintenance and repair for home owners, developers, property owners and agents.</p> <p>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.</p>
9- 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.
10-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.

Proposed Measure	Issue Addressed	Action Required
11- All historic floorscape features to be retained	Historic street furniture and floorscape contribute towards the local distinctiveness of Woolsthorpe by Colsterworth, and are at risk from inappropriate development and maintenance works.	<p>Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the Conservation Area.</p> <p>If the opportunity arose, to investigate, better reveal and enhance any historic floorscape that has been identified in the appraisal.</p>
12-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.
13-To retain existing hedgerows and boundary features such as boundary walls	Removal of hedgerows and important boundary features.	<p>Consideration will be given to the contribution that hedgerows and boundary walls make to the character and appearance of the conservation area when dealing with development proposals.</p> <p>Encourage regular maintenance and repair of existing boundary features through the production design guidance. Encourage replanting of new hedgerows.</p> <p>The Council will strive to ensure existing hedgerows and boundary walls are retained by using its enforcement powers in accordance with its statutory obligations, where there have been any planning breaches.</p>

Proposed Measure	Issue Addressed	Action Required
14-Preserve and enhance important areas of open space.	Loss of open space through infill development.	Consideration will be given to the contribution that important areas of open space make to the character and appearance of the conservation area when assessing development proposals.
15 Preserve and enhance Woolsthorpe Manor and its setting.	Inappropriate development which may harm the significance of woolsthorpe Manor, including any harm to its setting.	Consideration will be given to the contribution that Woolsthorpe Manor and its setting makes to the character and appearance of the conservation area when assessing development proposals.

## 18.0 References

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

Historic England, 2011 *Understanding place, conservation area designation, appraisal and management*

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

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Practice Guidance (2015)

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

The National Trust, 2006. *Woolsthorpe Manor Birthplace of Isaac Newton*

Woolsthorpe by Colsterworth Village File, Grantham Library, Reference Section

## 19.0 Useful Contacts

For enquiries regarding listed buildings and conservation areas please contact 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  
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London EC1M 6EJ  
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The War Memorials Trust  
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Telephone: 020 7233 7356  
Email: [info@warmemorials.org](mailto:info@warmemorials.org)

**Appendix:** Woolsthorpe by Colsterworth Conservation Area Map  
Woolsthorpe by Colsterworth Conservation Area Key Views Index  
Woolsthorpe by Colsterworth Conservation Area Reference Table

