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# Barrowby Conservation Area Appraisal and Management Plan

Designated 1985 Review July 2013



**South Kesteven District Council**  
STAMFORD • GRANTHAM • BOURNE • THE DEEPINGS

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## **1.0 Character Appraisal**

### **1.2 Background**

Barrowby Conservation Area was designated in 1985. 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 2013 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.

### **1.3 Location and Context**

Barrowby is a large village located two miles west of Grantham. The A1 and A52 bypass the eastern and northern edges of the settlement respectively. It lies at the southern edge of the Trent and Belvoir Vale on a relatively flat plateau on top of a scarp. The land falls away sharply to the north and to a lesser extent to the west which allows extensive views beyond the village to the surrounding countryside. The landscape is characterised by flat or gently undulating topography with shallow ridges dropping gently to the river valleys. The medium to large scale mix of arable and pasture fields are enclosed by hawthorn hedgerows with relatively few hedgerow trees and virtually no woodland. The village is a thriving community with a population of around 2,000 and supports a number of local facilities and is primarily a commuter village to the neighbouring towns.

### **1.4 Boundary review**

English Heritage 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. 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 2013 review, the boundary was extended to include Nos. 8-11 Chapel Lane, a row of 19<sup>th</sup> century brick terraces and a 19<sup>th</sup> century barn to the west of 'The Woodlands'. In addition a group of modern houses, to the west of the conservation

area, dating to the late 20<sup>th</sup> and early 21<sup>st</sup> century were excluded from the conservation area boundary as they were not considered to be of sufficient architectural or historic interest.

## **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

- Irregular nucleated settlement with the traditional buildings laid out around the central village green and along the key routes into the village.
- Relatively low density of development within the village core and is characterised by a mix of large scale buildings set within extensive grounds and smaller detached traditional and modern buildings which occupy relatively small irregular plots.
- Abrupt boundary to the north of the village at the rear of All Saints Church with adjacent countryside and open views towards the Trent and Belvoir Vale.



*Fig.1 All Saints Church (Grade I) makes a significant contribution to the character of the conservation area and is a key landmark.*

- All Saints Church is a key landmark within the Trent and Belvoir Vale character area and forms the focus of views, particularly from the A52 and Denton Lane.
- Traditional craftsmanship embodied in original building materials and architectural features.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Visual continuity created by boundary walls delineating boundaries and linking buildings many of which are afforded statutory protection.

#### **4.0 Historical Development**

Archaeological evidence indicates that there is a long history of settlement within the area. The settlement of Barrowby is first mentioned in the Domesday Book with a sizable manor held by Robert Malet, including a watermill, a church and 60 acres of meadow. The village probably dates from the late Anglo Saxon period. Early Mesolithic-Late Iron Age worked flints, arrowheads, blades, scrapers and pottery were found at Casthorpe Hill. Pottery and dark circles indicating the presence of Iron Age round houses were discovered in the early 1960s during excavations for the A52. Sherds of Romano-British and Anglo Saxon pottery have also been found.

The name Barrowby is derived from the Old Norse “berg” and Old Danish “by” which translates as farmstead or village on the hill.

A medieval manorial residence stood on the site occupied by Barrowby Old Hall which incorporates fragments of medieval masonry in the front hall. The hall is partially surrounded by the earthwork remains of the moat to the medieval manor, whilst a series of ditches to the west are the remnants of medieval ridge and furrow.

The remains of Newbo deserted medieval village and Newbo Abbey, a daughter house of Newsham Abbey founded in 1198 and dissolved in 1536, survive as cropmarks on the north side of the A52. The site was excavated by the Duke of Rutland during the 1920s and a number of stone coffins and a 13th century recumbent effigy of the first Abott were taken for display at Belvoir Castle. Finds from Newbo village include 13th-14th century Nottingham green glazed pottery, fragments of millstone and faced ashlar. In the 19<sup>th</sup> century the Duke of Devonshire who was Lord of the Manor owned roughly half the parish whilst Sir J.C Thorold owned about one-quarter and this continued up until the early 20<sup>th</sup> century.

During the 1820s the Old Smithy on Casthorpe Road was the home and workshop of the ironworker Richard Seaman who, together with his apprentice Richard Hornsby, established the company which became the renowned engine and machinery manufacturing company Richard Hornsby and Sons.

## 5.0 Character and Appearance

### 5.1 Spatial Character and Townscape Quality

Barrowby is an irregular nucleated settlement with the traditional buildings laid out around the central village green and along the key routes into the village. It has a semi-rural character which has been partially eroded by significant post war expansion, particularly on its eastern side, due to its close proximity to Grantham.

The historic core has a relatively low density of development and is characterised by a mix of large scale buildings set within extensive grounds and smaller detached traditional and modern buildings which occupy relatively small irregular plots. The historic core has a circular plan form, with Church Street, Main Street, Casthorpe Road and the posts enclosing Barrowby House; a relatively high status late 18<sup>th</sup> century



*Fig.2 View along Church Street, The Gable of the Malting House making a prominent contribution with Highgate's in the background.*

Grade II listed building. The narrow lanes have a defined building line along the street as the buildings either front onto or stand gable end to the rear of the narrow footways or are set back and enclosed by boundary walls. cottages or larger scale detached dwellings, such as the Malting House which is a prominent building and forms the focus of views down the street. There is an informal green opposite Lynch Cottage, which is enclosed by a boundary wall and map evidence suggests that it has been an area of open space since the late 19<sup>th</sup> century, if not earlier. To the west of Church Street stands Barrowby Old Hall, which was built in the 17<sup>th</sup> century with 19<sup>th</sup> century alterations. To the west of the hall there are fragmentary remains of a dry moat and ridge and furrow.

The buildings generally occupy small plots,

Grade II listed building. The narrow lanes have a defined building line along the street as the buildings either front onto or stand gable end to the rear of the narrow footways or are set back and enclosed by boundary walls.

#### **Church Street**

Church Street has an enclosed character derived from the narrow width of the road which is enclosed on the south side by the boundary walls and Barrowby House. The north side has an irregular plan form which has been eroded by modern infill to the rear of the traditional buildings. The buildings comprise of pairs of small scale



*Fig.3 Main Street Barrowby; small scale buildings stand to the rear of the footway and use of brick confers visual harmony.*



except Highgates and the adjoining cottages which have extensive rear gardens. Map evidence indicates that all of the cottages on the north side of the street had large rear plots; and the plot at Highgates is the last remaining element of this historic plan form and is an important area of open space. At its western end the character is more open as the street terminates in a broad junction providing access to the church, school and Barrowby Old Hall.

All Saints Church is a landmark building sited on land which quickly drops on the north side, offering expansive views of the Trent and Belvoir Vale.

### **Main Street**



*Fig.4 Historic sign painted direct onto the brickwork at Welby Terrace adds to visual interest of the facade*

Main Street is enclosed on the west side by the boundary wall and mature trees within the grounds of Barrowby House. Development has taken place mainly on the east side with small scale brick cottages that are aligned close to the footway. To the north of the junction with High Road it has a more open character with larger scale detached



*Fig.5 The White Swan Public House: A prominent building at the centre of the conservation area.*

dwelling that stand within modest plots and the presence of grass verges enhances the setting of the buildings. There is a painted street sign on Welby Terrace that adds to the historic character of the street and should be retained. The White Swan (Grade II) occupies a corner location and makes a prominent contribution. The adjacent shop, 'The Cake Hole' used to be the village shop called 'The Old Saddlers'.

### **High Road**

The western end of High Road comprises of predominantly brick buildings aligned to the rear of the narrow footway or within small front gardens enclosed by boundary walls. Holly House (Grade II listed) on the north side stands within generous grounds and makes a



*Fig.6 Holly House, dating to the 17<sup>th</sup> century with 'T' shaped plan form and use of 'Gothick' windows contributing towards architectural interest and is the most prominent building on the street.*

strong contribution. On Chapel Lane, the buildings comprise of small scale cottages directly addressing the lane with small rear gardens. Nos. 8-11 dates are located in a quiet location at the end of the lane and have a 19<sup>th</sup> century waterpump located in the front courtyard. It is unfortunate that many of the doors, windows and roofs along Chapel Lane have been replaced with unsympathetic materials such as uPVC and concrete tiles.

### **Casthorpe Road**

Casthorpe Road has an open character derived from the low density of development and the village green which lies on the south side. The Old Smithy defines the western edge of the historic core, it stands behind a narrow grass verge and the forward projection of the building creates a pinch point. The north side is enclosed by the boundary wall to Barrowby House and the walls and hedges to the two cottages located to the west of The Posts.



*Fig.7 Rectory Lane with boundary wall of The Rectory to the right with trees and mature hedgerows behind.*

### **Rectory Lane**

Rectory Close comprises of large grassed areas studded with mature trees with three blocks of two storey flats arranged in a cul-de-sac which is at variance with the plan form of the historic core. The Rectory is a large scale detached building, dating to 1585 with early 19<sup>th</sup> century alterations done in the 'Gothick' style, set within generous grounds and can only be glimpsed between the screen of mature trees. Rectory Lane is enclosed by boundary walls, mature

hedges and trees which obscure the buildings from view. The gentle curving alignment of the road contributes towards attractive views in both directions.



*Fig.8 The Grange and adjoining boundary wall Low Road which is aligned close to the footway, deflecting views along the street. The building has two attractive gables, stone mullions and an enclosing boundary wall.*

### **Low Road**

The east side of Low Road is enclosed by the Grange (Grade II listed) and a complex of farm buildings which are set to the rear of the narrow footway. The building dates to 1656 and has a very attractive elevation facing the street, with stone mullioned windows and an off centre Tudor arched doorway. The extensive grounds to the rear and the paddock on the east side are significant open spaces which form an important part of the setting of the listed building and separates the historic core from the post war developments. The buildings on the west side comprise of a mix of stone and brick cottages in small to medium sized plots which are set back from the highway behind broad grass verges and interspersed with unsympathetic modern infill. The plain elevation of the barn to the north of The Cedars makes a particular contribution to the streetscene and is a reminder of the former importance of agriculture to the economy of the village.



*Fig.9 Boundary wall to Barrowby Old Hall. (Grade II), creates a formal enclosure and deflects views along Main Street. There are a number of boundary walls within the conservation area such as this that add to its special interest.*

## 5.2 Architecture and Building Materials

The conservation area has a harmonious character derived from a common material palette of coursed limestone, ironstone and sandstone rubble, or squared stone for the higher status buildings, with ashlar and brick used as quoins and dressings. The later 19th century and modern infill buildings are predominantly built of brick which range in colour from attractive hues of red brick to the less complementary grey/buff brick. The



*Fig.10 No.1 Chapel Lane and Post Office. The use of ashlar quoins and coursed ironstone is used widely across the conservation area.*

roof coverings are predominantly clay pantiles in red or orange with a steep roof pitch. Some buildings use natural slate. Concrete interlocking tiles have, unfortunately, replaced the traditional roofing materials on some buildings. Red brick chimneys are important features which contribute to the interest along the street. Gabled ridge stacks are also common.

Windows vary in terms of traditional casement and sash windows to stone mullions. Hooded moulds above windows

are a common feature, such as at No. 4 and 5 Welby Court. 'Gothick' windows also occur within the conservation area on some of the higher status buildings such as at The Rectory and Holly House.

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



*Fig.11 Open views of the Trent and Belvoir Vale at the rear of All Saints Church.*

Boundary walls are an important feature (see fig.9) and vary in terms of their capping which link buildings and maintain the continuity of the building line along the street. The walls to Barrowby House, Hall Cottage, Brydon House, Barrowby Grange, Grange Cottages and The Cedars are listed in their own right.

Post war infill developments are typically large scale detached buildings which are unsympathetic to the vernacular character of the

conservation area in terms of style and materials which contributes to a fragmented character in places.

### 5.3 Key Views

The village core of the conservation area is relatively self-contained with limited views beyond the boundary to the surrounding countryside. There are distant views across the Trent and Belvoir Vale northwards from the bridleway adjacent to the church and westwards to Belvoir Castle, with similar glimpsed views of the vale between the blocks of flats on Rectory Close. The relatively linear alignment of the roads allows long ranging views along their length with the exception of Church Street where they are curtailed by the gentle curve of the road. All Saints Church spire is visible from several vantage points within the conservation area and is an important landmark. The Church and conservation area can also be seen from views outside the boundary, such as at the A52 and Denton Lane. From the posts sight lines are guided towards the Church and its spire from the south of the village.

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

Trees are a significant feature of the conservation area that lie mainly within private gardens and the village green. They often partially obscure the buildings and frame views within the conservation area, particularly those within the grounds of Barrowby House which frame views along Church Street, Main Street, The Posts and Casthorpe Road. There are

an attractive group of trees within the churchyard of All Saints Church that contribute to its tranquil setting.



*Fig. 12 Land to east of The Grange, Low Road makes a significant contribution to this part of the conservation area. Photograph taken from Pastures Road.*



*Fig. 13 The village green – a focal point of the village.*

The village green is a significant open space that forms the focal point of the village. It is used as a formal and informal recreation area and enhances the setting of the buildings which front onto it. The perimeter is studded with trees. The churchyard is another important open space that contains 22 listed headstones and tombs and is integral to the setting of the church. The

open expanse of land to the east of the Grange plays an important role in defining the character at Low Road, in providing a contrast to the linear quality of the street, with narrow footways and buildings aligned close to the highway.

## 5.5 Floorscape and Street Furniture

Some of the lanes within the conservation area are unmettled and contribute to its semi rural character such as at Chapel Lane and the bridleway to the west of All Saints Church. At the Lych Gate is an attractive diamond shaped flagged floor covering which adds to its special interest. To the south west of the Lych Gate, within an area of open space bounded by a high stone wall is a cast iron water pump worthy of retention.

There are some ancillary structures within the grounds of buildings that contribute to the visual and historic interest of the floorscape. For example, adjacent to the Cedars (Grade II) on Low Road is a wooden cased double water pump and a stone mounting block to the north; both of which are covered by the listing.



*Fig. 14 Weathered diamond shaped flagged floor at Lych Gate of All Saints Church.*

## 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 National Heritage List for England, <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

There are 21 listed buildings within the boundary of the conservation area which reflects the architectural and historic quality of the village, together with 22 listed headstones within the churchyard. All Saints' Church (Grade I) dates from the 13th-14th centuries and is built in the Early English and Perpendicular Gothic style in a mix of ironstone and limestone. The 19th century Lych Gate and railings to the churchyard and the adjacent Lynch Cottage forms an attractive group which enhance the setting of the church. The other buildings are Grade II and include the high status buildings of Barrowby House, Barrowby Old Hall and The Grange together with cottages, former farm buildings, and boundary walls and the railings and lych gate to the church. The buildings range in date from the late 16th to the early 19th centuries. Listing descriptions are available online via the Heritage Gateway website ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)).



*Fig.15 The Reading Room, formerly a Chapel, built of buff brick confers visual harmony.*

ironworker Richard Seaman in the 1820s who, together with his apprentice Richard Hornsby, established the company which became the renowned engine and machinery manufacturing company Richard Hornsby and Sons, the Parish School that was built in 1852 and the former Chapel, now village reading room that is located at the junction with Church Street and Rectory Lane and contributes towards attractive views of the village centre.

### 6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Barrowby 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. There are 38 records on the HER within the boundary of Barrowby Conservation Area. At All Saints Church there is a record relating to fragments of Anglo-Saxon interlace carving in exterior south wall of church, which has been identified as part of an Anglo-Saxon grave cover. There are also records for ridge and furrow and a

## 6.2 Positive Unlisted Buildings

In addition to listed buildings, the conservation area contains a number of unlisted buildings and structures that make a positive contribution to the character or appearance of the conservation area.

These are identified on the townscape appraisal map as 'positive unlisted buildings' and follows advice provided by English Heritage and NPPF, both of which stress the importance of identifying and protecting such buildings. Examples include the Old Smithy on Casthorpe Road which was the home and workshop of



*Fig.16 The Old Smithy, Casthorpe Road the home and workshop of the ironworker Richard Seaman who had strong links with the renowned engine and machinery manufacturing company Richard Hornsby and Sons.*

medieval moat to the west of Barrowby Old Hall. Evidence on the Historic Environment Record (HER) indicates that the gardens of Barrowby House were a park in the late 19<sup>th</sup> century. The building and garden is enclosed by a boundary wall and has contained within it a summerhouse; the wall and summerhouse are also Grade II listed. There are no scheduled monuments in Barrowby Conservation Area. However, there are some records for undesignated heritage assets relating to above and below ground archaeology. More information on the HER can be found by contacting the HER Officer, as detailed in the useful contacts section.

## **8.0 Changes since Designation**

The main changes to the village are outside of the conservation area boundary and occur mainly to the east of the village. The centre of the conservation area has maintained its historic character however it is being undermined by incremental changes such as the removal of traditional doors and windows and their replacement with inappropriate Upvc.

**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 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 which require approval of the Secretary of State.

### **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 1995. Article 4 (2) directions relate to dwelling houses, buildings and structures that front onto a highway,

waterway or open space. The direction is confirmed once it is advertised locally and a notice served to residents.

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. However, an Article 4(1) direction requires the approval of the Secretary of State.

### **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. There are no buildings on the Council's internal register within Barrowby Conservation Area. 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 survey covers only Grade I and Grade II\* (star) listed buildings and scheduled monuments and is undertaken by English Heritage available at [www.englishheritage.org.uk](http://www.englishheritage.org.uk). There are no buildings on English Heritage's 'Heritage at Risk' register within Barrowby 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 English Heritage. 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 unauthorised work and this may lead to enforcement action being instigated.

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

### **16.1 Strengths**

- Village centre that retains its historic plan form with a strong sense of cohesion.
- Good proportion of open space within the conservation area.
- A number of ancillary structures such as water pumps, mounting blocks and boundary walls that are of national interest and statutorily protected.
- Semi rural location, being sited on high ground with an abrupt boundary to the surrounding countryside contributing to special interest.
- Overall condition of the building stock is very good.
- Very strong contribution of boundary walls.

### **16.2 Weaknesses**

- The presence of many overhead power cables detracts from the setting of the conservation area. Should the opportunity arise, the possibility of underground cabling would significantly enhance the character of the conservation area.
- Increased hard standing particularly within private gardens having a detrimental impact on the green and open quality of the conservation area.
- Threat of new development within the conservation area and outside the conservation area that has a detrimental impact on setting. Unauthorised satellite dishes on front elevations detract from the overall character of the conservation area.
- The standard design lighting columns detract from the rural context of the conservation area.
- Loss of character arising from inappropriate alterations (windows, doors, rendering and boundary treatments). This is particularly noticeable on terraced properties such as at Post Houses.
- Post war infill development to the east of the conservation area having a negative impact on its character.

### **16.3 Opportunities**

- The standard lighting column adjacent to Lynch Cottage detracts from the setting of the surrounding listed buildings; including the Grade I listed All Saints Church. If the opportunity arose, the conservation area could be enhanced by the reinstatement of a more traditional design.
- The metal gate to the boundary wall of Barrowby House on Church Street is inconsistent with its character and a gate of traditional materials and design would be more appropriate.
- 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.

#### **16.4 Threats**

- Subdivision of plots for residential infill development.
- Further development pressures outside of the conservation area boundary having a negative impact on the setting of the conservation area.
- 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 and hedgerows.
- 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 heritage interest for Barrowby.</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 Barrowby.</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 Barrowby.</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>If the opportunity arose to undertake an appraisal of the street furniture on the village green and consider siting items more appropriately to reduce visual clutter. 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- 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>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- 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 Barrowby 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.
7- 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.
8- Remove unauthorised satellite/TV antenna.	Satellite/TV antenna are visually intrusive and create a cluttered appearance within the streetscene.	Develop an enforcement strategy to address unauthorised works.
9- 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.
10-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 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.



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 Barrowby, 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 due to 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 English Heritage's 'at risk' register, where appropriate. The Council to liaise with the owners of Kinross, Main Street to address the condition of the building.

## 18.0 References

English Heritage, 2005 *Guidance on the management of conservation areas*  
English Heritage, 2011 *Understanding place, conservation area designation, appraisal and management*  
English Heritage, 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  
Planning Policy Statement 5, 2010 – now superseded by the National Planning Policy Framework, 2012  
Planning Policy Statement 5 Practice Guide, 2010  
South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*  
Barrowby 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 406389/406472**

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

**Telephone 01476 403017**

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 Lincolnshire:**

Heritage Trust of Lincolnshire  
The Old School  
Cameron Street  
Heckington  
Sleaford  
Lincolnshire

NG34 9RW  
Telephone: 01529 461 499  
Email: info@lincsheritage.org

English Heritage  
East Midlands Office  
44 Derngate  
Northampton  
NN1 1UH  
Telephone: 01604 735 401  
Email: eastmidlands@english-heritage.org.uk

The Georgian Group  
6 Fitzroy Square  
London  
W1T 5DX  
Telephone: 020 7529 8920  
Email: office@georgiangroup.org.uk

The Victorian Society,  
1 Priory Gardens,  
London  
W4 1TT  
Telephone 020 8994 1019  
Email: 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

Ancient Monuments Society  
St Ann's Vestry Hall  
2 Church Entry  
London  
EC4V 5HB  
Telephone: 020 7236 3934  
Email: office@ancientmonumentsociety.org.uk

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

The War Memorials Trust  
42a Buckingham Palace Road  
London  
SW1W 0RE  
Telephone: 020 7233 7356  
Email: [info@warmemorials.org](mailto:info@warmemorials.org)

**Appendix:** Barrowby Conservation Area Map

## **South Kesteven District Council Planning Policy**

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