



your council working for you

Fulbeck

Conservation Area Appraisal and Management Plan
(2014 Review) - Designated 1973 Review June 2014



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1.0 Character Appraisal

1.1 Background

The conservation area at Fulbeck was designated in 1973 and the northern tip of the boundary of the conservation area terminates just beyond Fulbeck House. Beyond Fulbeck House lies the district boundary that separates North Kesteven District Council from South Kesteven District Council. 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 2014 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

Fulbeck is a small village located 11 miles north of Grantham on the A607 Grantham to Lincoln road.

The village stands on a slight rise on the Lincolnshire Cliff Edge, a distinctive limestone escarpment which extends northwards from Grantham to the Humber Estuary. The upland landscape is characterised by large rectilinear arable fields with limited boundaries provided by limestone walls, discontinuous hedges or shelter belts. The large fields allow extensive views, which are only limited by distant woodlands, or overlapping hedges.

The village is a peaceful rural community which supports a number of small scale craft industries with a degree of out-commuting to the neighbouring towns of Lincoln, Sleaford, Newark and Grantham. The village does not have a shop or post office but has a popular Inn, Craft Centre and Tea Room.

1.3 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. English Heritage 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 2014 review, the conservation area was extended to include the historic parkland associated with Fulbeck Hall to the east of Cliff Road. In addition, the boundary of the conservation area was regularised at Nos. 1-3 North End so that it corresponds with existing property boundaries.

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

- Prominent roofscapes contributing towards key views.
- Steep and narrow lanes with views to the surrounding countryside.
- Landscape setting of Fulbeck with the Lincolnshire Cliff edge to the east making a significant contribution to the character and appearance of the conservation area.
- Rectory Lane acting as a boundary between the open character to the north of the village with a low density of development and the nucleated character to the south with a higher density of development.
- Four small country houses within close proximity of each other, Fulbeck Hall (Grade II*), Fulbeck Manor (Grade II*), Fulbeck House (Grade II*) which are all 17th century in origin and Ermine House (Grade II*), built circa 1700.

- The Church of St Nicholas (Grade I), surrounding churchyard and Lychgate making a significant contribution and forming the focus of, structured and informal views both in and out of, the conservation area boundary.
- Fulbeck Hall with its landscaped parkland making a strong contribution, and forming structured views both in and out of, the conservation area boundary.
- Visual continuity created by boundary walls delineating boundaries and linking buildings.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- There are four greens within the boundary which enhance the setting of the adjacent buildings and the rural character of the village.
- Views of the Trent and Belvoir Vales can be appreciated from many locations within the village with prominent views from North End and also from within the private grounds of Fulbeck Hall.

4.0 Historical development

Archaeological evidence indicates that there is a long history of settlement in the area, particularly on the site of Fulbeck Airfield which lies three miles to the west of the village. Finds include a prehistoric trackway or drove road with enclosures and other linear boundaries which survive as crop marks and the remains of three small Roman farms dating from the 3rd-4th centuries AD. Two ancient lines of communication lie to the east of the village; Pottergate was a prehistoric or Roman trackway along the crest of the scarp, whilst Ermine Street was one of the principal Roman thoroughfares which linked London with the centres of military occupation at York and Lincoln.

The name Fulbeck is derived from the Old English “ful” and Old Scandinavian “bekkr” and translates as foul stream, a possible reference to The Beck which flows to the south and west of the village into the River Brant. It was recorded together with Leadenham in the 1086 Domesday Book as Fulebec and Ledeneham, each had their own church and a shared a mill. During the early medieval period the largest landowner was the Gilbertine Order, who had a house at Stragglethorpe. Following the dissolution of the monasteries in 1538, the lands in Fulbeck were purchased by the Rigge family; who lived in a house on the present site of Fulbeck Hall. In 1608 Ann Rigge conveyed the house and its lands to the Manners family. The manor passed to the Fane family in 1620 whose association with the village continues to the present day.

Fulbeck was a prosperous agricultural community until the 20th century with the majority of inhabitants employed in farming and associated trades. The fields were

enclosed in 1628 and the heath by an Act of Parliament in 1805. A right of way was kept from Pottergate (to the east of the village on the brow of the escarpment) to Holywell (a public well) so everyone could have access to water for their livestock.

Unusually for such a small village, there are four small country houses within close proximity of each other, Fulbeck Hall, Fulbeck Manor, Fulbeck House which are all 17th century in origin and Ermine House, built circa 1700.

There was a railway that ran just below the escarpment to the east that linked Grantham and Lincoln for a century from 1867.

During the 20th century Fulbeck developed a strong association with the military; Fulbeck Airfield which is located on the low fields to the west of the village was opened in 1940 initially as a relief landing site for RAF Cranwell which lies three miles to the east. In 1942 it was used jointly by Bomber Command and the US 9th Army Air Force who launched the assault on Normandy from the airfield. It continued to be used for training aircraft until 1970. Currently it used as a carting track. During the Second World War, Fulbeck Hall was requisitioned by the British Armed Forces and it was the base of Major General Urquhart and his defence platoon before they left the United Kingdom for the Battle of Arnhem.

5.0 Character and Appearance

5.1 Spatial Character and Townscape Quality

Fulbeck is a nucleated settlement which has a generally harmonious character derived from a broad similarity of a vernacular architectural style and material palette. The traditional buildings are mainly constructed of stone interspersed with brick with clay pantiles as the predominant roofing material. A defined building line exists along the streets as the buildings typically front onto the highways or green, or stand gable end, to the rear of the narrow lanes or set back within small gardens with boundary walls. Roads are generally narrow, particularly along the roads leading down the hill towards the beck.

Settlement is mainly clustered to the south of Fulbeck Hall and west of Fulbeck Manor along High Street, Washdyke Road, Scott's Hill and Rectory Lane. It is characterised by small scale stone or brick cottages and former farm buildings which follow the contours of the hillside giving prominence to the roofscape. To the north of Fulbeck Hall there is a small area of settlement on the west side of Cliff Road with a dispersed pattern along North End Lane. Fulbeck Hall, which stands within 11 acres of grounds, occupies a prominent position in the centre of the village to the north of St Nicholas Church, with a large area of parkland surrounding it.

There are four greens within the conservation area boundary which enhance the setting of the adjacent buildings and the rural character of the village. The largest is located on the south side of North End Lane with attractive views across the Trent and Belvoir Vale. The Grade II listed village cross (which is also a scheduled ancient monument) stands on the central green on the north side of Rectory Lane, and provides a focus to views alongside the Church of St Nicholas. The church is surrounded by a large



Fig.1 View looking towards properties on High Street, with grass verge to the front providing an attractive setting for the buildings that look onto them.

churchyard to the east, Fulbeck Hall, with its extensive grounds to the north and The Rectory to

the south which confers an open character. However, there are some traditional detached properties, including the Hare and Hounds Inn to the south east which partially encloses the church, although the intrusive presence of overhead wires and poles detracts from the attractive village scene. There are smaller greens on the east side of High Street and the west side of Cliff Road which are studded with trees and contribute to the public amenity of the village.

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High Street

The west side of High Street has a higher density of development, comprising pairs or terraces of small scale cottages whilst the east side comprises larger scale detached buildings linked by boundary walls. The buildings are mainly two storey in height interspersed with single storey ranges and a three storey building on the west side. Properties directly address the highway or front onto lawned areas or greens. Examples include the grouping of North View, Toad Hall and



Fig.2 The Old Reading Room, believed to date to the mid 19th century with the former six bells public House next door. Their siting on the steep of the hill adds to attractive views along the street.

Glenholme; with the village pump to the front.

The material palette is mixed, comprising stone or brick with some rendered frontages and clay pantile roofing which together with the variations in height contributes to the interest of the street. The mature trees in the garden of Ermine House form an attractive backdrop to the northern view along the street. To the north of the junction with Scott's Hill, the enclosure is maintained by boundary walls and mature planting within private gardens.

Washdyke Road

Washdyke Road has a more rural character at its eastern end derived from the low density of development and the presence of grass verges and trees within private gardens that enclose the lane. The buildings are large scale detached dwellings which are set back within modest gardens enclosed by hedges or boundary walls. As the junction with High Street is approached the density of development increases and the buildings diminish in scale comprising mainly of small scale two storey stone cottages interspersed with brick. There is a varied alignment of the buildings along the street; the majority are set to the rear of the highway either gable end on or facing, or stand within small garden areas, some of which have been converted to hard standing. The road narrows to the north of No. 21 with two long ranges of former farm buildings on either side which contribute to the enclosure along the street. The trees in the gardens along Scott's Hill form the backdrop to northern views along the street.

Scott's Hill

Scott's Hill has a harmonious character and a low density of development generally comprising large scale detached stone dwellings set within large plots, some of which stand to the rear of the highway or within gardens enclosed by boundary walls. The boundary walls feature very strongly within this part of the conservation area. Hedges



Fig.3 North End Lane, with enclosing boundary walls focussing sight lines towards Home Farm, which acts as a visual full stop.

and mature planting largely obscures some of the buildings from view, most notably the tall boundary hedge to Long House. At the junction with High Street there is an attractive eastward view towards Manor Cottages and the village green on the east side of High Street, whilst the upper storey of Ermine House is visible above the boundary wall framed by mature trees.

Rectory Lane

Rectory Lane has a more rural character at its western end as the grounds of Fulbeck Hall lie on the north side enclosed by a hedgerow.

The south side comprises large scale detached post war brick buildings which stand within gardens enclosed by cultivated hedges. To the east of Woodman's Cottage the road is enclosed by traditional stone buildings which are aligned to the rear of the highway and the boundary wall to the Rectory. The tower of St Nicholas's Church can be glimpsed rising above the tree belt in the eastern view with the parkland of Fulbeck Hall in the foreground.

North End Lane

North End Lane is enclosed at its eastern end by boundary walls and has a low density of development comprising larger scale traditional stone buildings. Fulbeck House stands on the north side but is not prominent within the street scene as it is set back from the highway and is largely obscured by trees. Home Farm forms the focal point of the western view along the street; the setting of the attractive detached stone building is enhanced by the large grassed verge to the front. The green stands to the north of Home Farm and is enclosed to the west by a range of converted barns and an informal arrangement of buildings to the east and north with long ranging vistas across the Trent and Belvoir Vale.

Cliff Road

Cliff Road has a low density of development comprising traditional red brick or stone buildings on the west side whilst the east is lined with trees with glimpses to the open countryside beyond. The extensive grounds of Fulbeck Hall are enclosed by a low boundary wall which allows views of the hall from various



Fig.4 Large areas of grass verge and a wide road together with areas of open space the other side of the boundary walls contributes to a sense of spaciousness along Cliff Road.



Fig.5 Holly Cottage, Fulbeck (Grade II), typical in its traditional design, one and a half storeys constructed of stone (likely from a local quarry) pantile roof with a steep pitch.

vantage points along the street. There are attractive views of the east front of the church across the churchyard and in the return view towards the lych gate and the adjacent war memorial with the distant tree lined ridge forming the backdrop. Deep grass verges coupled with the large areas of open space contribute towards a sense of spaciousness along the road.

5.2 Architecture and Building Materials

The traditional buildings date from the 17th - 19th centuries and are mainly constructed of coursed limestone with ashlar or brick dressings with slate or pantile roofs. There

are attractive examples of brick buildings, particularly Washdyke Farm which has chequered brickwork patterns. The buildings are generally constructed in a simple vernacular style which, together with the common palette of materials creates a harmonious street scene.

The replacement of traditional window designs and timber frames with inappropriate UPVC detracts from the character of individual buildings and from the overall character of the conservation area.



Fig.6 Views into the conservation area from outside the boundary at Sudthorpe Hill showing the attractive roofscapes constructed of mainly pantiles with some slate. The spire of the Parish Church features strongly.

The landscape is an important part of the setting of the conservation area and forms an attractive backdrop to views within and outside of the boundary. The elevated position of the village allows long ranging views westwards across the Trent and Belvoir Vale which forms the backdrop to views from Rectory Lane, Scott's Hill, North End Lane and Bulby Lane. The eastward views from Cliff Road are curtailed by the tree belts on the rising scarp, likewise the southern views along

High Street are restricted by the rising topography and tree lined ridges.

From outside the boundary, are some impressive views towards the conservation area from Sudthorpe Hill and from the Lowfields where you can see St Vincent's spire,

The post war developments generally do not reflect the vernacular character or material palette of the conservation area. However the recent developments on the south side of Washdyke Road, whilst not sympathetic in terms of design, are more reflective of the traditional buildings in the use of materials.

Boundary walls are a significant feature of the conservation area which link buildings and maintain the continuity of the building line along the street.

5.3 Key Views



Fig.7 Avenue of trees leading to Fulbeck Hall, at 'Green Walk' outside the conservation area boundary to the east of Cliff Road is another fine avenue of trees that form part of the setting of the Hall and the conservation area.

Caythorpe and Fulbeck village in the same view. From Holywell on the rising escarpment there are also attractive views of the conservation area. The views within the boundary are constantly unfolding due to the curved alignment of the roads and are generally constrained by the building frontages.

5.4 Contribution of Trees, Hedgerows and Open Space

Trees are a significant feature of the conservation area which frame key views or form the backdrop to views within and outside of the boundary. There are distant tree belts beyond the village and the trees on the west side of Bulby Lane which are an important part of the setting of the conservation area. Additionally, hedgerows, which can be seen on the escarpment to the east contribute to the setting of the conservation area. Some trees form part of a more structured landscape feature such as the avenue of trees to the east of Fulbeck Hall known as the 'Green Walk'. Within the graveyard are a number of Yew trees that create small pockets of shelter, within an otherwise fairly open setting. Some of the greens such the green opposite South Heath Lane have mature trees studded them which create areas of shelter within the conservation area and there are a number of trees along Washdyke Lane that have Tree Preservation Orders. There are a group of trees just to the south of Fulbeck Place that lie just outside the conservation area boundary that make a positive contribution.

5.5 Floorscape, Street Furniture and other features

There are no examples of historic floorscape features within the conservation area. The village pump that stands on the green in front of Manor cottages makes a positive contribution and can be seen in views along High Street.



Fig.8 Fulbeck House; William and Mary House dating from 1689

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 website www.heritagegateway.org.uk.

There are 23 listed buildings within the boundary of the conservation area, which reflects the historic and architectural quality of the village. The Grade I listed St Nicholas Church dates from the 10th century with 11th -18th century alterations and was restored in 1888. The Rector of the Church in 1487 was believed to be one of the murderers of



Fig.9 Washdyke Farm; a Grade II listed farmhouse with attractive chequered brickwork and forms the focus of views looking along Washdyke Lane from the west. The farm stands on the site of a watermill, and was once a tanyard and fellmongers.

the Princes in the Tower of London. Two small heads on the south west corner of the tower record the fact. There are four Grade II* listed buildings: Fulbeck Hall was rebuilt in 1733 following a fire but a 17th century service wing survives to the rear, the gateway is also contemporary with the rebuilding and bears the arms of Sir Francis and Elizabeth Fane; Fulbeck Manor and Ermine House both of which date from the 17th century; and Fulbeck House which is circa 1700 in date. The remainder are Grade II and include the Hare and Hounds Inn that sits prominently on Kiln Lane opposite the Church Of St Nicholas. Listing descriptions are available online via the Heritage Gateway website (www.heritagegateway.org.uk).

6.2 Positive Unlisted Buildings

There are a number of buildings within the conservation that are not statutorily protected, but nonetheless make a positive contribution to the character and appearance of the conservation area by virtue of its design and historic character. The criteria used for selection of positive buildings are those set out in Appendix 2 of English Heritage's "Guidance on conservation area appraisals". Where a building has been adversely affected by modern changes and restoration is either impractical or impossible, they are excluded.

Examples include, Home Farm, an attractive modestly built stone farm house with hooded moulds above the windows, slate roof and panelled door, built in the mid 19th century, East View is another good example, with a good retention of historic features and an attractive mix of red brick with buff brick banding. The property stands prominently on Cliff Road, with expansive views of the 'cliff' to the east. Peakcock Place, Scotts Hill is a good example of an early stone farmhouse, however it is unfortunate that many of the traditional windows have been lost. The hooded canopy above the door is worthy feature, but is in need of repair. Other examples include small scale cottages such as



Fig.10 Pickers Mallow, Scotts Hill, a traditional one and a half storey cottage, of rubble construction with attractive plain elevation facing the road. There is a roof dormer which is a common feature on many of the cottages in the village.

Manor Cottages, Washdyke Lane and Rosebank, Scott's Hill. Buildings identified as 'positive unlisted buildings' can be seen on the accompanying Conservation Area Map.



Fig.11 East View, Cliff Road, built in 1885 by Mr Charles Baines, a local joiner, with good retention of original features such as two by two sliding sash windows. The property has a pleasing aspect, adjacent to the open space of St Nicholas Church Yard and looks out onto the rising escarpment to the East, hence 'East View'.

Currently, in 2014 there are twenty three records within Fulbeck Conservation Area. Most of these records relate to historic buildings and there are few records for below ground remains, apart from records of undated remains at Bulby Lane and Rectory Lane.

8.0 Changes since Designation

The majority of the development within the conservation area has been in relation to replacement dwellings, conversions or small scale extensions. However, there are many historic buildings which do not benefit from statutory protection and have suffered from incremental loss of historic features from inappropriate works. Examples include the removal of original windows and replacement with inappropriate UPVC, the insertion of 'stormproof' windows that are not set back within the reveal and the erection of inappropriate boundary fences such as 'wanelap' that detracts from the historic character of the conservation area.

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.

6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Fulbeck 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.

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 Deeping St James 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 Heritage at Risk Register covers only Grade I and II* buildings at risk and is available through English Heritage available at <http://www.english-heritage.org.uk/caring/heritage-at-risk/> There are no buildings on English Heritage's 'Heritage at Risk' register within Fulbeck 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:

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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

- Chimneys are an important element in the streetscene and should be retained.
- Interesting streetscapes particularly at High Street, with the steep topography contributing towards emerging views.
- A good retention of historic fabric
- A surprising number of fairly large mid to high status buildings such as Ermine House (Grade II*), Fulbeck Manor (Grade II*) Fulbeck Hall (Grade II*) and Fulbeck House (Grade II*) with large Gardens and Parkland that are intrinsic to the character of the conservation area.
- The overall condition of the conservation area is excellent.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Very well maintained private buildings and land.
- Boundary walls, gate piers and railings are common features that provide visual consistency and delineate plot boundaries.
- Four village greens providing important areas of open space and contributing to the historic character of the conservation area.

16.2 Weaknesses



Fig.13 Inappropriate use of block work walling material at Rectory Lane is not in keeping with the character and appearance of the conservation area.

character of the conservation area

- Overhead cables detract from the setting and character of the village, particularly the attractive village greens. If the opportunity arose the possibility of undergrounding the cables should be encouraged.
- Loss of character arising from inappropriate alterations (windows, doors, rendering and boundary treatments).
- The historic character at Washdyke Road has been eroded through the unsympathetic replacement of windows and doors with UPVC.
- Satellite dishes on front elevations detracting from historic

16.1 Opportunities

- Sections of the coursed stone boundary walls to the Rectory, along Scott's Hill and North End Lane have been rebuilt with incongruous concrete blocks. A section of the stone boundary wall along Cliff Road between Fulbeck House and Fulbeck Place has been replaced by a close boarded timber fence. If the opportunity arose these sections should be rebuilt in stone which would enhance the character and appearance of the conservation area.
- Trees make an important contribution to the character of the conservation area and should be retained together with areas of open space, which make a positive contribution, including grass verges. The trees along the west side of Bulby Lane whilst not included within the boundary form an important part of the setting of the conservation area and tree preservation orders should be considered to offer protection for these.
- 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

16.2 Threats

- Further development pressures relating to large scale wind turbines that may have an effect on the setting of the conservation area.
- Further pressures relating the erection of satellite dishes on front elevations.
- Further erosion of character through loss of fabric and original architectural details.
- Further erosion of character and setting through inappropriate new developments.
- Loss of important trees and hedgerows through maintenance works which are outside the conservation area boundary but form an important part of the setting of the conservation area.
- Incremental erosion through loss of boundary features including walls and hedgerows.
- Erosion of special character of the area though 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 has a significant local heritage interest for Fulbeck.</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 Fulbeck.</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 Fulbeck.</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 Fulbeck 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- Preserve and enhance existing hedgerows and 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 of design guidance.</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>
12- 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 dealing with development proposals.
13- 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 English Heritage's 'at risk' register, where appropriate.
14- Preserve and enhance important trees and tree groups.	Loss of trees that make a positive contribution to the character and appearance of the Conservation Area.	Consideration will be given to the contribution that individual trees and tree groups make to the character and appearance of the Conservation Area when dealing with development proposals.

<p>15-Any proposals for wind energy developments will give consideration to the setting of the Conservation Area, including key views and vistas.</p>	<p>Development proposals relating to wind energy can have a negative impact on the setting of the Conservation Area.</p>	<p>Any proposals for wind energy that may affect the character and appearance of the Conservation Area, including key views and setting shall provide a detailed assessment of impact as part of any planning application.</p> <p>Further guidance shall be sought from the Council's wind energy supplementary planning document (2014).</p>
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18.0 References

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English Heritage, 2011 *Understanding place, conservation area designation, appraisal and management*
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Pevsner, 1964 *The Buildings of England: Lincolnshire*, Penguin
National planning Policy framework, 2012
Planning for the Historic Environment Practice Guide, 2013
Planning (Listed Buildings and Conservation Areas) Act 1990
South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*
Fulbeck Village File, Grantham Library, Reference Section
Fane, J. *A History of Fulbeck In the County of Lincolnshire*

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 Lincolnshire**:

Heritage Trust of Lincolnshire
The Old School
Cameron Street
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NG34 9RW
Telephone: 01529 461 499
Email: info@lincsheritage.org

English Heritage
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44 Derngate
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Telephone: 01604 735 401
Email: eastmidlands@english-heritage.org.uk

The Georgian Group
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The Victorian Society,
1 Priory Gardens,
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Email: admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings
37 Spital Square
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Ancient Monuments Society
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Email: office@ancientmonumentsociety.org.uk

The Twentieth Century Society
70 Cowcross Street
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Email: caseworker(at)c20society.org.uk

The War Memorials Trust
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Appendix: Fulbeck Conservation Area Map



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