



Grantham St. Anne's Conservation Area Appraisal



Designated January 2013

**South Kesteven District Council
STAMFORD – GRANTHAM – BOURNE - THE DEEPINGS**

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Introduction

The proposal for a conservation area in the St. Anne's ward of Grantham arose from the outcomes of the Grantham Townscape Character Assessment (2011) that identified the Dudley Road area as one where consideration should be given to conservation area designation:

"Consider the potential for the designation of a new conservation area focused on sections of Harrowby Road, Dudley Road and the cemetery." (Grantham Townscape Character Assessment p.122)

An appraisal of the area was subsequently undertaken and this identified two distinct but interrelated character areas on the eastern side of the Witham that are important from an historic and architectural point of view as they were one of the principle areas of late-nineteenth century development when the town was undergoing rapid expansion arising from the establishment of several major industrial enterprises.

Planning Policy Context

Conservation areas are designated under the provisions of **Section 69 of the Planning (Listed Buildings and Conservation areas) Act 1990**. A conservation area is defined as:

"An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

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

This document should be read in conjunction with section 12 of the National Planning Policy Framework (NPPF) – Conserving and Enhancing the Historic Environment, which states that:

"When considering the designation of conservation areas, local planning authorities should ensure that the an area justifies such status because of its special architectural interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest."

Policy EN1 (PROTECTION AND ENHANCEMENT OF THE CHARACTER OF THE DISTRICT) of the adopted Core Strategy for South Kesteven states that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration. Proposals will be assessed therefore against a specific set of criteria to ensure that the character of the District is preserved and enhanced.

Listed Buildings

A listed building is one that is included on the Governments 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.

It should be noted that list descriptions are not exhaustive and are a means of identification only.



Militia Barracks. 1858-72 (Grade II)



Stonebridge House. 1858 (Grade II)

Unlisted Buildings of Local Importance

In addition to listed buildings, the conservation area contains a number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the accompanying Conservation Area Map. This follows advice provided by English Heritage and the NPPF, both of which stress the importance of identifying and protecting such buildings. The criteria used for selection of buildings of local importance 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 of unlisted buildings of local importance:



South Lodge, Stonebridge House.



Norman Leys, Beacon Lane.

Location and Context

The area designated as a Conservation Area is located within the built-up area of Grantham on the eastern slopes of the valley of the River Witham, in the vicinity of the bridges on Belton Lane, Avenue Road/Stonebridge Road and St Catherine's Road. It covers an area of approximately 62.6 Hectares. The southern half of the area is virtually all private residences but in the northern half educational uses predominate.

Landscape Setting

The area lies at the foot of the limestone escarpment. It slopes gently upwards to the east from the valley floor towards the steep scarp slope that forms a backdrop to the whole town.

The river flows northwards and is in its “youthful” stage as it passes through the town. To either side of the river corridor is a flood plain that is relatively narrow through the southern part of the area but widens significantly in the northern half.

Trees and hedgerows are numerous in the northern half but are not a significant feature in the southern part.

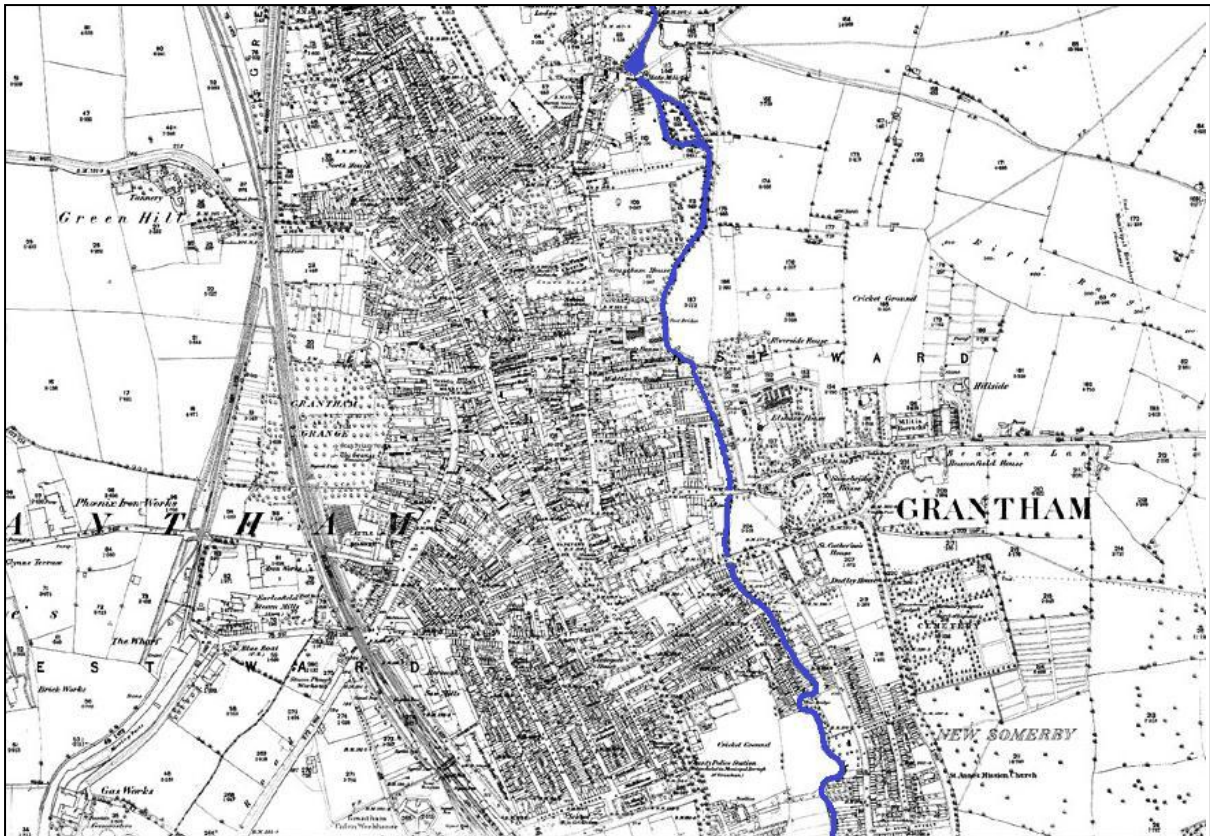
The northern half of the area has a medium to sparse grain of development whereas the southern half has a medium to dense grain.

Historical Development

The conservation area was the principal area of late nineteenth and early twentieth century expansion of Grantham. Prior to this period, the area remained largely undeveloped and agricultural in character, due to the physical barrier presented by the river and the availability of more accessible land around other parts of the town.



1870 map of Grantham showing absence of development on land to the east of the River Witham.



1888 map showing encroachment of development east of the Witham.

It was during the latter half of the nineteenth century that several of the Victorian industrialists and entrepreneurs who were the prime instigators of the town's nineteenth century expansion began to erect sizeable houses in this area after links to the older part of the town were improved by new river crossings on St. Catherine's Road and Avenue Road. Notable examples include the grade II listed Stonebridge House, St. Catherine's House, Elsham House and Norman Leys, all of which were converted to alternative uses many years ago. A significant amount of the housing for workers employed by the industrialists is located in this Victorian suburb of New Somerby.

The area also contains several of the town's schools that were built to cater for the increased population, Kesteven and Grantham Girls High School, the Boy's Central School, St. Mary's and St. Anne's Primary Schools. The mid-twentieth Century College of Further Education is also located in this area and utilises two of the large nineteenth century houses, Elsham House and Riverside.

Wyndham Park, at the very northern end of the Conservation Area was established as Slate Mill Park in 1912 on land donated to the town by a local dignitary, Percy Chandos Farquhar de Paravacini, for use as public recreation ground.

In 1920 £1000 was donated by Lady Leconfield towards a Town War Memorial in memory of her son Lt. Hon. William Reginald Wyndham who was killed in the Great War and the Town Council renamed the park after him, hence its present name.



Memorials to the 1st World War in Wyndham Park.

More land was bought and added to the park in subsequent years and in 1922 the park itself became the Town War Memorial.

The Kesteven and Grantham Girl's High School, fronting Sandon Road, was founded in 1910, the Boy's Central, at the corner of Sandon Road and Hill Avenue, in the late 1920's, St. Mary's primary school was erected in 1928 and Grantham College of Further Education in 1948 within the grounds of Elsham House and Riverside House.

The Militia Barracks and new town cemetery date from when the new river crossings were constructed in the late 1850's. The new bridges opened up the area to speculative builders and a new suburb was developed called New Somerby comprising housing for families across the whole social spectrum. Generally speaking, development progresses from the higher status housing of St. Catherine's House and Dudley House through middle class villas fronting Harrowby Road and the northern end of Dudley Road.

Summary of main characteristics

The Conservation Area is one of the principal areas of Victorian and Edwardian expansion of Grantham, where most industrialists chose to reside and where housing of different status was provided for their workers and where new schools were established to cater for the population increase. It can be split into two distinct but inter-related character areas (as identified on the accompanying map):

Area N The area north of St. Catherine's Road up to and including Wyndham Park. This area comprises low density development with mainly educational establishments and their sports fields, surviving agricultural land and the town's principal public park.

Area S The area south of St. Catherine's Road to Granville Street and St. Anne's Church Hall on Harrowby Road, comprising late Victorian and Edwardian suburban housing.

Across the entire area the land rises gently from the valley floor to the foot of the limestone escarpment from where it continues to rise more steeply to the ridge line. There is an overall difference in height from the river to the crest of the escarpment of approximately 60 metres.

The buildings of both character areas are predominantly of Victorian and Edwardian in period and constructed of brick with Welsh slate roof coverings. The area also contains several notable examples of early twentieth century buildings in the Arts and Crafts style.

Three of the town's major landmarks, the tower and spire of St. Wulfram's Church, the tower of St. John's Church and the lantern of the Guildhall, feature in many vistas and glimpsed views from within and across the two character areas.



Examples of Arts & Crafts style Buildings – Bankside, Dudley Road and St. Anne's Church Hall.

Most of the larger houses that were once set within relatively extensive grounds have long since ceased to be used as private residences. Some came into Local Authority ownership and were consequently used in connection with their services: Stonebridge House became the Police Station, St. Catherine's House (now demolished) was used as a children's home and

Riverside House and Elsham House were absorbed into the accommodation of Grantham College of Further Education.

The surviving agricultural land of Sedgewick Meadow and adjoining fields to the east and north-east are owned by the National Trust.



St. Mary's Primary School.



Kesteven and Grantham Girls School.



Buildings of local interest in Wyndham Park, the town's memorial to those who sacrificed their lives in the Great War.

The area north of St. Catherine's Road – Character Area N

Spatial Character and Townscape Quality

The northern part of the Conservation Area is characterised by the extensive areas of planned and unplanned open space between buildings. This character derives from the presence of Wyndham Park, several school playing fields and paddocks, the latter owned by the National Trust are still in agricultural use. The area has a distinctly "rus in urbe" quality that is unusual so close to the centre of a town the size of Grantham and serves as a reminder of the character of the whole of the area east of the river prior to the encroachment of development in the latter half of the nineteenth century.



Iconic view of St. Wulfram's from Sedgewick Meadows.

This part of the Conservation Area is one of low density development and plot coverage. The historic development of this area has been diluted by the late 20th century development which is generally of larger footprint buildings covering a greater proportion of the plots and compromising the setting of the older houses and resulting in today's coarse grain of development. The orientation of the original houses on their plots has dictated the pattern and orientation of subsequent buildings and development, as the more recent houses within the grounds of Stonebridge House, for example, illustrate. Most of these houses survive to this day although not in their original use and with their

once extensive gardens reduced in size as a result of use for more recent development. Buildings are mainly two-storey in height, apart from the four-storey post-war college building. Brick is the predominant building material, both reds of varying shades and buff coloured. However, stone (ashlar and rusticated) is present in the form of Stonebridge House and the prominently positioned Militia Barracks.

The northern part of the area contains three designated heritage assets, Stonebridge House, The Barracks and the houses of Barracks Square. All are listed grade II.

There are also several undesignated heritage assets, the Kesteven and Grantham Girls High School (1911), Elsham House, Riverside House and several buildings and structures in Wyndham Park.

There are many trees and hedgerows, mostly defining park/playing field boundaries and these provide a valuable habitats and corridors for wildlife within the urban area.

Metal railings also figure prominently in the streetscene of this character area, defining school and public park perimeters.

Much of the land is accessible to the public due to it being in the ownership of the local authority and National Trust. This has also served to preserve it from development.

The large mid-nineteenth century houses and early twentieth century schools remain but in most cases are significantly altered by later additions and alterations.

The historic large plots have either been subdivided or developed upon but this has not resulted in the wholesale obliteration of the open character of this area. With proposals likely to come forward to redevelop the Stonebridge House site, there may be an opportunity to enhance the setting of this listed building by removing the unsympathetic additions within its grounds.

Grass verges are a prominent feature of the northern character area. Apart from beneath the archway to the Militia Barracks, few examples of historic ground surfaces survive.

Key views and vistas

The northern part of the area affords numerous views of the impressive tower and spire of St. Wulfram's Church, the town's main landmark building that lies to the west of the river and outside the Conservation Area.

Some of these views are from single vantage points such as Belton Lane bridge, whilst others are dynamic, for example as one travels along Sandon Road from the junction with Hill Avenue and when walking by the river in Wyndham Park.

Other important views are of the escarpment to the east which can be readily viewed and glimpsed from numerous points within the conservation area and of the open countryside to the north of the town, as seen from the northern end of Sandon Road.



St. Wulfram's from Belton Lane bridge



Hall's Hill from Sandon Road.

Negative factors

Modern development in the northern area has not always been sympathetic to its established character.

Development within the grounds of the large houses has not respected their character or setting.

The extensions to St. Catherine's House and its stables and modern development within its grounds have compromised its setting and eroded its significance as a heritage asset.

The expansion of the FE College has largely obliterated the historic setting of Elsham and Riverside Houses although not all modern additions to the College are without architectural merit.

The original 1911 Arts and Crafts building of Kesteven and Grantham Girls School has been overwhelmed by unsympathetic later additions and its setting compromised by the industrial style detached building sports hall in the north-east corner of the school grounds.

Examples of negative contributing buildings in the Northern Character Area:



Girls High School Gymnasium, Sandon Road.



Former Police car repair workshop, Sandon Road. Stonebridge Road.

Other negative factors arise from the public realm and in particular the surfacing to the Riverside walk from St. Catherine's Road to the Agnes Street footbridge and the clutter of barriers at the Beacon Lane/Sandon Road Road/Harrowby Road/ Stonebridge Road junction.

Litter is also a significant detractor in the northern part of the area, particularly along the routes to and from the educational establishments. This not only compromises visual amenity but threatens wildlife and is a hazard for grazing livestock.

The area south of St Catherine's Road – Character Area S

Spatial Character and Townscape Quality

Development in this area, in terms of period, is confined almost entirely to the late Victorian and Edwardian with red brick houses developed out in a grid plan of streets, speculatively but to take advantage of the industrial development of the factories and the brewing industry. The hierarchy of house types reflects the social class of occupant and ranges from very modest terraced housing to grander town houses and villas. The gardens of the dwellings generally decrease in size commensurate with their status, although the properties fronting the western side of Dudley Road have longer than average gardens that extend, in tiers, down to the river.

The buildings are predominantly a mixture of two-storey semi-detached and terraces constructed of red brick and with, originally, slate roofs. Properties fronting Harrowby Road and the northern end of Dudley Road are set back from the road frontage with gardens enclosed, usually, by low walls that were originally surmounted by railings.

Within the area there are also some important examples of early twentieth century houses: notably nos. 2 and 4 Dudley Road (1906), St Anne's Church (1906/7) and the Church Hall.



Victorian and Edwardian Housing on Dudley Road.

The land in the area falls gently to the valley floor and the River Witham. This gentle fall and the grid pattern of the streets allows frequent glimpses of the tower of St John's Church on the western slopes of the river valley and St.Wulfram's to the north west.

The River Witham defines the western boundary to the area and acts as a constraint to connectivity but it has a high biodiversity value as a wildlife corridor.



Dudley Road – Original front garden boundary and rear gardens backing onto the River Witham.

The rising land and subtle changes to the road alignment provide interest to an otherwise typically Victorian repetitive layout of buildings and although the overall impression of this character area is of a medium to dense grain of development there are significant green spaces that serve as a buffer between the built-up area and the surrounding countryside. These are the cemetery and the Harrowby Road allotments, although the latter have degenerated in recent years to become something of an eyesore.

There is limited scope for significant change within the area (other than reinstatement of traditional features such as doors and windows and roofs). However, the area is coming under increasing pressure for further development particularly within the grounds of the larger houses that were built by the industrialists.

Such new development that has taken place is largely in-keeping with the prevailing character of the area in terms of scale and materials (e.g. Stonemasons Court). There are nonetheless isolated examples of unsympathetic development (e.g. The Seventh Day Adventist Church and infill housing between nos. 98 & 102 Harrowby Road) but even these have tended to be relatively discrete in their impact.

Examples of modern development in southern character area:



Stonemason's Court, St Catherine's Road.



Seventh Day Adventist Church and Dudley House School, Dudley Road.



George VI pillar box (In need of refurbishment)



Modern sign on National Cycle Route along the eastern side of the Witham.

Key views and vistas

There are important glimpsed views to the escarpment of Hall's Hill from the northern end of Harrowby Road, in the vicinity of the cemetery. These maintain the urban population's links with the surrounding countryside.

The unlisted cemetery chapel is a focal point for views from Harrowby Road and from without the designation area.

In the southern part of the area there are numerous glimpsed views through gaps between buildings of St John's Church on the rising ground on the western side of the river valley.



St. John's from Granville Street.



Cemetery Chapel, Harrowby Road.

Negative factors

Whilst there has been some modern development in this southern area it has not always had a negative impact. It has by and large been sympathetic to the area. Modern developments within the area that have had a negative impact are Dudley House School, which ignores the established building line, is single storey and of a design and materials that have no regard to local tradition.

The use of front gardens for parking necessitates the removal of front boundary walls and/or railings to the detriment of not only the individual property but the streetscene generally, again, particularly where the property concerned is part of a terrace.

Overhead wires and their supporting poles detract from the streetscape although with the progressive switch to wireless technology this is a problem that may resolve itself over time.



Front gardens converted to off-street parking have a negative impact on street scene

Overhead wires and their supporting poles detract from the streetscape although with the progressive switch to wireless technology this is a problem that may resolve itself over time.

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As was made clear in the introduction to this statement, the designation of a Conservation Area is not an end point. Local Planning Authorities are required by statute to formulate proposals for the enhancement of such areas and there are a variety of means by which an authority can seek to preserve the character and appearance of an area.

As well as defining the character and appearance of a conservation area and what makes it special, it is important to develop proposals for the future management of the conservation area to ensure that the special qualities that gave rise to the original designation are preserved and that change is carefully managed to avoid these qualities being eroded.

A Management Plan is the tool by which a designated area will be managed. The Plan will need to be periodically reviewed and modified where appropriate.

There are several mechanisms the Council may utilise to manage a conservation area:

- Application of policy
- Design guidance and raising awareness
- Development briefs
- Article 4 Directions
- Monitoring change
- Boundary changes
- Appraising the condition of significant buildings that contribute positively to the conservation area and developing a strategy for repair
- Enforcement against unauthorised works and untidy sites
- Proposing schemes of enhancement

The policy framework for the historic environment has been set out above. When Grantham St. Anne's Conservation Area has been adopted it will become part of the policy framework that guides decision-making. It sets out key buildings and features that contribute positively to the character and appearance of the Area. Accordingly, there will be a presumption against the demolition or loss of any building or feature identified in this document, although the absence of reference to any building or

feature should not be taken to indicate that it makes no positive contribution to the character and appearance of the conservation area. The Conservation Area document will be a material consideration when arriving at decisions on the merits of development proposals within the designated area.

Appraising the condition of significant buildings

A survey is carried out from time to time at both a national and local level to assess the condition of significant heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly known as “Buildings at Risk”. This survey provides a useful means of monitoring many significant historic buildings within conservation areas and elsewhere and indicates when the action may be required to halt or reverse deterioration. The local survey covers only grade II and significant local interest buildings at risk. The Council’s At Risk Register is not yet available on-line but it is intended that it will be following the next survey.

The national survey covers only grade I and grade II listed buildings and is undertaken by English Heritage. The national **Heritage at Risk Register** covers grade I and II* buildings at risk and is available through www.englishheritage.org.uk.

At the time of publishing this document, there are no buildings at risk in the Conservation Area on the national register. However, there is currently a vacant listed building and a local heritage asset that are unoccupied, Stonebridge House and St Catherine’s House. Both are subject to redevelopment proposals and it will be important to ensure that in the case of the former, its setting is enhanced by any new development within its grounds and with the latter that every effort is made to preserve it as an undesignated heritage asset that makes a positive contribution to the character and appearance of the area.

The condition of buildings will be monitored and appropriate action instigated where necessary. Such measures can include as Repairs Notices or Urgent Works Notices, to bring about works to a listed building to either repair it or make it secure or weather tight.

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 sort of damage could be 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 a criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with PVC-u or poor modern imitations, can be detrimental to the building’s 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 a conservation area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement render and stone cladding).

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 a 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.

Enhancement schemes and proposals for economic development and regeneration (including grants)

There are no planned enhancement schemes for the Conservation Area at present. However, this is a situation that will be monitored and should the opportunity arise, then reference will be made to the Appraisal in developing priorities and an appropriate enhancement strategy.

Whilst the District Council has managed various conservation grant schemes in the past there is no grant scheme in operation at present. However, if one is re-introduced at some future date the Council will publish details on the website and elsewhere.

Management/Action Plan

- The conservation area has been thoroughly surveyed and described prior to designation and it will be appraised from time to time to determine whether policies are effective and if any boundary changes are required.
- The Council will monitor change, both positive and negative, in the designated area. Monitoring is very important for the long term management of an area. It can help identify problems that can be best tackled through say an Article 4 Direction (see below) or show how effective policies have been. Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.
- Any new development, including additions and replacement buildings should have regard to the historic context in terms of scale, height, form, alignment, style, design, materials and also maintain gaps between buildings that afford views of landmark buildings within and without the area and of the surrounding countryside.
- Trees and hedgerows that contribute to the character of the Conservation Area, and are highlighted on the map, should be retained, together with areas of open space which make a positive contribution: this includes grass verges.
- Any new highway works should respect the character of the Conservation Area. The Council will liaise with the Highway Authority to ensure that any highway works do not have an adverse effect on its character or appearance.
- Chimneys are an important feature of the area and should be maintained and retained to preserve the historic roofscape. The Council will publish guidance on the maintenance of chimneys and their importance to the character of the area and encourage owners to retain these historic features.
- The Management Plan will be used to identify any sites that would benefit from a development brief. A development brief is an outline of what might be expected or acceptable in principle on an identified site prior to a formal development proposal. For example, this might be a gap site, or a site. Where development is proposed on garden sites or infill plots, and the Council considers the principle of development in this location acceptable, the Council may take the opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site.
- The cumulative impact of piecemeal, but significant, alterations to the architectural features of properties that contribute positively to a conservation area can be damaging to the character and appearance of an area as a whole. Many of these alterations do not require planning permission and are regarded as permitted development. A typical example of this is when traditional timber windows in a dwellinghouse are replaced with PVCu. Alterations such as this can undermine the special interest of an area. It is possible to bring such alterations under planning control by the implementation of an Article 4 Direction, which would make it necessary to obtain planning permission (no fee payable) for alterations that otherwise fall outside normal planning control. The Council would only consider the implementation of an Article 4 Direction after consultation with affected residents and property owners.
- Metal railings and brick boundary walls are important features that should be retained and re-instated where they have been removed. The Council will encourage the retention of these features when considering proposals for development within the Conservation Area.
- Overhead cables detract from the streetscape of the Area, particularly the southern character area and the removal and rationalising of these should be encouraged. The Council will

encourage the appropriate agencies to undertake schemes to ensure that overhead cables and associated equipment are replaced by underground installations when opportunity allows.

- Satellite dishes on the front elevations of buildings detract from the overall character of the area and where these are unauthorised enforcement action should be taken to secure their removal or repositioning to a more acceptable position on the building.
- Encourage appropriate agencies to implement measures to reduce/eradicate the problem of litter by the introduction of appropriate signage and enhanced provision of litter bins, increased collections and effective enforcement measures.
The Council will encourage Royal Mail to restore the historic pillar box at the corner of Dudley Road and St. Catherine's Road.
- Opportunities for new development are limited in the southern character area due to the existing high density of development but it will be important to ensure that any proposals that do come forward preserve and enhance the essential characteristics of the area as set out in this document.
- In the northern, less densely developed, part of the area the opportunities for development are likely to be mainly be associated with the needs of the educational establishments for additional accommodation and facilities. With careful siting and design these can probably be accommodated without compromising the character of the area.
- The Council will be producing guidance documents on development in conservation areas and on good practice in relation to works on historic buildings and in conservation areas. These will be posted on the Council's website and be available in leaflet form as and when they are produced. This guidance will be of relevance to anyone thinking of undertaking development within a conservation area and help property owners make informed decisions and, therefore, contribute positively to the management of conservation areas.

Note: No appraisal can ever be completely comprehensive in identifying features of interest and therefore, the omission of reference to a particular building, feature or space should not be taken to imply that it is of no interest.

Effects of designation

The effects of designating a Conservation Area include the following:

- Subject to certain exemptions, the prior approval of the Local Planning Authority is required for the demolition of buildings and walls within the conservation area.
- Subject to certain exemptions, six weeks prior notice must be given to the Council of any proposals to top, lop, fell or uproot any trees within the conservation area. The wilful damage or destruction of such trees may also result in an offence having been committed.
- Certain forms of development, which could otherwise have been undertaken without planning permission, cannot be undertaken without formal approval from the Local Planning Authority.
- There is a statutory requirement to advertise all applications for planning permission for development which would affect the character or appearance of the conservation area.
- In considering proposals for development within the conservation area, the Local Planning Authority will have regard to the desirability of preserving or enhancing its character or appearance.

Anyone contemplating works within the Conservation Area is advised to discuss their proposals with the Local Planning Authority's Conservation Team at:

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

Telephone: (01476) 406080

E-mail: planningpolicy@southkesteven.gov.uk