

# HARLAXTON

Conservation Area Appraisal and Management Plan  
Designated 1981 Review April 2013



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## **1.0 Character Appraisal**

### **1.2 Background**

The Harlaxton Conservation Area was designated in 1981. 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.

### **1.3 Location and Context**

Harlaxton is a small village located three miles south west of Grantham. The main nucleus of the settlement lies on the south side of the A607 Grantham to Leicester road. As a former estate village, its historical development is intrinsically linked with Harlaxton Manor.

The buildings within Harlaxton have an idiosyncratic quality with a considerable contribution made by the Lord of the manor Gregory de Ligne Gregory (G.D.G.) between 1790 and 1820 which gives a distinctive character to the conservation area that is unique to the village.

The underlying geology of middle lias overlain by glacial till gives rise to a variety of soils with some high quality agricultural land. The Lower to Middle Jurassic rocks contains iron ore which was mined by opencast extraction from the 19th century and the ore was transported by rail to the blast furnaces in Northamptonshire and north Lincolnshire for the manufacture of steel. The last iron ore extracted from Harlaxton was in February 1974 and the landscape has been restored to agricultural use.

The Grantham to Nottingham canal lies to the north of the village and was an important part of the village's economy from the late 18th to the early 19th century for the transportation of coal and bulk goods such as stone and lime. The canal is an important recreational facility for the village and the wider area generally.

## **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 an important area of open space to the west of No.8 West End and was also marginally extended to include the hedgerows and the grass verge that encloses the field to the south of the A607.

## **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 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**

- Unique character of the conservation area derived from idiosyncratic architectural style.
- Former estate village inextricably linked to Harlaxton Manor.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Registered park and garden associated with Harlaxton Manor to the east of the village contributing to the setting of the conservation area.

- Very strong contribution of boundary walls.
- Decorative features such as chimneys, gateways and other ancillary structures contributing towards picturesque quality of the village.
- Traditional craftsmanship embodied in original building materials and architectural features.

## 4.0 Historical Development

### *Early development*

Archaeological evidence indicates that there is a long history of settlement within the vicinity of the village. The remains of a prehistoric ritual landscape which has been interpreted as a possible inter-regional contact point survives as cropmarks to the east of the village on the north side of the A607. The remains of Neolithic axes, arrow heads and sherds of Bronze Age pottery and blades were found in the springs on the high ground to the south of the village. A Roman or Saxon defensive or boundary ditch was discovered on the site of No. 9 Pond Street and a Roman urn containing burnt bones and coins was found in 1740 in the vicinity of the Tudor Manor House.

The name Harlaxton is derived from the Old Norse personal name “Hiorleifr” and the Old English “tun” meaning farmstead or village. The village probably originated as an Anglo Saxon settlement that was taken over and partially renamed by the Danes.

The village was first documented in the 11th century and was recorded in the Domesday Book as Herlavestune. It belonged to the King and is recorded as having a population of 10 villeins who were free peasants, 2 bordars and 58

sokemen who were serfs tied to the land, together with 2 mills, 60 acres of meadow and 60 acres of thicket.



The parish church of St Peter and St Paul was founded in the 12th century and is late Norman to Perpendicular in style. Remnants of late 12th century masonry survive in the north arcade of the nave. The church has 13th-15th century additions,

*Fig. 1 The Porch House (Grade II), Swinehill, bearing the initials G.D.G of George De Ligne Gregory, Lord of the Manor 1758 – 1822.*

including the 14th century tower, and was extensively restored in 1858 and 1890.

### ***The estate village***

As a former estate village, Harlaxton's historical development is intrinsically linked with Harlaxton Manor. The 14th century Tudor manor house stood on the south side of Rectory Lane and was reputedly owned by John O Gaunt, son of King Edward III, who used it as a hunting lodge. The manor passed to the De Ligne family circa 1475 and remained in their ownership until 1738 when the manor passed to the Gregory family. The Tudor manor house was unoccupied from the 1700s and fell into disrepair and was eventually demolished in 1857. One of the stone gateways to the manor still stands on Rectory Lane and the remains of the moat are visible in the gardens of Nos. 1, 1a and 3.

George De Ligne Gregory, Lord of the Manor 1758-1822, influenced the character of the village. He rebuilt the cottages in the centre of the village and on The Drift on the south side of the A607 in red brick, some of which bear the initials G.D.G. such as The Forge on Swinehill. His heir Gregory Gregory was responsible for the cottage ornee style of the new estate houses, notable for their picturesque details and garden features, which were constructed during the

1820s-1840s whilst the new manor house was being constructed to the east of the village.

Gregory was influenced by the principles of J.C. Loudon, the influential writer and gardener, who advocated the proprietary use of ornamental details such as chimney pots, porches and garden features. Loudon described the village at length in the supplement

to "The Encyclopedia of Cottage, Farm and Villa Architecture and Furniture" (1840). There

are also a small number of the later 19th century estate cottages built by John Sherwin Gregory, Lord of the Manor 1860-75, which bear armorial plaques with his initials, as on No. 20 High Street.



*Fig. 2 Netherlea (Grade II), No. 20 High Street demonstrates later design qualities having been built by John Sherwin Gregory. The building bears a plaque with his initials.*

The estate housed and employed the majority of the villagers until the end of the First World War when many left to find better paid employment. The estate was broken up in 1937 and the cottages were sold individually.



## 20<sup>th</sup> century developments

Following the Second World War the village expanded with the construction of new housing developments on either side of the A607. Today the village is a thriving community with a number of social facilities and a degree of out commuting to the neighbouring towns.

## 5.0 Character and Appearance

### 5.1 Spatial Character and Townscape Quality



*Fig.3 Centre of the conservation area with the Medieval Village Cross and 'Coneygree' in the background where an open quality prevails.*

Harlaxton is a nucleated settlement which has an attractive, harmonious unity of character derived from the picturesque estate cottages and a consistent palette of materials.

The circular plan form of Church Street and Pond Street forms the centre of the settlement with Rectory Lane and High Street radiating outwards. The estate cottages which served the Tudor manor house are clustered along Church Street and are more

sporadically located along Pond Street which has a number of post war infill developments.

The centre of the conservation area has an open character; the buildings typically occupy medium sized plots and are set back from the highway within modest gardens enclosed by boundary walls. In contrast, the buildings along Church Street are aligned to the back of the narrow footways which creates an enclosed character.



*Fig.4 Church Street displays a more traditional plan form with narrow footways and buildings aligned close to footways.*

Trees are a significant feature within the conservation area which frame key views or form the backdrop to views within and outside of the boundary. The trees lie mainly within the front or rear private gardens but include the tree belts on the valley slopes and ridge tops which contribute to the rural character of the village.

### **High Street**

High Street has a low density of development of detached buildings which stand within large gardens, with the exception of the small terrace of four cottages on the east side opposite the junction with Gregory Close. It has a fragmented character derived from the mix of the attractive red brick estate cottages and modern dwellings which are constructed in contrasting colours of brick and are relatively plain in appearance. The buildings are generally aligned with the front elevations facing the street, although some variety is provided by No. 43 which is aligned gable end to the street. The buildings are enclosed by hedges which partially obscure them from view, or stone boundary walls which are more prevalent at the southern end towards the village centre. The remains of the medieval village cross stands on a small green which marks the broad junction with High Street and Church Street.

Harlaxton Manor can be glimpsed against the heavily wooded valley slope from the eastern end of Manor Drive. The road has a low density of development, comprising of large detached buildings, the traditional buildings on the south side stand in large cottage gardens. No.7 on the north side is a modern detached building which incorporates some of the details of the estate cottages in the form of dormer windows, dentillated eaves and columns supporting a faux timber framed bay on the first storey.



*Fig.5 Village Pond, Pond Street with the remains of the boundary wall of the Tudor Manor House an attractive enclosing feature.*

### **Pond Street**

Pond Street has a fragmented character in terms of architectural quality as post war bungalows constructed of a contrasting buff brick are interspersed with traditional red brick buildings. The presence of stone boundary walls and mature trees does provide a degree of cohesiveness to the street scene. The buildings occupy large plots and are set back from the highway within attractive mature gardens. The church

spire can be glimpsed in between the buildings. The village pond which has been incorporated into a modern housing development on the south side of the road is an attractive feature which enhances the setting and character of the village. It is enclosed to the west by the remains of the boundary wall and gateway to the Tudor manor house.

### **Church Street**

Church Street has an enclosed character as the buildings are mainly aligned to the rear of the narrow footways with recessed outbuildings; where the buildings are set slightly back, the presence of boundary walls maintains the continuity of the building line along the street.

The buildings mainly front the highway, although No. 4 is aligned gable end to the street which provides some variation and visual interest. The street has a harmonious character derived from the use of red brick interspersed with stone and the majority of the buildings are listed. The remains of the cross shaft topped with a carved owl fixed to the boundary wall of No. 10 is an unusual feature which contributes to the picturesque quality of the street.

The medieval cross emerges into view towards the northern end of the street with the trees in the front gardens of the buildings on High Street forming the backdrop. There is a pinch point between Oak Farm and Chime cottage which opens out to reveal the Parish Church and Churchyard, forming an important view within the conservation area. The flat roofed extension to the village hall is incongruous within the street scene which is characterised by pitched roofs. Oak Farm, now redundant is a reminder of the former importance of agriculture to the economy of the village.



*Fig.6 Carved owl fixed to boundary wall of No.10 Church Street*

### **Rectory Lane**



*Fig.7 Boundary walls make a strong contribution along rectory Lane that unifies the streetscene.*

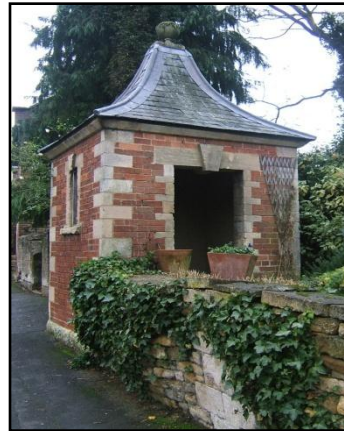
Rectory Lane has a fragmented character comprising mainly post war detached bungalows or two storey houses constructed of pale brown or light orange bricks which is at variance with the predominantly red brick palette of the historic core. The buildings are set back from the road and are partially obscured by the stone boundary walls and large

mature trees which provide a unifying quality to the street scene. The gateway to the old manor house is a striking feature which enhances the street scene. The open fields on the north side of the road enhance the rural setting of the village and church which is visible in the eastward views.

### **Trotters Lane**

Trotters Lane provides a connection between the church and High Street, the paddock on the north side enhances the rural setting of the village and is an important open space. The south side has a low density of development comprising mainly of post war bungalows which are at variance with the vernacular character of the historic core.

## **5.2 Architecture and Building Materials**



*Fig.8 Decorative features such as at 77 High Street, left (The Old Forge) and at 26 High Street, right (Coney Gree) are common, and contribute to the idiosyncratic yet picturesque style of the Village.*

The traditional buildings range in date from 1700 to the mid 19th century. They are primarily constructed of an attractive deep red brick with ashlar dressings, although the older buildings are constructed of squared coursed stone, with ironstone making a strong contribution. The roofing materials are mainly clay pantiles with some examples of

natural slates and there are a number of buildings which have had replacement concrete interlocking tiles that detracts from their appearance.

The architecture of the village is idiosyncratic; particularly those built by George de Ligne Gregory between 1790 and 1820 with a strong use of ornamentation that extends to the design of ancillary structures; many of which are listed in their own right. Pevsner remarks on the presiding style of the houses stating that they are 'crazily detailed' in his regional gazetteer on the architecture of Lincolnshire.

Stone is commonly used for window mullions and surrounds, chimneys, wellheads and garden features. Strong detailing is used on the facades, such as moulded brickwork, ball finials and strap work pilasters and stone volutes; all of which contribute to the picturesque quality of the village.

The post war buildings are generally large scale detached infill developments which do not reflect the picturesque detailing or colour palette of the traditional estate cottages. The use of stone boundary walls and mature planting partially ameliorates the visual impact of some of the infill developments and provides a unifying feature in the street scene.

Boundary walls are a significant feature of the conservation area which link buildings and maintain the continuity of the building line along the street. Many of the distinctive 19th century coursed stone boundary walls are listed in their own right.

There are a number of public footpaths particularly around the Church of St Peter and St Paul that allow interesting views of buildings that are not visible from the public highway.

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. This is particularly evident on the terrace of four cottages on High Street where No. 33 has retained the traditional design and stone mullions but the others have been insensitively altered.



*Fig.9 Stone is a common material used for decoration, particularly for door surrounds, mullions, chimneys as at The Tudor House, No.1 Pond Street*

### **5.3 Key Views**

Harlaxton Park, a registered Historic Park and Garden, which lies to the east of the village, nestled into the steep wooded valley slopes and ridges to the south, can be glimpsed between the buildings and from the northern end of High Street.

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 village cross is the focal point for views along High Street and views along Church Street from the west. The views within the conservation area are constantly unfolding due to the curved alignment of the streets. There are attractive views towards the Church of St Peter and St Paul on the approach from Church Street. From the A607 there are views towards the conservation area with open fields to the north of the conservation area and the Church of St Peter and St Paul contributing towards these views.



*Fig.10 View looking towards the conservation area from the parkland of Harlaxton Manor.*

From outside the conservation boundary, within the parkland of Harlaxton Manor are attractive views towards the conservation area; however this view is undermined by the later development at the east of the village. Equally, from within the conservation area boundary at Manor Drive, there are attractive views towards Harlaxton Manor and the woodland that surrounds it.

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

Trees are a significant feature within the conservation area framing key views or forming the backdrop to views within and outside the boundary. The trees lie mainly within the front or rear private gardens but include the tree belts on the valley slopes and ridge tops which contribute to the rural character of the village. The registered park and garden that lies to the east of the village contributes towards the picturesque and open setting of the conservation area.

There are a number of trees that are afforded protection through tree preservation order status which adds to the significance of the conservation area; these mostly occur within private gardens.

Areas of open space to the north of the conservation area and the east of Trotters Lane contribute towards a sense of spaciousness and within the churchyard are a number of trees that provide a tranquil setting to the Church of St Peter and St Paul.

#### **5.5 Floorscape and Street Furniture**

Adjacent to the market cross is a grade II listed K6 telephone box, which together with the market cross adds to the character of the historic core. There is an attractive courtyard within No. 22-24 High Street that is covered in setts and has a waterpump which is Grade II listed. There are no other floorscape features of significance within the conservation area.

## 6.0 Key Historic Buildings

### 6.1 Listed Building

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. The interiors and exteriors of these buildings are protected by law and consent is required from South Kesteven District Council before any works of alteration, extension or demolition can be carried out. The majority of the listed buildings were built by the owners of Harlaxton Manor and are highly detailed or idiosyncratic such as No.2 Pond Street also known as Wyggeston Farm (Grade II), with moulded brickwork and decorative chimneys topped with round panels and No.s16 and 20 Church Street (Grade II), known as Chime Cottage, The Old School and The Old School House.



*Fig.11 The Grade I listed Church of St Mary and Peter from Church Lane. The church has origins in the 12<sup>th</sup> Century and is of perpendicular design.*

The most significant of the listed buildings in Harlaxton is the Church of St Mary and Peter (Grade I) which is built in the perpendicular style and has within the churchyard a number of grave stones which are also listed.

### 6.2 Positive Unlisted Buildings



*Fig.12 No.2 West End, constructed in the Harlaxton estate style of coursed ironstone with Ashlar dressings.*

In addition to listed buildings, the conservation area contains a number of unlisted buildings and structures that make a positive contribution. These are identified on the townscape appraisal map as 'positive unlisted buildings'. This follows advice provided by English Heritage and NPPF, both of which stress the importance of identifying and protecting such buildings. Examples include Oak Farm; a long stone range which together with the church and adjacent Chime Cottage and School House form an attractive grouping. No.10 Pond

Street, set back from the road, constructed of red brick with attractive cambered arches above the window and No.47 High Street a similar style to that of No.10 Pond Street, constructed of red brick with a fanlight over the door.

### 6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Harlaxton 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 and historic interest.

### 7.0 Archaeology

Lincolnshire County Council hold the historic environment record (HER) for the County that contains records on historic buildings, sites, structures and below and above ground archaeology. There are no scheduled monuments within Harlaxton Conservation Area however there are some interesting archaeological records such as the ridge and furrow to the north of the Parish Church. The earthworks are still clearly visible and contribute towards an attractive area of open space within the conservation area.



*Fig.13 Ridge and Furrow earthworks to the north of the parish church are of archaeological interest and is a key open space within the conservation area.*

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

There have been relatively few changes to the conservation area since designation in 1981. Although the condition of the building stock is good, the conservation area is at threat from a number of minor alterations that cumulatively cause harm to its character.



## **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 within the conservation area on the Council's 'At Risk' register. The Council's At Risk Register is not yet available on-line but it is intended that it will be following the next survey. The national Heritage at Risk Register covers grade I and II\* buildings at risk and is available through <http://www.english-heritage.org.uk/> Currently the condition of the conservation area is good however Harlaxton Manor has a number of buildings and structures on the 'At Risk' register. This does not have a direct impact on the conservation area however it is included as supporting information for the appraisal.

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**

- Unique character of the conservation area derived from idiosyncratic architectural style.
- A good number of listed structures as well as buildings that contribute to the picturesque quality of the village.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Very well maintained private buildings and land.
- Good contribution of open space and trees outside the historic core that enhances the rural setting of the conservation area.
- The registered park and garden to the east of Harlaxton Manor contributing to the setting of the conservation area.
- Very strong contribution of boundary walls.
- Large gardens.
- Decorative features such as chimneys, gateways and other ancillary structures contributing to the visual interest of the street.

### **16.2 Weaknesses**

- Unauthorised satellite dishes on front elevations detract from the overall character of the conservation area.
- Overhead cables detract from the setting and character of the village.
- 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).
- The standard highway street lighting columns are incongruous features within the rural context of the village and the character of the conservation area could be improved by a more appropriate and sympathetic design.
- The boundary to Nos. 5 and 7 Manor Drive currently comprises of large paving slabs which detracts from the historic character of the village.

- The flat roofed extension to the Village Hall is incongruous within the context of Church Street which is characterized by pitched roofs.
- 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.

### **16.3 Opportunities**

- Working in partnership with local groups to develop a list of buildings of local architectural and historic interest for Harlaxton.
- Maintenance schemes in the public realm including:
  - The removal of modern lighting columns and replacement with traditional street lighting.
  - Removal of overhead cables and replacement of underground cables
- Improved access to design guidance, and advice on maintenance and repair for home owners, developers, property owners and agents.
- To consider using article 4 directions to restrict permitted development rights and address the loss of character arising from inappropriate alterations.
- Work in partnership with South Kesteven District Council and Lincolnshire District Council such as highways to ensure that maintenance works are undertaken in a way that does not have a harmful impact on the character and appearance of the conservation area.
- If the opportunity arose the Village Hall would benefit from the provision of a pitched roof.
- If the opportunity arose the appearance of the street could benefit from a more appropriate boundary treatment which is more reflective of the traditional boundary walls at No.5 and 7 Manor Drive.

### **16.4 Threats**

- Subdivision of plots for residential infill development.
- Further erosion of character through loss of fabric and original architectural details.
- Further erosion of character and setting through inappropriate new developments, particularly on the fringes of the conservation area boundary.
- Incremental erosion of boundary features including walls, hedgerows and railings.
- Erosion of special character of the area through loss of important trees or open space.

- 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
1- To develop a list of buildings of 'local architectural and historic interest' for Harlaxton.	Unlisted buildings that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance.	The Council to work together with the parish council and local residents to nominate and develop a 'local list' of buildings of architectural and historic interest for Harlaxton.
2- Items of historic street furniture and floorscape to be retained and maintained.	Historic street furniture and floorscape contributes towards the local distinctiveness of Harlaxton. Items of floorscape are at risk from highways maintenance.	Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the conservation area  If the opportunity arose, to investigate, better reveal and enhance any historic floorscape that has been identified in the appraisal.  Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.
3- Ensure that any highway works respect the conservation area.	The use of inappropriate materials, design and location of street signage and street lighting can have a detrimental effect on the character and appearance of the conservation area.	Liaise with highways department 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'.
4- Removal of overhead cables and replacement of underground cables.	The uses of intrusive overhead cables have a negative impact on the character and appearance of the conservation area.	The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables.
5- Existing highway boundary features (walls, fencing, railings and gate piers) to be retained and	Protection of boundary treatments which are important features of the conservation area and currently at threat from incremental erosion.	Liaise with the highways department and homeowners to ensure that boundary features are retained and defective boundary features are re-instated. The Council will encourage the retention of

Proposed Measure	Issue Addressed	Action Required
<p>6- (Cont) those in need of repair are reinstated using appropriate materials that are harmonious with the conservation area.</p>		<p>such features when considering development proposals within the conservation area.</p> <p>Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.</p>
<p>7- Important individual and groups of trees, hedgerows and open space should be retained</p>	<p>Special protection is afforded to trees within Conservation Areas which are not the subject of a TPO.</p>	<p>Consideration will be given to the contribution that tree, open spaces and other soft landscaping make to the character and appearance of the conservation area when dealing with development proposals.</p>
<p>8- 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</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
<p>(Cont) 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>Redevelopment of the inappropriate post war developments to complement the historic character of the conservation area.</p>		
<p>9- Ensure that heritage assets within the conservation area are maintained to a high standard.</p>	<p>Heritage assets are an irreplaceable resource and make a valued contribution to Harlaxton and need to be conserved and enhanced for now and future generations.</p>	<p>The Council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration.</p>
<p>10-To ensure that alterations to the conservation area (windows, doors,</p>	<p>Unsympathetic features contribute to incremental erosion of character within the conservation area.</p>	<p>Improved access to design guidance (e.g. street furniture) and advice on maintenance and repair for home owners, developers, property owners and</p>

Proposed Measure	Issue Addressed	Action Required
<p>(Cont) chimneys, rendering and boundary treatments) seek to preserve and enhance its character.</p>		<p>agents.</p> <p>Consider the introduction of article (4) directions to restrict permitted development rights. Article 4 directions will result in planning permission being required for changes to roofs, vent pipes, boundary walls, gate piers, doors and windows.</p>
<p>11- Remove unauthorised satellite/TV antenna.</p>	<p>Satellite/TV antennas are visually intrusive and create a cluttered appearance within the streetscene.</p>	<p>Develop an enforcement strategy to address unauthorised works.</p>
<p>12-Ensure that new development seeks to retain and enhance private gardens, open space and historic field boundaries.</p>	<p>Subdivision of plots for residential infill development.</p>	<p>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.</p>
<p>13-Any proposals for development will have consideration to the above and below archaeological potential of the conservation area.</p>	<p>Inclusion of a site on the HER means it is a material consideration in the planning system.</p>	<p>Guidance/consultation should be sought from Lincolnshire Heritage Trust for any proposals that affect the site or setting of a record on the HER. This may also incur a requirement prior to a decision for a field evaluation or historic building survey where there is substantial demolition or alteration to a heritage asset.</p>
<p>14-To monitor the condition of heritage assets in the conservation area.</p>	<p>Heritage assets that are at threat from deterioration due to their structural condition or low occupancy levels.</p>	<p>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.</p>

<p>15-Historic chimneys to be retained.</p>	<p>Chimneys contribute to attractive roofscapes within the conservation area.</p>	<p>Consideration will be given to the contribution that chimneys make to the character and appearance of the conservation area when dealing with development proposals.</p>
<p>16-Any proposals for development will have consideration to the setting of Harlaxton Manor and the registered park and garden.</p>	<p>Impact of development on the setting of the Harlaxton Manor (Grade I) and associated park and garden (Grade II*)</p>	<p>Consideration will be given to the contribution that Harlaxton Manor (Grade I) and the registered park and garden (Grade II*) make to the character and appearance of the conservation area when dealing with development proposals.</p>

## 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*  
English Heritage, 2011 *Building in context, new development in historic areas*  
Murden, J. 1976 *Harlaxton through the ages*, published by Author.  
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  
Planning Policy Statement 5 Practice Guide, 2010  
South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*  
Read, R. 1978 *Harlaxton*, Horsefall Davenport.

## 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

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

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East Midlands Office  
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Northampton  
NN1 1UH  
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Email [eastmidlands@english-heritage.org.uk](mailto:eastmidlands@english-heritage.org.uk)

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

Society for the Protection of Ancient Buildings  
37 Spital Square  
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The Twentieth Century Society  
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