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# Hough on the Hill

Conservation Area Appraisal and Management Plan  
(2014 Review) - Designated 1980 Review June 2014





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## 1.0 Character Appraisal

### 1.1 Background

The conservation area at Hough on the Hill was designated in 1980. 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

Hough-on-the-Hill is a small village located seven miles due north of Grantham on a commanding rise looking over the Trent and Belvoir Vale. Within the South Kesteven Landscape Character Assessment (2007), the Trent and Belvoir Vale is characterised as being flat with gently undulating topography with an open mixed farming landscape of fields enclosed by hawthorn hedges with relatively few hedgerow trees and virtually no woodland. Settlements are generally small and located on areas of rising land where the better drainage improved agricultural productivity and livestock grazed on the lower lying pastures. However, this is a broad based assessment and Hough on the Hill does have wooded areas, as well as a good number of hedgerows. The village has a picturesque quality, with a good proportion of open space and a number of attractive former estate properties associated with the Brownlow family of Belton House. It has a thriving public house with restaurant and rooms, some small scale rural businesses and a high degree of out-commuting to the neighbouring towns.

### 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.



*Fig.1 Nos.29 and 30 Frieston Road; typical of the 'Brownlow Estate' type with prominent gables, twisted chimneys and a hedgerow to the front boundary.*

As part of the 2014 review the boundary of the conservation area was extended to include a number of fields surrounding the village with surviving ridge and furrow and Nos.29 and 40 Frieston Road, a pair of attractive 19<sup>th</sup> century former estate cottages with a stone plaque bearing the Brownlow motif. The ridge and furrow, date to at least the medieval period and are an important historic landscape feature that make a positive contribution to the character and appearance of the conservation

area. Nos.29 and 40 Frieston Road are typical of other estate properties within the village and make a prominent contribution, particularly

upon entrance to the conservation area from the direction of Frieston.

## **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 the 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



*Fig.2 Church of All Saints (Grade I) together with the motte and Bailey form areas of visual dominance and high heritage significance. The church is located within a spacious cemetery with mature trees such as yews framing views.*

### **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**

- Former Brownlow estate village with picturesque quality derived from distinctive architectural style and cohesive material palette.
- Village core centred on an 'S' bend in the road, with All Saints Church, The Brownlow Arms, Hough House, and the Tudor Gothic School featuring strongly.
- Striking and far reaching views out of the conservation area over the Trent and Belvoir Vales.
- Natural topography creating areas of visual dominance such as at All Saints Church.
- High archaeological significance reflected by the scheduled monument status of the Motte and Bailey at Castle Hill and a number of other archaeological sites such as Hough Priory.
- Trees and hedgerows contributing to a rural character and framing views.
- Strong contribution of open space, particularly grazed fields.
- A number of footpaths and back lanes traversing through the village offering interesting scenes and views.
- Traditional craftsmanship embodied in original building materials and architectural features.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Visual continuity created by boundary walls delineating boundaries and linking buildings

### **4.0 Historical development**

Archaeological evidence indicates that there is a long history of settlement within the area. There are several crop mark remains of settlements or farmsteads dating from the prehistoric or Roman period around the village. The remains of four wattle and daub Romano-British buildings and pottery shreds were found to the north of Loveden Hill. An Anglo Saxon grubenhaus, a sunken floored hut, was also discovered on the site together with pottery dating from the 7<sup>th</sup> century; it is not certain whether this was an isolated building or part of a larger settlement.

The largest Anglo Saxon cemetery in the county is situated on Loveden Hill; located to the south west of the village. Although not within the boundary of the conservation area, it does add to the archaeological interest of the village. It extends over 1.2 acres and when excavated in the 1950s and 1970 over 1,700 cremations and 45 inhumations were discovered dating from the 5<sup>th</sup>-7<sup>th</sup> centuries; the finds of which are now in The Collection at Lincoln Museum and The British Museum. Castle Hill (now occupied by the Parish Church) is the site of a Norman motte and bailey castle and is a Scheduled



Ancient Monument. The substantial motte is largely intact except for the western edge where the former playground has cut into the side. Traces of earthworks around the church and churchyard may pre-date the conquest, or could have been part of the ditch to the bailey.



*Fig.3 Aerial photograph showing site of Hough Priory  
(photograph courtesy of Hough on the Hill Parish Council)*

The name Hough is derived from the Old English “haga” which means “enclosure”, the suffix of “on-the-hill” was added at a later date to differentiate it from similarly named places. It was recorded in the Domesday Book as Hag or Hach (e) and comprised of 4 mills, a church and 100 acres of meadow. Hough priory was founded in 1164 as a dependent of the Augustinian Abbey of Notre Dame du Voeu Cherburg. It stood on the south side of High Street and comprised of

a cell for a prior and chaplain; it was dissolved in 1414. The site was partially excavated in 1992 and the remains of a fishpond, house platform, a limestone wall and boundary ditches were discovered.

The village evolved as a small agricultural community and has retained its rural character with very little post war expansion. During the 19th to mid 20th century the manor and most of the property within the village was owned by the Brownlow family who also owned Belton House, and many of the houses were built in a typical ‘Brownlow’ estate style creating a unified appearance across the village. The Brownlow estate was sold in the 1970s.

## **5.0 Character and Appearance**

### **5.1 Spatial Character and Townscape Quality**

The settlement is dispersed, with an irregular plan form and a low density of development. The buildings are located principally along Lower Road, Carlton Road and the east side of Grantham Road; their informal layout interspersed with areas of open space and grassed verges are significant features which contribute to the picturesque quality of the village. Boundary walls and hedges are important features which link buildings and maintain the continuity of the building line along the street.

The village has a picturesque quality, partly derived from its landscape setting, but also due to the large number of estate properties that offer a distinctive architectural style



and cohesive material palette. Within the village core, the higher ground creates areas of visual dominance and emerging views as the crest of the hill is approached with a number of buildings such as All Saints Church featuring strongly.

An interesting feature of the landscape is that the farms, outbuildings and cottages appear equidistant from the historic core. Manor Farm, Lower Farm, Eastfield Farm and Lime Farm are groups of buildings and cottages at each side of the village with open spaces or fields between. This is an important part of the plan form of the conservation area and any proposals for new development within the village should take this special quality into account.

#### *Lower Road*

Lower Road has a gentle curving alignment and a dramatic change in topography as it descends into the valley. It has a low density of development comprising of mainly large scale detached buildings. It has a fragmented character at its southern end as the west side comprises traditional and modern buildings with mixed or no boundary treatments; as the road descends into the valley the character becomes more cohesive due to the presence of boundary walls. The traditional buildings on the east side are elevated above and separated from the highway by a steep grassed verge. The western end has a more rural character with an attractive group of buildings around Wayside Farm and open fields enclosed by hedgerows and trees which allow glimpses of the vale to the north and the church and vicarage to the south.

#### *Thompson's Lane*



*Fig.4 Willow Barn, Thompsons Lane, where a more rural character prevails.*

Thompson's Lane is a narrow lane with a low density of development extending northwards from Lower Road which comprises traditional and modern farm buildings and dwellings. There are glimpsed views southwards to Lower Road and All Saints Church tower. New Hill is a pleasant rural lane enclosed by hedgerows and mature trees which give way to stone boundary walls as the centre of the village is approached. The buildings on the east side can be glimpsed between the trees and, as the crest of the hill is approached, the Brownlow Arms, Hough House and buildings along Grantham Road and High Road emerge into view.

#### *Folly Lane*

Folly Lane extends westwards from the junction with New Hill, High Road and Grantham Road. It has a low density of development on its south side and is enclosed by the stone boundary wall to Hough Manor which partially obscures the buildings from view, although the prominent gables and chimney stacks do not go unmissed. On the north side of the road, between the hedgerows are extensive views across the vale, and

at the termination of the road at its western end there are open views across the brow of the Hill towards Gelston. The view of the church tower framed by mature trees

### *Grantham Road*

Grantham Road has a low density of development located mainly on its eastern side, comprising of large scale detached buildings, such as the Red House (Grade II) which are either set back or aligned to the rear of the narrow footway. The Old Forge, commonly known as Old Forge farmhouse makes a positive contribution and still has remnants of the working forge within the building. For example, the old pump and shoeing area are still in existence. The



*Fig.5 Hough Manor (Grade II), with tall boundary wall partly obscuring its view. The building, together with its grounds to the front and rear, and enclosing boundary walls make a significant contribution to the conservation area.*



*Fig.6 Brownlow Arms (Grade II) in a Tudoresque style built in 1852 and part of the former Brownlow estate.*

west side is enclosed by a stone boundary wall with the open field of “The Wilderness” beyond with views of Hough Manor to the north. Stone boundary walls are common features and maintain enclosure along the street however many of them are in need of repair. The small terrace of houses on the west side to the north of the junction with Gelston Road, are set back from the highway with large front gardens enclosed by a stone boundary wall. The appearance of the terrace has been compromised by the demolition of the boundary wall at No 6 to create a vehicular access.

### *High Street*

The western end of High Street comprises a large attractive square enclosed to the south by the Brownlow Arms and former Post Office and to the north by Hough House and the vicarage. All buildings are Grade II listed apart from the Vicarage which has been identified as a positive unlisted building. The road narrows and descends sharply to the east of the former Post Office and has an open character with the churchyard and castle mound on the north side, although the steep topography largely obscures them from view. The south side comprises an informal grouping of dwellings and fields. The generous grounds of Ashlea make a positive contribution.

## Carlton Road

Carlton Road, in contrast with the rest of the conservation area, has a regular plan form of pairs of semi-detached former estate cottages which stand within small gardens enclosed by boundary hedgerows and views are constrained owing to the linear arrangement of the road.

### 5.2 Architecture and Building Materials

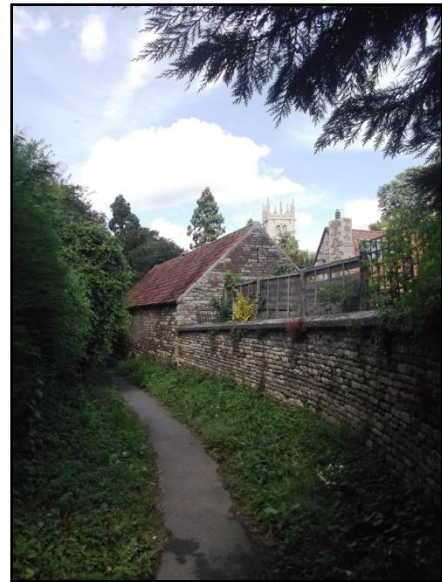


*Fig.7 Properties along Carlton Road, such as No.20 employ architectural detailing such as twisted chimneys and 'gothik' style window openings adding to the picturesque character of the conservation area.*

The conservation area has a harmonious character derived from a common material palette and vernacular architectural style. The traditional buildings are constructed predominantly of red brick, coursed squared or rubble limestone or ironstone; some of the frontages have been rendered and colour washed. The predominant roof covering is clay pantiles or natural slate, although some have unfortunately been replaced with concrete interlocking tiles. Red brick chimneys are a prominent feature, some of which are decorative in style

particularly the twisted brick chimney stack to No. 21 Carlton Road.

There are some unusual architectural details which add to the picturesque quality of the conservation area. Some of the former estate cottages on Carlton Road have triangular dormer or circular windows; Wayside Farm, the Vicarage and Old School House have attractive fish scale slate roofs and the Old School also has striking Dutch style gables. There are examples of elegant 18th and 19th century door cases, including the former Post Office on High Road and Eastern House on Lower Road. Fretted bargeboards are also common. Generally the earlier Brownlow estate buildings were constructed of handmade brick with hipped roofs, whereas the later buildings, which began to be built in the 1840s, adopted a more decorative style, using predominantly stone.



*Fig.8 View of the Church Tower, in between buildings at the narrow path of Water Lane.*

The post war buildings do not reflect the vernacular style of the traditional buildings, however the use of red brick or stone partially integrates them into the street scene and they do not detract from the overall character of the conservation area.



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

### 5.3 Key Views

The surrounding landscape is intrinsic to the character of the conservation area, offering expansive views and contributing towards a green and picturesque setting. There are extensive views northwards from Lower Road and New Hill across the vale to the distant power stations whilst the scarp of the Lincolnshire Edge contains the eastern view with the spire of St Vincent's Church at Caythorpe forming a prominent landmark.



*Fig.9 Far reaching Panoramic views from Folly Lane. To the North Lincoln cathedral which is some 15 miles away can be clearly discerned.*

tower can be glimpsed between buildings. Along Folly Lane there are also spectacular panoramic views of the Belvoir Vale, which stretch as far as Lincoln Cathedral and beyond. Within the conservation area, there are a number of views across areas of open space for example, from Grantham Road there are attractive views across the 'Wilderness' to the west, and views across the paddock of Church Farm, from the footpath between the Church and Lower Road. Due to the landscape prominence of the villages located on the Lincolnshire Cliff edge, such as Hough on the Hill, Fulbeck and Caythorpe, there is a strong intervisibility between

The dramatic changes in topography within the village create a series of interesting and dynamic views of the surrounding rural landscape, particularly along Lower Road where there are views across the village to All Saints' Church and Church Farm. The church tower is a prominent landmark which is visible from a number of vantage points, but also emerges into view from the various footways and footpaths due to its elevated position. At Grantham Road important views of the church



*Fig.10 View looking north from Bosom Hill, with the spire of St Vincent's Church, Caythorpe (Grade I), featuring strongly.*

many of the archaeological or historic landscape features. Church spires for instance feature strongly and can be seen from one village looking towards another and together in views from the lower reaches of the villages in the 'Low Fields', to the west. From Stragglethorpe Lane and beyond, attractive views of the conservation area, together with Loveden Hill can be benefitted. Seasonal changes also have a significant impact on views, in the spring and summer trees and hedgerows in leaf act to frame views and in the autumn and winter the lack of tree cover gives expansive views towards the surrounding countryside.

Views from All Saints Church are limited and restricted to glimpsed views towards the Trent and Belvoir Vale, due to the presence of mature trees and hedgerows that enclose the churchyard, many of the evergreen.

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

Trees and hedgerows are significant features which frame key views or form the backdrop to views within and outside of the boundary. The trees lie mainly within front or rear private gardens but also include the tree belts on the valley slopes and ridge tops which form the backdrop to views beyond the boundary of the conservation area. Hedgerows to the front boundaries of the former estate properties are common, particularly along Carlton Road and efforts should be made that these are retained. Distant tree belts, hedgerows and woodland contribute towards the setting of the conservation area and these should be retained and where possible re-planting should be encouraged.

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

Within the conservation area there are a number of interesting features that are worthy of retention and/or enhancement. Of particular interest are the cast iron gates, located at various points along the footpath between the northern entrance of the Parish Church and Lower Road. These date to the early 20<sup>th</sup> century with a distinctive style, which includes coned turret finials on the gateposts. Additionally along the same footpath,



*Fig.11 Cast iron gates located along the footpath that runs between the Church and Low Road are an attractive feature and should be retained.*



*Fig.12 Cast iron fingerpost (left) and cobbled surfacing (right) are features of historic quality that should be retained.*

adjacent to Church Farm is an area cobbled flooring that adds to the historic character of the conservation area. There are also a number of more common street furniture items, such as the cast iron finger post at the junction of Folly Lane, New Hill and High Street, a K6 telephone box and restored water pump (with relatively modern encasement) located just outside Mill Mound Cottage which are central to the character of the historic core of the village.

## 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



*Fig.13 The Old Schoolhouse (Grade II), with Flemish gables and fishscale roof adding to an attractive roofscape.*

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

There are eight listed buildings within the boundary of the conservation area. All Saints’ Church (Grade I) dates from the 11th century

and has an unusual circular stair turret; the base of the west tower is Anglo Saxon. The rest are Grade II and include Hough House which dates from 1624; the Manor House,

former Post Office and Manor Farm are all 17th century; Red Farm house is early 19th century; the Tudoresque style Brownlow Arms built in 1852; and the Schoolhouse built in 1867. Many of these buildings form the focus of views or are prominent buildings within the streetscene.

### 6.2 Positive Unlisted Buildings



*Fig.14 Church Farm, encloses the churchyard at its northern end, to the rear of the property is a panoramic view of the Vale.*

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



These include former Brownlow estate properties, farm buildings and 19<sup>th</sup> to early 20<sup>th</sup> century detached and semi detached properties or terraces.

Examples include Church Farm, a two and a half storey detached, Georgian Farmhouse that has a pleasing aspect facing the church and churchyard, The Old Vicarage, with highly decorative features and prominent Gables and North House, Grantham Road, likely to have been built by the Brownlow family but without the decorative features. In addition to dwelling

houses there are many other ancillary buildings, such as outbuildings, stables and former privies that add to the interest of the conservation area and should be retained.



*Fig.15 The Old Vicarage, clearly displaying features typical of the Brownlow style such as the triple twisted chimneys, prominent gables and fretted bargeboards.*



*Fig.16 Outbuildings at the cottage, display an exuberant style with decorative chimney stacks, typical of the design found within the 'Brownlow' estate*

### 6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Hough-on-the-Hill 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. Currently in 2014, there are 29 HER records within Hough on the Hill Conservation Area.

The most significant of which is the Scheduled Ancient Monument at Castle Hill adjacent to the Church. However there are other records within the village also of note, such as the site of the former Hough Priory, located on the south side of High street and more visible records such as ridge and furrow at Bosom Hill, to the north of folly Lane and the field to the east of Thompsons Lane. These earthworks are still clearly visible and are a reminder of the early agricultural practices that took place within the village. The field to the east of Thompsons Lane is not included within the conservation area boundary, however forms an important part of the setting of the conservation area. It is therefore proposed to include this field within the conservation area boundary. Loveden



Hill is outside the conservation area boundary, but is a significant feature within the surrounding landscape, and is visible in views towards the conservation area from the lowfields.

## **8.0 Changes since Designation**

Since designation there have been relatively few changes to the conservation area, the most significant are replacement dwellings or conversions. However, there are some former estate properties that do not benefit from statutory protection and have suffered from incremental loss of historic features from inappropriate works. Examples include the removal of boundary walls to create drives or the removal of original windows and replacement with inappropriate UPVC replacements or designs which are unsympathetic, such as the 'stormproof' windows that sit flush with the face of the building.

**Please note that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest**

## **10.0 Management Plan**

### **10.1 Introduction**

In addition to a definition of special interest, local authorities have a duty to formulate and publish proposals on the preservation and enhancement of their conservation areas as specified in the Planning (Listed Buildings and Conservation Areas Act:71).

The aim of the management plan is to put in place management measures to ensure that the character and appearance of the conservation area is preserved and enhanced.

As part of the management proposals, the conservation area appraisal and management plan will need to be reviewed periodically and updated or modified where appropriate.

### **11.0 Effects of Designation**

The national legislative framework for guiding development in conservation areas is provided by the Planning (listed building and conservation areas Act) 1990. The main effects of conservation area designation are:

- Planning Permission 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. 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 English Heritage available at <http://www.english-heritage.org.uk/caring/heritage-at-risk/> There are no buildings at risk within Hough on the Hill Conservation Area. Although the cottage, Lower Road is in need of some basic maintenance and repairs.

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:

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**

- Chimneys are an important element in the street scene and should be retained.
- Unique picturesque quality to the village
- Good integrity of historic fabric
- The building stock is in excellent condition
- Highly significant areas of archaeological interest reflected in scheduled ancient monument status of castle Hill.
- Spectacular and panoramic views to surrounding Countryside.
- Hedgerows, trees and areas of open space contributing towards rural character, key views and vistas
- Village fabric displaying both vernacular and more polite architectural styles.
- Topography contributing towards areas of visual dominance and restraint
- Narrow curving lanes contributing towards unfolding views.

### **16.2 Weaknesses**

- The standard highway street lighting columns are incongruous features within the rural context of the village which could be enhanced by a more sympathetic design.
- Overhead cables detract from the setting and character of the village. If the opportunity arose the possibility of undergrounding the cables should be encouraged.



*Fig.17 Boundary walls make a positive contribution to the conservation area and it is unfortunate that there are a number of examples in need of repair. Growing ivy appears to be worsening the problem.*

- Rookery View on Lower Road would benefit from an appropriate boundary treatment as the large area of hard standing detracts from the rural character of the street.

- The demolition of the boundary wall at No 6 Grantham Road and the removal of the granite kerb stones to form a vehicular access have had a detrimental impact upon the appearance of the terrace. If the opportunity arose the wall should be reinstated.

- The concrete

coping and unsightly concrete pointing to the boundary wall adjacent to Hough House on New Hill is damaging to the structure of the wall. If the opportunity arose, it should be replaced by a stone coping and re-pointed in lime mortar.

- The cobbled pathway which runs adjacent to Church Farm is an important historic surface material which should be retained.
- There are a number of boundary walls within the conservation that are in need of repair, such as at the western and eastern boundary of 'the Wilderness' Grantham Road.



*Fig.18 View of High Street, from the gateway to the parish Church compromised by the overhead cables.*

### 16.1 Opportunities

- Given the high archaeological significance of the village there is an opportunity to promote heritage and learning further through the erection of an interpretation board. A possible location could be within the grounds of the Church.

- 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 to the conservation area.

### 16.2 Threats

- Further development pressures relating to large scale wind turbines may affect the setting of the conservation area and key views, both in and out of the conservation area boundary.
- 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 through loss of boundary features including walls and hedgerows.
- Erosion of special character of the area through loss of important trees or open space.
- Loss of character through the use of insensitive highways schemes including street clutter, poor quality paving and obtrusive road markings.

## 17.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
1- To develop a list of buildings and monuments that have a significant local heritage interest for Hough on the Hill.	Undesignated heritage assets 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, 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 Hough on the Hill.
2- Items of historic street furniture (gates, railings, village pump etc) and floorscape to be retained and maintained.	Historic street furniture and floorscape contributes towards the local distinctiveness of Hough on the Hill.	<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>
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 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'.
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.



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 Hough on the Hill and need to be conserved and enhanced for now and future generations.	<p>The Council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration.</p> <p>Monitor the condition of 'The Cottage' Lower Road, and liaise with owners if condition worsens.</p>
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	<p>Improved access to design guidance (e.g. street furniture) and advice on maintenance and repair for home owners, developers, property owners and agents.</p> <p>Consider the introduction of article (4) directions to restrict permitted development rights. Article 4 directions will result in planning permission being required for changes to roofs, vent pipes, boundary walls, gate piers, doors and windows.</p>
8- Remove unauthorised satellite/TV antenna	Satellite/TV antenna are visually intrusive and create a cluttered appearance within the streetscene	Develop an enforcement strategy to address unauthorised works.
9- Ensure that new development seeks to retain and enhance original plot and historic field boundaries	Subdivision of plots for residential infill development	Consideration will be given to the contribution that plots and historic field boundaries make to the character and appearance of the Conservation Area when dealing with development proposals.
10-Any proposals for development will have consideration to the above and below archaeological potential of the Conservation Area.	Inclusion of a site on the HER means it is a material consideration in the planning system.	Guidance/consultation should be sought from Lincolnshire Heritage Trust for any proposals that affect the site or setting of a record on the HER. This may also incur a requirement prior to a decision for a field evaluation or historic building survey where there is substantial demolition or alteration to a heritage asset.

Proposed Measure	Issue Addressed	Action Required
11-All historic floorscape features to be retained	Historic street furniture and floorscape contribute towards the local distinctiveness of Hough on the hill, and are at risk from inappropriate development and maintenance works.	<p>Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the Conservation Area.</p> <p>If the opportunity arose, to investigate, better reveal and enhance any historic floorscape that has been identified in the appraisal.</p>
12-To monitor the condition of heritage assets in the Conservation Area.	Heritage assets that are at threat from deterioration in their structural condition or low occupancy levels.	Heritage assets that are unoccupied or not in active use may be deemed 'at risk' and consideration must be given to their inclusion on the local authority 'at risk' register, or English Heritage's 'at risk' register, where appropriate.
13-Chimneys are an important feature which should be retained.	Removal of chimneys that make a positive contribution harms the significance of the Conservation Area.	The local planning authority to continue to use its enforcement powers in accordance with its statutory obligations to address unauthorised works to chimneys.
14-To promote the value of heritage within the Conservation Area provide an opportunity for increased learning opportunities relating to the historic environment.	The village has an interesting history and a number of interesting buildings and sites: Loveden Hill, Castle Hill, and Hough Priory; but there is limited opportunity for promotion and learning due to a lack of interpretation.	The Council to work with the Parish Council, Hough History Society and Heritage Lincolnshire to develop an appropriate interpretation strategy for the Conservation Area and provide help and support from the conservation team with any applications for funding (e.g. heritage lottery).

Proposed Measure	Issue Addressed	Action Required
<p>15-Any development proposals will take into account the contribution of key views particularly that of All Saints Church that can be benefited from various vantage points but also between buildings or glimpsed between hedgerows and trees.</p>	<p>The negative effect of inappropriate development on the character and appearance of the Conservation 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>
<p>16- 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>

Proposed Measure	Issue Addressed	Action Required
17- 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 design guidance. Encourage replanting of new hedgerows.</p> <p>The Council will strive to ensure existing hedgerows and boundary walls are retained by using its enforcement powers in accordance with its statutory obligations, where there have been any planning breaches.</p>
18- Preserve and enhance important areas of open space.	Loss of open space through infill development.	<p>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.</p>
19- 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.	<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>
20- Preserve and enhance important trees and tree groups including distant tree belts.	Loss of trees that make a positive contribution to the character and appearance of the conservation area.	<p>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> <p>Encourage replanting of trees and positive tree management where appropriate, eg, pollarding.</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*  
Pevsner, 1964 *The Buildings of England: Lincolnshire*, Penguin  
*National Planning Policy Framework, 2012*  
*National Planning Practice Guide, 2014*  
Planning (Listed Buildings and Conservation Areas) Act 1990  
South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*  
*Hough on the Hill File*, Grantham Library, Reference Section

## 19.0 Useful Contacts

For enquiries regarding listed buildings and conservation areas please ask to speak to the 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  
Heckington  
Sleaford  
Lincolnshire  
NG34 9RW  
Telephone: 01529 461 499  
Email: info@lincsheritage.org

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

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

The Victorian Society,  
1 Priory Gardens,  
London  
W4 1TT  
Telephone 020 8994 1019  
Email: admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings  
37 Spital Square  
London  
E1 6DY  
Telephone 020 7377 1644  
Email: info@spab.org.uk

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

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

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



**Appendix: Hough on the Hill Conservation Area Map**



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