

## **Fillingham Conservation Area Appraisal**



## FILLINGHAM CONSERVATION AREA

A draft of this report was prepared in February 1993 for consultation purposes and was circulated for information and comment to local residents, and local and national organisations with conservation interests. The Conservation Area was designated in August 1993 and this document sets out the policy of the District Council for it.

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## FILLINGHAM CONSERVATION AREA

### INTRODUCTION

- 1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that every Local Planning Authority shall from time to time determine which parts of its area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate those areas as Conservation Areas.
- 2 Following a detailed study of Fillingham West Lindsey District Council is of the opinion that a large part of the village warrants Conservation Area status due to its special character in terms of its history, architecture and environmental setting.

### PURPOSE OF THE POLICY STATEMENT

- 3 It is a statutory duty of the Council to consider how to preserve and enhance its Conservation Areas as areas of architectural and historic interest. It is the advice of the Department of the Environment in Circular 8/87 that this should not mean only preservation to the exclusion of all change. Conservation must be as much concerned with enhancing areas and ensuring that changes are sympathetic to their surroundings as with retaining the exact appearance of the area.
- 4 The purpose of this policy document is to provide an overall view of the future of Fillingham Conservation Area, with particular reference to:-
  - A Guiding the design of development proposals and their siting and the determination of planning applications for development.
  - B Focusing upon the need for enhancement and promoting improvements which may take advantage of the funds available as set out in paragraphs 87, 88 and 89.
  - C Providing guidance to residents and owners in the maintenance, repair and upkeep of their properties.
- 5 Whilst this document provides guidelines for owners and applicants to follow when contemplating development, each planning application will be considered on its own merits.

### PLANNING POLICIES

- 6 Fillingham, like other villages along the Lincolnshire Cliff edge is a small settlement and previous planning policies have sought to limit the extent of new housing to small scale residential development on a few sites within the confines of the village. The population of Fillingham over the last 100 years was at its greatest in 1891 when the National Census of Population recorded that 283 people lived in the Parish. By 1931 this figure had declined to 195 and remained about the same level for the next 30 years. In 1971 the total population was 162 having declined by 36 residents from the 1961 figure of 198. The 1981 census indicated that 174 people lived in Fillingham and the 1991 Census showed a decline to 151 residents, constituting 62 households. Between 1970-1979 7 dwellings were built



but no further dwellings were built until 1990. Between 1990-1991 16 dwellings were built and there are 9 commitments allocated in the Draft West Lindsey Local Plan.

- 7 The County Structure Plan alteration No 1 1991 makes provision for new residential development in and around most existing settlements. "The suitability of any proposal will be assessed in relation to its scale and impact on the character, density and physical extent of existing development. There will be a particular need to retain an appropriate level of open space within the settlement".
- 8 Present and future detailed development policies for the village are set out in policy documents available from the District Council. The West Lindsey Local Plan, which includes specific policies in relation to Conservation Areas, is likely to be approved in 1993, prior to its later adoption. Further details of Local Plan policies are available from the Planning Department.

#### HISTORY

- 9 Fillingham stands at the foot of the Lincolnshire Cliff limestone escarpment, being one of a number of small "spring-line" villages which face westwards, across the plain towards Gainsborough and the River Trent. The majority of Parishes in the area have two or three Roman sites within their boundaries and a Roman settlement existed in Fillingham, although it would have been given a different name at that time. In the Domesday book 1086-1087 Fillingham was described as "Figelinge ham" which has been translated as 'The ham of Fyglas people'. Ham means homestead. Evidence has also been found which indicates early Saxon settlement, using the water which came from the springs for their own needs and for livestock. The Domesday book records land belonging to Roger of Poitou, Colsuain and Sortebrand. Evidence of Medieval burials has led some to the belief that Fillingham was once a Poly-focal village with possibly two Churches.
- 10 In 1361 John Wycliff became Rector of Fillingham. Known as "The Morning Star of the Reformation" he was the first man to translate the Bible into English. His teaching influenced John Huss who in his turn was an influence upon Martin Luther. In this way Wycliff helped bring about the Protestant Reformation. He became friends with John of Gaunt, third son to King Edward III and he died in 1384.
- 11 Set apart to the east and overlooking the village from the top of the cliff escarpment is Fillingham Castle, a Grade I Listed country house. It was built by Sir Cecil Wray in 1770 and may have been designed by John Carr. The house is set in an 18th landscaped park which is Listed grade II in the English Heritage Register of Parks and Gardens. The park stretches to Ermine Street, the A15 and within the park the River Ancholme rises, flowing to the east.
- 12 Fillingham Castle was constructed of limestone ashlar walls and slate roofs. Its distinctive corner turrets with battlements overlook the village from the hilltop and draw the eye. Its position is exposed by the break in the line of mature trees along Middle Street. From the Castle, the view overlooks the fields and lake below which covers something like 40 acres and provides a superb setting for the Manor House and a home for various species of wildlife.

- 13 The relationship of the Castle to the rest of the village is not only visual, but its historical associations are also important. Here have lived Sir Cecil Wray, the Portman-Dalton family and the Rose family, all who have had landed interests in the village itself and occupied a position of importance and standing. Sir Cecil Wray was a descendant of Sir Christopher Wray who was Lord Chief Justice of England under Queen Elizabeth I. A magnificent marble tomb is erected to his memory in Glentworth Church. There is also a memorial to Sir Cecil Wray and his wife in Fillingham Church. Sir Cecil died in 1805.
- 14 Featuring prominently in the history of Fillingham is the Dalton family. Mr John Dalton erected the school which was later enlarged in 1860. Of particular note is a monument to the memory of Thomas Norcliffe Dalton in the grounds of St Andrew's Church. He served with distinction in India with the 61st Regiment during the Punjab campaign of 1848 and 1849 and received a medal and two clasps. He was later killed in the Crimean War at Inkerman in 1854 while leading his men in a charge on the Russian position. One author wrote "Of such stuff are British soldiers made".
- 15 The present day pattern of settlement has evolved from linear development along the High Street to the south of Fillingham Lake. Hence the elongated form of the village. St Andrews Church built in the C12th provides a focal point to the east end of the main part of the village. Being an estate village, during the C19 labourers' cottages were built which abutted the High Street. Most of the later C20th buildings have been erected towards the west end of the village, providing a physical continuation between earlier buildings and those built at a later date. Thus, the present form of the village, although elongated on an east to west axis, is relatively compact.
- 16 The oldest buildings in Fillingham apart from the Church date back as far as the C16. The Manor House, a Grade II Listed Building, dates from the C16 and is situated 200 metres north east of the Church. Buildings of the C17 include 3 Chapel Lane, a Grade II Listed House which originally had a thatched roof and which terminates the view to the south end of Chapel Road. The Old Blacksmith's Cottage is attached to No 5 Chapel Lane and both are also dwellings of the C17. Buildings of the C18 include the Old Rectory opposite the Church, which is Grade II Listed and was later enlarged in 1853. Lake House is also of the same period and is a Grade II Listed Building. Buildings of the C19 include Nos 11 and 20 High Street, 7 and 9 High Street and Ainsworth House.
- 17 C20 development includes the Council houses along Willingham Road and the most recent houses built in the 1980s at Badgercote on Chapel Road. These are solid looking stone built houses with pantiled roofs finished to a high standard built of materials not out of place within the village.
- 18 Fillingham has evolved a blend of housing types of different time periods and status which incorporate local building materials and styles. The form of the village has developed over time, encompassing the main thoroughfare through Fillingham and some of its buildings are a result of estate ownership. All these factors have combined to provide a wealth of social and architectural history.

## VILLAGE CHARACTER

- 19 There are a number of different features which make up the character of an area. Usually, these will involve a number of elements, most importantly buildings, and the spaces around them together with walls, hedges and trees.

## BUILDINGS

- 20 Buildings which are considered to be important in conservation terms will usually, but not always, be old. That is, of the eighteenth and nineteenth centuries or before. They will include all the buildings Listed as being of Architectural or Historic Interest, (Listed Buildings), in the area. Whatever its age, a building should exhibit a certain style. It should, even if it has been modernised, still appear to be an example of the style of building of its period.
- 21 The design of buildings change with time, with changes in building techniques, materials and fashions. Many old buildings were built to conserve heat, with small windows and thick walls, facing south to catch the sun. The safety of their structure also depended on making as few holes in a wall as practicable. Central heating and modern techniques have changed all this. Gardens were, for the most part, places to grow vegetables and keep domestic livestock, chickens and pigs, so the house would be built at one side of the garden often right up against the road to maximise land for the production of food. Privacy in the home was not so important as small windows gave little opportunity for passers-by to see in. Now the demand is primarily for large areas of glass to let light and sun in; for privacy the house now has to be set back in the garden, and the front at least becomes an ornamental landscaped setting.
- 22 In much of Lincolnshire this demand has been reflected in the modernisation of old cottages. Small to start with, they have often been extended, or two or three converted into one such as Nos 23 and 25 High Street, which was originally 3 cottages but is now one. Where they have been extended or altered they may have been rendered or painted in an attempt to hide a change in building material, such as the Old Chapel on Chapel Lane, or to make old brickwork more weatherproof. Examples are rare in Fillingham and this is to the advantage of the village appearance.
- 23 Such modernisation has resulted in the loss of certain traditional building features once common to the County, but in Fillingham the effects of this are rare. Many buildings still have their original features intact, such as the vertical sliding sash window with its attractive proportions within a building elevation. The far less common but close relation, the horizontal sliding sash, known as the "Yorkshire Light", is also to be found.
- 24 The design features of a building are important in providing character, but so too are the materials of construction. The majority of older buildings in Fillingham are constructed of stone with pantiled roofs. Welsh slate has been used to roof some buildings of importance, but the majority are pantiled. Concrete roof tiles are also to be seen but the most recent buildings have reverted to using stone and pantiles for materials. This has enhanced the western part of the village where new buildings constructed of these traditional

materials successfully blend with their older counterparts. Red brick buildings are also seen in the village, the oldest being that attached to the stone house at Nos 7 and 9 High Street. This has a dog tooth dentillated eaves course making it even more distinctive. Red brick has been used on later C20 buildings within the village, but limestone is the predominant material, in particular for the older buildings, together with many of the walls flanking roads and gardens.

- 25 More recent buildings have been added to the village using contemporary materials. Yellow and brown bricks reflect well the more traditional stone and brown concrete tiles have been used instead of slate or pantiles. There has been however, a return to the use of traditional materials on the most recently built houses.

#### SPACES

- 26 Spaces, that is the open areas between buildings, are very important in determining the character of an area. Spaces are not only defined by buildings, but also by the shape of the ground and by features such as walls, hedges and trees, the latter individually, in groups and in woodland. Stone walls are a feature of this village, and help define spaces, those which should be retained are identified on Map 1. There is a need for an appropriate level of open space to be retained within the village to preserve its character and appearance and to be in accordance with Policy 5A of the County Structure Plan, Alteration No 1.
- 27 Fillingham has developed in its linear form along the main High Street, Chapel Road and Willingham Road. The village streets are long narrow spaces and their curving nature continually restricts views along them. These spaces are most important in their role of creating Fillingham's character.
- 28 Where village streets joint, terminate, and where buildings are set back, the type and nature of spaces change as they open out. This is evident to the front of 3 Chapel Road, to the north end of Chapel Road, to the front of the Old Blacksmith's Cottage and at the junction of High Street and Willingham Road. They all help create Fillingham's character.
- 29 To the east end of the village, the Churchyard is an important space, defined by the Church, roadways and mature trees.
- 30 Smaller spaces are created inside the Conservation Area within gardens, larger spaces outside are the open fields around the village edge, the green fingers of which penetrate between houses and farm buildings to reach the village streets. Beyond the village fringe the larger spaces formed by fields, trees, hedges and scattered buildings, form the setting of Fillingham village and are an important contributing element in the overall character of the Conservation Area.

#### OTHER FEATURES

- 31 Building materials, walls, hedges, trees and gardens are all important in creating the character of Fillingham. It is their spatial distribution, their historical significance, their visual appearance and their colour, which combine to give the High Street and other

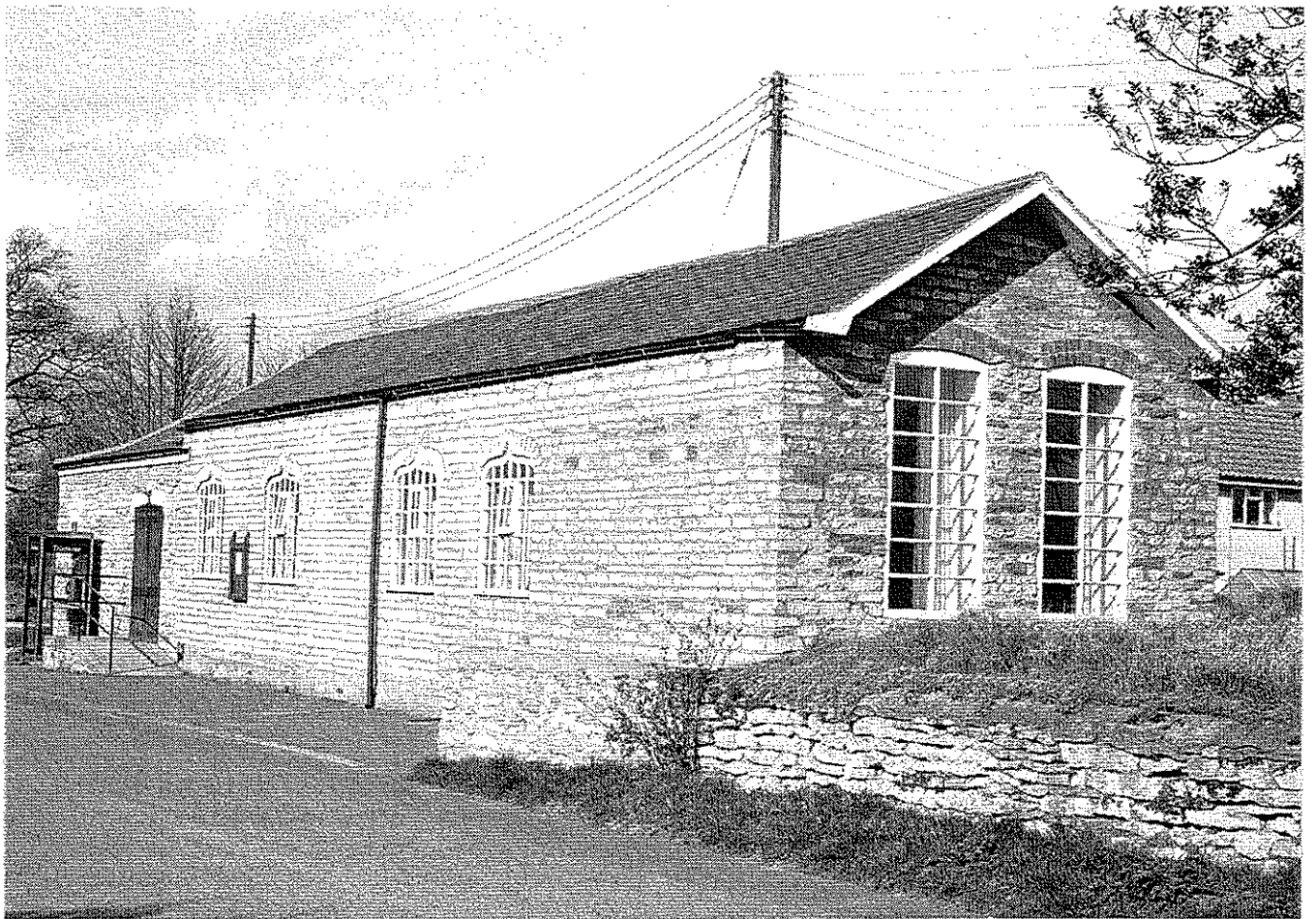


parts of the village its unique character.

- 32 Linking the buildings, their gardens and the surrounding fields, are hedges, walls and trees. The hedgerows are mainly Hawthorn and Privet. More recent hedges along Willingham Road are of Leylandii, very much the product of modern desire for fast growing plants. Those hedgerows along the field boundaries around the edges of the area are usually Hawthorn. Particularly distinctive in Fillingham are its stone walls which line the roadways and provide a link between buildings and hedgerows. The most important of these are shown on Map 1.
- 33 The position and number of mature trees in Fillingham are a scenic and dramatic feature to the village, particularly in the area around St Andrew's Church. At the bend of the road, outside the Church, mature Lime trees have grown either side, their branches meeting in the middle overhead creating an archway. There is also an avenue of Lime trees along the footpath in the Churchyard, from the gateway to the Church door. The area behind No 5 High Street has an abundance of tall mature trees which form a boundary to the field behind and along the High Street.
- 34 Topography also plays its part in the village setting. More so in the views of the village from the wider landscape, especially Middle Street, than from within the village itself. Fillingham lies at the foot of the Lincolnshire Cliff escarpment and this, together with its extensive tree cover, tends to hide it from view. Approaching along Middle Street from Kirton Lindsey, the first sight is of Fillingham Lake stretching out along the northern edge of the village. From the lake the fields slope up the hillside and Fillingham Castle set within its large landscaped grounds with associated woodland, sits on the hilltop overlooking the lake and the rest of Fillingham, a truly picturesque scene.
- 35 Within Fillingham itself the land is relatively flat from one end of the village to the other, but there are lines of mature trees such as Oak Walk leading from the Cliff escarpment down into the village and which accentuate the rise and fall in levels from the hilltop to the bottom of the escarpment. The difference in elevation from the lake to Fillingham Castle is about 30 metres (98 feet).
- 36 Fillingham has a strong identity. Its origin as a small village dependent upon a country estate is apparent and much of the more recent development in its design, form and location has perpetuated that feeling.

#### THE CONSERVATION AREA

- 37 Conservation Areas are required to be clearly delineated. Usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a "grey area", but the general rule of thumb is to include land or buildings if it does add, or could be made to add, to the character of the area, otherwise, it is left out. It is by using these criteria that the boundaries of the proposed Fillingham Conservation Area have been drawn.
- 38 Just because a building, space or tree, or other feature has been left out, does not mean that it is not important in itself. It simply



**"...the Village Hall, originally built in 1850 as a school" Para 50**

**"The High Street bends past St Andrews Church." Para 43**



means that its surroundings do not have the overall character which justifies Conservation Area designation or that it is separated from the main body of the Conservation Area by areas which do not merit inclusion.

- 39 The proposed Conservation Area boundary has been drawn as indicated on Map 1. The inner side of the pecked line on the map indicates the actual boundary of the designated area as proposed. The boundary follows fixed points on the ground, or a straight line between fixed points. This is designed to overcome any conflict over the exact extent of the Area.
- 40 In the following description, where individual buildings are identified as Important on the Map and in Appendix 1, their reference number in these is given.

#### HIGH STREET

- 41 The road into Fillingham from Middle Street is lined on one side at intervals by mature trees, while on the north side of the road is a mature Hawthorn hedgerow which runs its length and borders the front gardens of properties abutting the road. Upon entering the Conservation Area, the first building on the north side of the road is Church Farm (1), a mid C19 house. It is built of coursed limestone rubble, a common local material much used in villages in the area. 27 High Street (2) dating from C18 also stands on the north side of the road 100 yards before reaching Fillingham Church. This cottage is constructed from local stone using pantiles and slate roofing materials which are also seen on other buildings in the village.
- 42 In the adjacent garden are Nos 23 and 25 High Street (3). Now one house, but originally forming 3 cottages, being built in late C18 and probably occupied by estate workers. They are also constructed from stone with a pantiled roof. Their presence, together with the Church and the Old Rectory (6), provide a cluster of important buildings at this end of the village. The lane which passes by the Church runs northwards to The Manor House, which although not within the Conservation Area, is an important C16 Listed Farmhouse prominently set adjacent to the lake.
- 43 The High Street bends past St Andrews Church, a Grade II\* Listed Building (4). Within the Churchyard and clearly visible from the road is the Monument to Major T N Dalton (5). The stone wall of the Churchyard and that to the Old Rectory opposite, together with the mature trees, close the views along the street from the east and west. Visually, this is an important point.
- 44 West of the bend, the stone wall on the north side is replaced by a mature Hawthorn hedgerow. Opposite, the view opens into what was once a farmyard area, but now is open grass and scrubland earmarked for housing development. A stone wall bounds the front of this site once occupied by farm buildings and this is to be retained.
- 45 Lake House (7) an C18 Listed Building, stands back from the road in a large front garden, its colourwashed red brick obscured by extensive growth of Virginia Creeper. A very attractive combination of a fine house, hedgerows, a large garden and a mature tree to one side.



**"Lake House an C18 Listed Building ..." Para 45**

**"...an interesting worker's cottage, 20 High Street ..." Para 47**





46. The track leading up the side of Lake House is bounded by a stone wall and hedgerow which lead to the bridge over the lake. Neither the bridge or the lake are part of the Conservation Area, but they are important elements in its setting, an importance which is enhanced by the fact that northwards from the bridge extends a public footpath.
47. There are a number of houses of the C19 along the central part of the High Street. Of particular note is Ainsworth House (10), constructed of yellow brick and Welsh slate. Adjacent to Ainsworth House is an interesting worker's cottage, 20 High Street (8). This house has horizontal sliding Yorkshire Sash windows which are now rare in the village.
48. The north side of the road sees the re-emergence of stone walling, in evidence along most of the rest of the High Street up to the junction with Chapel Road. The length of the stone walling and its prominent position is visually attractive and it provides physical and aesthetic continuity from one end of the High Street to the other.
49. 5 High Street (12), 7 and 9 High Street (11) and 11 High Street (9), are other important C19 stone houses, although they are not Listed Buildings, their contribution to the character and setting of this part of the High Street is significant. No 7 has been extended in red brick and may be the earliest surviving example of the use of this material in the village.
50. At the junction of High Street and Willingham Road is the Village Hall (19), originally built in 1850 as a school. Its Welsh slate roof, stone walls and small paned Gothic window design mirrors that of No 2 Chapel Road, also built about this time. The Hall is a Listed Building.
51. The High Street terminates at its junction with Chapel Road where the Old Blacksmith's Cottage (17) closes the view along the High Street from the east. Originally a Blacksmith's workshop, this is an important focal point in the view from the east along the High Street.

#### CHAPEL ROAD

52. The oldest surviving buildings in the village are to be found on Chapel Road. The prominent former Smithy, now a cottage (17), is visually important here. It and the adjacent House (16), are of C17 origin. The steeply pitched roof of No 5 (16) is typical of these early buildings. Again, the Yorkshire horizontal sliding sash is a surviving original feature.
53. Opposite the Old Blacksmith's Cottage is a Privet hedge which curves, marking the garden boundary to No 2 Chapel Road. The grassed verges help create the sense of space towards Badgercote, which is indicated on the map. The recent housing development and the roadway then opens out into a large area of open space in front of No 3 Chapel Road.
54. 3 Chapel Road (18) also originates from the C17. Built of coursed limestone rubble, it has a central large chimney stack with a pantiled roof which was once made of thatch. The building closes the view to the south along Chapel Road.
55. Badgercote built in 1990, consists of two detached houses each with its own separate double garage. These provide a good example of how



**"...the Old Blacksmith's Cottage...closes the view along the High Street from the east."  
Para 51**

**"Badgercote built in 1990" Para 55**





modern buildings can blend with the character of older buildings in the village by the use of appropriate materials. The use of pantiles and stone faced material, finished to a high quality using a lime mortar is to be encouraged. The buildings are also set back from the road, thus preserving the space and view to the front of 3 Chapel Road.

- 56 The presence of stone walls and hedgerows along Chapel Road maintains the continuity achieved along the High Street. On the east side is No 2 Chapel Road (15), a very attractive mid C19 single storey coursed limestone dwelling, with a Welsh slate roof and Gothic windows. It is set within a large garden area, part of which has planning permission for a dwelling.
- 57 In the early part of the C20, Chapel Road terminated next to Walnut Cottage (7 Chapel Road) and a pathway or track continued approximately 50 metres further northwards to meet with a series of buildings. Evidence suggests they were probably farm buildings constructed of stone. These buildings may well have belonged to the owners or occupiers of Nos 4 and 6 Chapel Road (14), a pair of C19 semi-detached two storey houses. The eastern part of the buildings still stand in the grounds of these houses, but modern semi-detached houses now stand where the previous buildings once stood. Modern houses now close the view to this end of Chapel Lane, which is still an unmade road. Limestone from the demolished buildings has been used as garden walling for the modern houses.

#### WILLINGHAM ROAD

- 58 Nos 2 and 4 Willingham Road are a typical example of pre war housing, and are a distinctive design of their time. The mature Privet hedge provides an attractive roadside boundary.
- 59 At the turn of the C19 Willingham Road had development only down its east side. Now it is occupied by two pairs of pre war and a terrace of 1950s houses. Only the pair at the junction of the High Street and Willingham Road are within the Conservation Area because of their visual relationship with High Street.

#### POLICIES AND ACTIONS FOR CONSERVATION

- 60 Planning legislation is enshrined in various Acts of Parliament. To set it out in detail would make this report unduly long, and perhaps confuse the Conservation issues with others. With this in mind the following paragraphs have been written solely to relate to Fillingham Conservation Area, and the ADDITIONAL controls on development conservation area status imposes. For more detailed information on particular aspects of relevant legislation, readers are invited to contact the Planning Department.
- 61 Within the Conservation Area the following policies and actions will be pursued by the District Council. The emphasis is on control rather than prevention, the aim being to ensure that any new development accords with the special qualities of the Conservation Area. The policies are derived from and amplify Local Plan policies relating to development in conservation areas, details of which can be obtained from the District Local Plan.

## PLANNING APPLICATIONS

- 62 In a conservation area, planning applications are required for extensions to dwellings that will exceed the cubic content of the original by more than 50 cubic metres or 10%, whichever is greater. (Outside areas of special control, like conservation areas this requirement applies to extensions which exceed 70 cubic metres or 15%). It should be noted that in a conservation area, any building with a cubic content greater than 10 cubic metres erected within the curtilage of a dwelling, shall be treated as an enlargement of the dwelling when calculating cubic content.
- 63 Planning permission must also be sought for:-
- a) the cladding of any part of the exterior of a dwelling with stone, artificial stone, timber, plastic or tiles;
  - b) the enlargement of a dwelling consisting of an addition or alteration to its roof;
  - c) the provision within the curtilage of a dwelling of any building or enclosure, swimming or other pool required for the private use of the occupier with a cubic content greater than 10 cubic metres.
- 64 Within Fillingham Conservation Area, standards of advertising control will be more exacting and planning applications for advertisement consent should be well designed and sympathetic in their use of colour and materials. They should not detract from the visual amenity of the Conservation Area and should accord with the relevant Local Plan Policy.
- 65 Any application for planning permission for development that, in the opinion of the Council, is likely to affect the character or appearance of the Conservation Area, will be advertised for public comment. In this event, there will be a period of 21 days within which people can respond, and any comments made will be taken account of by the District Council in reaching a decision. Such planning applications will usually affect land within the area; but, may also be for development outside, on the fringe of the area, if such development will be likely to adversely affect the character or setting of the Conservation Area.
- 66 The acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on the detailed siting and external appearance of the buildings and the material to be used in their construction. The Council may therefore refuse to consider outline applications. Additional information may be required, indicating any or all of the following: siting, design and the materials to be used in the construction of any proposed building works. Proposals must also be sympathetic to the character of the area so as to preserve and enhance it.
- 67 Applications for new uses or changes of use, will be granted permission only if it is considered that the proposed use will not detract from the appearance and character of the Conservation Area and where all other criteria can be satisfied. The District Council may require an applicant to submit additional details in support of an application, to enable them to reach a decision.

- 68 The Town and Country Planning General Development Order 1988 sets out several cases of development which may be carried out without the need to seek planning permission. These works are usually called "permitted development"; they include such matters as external and internal painting of buildings, the installation of new windows and doors, the placing of shutters alongside windows and the rendering of walls and other minor works. These rights do not apply to Listed Buildings which are covered by separate legislation. However, it is possible to rescind certain specified types of "permitted development", such as those outlined above, if the local authority are prepared to make a Direction under Article 4 of the above Order. An "Article 4 Direction", as it is known, has to be confirmed by the Secretary of State for the Environment, and there has to be a large measure of local support for the additional controls. The District Council do not consider that at this time there are sufficient reasons to impose any further controls within Fillingham. But, if it appears that permitted development works are adversely affecting the character of the Conservation Area, the planning authority will consider making an Article 4 Direction. It should also be noted that an Article 4 Direction can be made to control development anywhere, not just in a Conservation Area.

#### SITING, DESIGN AND MATERIALS

- 69 The building lines up to which the frontages of existing buildings are constructed may be important to the character of the area. New development, or modification to existing development, may be required to accord with the existing building lines, unless there is a good and clear aesthetic justification for not doing so.
- 70 The design of, and materials to be used in, new buildings or in extensions to existing buildings, should, in form, colour and texture, be in harmony with the traditional buildings in the Conservation Area. This means in Fillingham, generally the use of dark yellow or light brown bricks, or stone, for walls, and pantiles, slate, or red or dark coloured tiles for roofs. However, depending on siting, there may be exceptions.
- 71 The external painting of walls has generally not been much used in Fillingham and in future should be avoided wherever possible. One of the significant characteristics of the village is the exposed stone and brickwork of its buildings. External painting requires regular maintenance, which, if it does not take place, can lead to buildings becoming unkempt in appearance, to the detriment of the surrounding area. It is more in keeping with the village environment to clean, repair and repoint existing walls without painting. This will not apply to any wall covered in stucco, that is, a cement render, which is meant to be painted. There is no planning control over the colour that the stucco, doors and windows of individual properties are painted, unless they are Listed Buildings.
- 72 The proportions and sizes of door and window openings in an elevation is of great importance in the creation and maintenance of building character and quality. When alterations are contemplated the size and shape of the aperture should usually be retained, with windows of traditional design and modern construction inserted wherever possible. Traditional design means, for example, windows of a style to reflect the age and design of the original dwelling.

- 73 The replacement of traditional windows with modern UPVC or double glazed units presents particular problems. In these, any glazing bars are often sandwiched between flat panes of glass, and the proportions of newly made frames to match existing can be a problem. On buildings in sensitive locations such as Conservation Areas, therefore, it is better to use secondary double glazing as an alternative. UPVC should not be used in older buildings. Contrary to popular belief, wooden windows are often cheaper in the long run than those made of UPVC. A leaflet explaining the Council's policy on windows is available from the Planning Department.
- 74 The addition of shutters alongside windows is not to be recommended. This is not a traditional detail of Lincolnshire buildings and they can spoil the proportion of the elements on an elevation. Shutters introduce unnecessary clutter to the detriment of the appearance of the building. In addition, they increase the burden of maintenance.
- 75 Before the detail of the design of new buildings and extensions to older dwellings are prepared, developers and/or owners are urged to contact the Council's Planning Department to discuss the proposals.

#### BUILDINGS WITHIN CONSERVATION AREAS

- 76 It should be noted that in addition to the provision made for controlling the demolition and alteration of "listed" buildings, the Planning (Listed Buildings & Conservation Areas) Act 1990, requires that within Conservation Areas, consent is obtained from the District Council before buildings or parts of buildings, are demolished.
- 77 Permission from the District Council, called Conservation Area Consent, will be required for demolition of:-
- \*Any building or part of a building with a total cubic content of more than 115 cubic metres. (Except for a Listed Building, see paragraph 81 below)
- \*Any gate, wall, fence or railing which is more than 1 metre high, is abutting a highway (including a public right of way), or elsewhere any gate, wall, fence or railing which is more than 2 metres high.
- 78 Within Fillingham Conservation Area, planning consent for the demolition of a building or structure will only be likely to be granted if it is beyond repair; or falling into disrepair, with no acceptable alternative for its use, which would secure its repair and future maintenance. It is important to preserve those buildings and structures which make a contribution to the appearance of the area and the demolition of which would affect the setting of other buildings.
- 79 The District Council will seek to bring about the enhancement of Fillingham Conservation Area. Therefore, demolition of a building or structure, or redevelopment of a site, is only likely to be granted in the event that it would result in an improvement to the appearance and character of the Conservation Area. Proposals for redevelopment must respect the style and use of materials on other buildings in the immediate vicinity.
- 80 If, in the opinion of the District Council, the proposed alteration of any building not Listed as being of Architectural or Historic Importance (ie a Listed Building), is likely to detract from its

appearance, or the appearance of the area, the Council will consider making a Building Preservation Notice. Such a notice applies for a six months period the same control to the building as if it were Listed. This allows time for the Secretary of State to decide whether the building should be placed on the Statutory List of Buildings of Architectural or Historic Interest.

#### LISTED BUILDINGS

- 81 The fact that a building is listed as of special architectural or historic interest does not mean that it will be preserved intact in all circumstances, but it does ensure that the case for its preservation is fully considered, through the procedure for obtaining listed building consent. This applies to all Listed Buildings whether they are within a Conservation Area or not. Acceptable alterations to Listed Buildings will be sympathetic in their use of materials and design and will respect the original appearance of the building.
- 82 Anyone who wants to demolish a listed building, or to alter or extend one in any way that affects its character, must obtain 'Listed Building Consent' from the District Council. Listed Building Consent is required for internal as well as external alterations. The procedure is similar to that for obtaining planning permission except that there is no fee and details can be obtained from the Planning Department. Listed Building Consent is unlikely to be granted where proposed alterations or additions would adversely affect the character of the Listed Building or its architectural or historic features. Within Fillingham there are Listed Buildings of different ages and building styles, representative of the period in which they were built. It is important to protect Listed Buildings from insensitive alterations which will damage their appearance and historic integrity.
- 83 It is an offence to demolish, alter or extend a Listed Building without having first obtained Listed Building Consent. The demolition of a Listed Building is only likely to be granted consent when: such a building is structurally dangerous; it cannot be made safe; repair is not possible and if appropriate, a suitable scheme for redevelopment is proposed. All means of saving a Listed Building will be fully explored prior to a consent for demolition being granted. The District Council have a statutory duty to protect Listed Buildings in order to safeguard the national and local heritage.
- 84 Anyone wishing to redevelop a site on which a listed building stands, will need both Listed Building Consent for the demolition and planning permission for the new building. Planning permission alone is not sufficient to authorise the demolition. Similarly, anyone wishing to alter a Listed Building, in a way which would affect its character and whose proposed alteration amounts to development for which specific planning permission is required, will need to apply for planning permission and for Listed Building Consent. This can include external painting.
- 85 The owner of a Listed Building for which Listed Building Consent, involving a measure of demolition, has been granted, is required to give one month's notice of his intention to carry out the work to the Royal Commission on Historical Monuments, so that they may be able to make such records of the building as may be necessary. Listed Buildings within the Conservation Area are included in Appendix 1.

- 86 If an application for Listed Building Consent is refused by the local planning authority, or granted subject to conditions, the applicant has a right of appeal to the Secretary of State.
- 87 Many churches are of special architectural or historic interest, and are listed as such. But so long as they are used for ecclesiastical purposes they remain generally outside the scope of the listed building controls described in this report. Listed Building Consent is not required, for instance, for works to a listed ecclesiastical building which is in ecclesiastical use.

#### GRANTS FOR THE REPAIR AND MAINTENANCE OF BUILDINGS

- 88 Within the limits of such funds as may be afforded from time to time by the District Council, with powers given under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the District Council will consider making grant aid available towards the repair and maintenance of older buildings. To be eligible for such grant aid buildings do not have to be Listed as being of Special Architectural or Historic Interest (ie a Listed Building), but they must, in the opinion of the District Council, be of importance in the local street scene or have local importance in other ways, such as in the history of a village or as an example of vernacular building styles. The amount of grant aid made available, is usually related to the excess costs incurred by the owners in carrying out maintenance and repair arising from the use of special materials or workmanship to preserve the character and appearance of an eligible building or structure. Potential applicants are advised that no works should be carried out before approval of grant aid has been confirmed in writing. Those buildings which are considered to be most important to the character of the Conservation Area are listed and described in Appendix 1, but there may be other buildings, both inside and outside the Area, on which work may be grant aided. Anyone contemplating work on a building in the Conservation Area, should contact the District Council Planning Department at the earliest opportunity; work done prior to an offer of grant aid being made in writing is most unlikely to be given a grant.

#### BUILDINGS AT RISK

- 89 Following a District wide survey of all Listed Buildings in West Lindsey, the District Council have identified those buildings which appear to be suffering deterioration in all or part of their fabric. Such buildings are considered to be "at risk" and have been graded, depending on their condition, in accordance with guidelines set by English Heritage. Grants are available to owners or those responsible for the upkeep of these buildings, subject to certain conditions. At the present time no buildings within Fillingham Village are included on the Council's Buildings At Risk register, but the situation may change in the future as the register is reviewed.

#### OTHER GRANTS

- 90 The District Council have a scheme of grant aid to support work which will result in environmental improvement, the number of schemes in any one year being limited by the funds available. The type of work which can benefit from this is not specified because of the great variety of projects which can achieve the desired results. Projects can be identified by an individual, local organisation, company, Parish



Council or the District Council. The main criteria used to determine the eligibility of a project for grant aid are that some local environmental improvement must be achieved or the preservation of an existing attractive environment which is under threat must be secured. An applicant, landowner, or the sponsoring organisation is expected to make a financial contribution also. Each application is treated on its individual merits. Details are available from the Planning Department.

#### TREES

- 91 In the Town and Country Amenities Act 1974 provision is made for the protection of trees in Conservation Areas which are not covered by Tree Preservation Orders. The protection is given by requiring that anyone intending to cut down, top, lop, uproot, damage or destroy any such trees, shall give the District Council six weeks notice of their intention to do so. This gives the District Council the opportunity to consider the making of a Tree Preservation Order where appropriate. The Council will look most carefully at development which is likely to affect existing trees and may require tree planting in connection with new development.

#### PUBLIC PARTICIPATION

- 92 Although the District Council has powers of control, over some aspects of land use and development in Conservation Areas, the success of conservation in such areas, depends to a large extent on the willingness of the general public, particularly those living and working in them, to participate with the planning authority in furthering the aims of conservation. In this respect, the planning authority will always be willing to offer help or advice to any member of the public on any matter concerning conservation. It is in the interests of the local population to be involved in conservation as it protects their village environment and the immediate surroundings of their home, it may enhance the value of their property.

#### ENHANCEMENT

- 93 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that planning authorities shall pay special attention to the desirability of enhancing the character of Conservation Areas. The District Council envisages that, apart from opportunities which might arise from time to time for the promotion of a particular improvement, such schemes will normally be promoted locally, taking advantage of the funds available as set out in paragraphs 88, 89, and 90 above.
- 94 The District Council may where the availability of finance permits, become involved in enhancement schemes such as hedgerow planting, stone wall renovation and the redirection of overhead wires underground. The latter is particularly desirable in the western end of the Conservation Area on Chapel Road and High Street/Willingham Road junction.

## Important Buildings

Numbers refer to Map 1

This list includes all those buildings which by virtue of their design and their materials contribute most strongly to the character of the area. It includes all the Listed Buildings within the Conservation Area, ie those identified by the Department of the Environment as having special architectural or historic interest. The exclusion of any building from this list does not indicate that it has no contribution to make to the village character, but rather that it is either of modern materials, or has been altered such that its original character has been changed. Comments refer to street or front elevations.

- 1      Church Farm  
Two storey mid C19 house. Limestone coursed rubble. Two storey red brick flat roofed addition to south east front incorporating porch with C20 casement window to side and first floor room with C20 casement window. Decorated barge boards and finial to front. Yorkshire horizontal sliding window to right hand side of first floor south west gable end.
- 2      27 High Street  
C18 two storey cottage with single storey extension to side. Coursed limestone rubble, pantiled roof to two storey part with two brick gable stacks, Welsh slate to single storey part with brick gable stack. The latter has a central C20 casement bow window. C20 leaded windows in two first floor gabled dormers and two on ground floor flanking partially glazed timber door.
- 3      23 and 25 High Street  
Late C18 two storey house. Originally 3 cottages with attached outhouses later converted into two and then into one dwelling in the 1980s. Limestone rubble with main west facing front. Two Yorkshire sliding sashes to ground floor at either end, three to first floor. All having brick segmental heads with keystone. Main French door to ground floor, off centre. Pantiled roof with two gable stacks and one off centre ridge stack. Attached outbuildings have been converted for extensions to the main house.
- 4      Church of St Andrew  
C1180, mid C13, 1768, 1777, restored in 1866. Coursed Limestone rubble. Slate roofs. West Tower, nave, rectangular chancel and north west vestry. Listed Building.

- 5 Monument 10 yards south of Chancel of Church of St Andrew

Monument to Major T N Dalton, late Senior Major of the 49th Regiment. The inscription, now largely indecipherable, once read:-

"He served with distinction in India with the 61st Regiment during the Punjab campaign of 1848 and 1849, taking part in the defence of Ladoolapore, Chillianwallah and Goozerat, for which he received a medal and two clasps. Following his Indian feats of arms and successes he distinguished himself also in the Great Crimean War, taking part in the battle of Alma and being killed while leading his men in a charge of the Russian position at Inkerman on November 5th, 1854".

Limestone Ashlar. Three steps lead up to rectangular base with faded, illegible inscriptions. Pointed blind traceried panels above with cusping and tall gables with crockets and finials. Tall pinnacle above with crockets, protruding busts at corners and ornate cross finial. Listed Building.

- 6 The Old Rectory

C18, restored and enlarged in 1853 by Sir George Gilbert Scott. Coursed Limestone rubble. Plain tiled and decorative tiled roof with decorative ridge tiles and coped gables. Single gable stack and single ridge stack. Two storey, three bay front with plinth and doorways in outer bays. C18th range to the right at rear. Listed Building.

- 7 Lake House

House mid C18, C19. Colourwashed red brick, pantile roof with coped gables, projecting gable stacks and dentillated eaves. Two storey, three bay front with central doorway in projecting rectangular C19 brick porch with rectangular overlight and partially glazed door. Doorway flanked by 8 x 8 glazing bar sashes with three similar windows above, all with segmental heads. Listed Building.

- 8 20 High Street

Early C19 two storey cottage one storey and attic. Coursed Limestone rubble with pantiled roof and one gable stack. Central plank doorway with one stone step, flanked by boarded windows, Yorkshire sliding sash window to right. Rendered brick arches over front openings. One attic window opening to either gable end, that to right a Yorkshire sash. Remnants of cast iron guttering.

- 9 11 High Street C19 two storey house with one storey extension. Coursed Limestone rubble, concrete tiled roof with two yellow brick gable stacks. C20 brick porch and C20th casement windows under stone cambered arches.
- 10 Ainsworth House Mid C19 'L' shaped two storey yellow brick house. Welsh slate roof with two gable stacks. Central partially glazed 6 panel door with hood over. 8 over 8 vertical sliding sash windows flanking doorway, two similar windows above, all under flat arches. Two storey red brick part to rear with end gable stack. This is a largely unaltered period property of great charm.
- 11 7 and 9 High Street Early C19, two storey. Coursed Limestone rubble with late C19 red brick extension to left. Originally believed to be a barn, later converted into houses. Concrete roof tiles, one gable and one ridge stack. Two C20 two light windows with flat arched brick segmental heads flanking C20 glazed door. Similar windows above. C20 metal window to front of red brick house (No 7) which also has dogs tooth dentillated eaves course and is the earliest surviving red brick building in the Conservation Area. Believed to once have been a reading room.
- 12 5 High Street Two storey coursed Limestone rubble cottage. Early C19 with single storey brick extension to east side. C20 brick porch with half glazed door to front. Two C20 casement windows flanking porch with similar above. Concrete tiled roof with two red brick gable stacks.
- 13 1 High Street Double pile early C19 two storey coursed Limestone rubble house with pantiled roof, stone coped gables and gable chimney stacks. East front has two C20 casement bay windows, all other windows are C20 small pane casements.
- 14 Nos 4 and 6 Chapel Road C19, pair of houses two storey coursed Limestone rubble houses. Pantiled roof with one large central ridge stack with a smaller one behind. Two later red brick small single storey lean-to extensions to rear, both with pantiled roof. Additional brick and glazed porch to west gable end covering main door entrance with partially glazed C20 door. Single narrow window above at first floor level. All windows are C20, that to left of brick extension at rear right hand is three light with two

light above and similar to left on first floor of left hand side house. With one also to ground floor window below. C20 casements to front.

15 2 Chapel Road

Single storey coursed Limestone with hipped Welsh slate roof with stone ridge tiles and off centre single chimney stack. C20 stone and glass porch extension to west side covering main entrance door. Three round arched vertical sliding sash windows, set in reveals in south elevation. Upper parts with Gothic 'Y' tracery, protruding stone cills.

16 5 Chapel Road

House and attached outbuilding, now house. Late C17, C20. Limestone rubble, very steep pitched pantile roof with central ridge stack. Two storey and garret, four irregular bays. Central doorway with C19 wooden porch and partially glazed door. Doorway flanked by single C20 casements with wooden lintels. Remnant of older wood lintel above window to left. Outhouse bay to right incorporated into house with C20 sliding sash with broad wooden lintel. Three irregularly placed sliding sashes above, that in the middle larger. Listed Building.

17 Old Blacksmith's Cottage

Single storey C17 cottage attached to No 5 Chapel Lane. Originally, Blacksmith's Workshop. Converted to a cottage in 1989/90. Coursed Limestone rubble with pantiled roof, right hand side being slightly raised with gable stack. Four C20 casements and door to right. Timber garage doors to left with large timber lintel above. Two, three light windows at eaves level. Cast iron guttering.

18 3 Chapel Road

House. Late C17, C19, C20. Limestone rubble, pantile roof with single massive ridge stack and single lateral stack. Two storey. Five irregular bay front with third bay from left projecting far forward. Three, section Yorkshire sash window to left and two three light C20 casements to left, all with wooden lintels. Projecting bay with two C19 casements with brick segmental heads. Right hand bay without fenestration. Two, two light C20 casements above to left, both with wooden lintels. Interior with encased beams. Listed Building.

19 Village Hall

School, now Village Hall, C1850. Limestone rubble with overhanging eaves. Single storey, four irregularly placed windows

with ogee heads and partially fixed windows with glazing bars. Lower bay to left with ogee headed doorway with partially glazed C20 timber door. Small C20 casement window with ogee head to left with wood lintel. Two long C20th windows in south end.  
Listed Building.



