

Glentham Conservation Area Appraisal



GLENTHAM CONSERVATION AREA

The Conservation Area was designated in January 1994. A draft of this report was prepared in February 1995 for consultation purposes and was circulated for information and comment to local residents and local and national organisations with Conservation interests. The report was approved for final publication in April 1995.

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GLENTHAM CONSERVATION AREA

INTRODUCTION

- 1 In Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is stated, 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 Area.
- 2 Following a detailed study of Glentham, West Lindsey District Council is of the opinion that a 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 Planning Policy Guidance Note 15 (PPG15) 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 Glentham Conservation Area, with particular reference to:-
 - A Guiding the design of development proposals and their siting and the determination of planning applications for development in accordance with the Council's Development Control Policies.
 - B Focusing upon the need for enhancement and promoting improvements which may take advantage of the funds available, these are described in paragraphs 113-116.
 - 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 they are contemplating development, each planning application will be considered on its own merits with reference to the Council's Development Control Policies.

PLANNING POLICIES

- 6 Glentham has developed as a small settlement on the main A631 road, between Market Rasen, seven and a half miles to the east and Gainsborough eleven miles to the west, ten and a half miles north of Lincoln. In the past, planning policies have restricted new housing primarily to the north of the main road. The population of Glentham reached its peak in 1851, when 536 people lived in the village. Since 1851, the National Census of population has recorded a steady decline in the population of Glentham. In 1871, the population was 424, in 1901 it was 376 and in 1931 it was 339. By 1961, the population of

Glenthams had declined to 283 and in 1971 it had reached its lowest figure of 275 people. Since 1971, the population has risen to 325 in 1991 and this has coincided with a steady increase in the number of new dwellings over the last twenty years. Fifteen new dwellings were built in the 1970's, 28 during the 1980's and 12 more since 1990. There are 10 proposed dwellings with planning permission.

- 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, may be adopted towards the end of 1996.

HISTORY

- 9 The small village of Glenthams has developed on the main A631 route between Gainsborough to the west and Market Rasen to the east. It is situated on the western edge of the Lincoln Clay Vale, which is based on soft Jurassic clays covered by later glacial deposits. The name Glenthams is thought by some to have the same root as Glentworth, signifying a look out, as Glenthams looks out over the Ancholme valley. Other views hold that Glenthams means "the village enclosure at the mooring pool" or a "haven of the stream." The exact origins of the village are unclear, but there have been casual prehistoric finds, including three Neolithic polished stone axes and various Bronze Age flints, including a barbed and tanged arrowhead. Evidence suggests the Romans occupied most of the area in which the village is situated. Ermine Street forms the line of the western parish boundary, whilst to the north-east of Glenthams is the possible site of a Roman villa.
- 10 In their booklet 'Glenthams Village History', Dennis Knight and Geoffrey Callaghan documented that the Danes settled in the area and although there is no direct recorded evidence within Glenthams Village, a barrow at Kings Hill, Caenby was excavated in 1849 by Reverend E Jarvis. Excavations revealed remains of a man interred in the sitting position, shield on knees and a sword by his side. Next to him was buried his horse.
- 11 In the later Medieval period, Glenthams was closely associated with Caenby for taxation purposes and the domesday book of 1086 records their land as being assessed together. To the south-west of the Church of St Peter and St Paul was a green, which is attested by personal names in the lay subsidies of the early Fourteenth Century. In 1332/3, there were 68 taxpayers and in 1377, 85 people paid the Poll Tax.
- 12 The Church of St Peter and St Paul is the oldest building in Glenthams, dating from the Thirteenth Century. Buried within the vestry are remains of members of the Tourney family. Under the stairs to the gallery of the Church is a life size stone effigy of Anne Tourney wearing a draped headdress and which dates from the Fourteenth Century. It is recorded that Anne Tourney bequeathed land from which

the rent was used to pay seven spinsters one shilling each to fetch water from Newell's Well on a Good Friday to wash the statue. The statue became known as "Molly Grimes", a nickname for the figure for many years and it is said to have been symbolic of Malgraen, a local ancient word meaning Holy Image Washing. The effigy is representative of the link with the ancient custom of washing a figure of Jesus Christ to portray Christ's entombment. The tradition of washing the effigy of Anne Tournay ended in 1832 when the landowner, William Thorpe became bankrupt and the land was sold. The ceremony has been re-enacted more recently as part of the Summer Fete.

- 13 St Peters Church, a grade 1 Listed Building, provides an important historical link between the present day settlement and the Glenthams of the Middle Ages. The Manor House and its trap house (Grade II Listed Buildings) are within the proximity of the Church and date from the Seventeenth Century. Together they form an important focal point for the present day settlement which has extended to the north and south. The informal pattern and nature of the roads in part of the older village core, in and around the Conservation Area, suggest Medieval origins. Seggimoor farmhouse which was built in the eighteenth century, is another architecturally important building within the Conservation Area and is a Grade II Listed Building. The present settlement has expanded in more recent times, particularly north of the Conservation Area and a total of fifty five new dwellings have been built in the Parish since 1970.
- 14 The Conservation Area itself is small, but it incorporates the most historically important part of the village. As well as those important listed buildings, there is Seggimoor house to the north end of the Conservation Area which is of the eighteenth century. Also, there is Brook Cottage, situated to the north of the main open field at the bottom of the dip slope, east of Little Hill. This possibly dates from the late seventeenth century. More recent twentieth century housing within the Conservation Area is situated along Washdyke Lane, but most of the twentieth century development is outside the Conservation Area.

VILLAGE CHARACTER

- 15 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

- 16 Buildings which are considered to be important, in terms of their contribution to the character and appearance of the Conservation Area, 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.
- 17 The design of buildings changes 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 did not require that houses be set back from roads or paths 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.

- 18 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. Where they have been extended or altered they may have been rendered or painted, in an attempt to hide a change in building material, or to make old brickwork more weatherproof. Within the Conservation Area at Glenthams, such alterations are rare to the advantage of the village appearance.
- 19 Such modernisation has resulted in the loss of certain traditional features once common to the County, but again, this has not happened within Glenthams Conservation Area. There are buildings within the village which still have their original features, such as the vertical sliding sash window with its attractive proportions within a buildings elevation. The far less common and close relation, the horizontal sliding sash, known as the "Yorkshire Light" can also be found in Glenthams, at Seggimoor Farmhouse for example.
- 20 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 Glenthams are constructed of stone and red brick with pantiled roofs. Many of these are within the Conservation Area. A number of mid-twentieth century buildings in Glenthams have concrete roof tiles, although some later twentieth century buildings have pantiled roofs. This is a reflection of changing fashions in the use of building materials. Traditional building materials of stone, red brick and pantiles used on older properties, can be reflected in the construction of any new buildings in order to provide continuity and to preserve and enhance the character of Glenthams.

Spaces

- 21 Spaces, that is the open areas between buildings, are very important in determining the character of the 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 the map with this report. 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.
- 22 There are spaces within Glenthams Conservation Area which are attractive and which vary in their shape and size. In particular,

Little Lane, which is a public footpath is an attractive, long, narrow space defined by a mature hedgerow on one side and garden hedges and fences on the other. Little Lane provides a visual and spatial contrast to the large open space of the field which is adjacent to it. The lane is made more interesting by virtue of its gentle upward slope towards St Peter's Church. The red brick and limestone wall of the Churchyard defines the footpath at the top of the slope and closes the view from the north.

- 23 At its north end, Little Lane public footpath continues through a larger space to the east and north of the village hall, and across a timber footbridge over Seggimoor Beck. The large space of the children's playground to the north of the village hall provides a contrast to the long, narrow space of Little Lane. The large spaces in this area, including the children's playground and wide grass verge of Washdyke Lane are very important, visually attractive spaces in the heart of the Conservation Area. These large spaces provide a sense of informality, while the line of road markers along the grass verge to Washdyke Lane bring a more formal almost regimental feel to the roadside.
- 24 Another important space is that of the garden area adjacent to Mulberry House. This plot of land is enclosed by privet and hawthorn hedges and its principle importance is that because it is undeveloped it allows for views from Washdyke Lane towards St Peter's Church in the distance and the row of white painted cottages in the foreground. In addition, it helps provide an informal feel and character to this part of the village. Any proposed future development of this site would preferably be single storey so that views from Washdyke Lane, south towards Brook Cottage and St Peter's Church are not impeded too much.
- 25 A narrow path leads from Washdyke Lane to Barn Cottage. On one side is the orchard and garden area of Seggimoor House which is enclosed and on the other is a paddock, a larger space of grassland abounded by post and rail fencing and containing a few cherry trees. This area provides a contrast to some of the narrower spaces in the Conservation Area.
- 26 Village streets wind their way through the centre of the village, their curving nature restricting views along them. These long narrow spaces make an important contribution to the character of Glenthams Conservation Area.
- 27 Where village streets join, terminate and where buildings are set back, the type and nature of spaces change as they open out. This is seen at the junction of Bishop Norton Road and Washdyke Lane. Also immediately west of St Peter's Church where Little Lane opens out. This is also seen where Washdyke Lane bends north from its east/west direction.
- 28 Smaller spaces are created inside the Conservation Area within gardens. Larger spaces are the open fields within and around the Conservation Area and 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 Glenthams Village and are an important contributory element in the

overall character of the Conservation Area.

Other Features

- 29 Building materials, walls, hedges, trees and gardens are all important in creating the character of Glenthams. Their spatial distribution, historical significance, visual appearance and their colour, combine to give the village Conservation Area its special character.
- 30 Hedges, walls and trees link the buildings, their gardens and the surrounding fields. The stone walls to St Peter's Churchyard, Seggimoor Farmhouse and along parts of Washdyke Lane are an important feature of the Conservation Area. Red brick walling is also seen within the Conservation Area, such as where it forms a boundary to St Peter's Churchyard along Bishop Norton Road. Hedgerows are predominantly hawthorn, occasionally intermixed with blackberry, beech and elder, such as along Little Hill. The eastern boundary of the Conservation Area is marked by a hawthorn hedgerow which runs the length of the large field north of the Manor House.
- 31 Other boundary types within the Conservation Area include leylandii along part of Little Hill and privet which, mixed with hawthorn, is an attractive hedge marking the boundary of the orchard at Seggimoor House. Leylandii hedges, are a late 20th Century fashion, and are not normally appropriate within older parts of a village such as Glenthams Conservation Area where traditionally, hedges such as hawthorn represent the local style. The orchard has a mixture of fruit trees, including plums and apple which contributes to the visual attractiveness of this part of the Conservation Area. Opposite the orchard is a grass paddock bounded by Lincolnshire post and rail fencing on its east side and a line of mature pollarded poplar trees on its west side. The poplar trees also mark the boundary of the Conservation Area at this point. Lincolnshire post and rail fencing is a traditional local style and is appropriate in this location.
- 32 Trees are very important to the visual character of Glenthams Conservation Area. Mature trees are set within large gardens as well as in areas of public open space such as the children's playground by the Village Hall. There is a wide variety of young and mature trees which bring an array of attractive colours to the Conservation Area. For example, in St Peter's Churchyard there are two walnut trees and in the garden of the adjacent Manor House is a splendid mature copper beech tree, horse chestnut trees and a young ash tree. The north part of the Conservation Area is just as varied in its tree species. In the children's playground are whitebeam, in the open space by Seggimoor Beck there is hawthorn and at the north end of the garage at Seggimoor Cottage there is a fine mulberry tree.

THE CONSERVATION AREA

- 33 Conservation Areas are required to be clearly delineated and 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 have been drawn.

- 34 Just because a building, space, tree or other feature has been left out does not mean that it is not important in itself. It simply means that its surroundings do not have that special character that justifies Conservation Area designation, or that it is separated from the main body of the Conservation Area by areas which do not merit inclusion.
- 35 The Conservation Area boundary has been drawn as indicated on Map 1. 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.
- 36 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.

The Manor House and St Peter's Church

- 37 Approximately 14 metres south-east of the Manor House is a grade II Listed trap house (1) which originates from the 17 Century, the same period as the Manor House (2) which is also a grade II Listed building. The trap house has 19 Century alterations and is constructed of coursed limestone rubble of two storeys with a steeply pitched pantile roof. The age and proximity of the trap house (1) to the Manor House (2) suggest close historical associations with each other. There is a range of stone farmbuildings, all with pantiled roofs, adjacent to the trap house. A barn has been converted into a dwelling and other outbuildings are used as a fuel store, garages and stables.
- 38 The garden boundary of the Manor House is formed by a stone wall and the well maintained garden and mature trees within it provide a visually attractive setting for the House. There is a particularly fine mature beech tree in the front garden.
- 39 The Manor House is unusual within the village as it has a parallel range in part at the rear, which is of an earlier date. Both the rear and front ranges are of two storeys and the walls are white painted lined stucco (render), making the house very distinctive in its setting. The roofs are pantiled and all the windows are small paned 8 over 8 vertical sliding sashes, except the front central window which is bowed. The vertical sliding sash windows are visually attractive in their proportions and design and lend character and historical integrity to the house. The Manor House (2) is possibly of the 17 Century, with additions in the early 18 Century and 19 Century.
- 40 Not only is the Manor House important because it is a listed building in its own right, but because it is so visually prominent within the Conservation Area. The field immediately north of the Manor House slopes gently downwards from south to north so that the rear of the Manor House stands proud at the top of the slope when viewed from the north.
- 41 St Peter's Church (3), a Grade I listed building, is the oldest standing building in Glenthams. Standing prominently in the south-west corner of the Conservation Area, the Church which originates from the 13 Century, can be clearly seen from the north and the south. There have been a number of additions/alterations to the Church over the

centuries, including a blocked 13 Century doorway with hood mould in the north wall, two 15 Century large 3-light windows and a smaller 15 Century 2-light window further east. The east wall of the north Chapel contains a 16 Century chamfered surround with moulded hood mould and which now holds three 20 Century leaded lights. The south porch is 14 Century and its planked door is original. The West Tower was rebuilt in 1756. Inside the Church, beneath the gallery stairs is the life size stone effigy of Anne Tourney.

- 42 St Peter's Church (3) is a fine 13th Century building and is perhaps the focal point of Glenthams. Together with its setting of the graveyard which is carefully looked after and maintained they are visually attractive. The mature horse chestnut tree at the rear of the Church and the other trees in the graveyard add to the visual character of this part of Glenthams. The southern boundary of the Conservation Area follows the footpath immediately south of the Church, which is a grass pathway leading towards the Manor House (2).
- 43 St Peter's Church (3), the Manor House (2) and the trap house (1), together with the other buildings which were part of the original farm, form an important cluster of buildings at the southern end of the Conservation Area. They are important because of their historical and architectural contribution to the character of this part of Glenthams.

Little Hill

- 44 Within the Conservation Area, the mixture of spaces, buildings, walls, hedgerows, trees and the rise and fall of the ground has in the past contributed to the character of Glenthams. Little Hill is particularly important in this respect, where the narrow public footpath runs from St Peter's Church down to the Village Hall area and Seggimoor Beck.
- 45 The view north, down the slope towards the children's playground is closed in the far distance by hedgerows. Either side of the path are hedgerows of hawthorn, mixed with blackberry, elder and beech on the east side and on the west side, interspersed with some larch lap fencing, where it forms a boundary to the rear of private gardens. Larch lap fencing is not a vernacular local style such as Lincolnshire post and rail for example and it is not normally appropriate in locations such as this. From the top of the hill, the view also takes in the rooftops of the modern bungalows on the west side of the path and a sign restricts the pathway for use by cyclists.
- 46 The narrow pathway provides a visual contrast to the large open field with which it runs parallel down the slope. It is a relatively quiet and secluded pathway to walk, compared to the busy Bishop Norton Road and is visually attractive in its appearance.
- 47 Towards the top of the hill is a gate which leads into the large sloping field which dips down towards Brook Cottage (4). From the gate, the view north-eastwards is of open countryside and fields leading well beyond the hawthorn hedgerow which marks the eastern boundary of the Conservation Area. The main field within the Conservation Area has post and wire fencing and telegraph poles lined across it. The undergrounding of overhead wires is desirable here and would remove the telegraph poles from the landscape. (See paragraph 120).

- 48 The public footpath runs the length of Little Hill and access along it cannot be obstructed or its direction diverted without appropriate approval from the footpaths division of the Recreational Services Department, Lincolnshire County Council.
- 49 Walking down the public footpath, towards the Village Hall, glimpses of Brook Cottage (4) can be seen through the hedgerow. Brook Cottage (4), Seggimoor Cottage and Sarah's Cottage which form a row, possibly have 17 Century origins. Constructed of stone which is painted white and with a pantiled roof, these buildings form an important visual feature at the foot of the sloping field.
- 50 When looking southwards back up the slope along the footpath towards St Peter's Church, the view is closed by the brick and stone wall of the Churchyard. Openings in the hedgerow which bounds the field with Little Hill, allows views across and up the field towards the Manor House, which commands the view at the ridge of the hill.

Seggimoor Beck

- 51 Just to the east of the Village Hall, the public footpath reaches a more open aspect on level ground. This grassed area is divided by the Seggimoor Beck, over which there is a small timber footbridge leading to Washdyke Lane. Standing on the footbridge, the view of overhanging shrubs and trees along the Seggimoor is very attractive and this is a visual highlight of the Conservation Area. The Seggimoor beck which runs through the centre of the village and the heart of the Conservation Area contributes to the visual and aesthetic quality and character of this part of Glenthams. Along the beck, between the footbridge and stone wall are mature Hawthorn trees. In the children's playground adjacent to the beck are young whitebeam trees and there is a young sycamore on the village hall side of the beck. Together, these all add to the attractiveness of the Conservation Area.
- 52 The Village Hall stands on an area of relatively flat ground, about 4 metres west of the public footpath. It is of single storey and constructed of timber and brick with an asbestos roof and it is in a visually prominent position. The hall does not appear particularly attractive, and its asbestos roof is of a material not seen elsewhere within the Conservation Area. However, it does not significantly detract from the visual character of this part of the conservation area and it has an important role as a meeting place for the village community.
- 53 An unmade track leads from the footbridge to the rear of Seggimoor, Sarah's and Rose Cottages. The high hedgerows hide this area and make it secluded. The track terminates at a gate entrance to the rear garden of Mulberry House, a late 20 Century brick house.
- 54 Fifty metres west of the timber footbridge is a low stone wall and a beech hedge marks the boundary of the children's playground at the corner of Bishop Norton Road and Washdyke Lane. The Seggimoor Beck disappears underground beneath the low stone wall, runs under Bishop Norton Road and reappears south of Seggimoor Farmhouse (5) on the west side of Bishop Norton Road.

"Little Hill...the narrow public footpath runs from St Peter's church down to the village hall area and Seggimoor Beck..." para 44



"Seggimoor House....This attractive 'L' shaped building is constructed of coursed limestone rubble and red brick, with pantiled roof..."para 76



Bishop Norton Road

- 55 The view along Washdyke Lane towards Bishop Norton Road is terminated by Seggimoor Farmhouse (5) and a stone wall which marks its boundary. A line of coloured posts which prevent vehicles parking on the children's playground area lead the eye toward Seggimoor farmhouse. The posts lend an almost regimental feel to an informal part of the village.
- 56 Seggimoor Farmhouse (5), is a grade II listed building originating in the 18th Century, with later 19th and 20th Century alterations. It is constructed of coursed limestone rubble and is an attractive 3-storey building. The facade has two later bay windows at ground floor level. On the first floor are three timber vertical sliding sash windows of 8 panes over 8, each with flat arches and a keystone over them. On the second floor there are three horizontal sliding sash windows or 'Yorkshire' sashes as they are known. Both types of window reflect the period in which this house was built and are an essential element of the visual quality and appearance of the building.
- 57 During the summer months the front of Seggimoor farmhouse is obscured by the leaf foliage of the mature horse chestnut and sycamore trees which line the front garden behind the front stone wall. When the leaves fall in Autumn, Seggimoor Farmhouse becomes more visible again.
- 58 Seggimoor Farmhouse and its attractive garden setting, make an important contribution to the character and appearance of the Conservation Area.
- 59 The farmhouse is associated with a working farm and immediately north of Seggimoor Farmhouse, is a range of mid 19th Century farmbuildings set around a crew yard, which is now covered by modern 20th Century steel framed buildings.
- 60 The range of farmbuildings are important both architecturally and historically. They include stables and cart shelter (6) which are of red brick with pantiled roofs. The cart shelter is taller than the stables and the stables face east, into a crewyard. The stables are of 6 bays and their rear wall is of coursed limestone rubble.
- 61 There is a large two storey barn (7) of coursed limestone rubble with brick quoins and a pantile roof. This attractive barn is a traditional agricultural building of the mid 19th Century and is contemporary with the stables and cart shelters (6) and (8) which surround the Crew Yard.
- 62 The stables and cart shelter to the east of the crew yard (8) and which face towards the yard are still in use as stables. This building is of coursed limestone rubble and its pantiled roof is hipped at its north end. The brick quoins are a feature which is also seen in the barn (7).
- 63 The view north along Bishop Norton Road northwards and looking beyond the boundary of the Conservation Area is closed by 1970's and 1980's housing and their associated gardens as the road curves to the west. Southwards, the view beyond the Conservation Area boundary encompasses Bishop Norton Road and a line of late Twentieth Century bungalows immediately east of the road and open fields immediately west of the



"The fruit tree orchard of Seggimoor house...a distinctive visually attractive feature, greatly contributing to the character of the Conservation Area..." para 70

"Seggimoor beck runs through the centre of the village and the heart of the Conservation Area..."
para 51



road. St Peter's Church sits above the housing in the distance.

Washdyke Lane

- 64 From the junction of Bishop Norton Road and Washdyke Lane the view eastwards along Washdyke Lane is attractive. There are mature hedges and a variety of tree species of ash, sycamore and silver birch. The wide grass verge is an important feature on the beck side of the lane and allows for the view to open along this part of the lane. The view east is closed where Washdyke Lane turns north.
- 65 Just before Washdyke Lane bends and turns north, there is a pathway bounded by post and rail fencing which leads to Barn Cottage. The pathway is flanked to the right by an orchard of plum and apple fruit trees belonging to Seggimoor House and to the left a grass paddock area. The path curves to the left and from the road, the view along the path is closed by a mature hedge, post and rail fencing, fruit trees and behind them Seggimoor House (9). The small grass paddock area only becomes visible where the view opens out further along the pathway towards Barn Cottage.
- 66 The grass paddock belongs to Barn Cottage and its space provides a contrast to the more densely planted orchard opposite, across the pathway.
- 67 The boundary of the Conservation Area runs along the rear gardens of four semi-detached houses which are Seggimoor Avenue, so that the line of mature lime trees behind the post and rail fencing are just included within the Conservation Area. These lime trees are attractive in their appearance and add to the character of this part of the Conservation Area. As such, these trees and the other mature trees running immediately behind the post and rail boundary fence to the paddock area, are all afforded the protection that Conservation Area designation brings (see para 117).
- 68 The paddock and private garden areas which belong to Barn Cottage, are well kept and visually attractive spaces. Barn Cottage itself is a two storey house of coursed stone rubble, brick gables and a pantiled roof. Its west elevation has been much altered in the past to accommodate large Twentieth Century windows, and a central door with pitched hood over. The east elevation has also been altered in the past and its form, lack of a chimney and physical attachment to a line of stables (10) suggest it was indeed, originally a barn before its conversion. It is believed this building may originate from the mid Eighteenth Century, at the same time as Seggimoor House. Both were once in the same ownership.
- 69 From the path and garden of Barn Cottage the rear west elevation of Seggimoor House (9) can be seen. The design and architectural style of the house would indicate its origins are mid Eighteenth Century. The west elevation is of red brick and it has been extended at its south end, the newer but reclaimed brickwork clearly visible, but tastefully blending with the old. The north and east elevations and part of the south elevation of Seggimoor House are visible from Washdyke Lane.
- 70 The fruit tree orchard of Seggimoor House forms the corner where Washdyke Lane bends north. The orchard is a distinctive, visually



"Seggimoor Farmhouse is a grade II Listed building originating in the 18th century..."

para 56

"a large two storey barn...a traditional agricultural building of the mid 19th century..."

para 61



attractive feature, greatly contributing to the character of the Conservation Area.

- 71 Opposite the orchard, immediately south and adjacent to the road along Washdyke Lane, is a wide grass verge planted with young trees. Seggimoor Beck runs parallel with the verge immediately south and there is a fairly steep grassy bank down to the beck. A small timber garage is situated on the grass verge towards the bridge over the beck and there is a public seat near to it. If the garage and adjacent hedge were removed, then the view along the grass verge towards the children's playground would be improved.
- 72 The attractive view of the Church in the distance is relatively unrestricted. This is due in part to the rise in ground levels from Washdyke Lane to St Peter's Church. It is also due to the absence of buildings in the immediate foreground in front of Brooke and Sarah's Cottages.
- 73 The boundary of the Conservation Area includes the whole of the grass verge, Mulberry House and its garden, and a small piece of wooded land next to the beck, adjacent to Mulberry House garden. Here, about 5 mature willow trees overhang Seggimoor Beck making it attractive and worthy of inclusion within the Conservation Area.
- 74 The view north along Washdyke Lane follows the road as it winds gently beyond the northern-most boundary of the Conservation Area towards housing in the distance which closes the view. The Conservation Area includes the hawthorn hedge which marks the western boundary of the open field to the east. Views from the road are extended across the open field into open countryside.
- 75 On the west side of Washdyke Lane looking north is the orchard and garden to Seggimoor House. An attractive, mature hedge of hawthorn and privet forms the garden boundary, with post and rail fencing on the outside of the hedge and a narrow grass bank to the road. Mature ash, willow, pine and oak trees overhang the lane from the garden and orchard.
- 76 The southern elevation of Seggimoor House (9) can be seen from Washdyke Lane, although it is partially obscured by trees. This attractive, 'L'-shaped building is constructed of coursed lime stone rubble and red brick, with a pantiled roof. On the south elevation there are some attractive traditional vertical sliding sash windows of the period the house was built in mid 18th Century. There are also some non-traditional 20th Century casement windows, a upvc window and upvc french doors. Seggimoor House appears to have been extended in the past, with a lower two storey extension to the east gable. The later east gable is of common brick of the 20th century and the windows are 20th Century casements. This later 2-storey extension has been blended well with the original building and the coursed stone rubble. North and south walls 'knit' well with the stone rubble of the original building. Such sympathetic extensions are to be encouraged within the Conservation Area.
- 77 The north and south elevations of Seggimoor House are of coursed stone rubble and the 2-storey projecting south bay is of brick in a stretcher bond. Immediately north of Seggimoor House are a range of single storey stone and brick stables (10), probably of the early to

mid 19th Century. The original barn of Barn Cottage, to which the stables are attached, could be earlier in date, possibly contemporary with Seggimoor House.

- 78 The stables (10) are still in use and are an attractive range of buildings situated around a small courtyard. Together with Seggimoor House they are important to the character and appearance of this part of the Conservation Area.
- 79 The northern boundary of the Conservation Area follows the rear north wall of the stables which are attached to Barn Cottage and crosses Washdyke Lane at this point.
- 80 Along Washdyke Lane there is a feel of informality, as the larger open gardens provide the transition from village to open countryside and this is a feature highlighted at the north end of the Conservation Area.
- 81 Mature hedges, trees, stone walls and large gardens are important to the visual appearance and character of Glenthams Conservation Area. In particular there are numerous mature and attractive trees and these will benefit from the protection Conservation Area status brings (Para 117). The variety of open spaces is also important, from the narrow Little Hill to the south, to the large space of the children's playground in the centre of the Conservation Area. Seggimoor Beck, an important natural feature, is central to the rural character of the village. Finally, there are important buildings constructed of stone or brick, some of which are listed and provide a link to the historical past of Glenthams. Together, these features form Glenthams Conservation Area, which encompasses the historical core of the village.

POLICIES AND ACTIONS FOR CONSERVATION

- 82 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 Glenthams Conservation Area, and the ADDITIONAL controls on development that conservation area status imposes. For more detailed information on other aspects of relevant legislation, readers are invited to contact the Planning Department.
- 83 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. The following information therefore may soon be out of date and it is advisable to contact the planning department if you are considering development.

PLANNING APPLICATIONS

- 84 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.

- 85 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.
- 86 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.
- 87 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 for new development, including alterations or extensions to existing dwellings will not be permitted if they do not preserve or enhance the character or appearance of the Conservation Area. The District Council will pay special attention to the desirability of preserving or enhancing the character or appearance of Glenthams Conservation Area and to this end a design guide for prospective developers and owners, specifically relating to Glenthams is included at Appendix 2 at the back of this policy statement.
- 88 Applications for new uses or changes of use will be granted permission only if it is considered that the proposed use will leave the character and appearance of the Conservation Area unharmed 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.
- 89 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". Planning law relating to permitted development in Conservation Areas is currently in the National

limelight and tighter controls are likely to be introduced by Central Government to help stem the tide of unsympathetic permitted development works which can adversely affect the character and/or appearance of Conservation Areas. Existing "permitted development", over which these tighter controls may be brought, includes 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 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 Glenthams. 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

- 90 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.
- 91 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. In effect, in Glenthams this means the use of coursed limestone or red bricks for walls, with clay pantiles for the roof. However, depending on siting, there may be exceptions to this.
- 92 The external painting of walls is confined to one or two examples in Glenthams and one of the most 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 unkept in appearance, to the detriment of the surrounding area. In the future, external painting of walls should be avoided as 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 (a cement render), such as the Manor House, which is meant to be painted. There is no planning control over the colour that the doors and windows of individual properties are painted, unless they are Listed Buildings.
- 93 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 windows of a style to reflect the age and design of the original dwellings.

- 94 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.
- 95 The addition of shutters alongside windows is not to be recommended. This is not a traditional detail of most Lincolnshire buildings and 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.
- 96 Before the details 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. Also see the design guide at Appendix 2 at the rear of this policy statement.

BUILDINGS WITHIN CONSERVATION AREAS

- 97 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.
- 98 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 105 below).
 - * Any gate, wall, fence or railing which is more than 1 metre high, if abutting a highway (including a public right of way) or, elsewhere any gate, wall, fence or railing which is more than 2 metres high.
- 99 Within Glenthams Conservation Area, planning consent will not normally be granted for the demolition of a building or structure which positively contributes to the character of Glenthams unless it is beyond reasonable repair; it is of little or no importance to the character or appearance of the area; it has been offered for sale on the market in an attempt to sustain its existing or a new use; there are proposals for redevelopment which preserve or enhance the character of the Conservation Area by respecting the style and use of materials on other buildings in the immediate vicinity. The District Planning Authority may, where appropriate, impose on an approval of consent for demolition, a condition to provide that demolition of an existing building shall only be undertaken as part of a phased contract for redevelopment where construction will immediately follow demolition. Such a condition would help protect the character and appearance of the Conservation Area by preventing ugly gaps which are

a result of demolition far in advance of redevelopment.

- 100 It is important to preserve those buildings and structures which make a positive contribution to the appearance or character of the Conservation Area, the demolition of which could adversely affect the setting of other buildings.
- 101 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 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

- 102 A listed building is a building which has been identified by the Department of National Heritage as being of Special Architectural or Historic Interest. The fact that a building is listed 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.
- 103 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, details can be obtained from the Planning Department. West Lindsey District Council's leaflet No 6 'Listed Buildings' provides advice to those with an interest regarding repairs and alterations to a listed building. It explains exactly which work will require Listed Building Consent and how to apply. Copies of the leaflet are available upon request from the Planning Department at Gainsborough or West Lindsey District Council's area offices. A 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 Glentham there are Listed Buildings of different ages and building styles, representative of the period in which they were built. They are identified in Appendix 1. It is important to protect them from insensitive alterations which will damage their appearance and historic integrity.
- 104 It is an offence to demolish, alter or extend a Listed Building, without having first obtained Listed Building Consent. Only in exceptional circumstances will Listed Building Consent be granted for demolition of a Listed Building or Structure. Consent will not be granted to demolish a Listed Building unless it is structurally beyond reasonable repair and all possible means of saving it have been fully explored. These will include the building being offered for sale on

the open market to try and maintain its present use or finding a new use which is economically viable so as to ensure its retention. The demolition of a listed building or structure will not be granted consent unless it is to be replaced by a scheme of after use or redevelopment which is acceptable or has been granted planning permission. The District Council have a statutory duty to protect Listed Buildings in order to safeguard the national and local heritage.

- 105 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.
- 106 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/her intention to carry out the work to the Royal Commission on Historic 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 listed and identified in Appendix 1.
- 107 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.
- 108 Churches of all denominations are an important part of our heritage and many are listed as being of special architectural or historic interest. However, under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) Order 1994, certain denominations which possess, or have agreed to introduce acceptable internal procedures, for dealing with proposed works to Listed Church buildings in ecclesiastical use and unlisted buildings in Conservation Areas, will be exempt from the scope of Listed Building controls described above in paragraphs 102-107. Those denominations which are currently exempt are:- The Church of England, the Church of Wales, the Roman Catholic Church, the Methodist Church, the Baptist Union of Great Britain, the Baptist Union of Wales and the United Reformed Church. Each of these Churches has its own internal procedures for controlling works.
- 109 For any proposed alterations or extensions to St Peter's Church, the secretary of the Diocesan Advisory Committee should be contacted in the first instance. The secretary can be contacted C/O the Diocesan Office, The Old Palace, Lincoln LN2 1PU.
- 110 In specific terms, works to the Churches identified in paragraph 108 above, should be exempt from Listed Building consent and Conservation Area consent if:-
 - i they are either (a) works to an ecclesiastical building whose primary use is as a place of worship, and which is for the time being in use as such; or (b) works to an object or structure

within such a building; or (c) works to an object or structure which is fixed to the outside of such a building or is within its curtilage - except where such an object or structure is itself listed; and

- ii they are carried out by or on behalf of an exempted denomination or its local congregation; and
- iii such works are within the scope of an exempted denomination's procedures.

Total demolition is not exempt as in such a case the Courts have held that the building cannot be considered to be in use for ecclesiastical purposes.

- 111 Works to free-standing structures within a graveyard of a Church which are listed in their own right will require Listed Building consent.
- 112 Although works to Listed Churches as defined above are exempt from Listed Building consent, planning permission is still required from the District Council, as well as faculty consent, where there is development.

GRANTS FOR THE REPAIR AND MAINTENANCE OF BUILDINGS

- 113 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 the 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's 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. If a house in the village is unfit for human habitation it may, subject to financial assessment of the applicant, be eligible for a Home Renovation Grant under the Local Government and Housing Act 1989. This applies to all buildings within the village, not just those within the Conservation Area. Details are available from the District Council's Environmental Health Department.

Buildings At Risk

- 114 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 there are 2 Buildings at Risk in the Parish of Glentham, although they are not within the village itself. These appear on the Council's Buildings At Risk register. English Heritage will also consider applications for grant-aid towards repairs to Grade II Listed Buildings within Glentham Conservation Area, should such a building appear on the Council's Buildings at Risk Register in the future. Further information is available from the Planning Department.

Other Grants

- 115 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 in detail 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 such 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.
- 116 Other sources of grant-aid other than from the District Council may also be available. These include grants for repairs to churches from the Lincolnshire Old Churches Trust and The Church Buildings Committee of the Diocese of Lincoln, details being available from the Church Buildings Committee, C/O the Diocesan Office, The Old Palace, Lincoln. Also grants for the repair and reinstatement of Traditional Farm Buildings from the Ministry of Agriculture Fisheries and Food, Ceres House, Searby Road, Lincoln. English Heritage will consider applications for grants to Outstanding Buildings of Architectural or Historic Interest (Section 3A Grants). Grants are given for repairs to listed buildings, normally Grade I or II* Listed Buildings but only the top 2-3% are likely to qualify as the standard is very high. Further details are included in the District Council's Grants for Old Buildings Leaflet No 1 available at Planning Department Offices.

Trees

- 117 Provision is made within Conservation Areas for the protection of trees which are not covered by Tree Preservation Orders. 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 whether or not to make a Tree Preservation Order. 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. There are no trees in Glentham Conservation Area

with Tree Preservation Orders upon them at the present time.

PUBLIC PARTICIPATION

- 118 Although the District Council has powers of control over some aspects of land use and development in a Conservation Area, the success of conservation in such areas depends, to a large extent, on the willingness of the general public, particularly those living and working within 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 also enhance the value of their property.

ENHANCEMENT

- 119 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 from the promotion of a particular improvement, such schemes will normally be promoted locally, taking advantage of the funds available as set out in paragraphs 113, 114, 115 and 116 above.
- 120 The District Council may, when the availability of finance permits, become involved in enhancement schemes such as hedgerow planting, stone or brick wall renovation and the redirection of overhead wires underground.

The following buildings or structures are considered to be of local importance, either because of their age, architectural and/or historical interest. Some of these buildings are also recognised as being of importance by the Department of National Heritage and are listed as Buildings of Architectural or Historic Interest (Listed Buildings) and these are indicated where relevant. Together, they contribute towards the special character and appearance of Glentham Conservation Area.

IMPORTANT BUILDINGS

(Numbers refer to Map 1)

- 1 TRAP HOUSE AT MANOR HOUSE, CHURCH LANE
Trap House. C17 with C19 alterations. 2-storeys. Coursed limestone rubble with brick dressings. Pantile roof with stone coped gables with kneelers. 3 bay front with central plank door flanked by single glazing bar casements with segmental brick heads. The first floor has a central blank semi-circular opening flanked by single plain sash windows.
Grade II Listed Building
- 2 MANOR HOUSE, CHURCH LANE
Farmhouse, possibly C17 with C18 addition and C19 alterations. Lined stucco, pantile roof with stone coped gables and kneelers. There are 2 brick gable stacks and one off centre brick ridge stack. 2-storey 7-bay front. On the ground floor is a central tripartite glazing bar bay window. To its left is a C19 double 5-panelled door with traceried fanlight in a reeded doorcase with open pediment. To the far left is an 8 over 8 pane timber vertical sliding sash with a similar window, second bay from the right. There is a 6-panelled door to the far right. On the first floor are 4 timber vertical sliding sashes of 8 over 8 panes. There is an earlier parallel range in part to the rear of two storeys with a pantile roof and brick gable stacks. This has a 7-bay north facing front, the two far right bays being of single storey with timber vertical sliding sashes of 8 over 8 panes. On the two storey part the second bay from the left is a door flanked by vertical sliding sashes of 8 over 8 panes and with two more similar windows to the right. There are 3 more similar windows on the first floor.
Grade II Listed Building
- 3 CHURCH OF ST PETER AND ST PAUL, CHURCH LANE
Parish Church, C13, C14, C15, C16, 1756, 1855, C20. Coursed limestone rubble with stone coped lead roofs. Western tower, nave, north and south aisles, south porch,

chancel and north Chapel. The 3-stage tower was rebuilt in 1756 and has a plinth, 2 plain bands and an embattled parapet. Its west door is planked with semi-circular surround, keystone and impost blocks. On the left-hand jamb is inscribed "FG.1756". To the west end of the north aisle is a re-cut C13 lancet and the north wall has a blocked C13 doorway with hood mould and human head label stops. There are 2 large C15 3-light windows and a smaller C15 2-light window to the east. In the east wall of the north Chapel is a C16 chamfered surround containing 3 C20 leaded lights. The east window is C20. The south wall has a small C15 plain priest's door with chamfered reveal and early wooden door. The south aisle has 2 C15 windows as the north aisle and the clerestory has a single rectangular C20 window. The south porch is C14 with projecting stepped buttresses either side of a deeply moulded entry arch with hood mould and human head label stops.

Over the arch is a shield of arms charged with 3 bulls and a chevron and over this a nodding ogee niche with a pieta, surmounted by a C14 castellated finial base with C19 cross fleury. The south door is C14. Internally, beneath the gallery stairs is a late C13 recumbent effigy of a lady with flowing robes with head on a cushion. There is an inscribed brass plate in the north aisle to Ann Tournay d.1641. The vestry floor has a C16 brass to a lady, defaced.

Grade I Listed Building

- 4 BROOK COTTAGE,
 SEGGIMOOR COTTAGE
 AND SARAH'S COTTAGE,
 SEGGIMOOR

Possibly late C17 and C20 2-storey row of cottages of painted coursed limestone rubble. Pantile roofs with brick gable stacks. The central cottage is set slightly lower. South facing 6 irregular bay front with C20 rendered single storey addition to left-hand side. On the ground floor are 6 C20 windows with 5 C20 windows at first floor level.

- 5 SEGGIMOOR FARM HOUSE,
 BISHOP NORTON ROAD

Farmhouse. C18 with C19 and C20 alterations. Coursed limestone rubble with ashlar quoins, red brick and stucco dressings. Concrete tiled roof with brick gable stacks. 3-storeys. 3-bay front with central 6-panelled door with 3 paned fanlight and hood. The front door is flanked by C20 bay windows with glazing bars. On the first floor are 3 timber vertical sliding sashes without horns of 8

over 8 panes. Above these on the second floor are 3 horizontal sliding sashes with glazing bars. All windows have brick reveals with splayed lintels and dropped keystones.

Grade II Listed Building

6 CART SHELTER AND
STABLES, SEGGIMOOR
FARM

Cart shelter. Mid C19 single coursed limestone rubble with brick quoins and piers. Pantile roof, the right-hand part forming the hipped gable of a taller rear extension. East facing 4-bay front, the left-hand bay being bricked up with a central C20 window. Inside there is a raised stone platform for loading and unloading.

Stables. Mid C19 single storey with 6-bay east front facing onto crewyard with original timber stable doors. Coursed limestone rubble rear wall, red brick north gable and front piers. Pantile roof.

7 BARN AT SEGGIMOOR
FARM

Threshing Barn. Early to mid C19. 2-storey, coursed limestone rubble with brick quoins and pantile roof. Large north facing central door entrance with arch and smaller plank door to right, both with brick surrounds. To the right of the smaller door is a narrow, rectangular breather hole and immediately to the right of that a C20 window. Above the smaller door is a rectangular opening with brick surround. On the south side, facing the crewyard is a central planked door with brick arch and reveals. Similar door to the left and horizontal sliding sash left of that.

8 STABLES AND CATTLE
SHELTER, SEGGIMOOR
FARM

Early to mid C19 stables and cattle shelter. Coursed limestone rubble with brick quoins and pantile roof which is hipped at its north end. 5-bay west front facing towards the crewyard. The north 3-bays, with red brick piers are a cattle shelter and the 2 south bays are stables with stable doors intact. Below the eaves on the rear east elevation which faces the road are a number of small ventilation holes.

9 SEGGIMOOR HOUSE

House. Mid to late C18 and C20. 2-storeys, L-shaped plan. Coursed limestone rubble and red brick, pantile roof with 2 brick chimney stacks. South-east facing front has 4 bays, the far left projecting with large C20 glazed door on ground floor and the far right bay is a C20 extension set lower in height.

There is a smaller partially glazed C20 door second bay from left on the ground floor and both doors have flat brick arches over. To the right of the smaller door is a large tripartite C20 casement window and the far right bay also has a C20 casement. On the first floor there is a C20 casement to the far right and a timber vertical sliding sash window with horns second bay from right. The far left bay has a C20 window on the first floor.

The left hand projecting bay is of red brick and on its eastern elevation are two 6 over 6 timber vertical sliding sashes without horns on the ground floor and two more similar windows above with that to the right set into the corner.

The projecting bay incorporates a C20 extension. There are two C20 windows to the far left, on the west elevation ground floor and two windows above, that to the left being a 6 over 6 vertical sliding sash, that to the right a C20 casement. The rear north elevation is of coursed limestone rubble with 5 bays. On the ground floor is a small C20 fixed light with a large C20 casement to the far left and a horizontal sliding sash to the right. On the first floor, second bay from left and far right are vertical sliding sashes of 6 over 6 panes, that to the left with horns. There is a C20 casement to the far left and a small C20 window second bay from right on the first floor. On the east facing brick gable there is a C20 window at first floor level and C20 door below.

10 STABLES, ADJACENT TO
SEGGIMOOR HOUSE

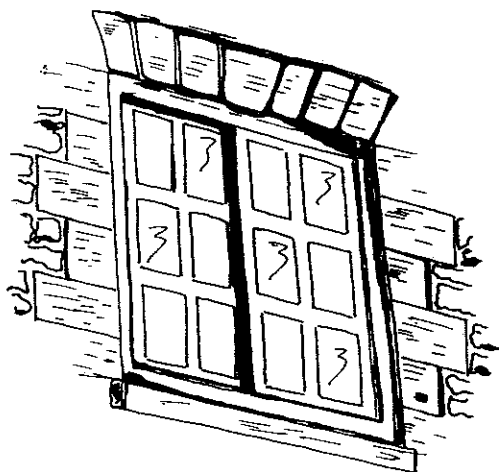
3 separate stable blocks set around crewyard. Mid C19 red brick and coursed limestone rubble with pantile roofs and stable doors. All 3 blocks are single storey.

GLENTHAM

Some Local Architectural Details

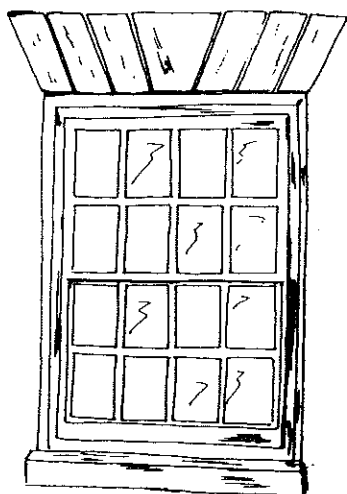
Illustrated below are examples of some local vernacular architectural styles and building materials which are found in Glentham. They contribute to the special character of the village Conservation Area and should be retained where existing.

Repairs or replacement of features should follow the same style and be of the same materials either new or reclaimed. Proposals for new development or extensions to existing buildings should reflect existing local architectural styles, see paragraphs 90-96. Repetition of these design features in new buildings would help enhance their appearance and contribution to the special character of the Conservation Area.

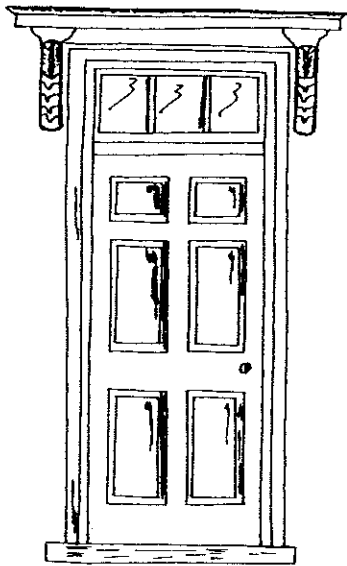


Windows

Timber horizontal sliding sash or 'Yorkshire Light' with flat stone arch and keystone. As seen at Seggimoor Farmhouse, off Bishop Norton Road.

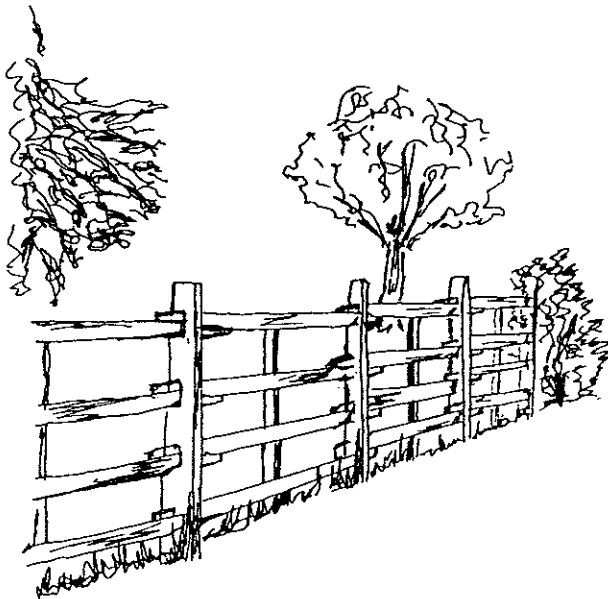


Timber vertical sliding sash window of the late C18th style with flat stone arch and glazing bars. A style of window which is seen at the Manor House and Seggimoor Farmhouse.



Doors

Early C19th timber panelled door with fanlight and hood over, forms the main front door at Seggimoor Farmhouse.

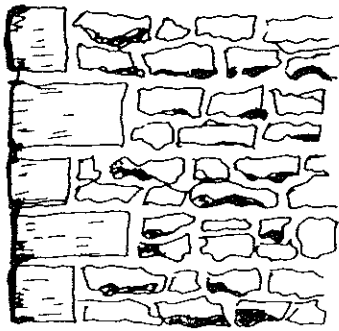


Fences and Walls

Traditional timber post and rail fencing bounds Seggimoor House orchard garden along Washdyke Lane. This is an attractive form of fencing which keeps views open.

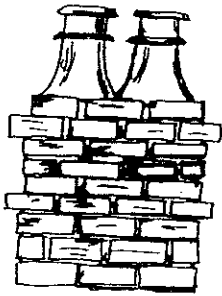


Stone walling is seen within the Conservation Area, bounding St Peter's Churchyard to the north and east and Seggimoor Farmhouse with Bishop Norton Road. There is also a low stone wall across Seggimoor Beck near the children's playground.



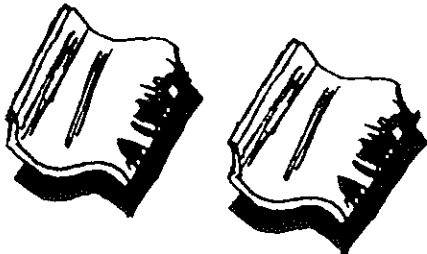
Walls to Buildings

Limestone coursed rubble is commonly used, particularly for farmbuildings. Examples are the stables at Seggimoor House, the stables and barn at Seggimoor Farmhouse and a trap house at The Manor. Brook Cottage, St Peter's Church and Seggimoor Farmhouse are also of coursed limestone.



Chimneys

Red brick chimney stack with clay pots. Examples are seen at The Manor House and Seggimoor House.



Roof Tiles

Clay pantiles are commonly used in Glenthams.

