

Glentworth Conservation Area Appraisal



GLENTWORTH 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.

WEST LINDSEY DISTRICT COUNCIL
SEPTEMBER 1993

ALAN CLAY MRTPI
DISTRICT PLANNER

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GLENTWORTH 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 Areas.
- 2 Following a detailed study of Glentworth, 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 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 Glentworth 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, these are described in paragraphs 96, 97 and 98.
 - 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.

PLANNING POLICIES

- 6 Glentworth is a small settlement and past planning policies of the Council have limited the extent of new housing development to a few sites within the confines of the village. The population of Glentworth has fluctuated over the last one hundred and fifty years and despite some new housing development within the village it has declined in more recent times. In 1891, the National Census of Population recorded that 316 people lived in the Parish. By 1931 this figure had declined to 250, but in 1961 the population of Glentworth rose to its highest recorded figure of 462. Since 1961, the number of people living in Glentworth Parish fell to 332 in 1971 and to 243 in 1981. The 1991 Census showed 361 residents as living in the Parish which would appear to indicate a marked rise again. However, this

increase has probably resulted from increases in those parts of the Parish at Hemswell Cliff. Very recently there have been boundary changes which will complicate the matter even further in future. Between 1970-1979 24 dwellings were recorded as being built and a further 6 between 1980-1991. There are 12 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, 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 Glentworth is one of a number of Spring-line settlements which stand at the foot of the Lincolnshire Cliff escarpment. Its precise origin is unclear, but more recent evidence suggests Roman occupation existed in most parts of the area in which the village is situated. The majority of Parishes in the area have two or three Roman sites within their boundaries, with Glentworth being included within one of the extensive areas of occupation.
- 10 The Domesday Book of 1086 records the first written evidence of the village, which was then described as "Glenteurde". This has been interpreted as being a homestead where a look out could be kept. The Domesday Book records land belonging to the King and the Bishop of Bayeux.
- 11 Upon the death of Edward Brocklesby in 1566, the greater part of the lands of Glentworth passed into the possession of Sir Christopher Wray, who married the widow of Robert Brocklesby. Sir Christopher Wray was Lord Chief Justice of all England under Queen Elizabeth I and he was involved in many state trials. He built a mansion from his own income at Glentworth, which he and four generations of descendants occupied in turn. The remnants of this mansion are situated to the rear of Glentworth Hall, a Grade II* Listed Building which was built upon the same site in 1753. Sir Christopher Wray was a powerful man of his day and in addition to the mansion he had built, he also founded Almshouses at Glentworth which were later demolished in 1956. He died in 1592 and is buried in Glentworth Church. A magnificent marble tomb with carved effigies of Sir Christopher, his wife, four daughters and son, provides an outstanding feature within St Michael's Church. Sir Cecil Wray, a descendant built Fillingham Castle in 1770. Elizabeth Wray, daughter of Sir John Wray (great grandson of Sir Christopher Wray), was married to the eldest son of the Right Hon. George Lord Viscount Castleton, an ancestor of the Scarborough Family. The whole Parish of Glentworth has a history of landed interests belonging to Lord Scarborough. It was an earlier Lord Scarborough who built the Old School in 1840 and the Scarborough's have, over the

years, been generous in the upkeep of some of the poorer citizens of Glentworth, some of whom occupied the Almshouses near the Church, but which have now been demolished.

- 12 The present day settlement is focused upon the Parish Church. In the North Jamb of the west window is a late 10th or early 11th century grave marker suggesting a late Saxon origin for the Church. Today, old and new houses occupy the village core, with Glentworth Hall set to the north west of the village, in what were once large spacious gardens, and fields. The C18 Hall is seen clearly on the approach to Glentworth along the Cliff edge road from Kirton Lindsey. To the north east of the Hall is a Grade II Listed C18 stable block, built at the same time as the Hall and now converted into cottages. Other buildings of the late C18 include, Northlands House, Church Street; Scottish Farmhouse on Saint George's Hill, No 12 Church Street and the Old Vicarage, all of which are Grade II Listed Buildings. Within the Conservation Area there are a number of Victorian houses along Hillside Road, the bottom of Saint George's Hill and opposite the Old School. C20 development has been quite dominant. In particular in the houses along Church Street, Stoney Lane and Chapel Lane.
- 13 Glentworth has evolved a blend of buildings from the C18 to the present day, some a result of wealthy benefactors with landed interests. All contribute to the social and architectural history of Glentworth.

VILLAGE CHARACTER

- 14 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

- 15 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.
- 16 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.

- 17 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 weather-proof, such as the Old School House. This, however, is rare in Glentworth to the advantage of the village appearance.
- 18 Such modernisation has resulted in the loss of certain traditional features once common to the County, but again, this is not yet the case in Glentworth. Many buildings in the village still have their original features, such as the vertical sliding sash window with its attractive proportions within a buildings elevation. The far less common but close relation, the horizontal sliding sash, known as the "Yorkshire Light" is also to be found.
- 19 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 Glentworth are constructed of stone with pantiled or Welsh slate roofs. Concrete roof tiles are seen on mid C20 buildings, but the most recent buildings have reverted to using stone facing and pantiles for materials. This has enhanced the north west part of the village, within visual proximity of Glentworth Hall. Traditional stone walls and pantiled roofs blend these new buildings in a sympathetic way to their older counterparts. Old red brick buildings are rare in the village, Glentworth Hall being the most prominent, built in 1753 on the site of the previous Hall, although it is outside the Conservation Area. Red/orange brick has been used on later C20th buildings, and red brick and coursed limestone are the predominant materials within the Conservation Area.
- 20 More recent buildings have been added to the village using contemporary materials.

SPACES

- 21 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 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 Glentworth has developed its present form over a number of years. In 1905 there were four main concentrations of buildings. A cluster of buildings situated in the vicinity of the Church; a group of buildings to the north east of the Church, around the junction of Chapel Lane and Saint George's Hill; a row of Victorian terraced houses to the south along Kexby Road; and Glentworth Hall and stables.

- 23 These four building clusters were separated by fields and trees. Except for Glentworth Hall which still stands alone in its grounds, the rest of the village is now more compact in its form. Newer buildings now provide a more continuous roadside development between the once separate building clusters.
- 24 The village streets wind their way through the heart of the village, their curving nature continually restricting views along them. These long narrow spaces make a very important contribution to the character of Glentworth.
- 25 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 junctions of Hillside Road and Chapel Lane with Saint George's Hill. Also immediately east of St Michael's Church, where Stoney Lane adjoins Church Street and to the north of Church Street, as the road curves past the Post Office and leads towards Glentworth Hall.
- 26 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 Glentworth village and are an important contributory element in the overall character of the Conservation Area.

OTHER FEATURES

- 27 Building materials, walls, hedges, trees and gardens are all important in creating the character of Glentworth. It is their spatial distribution, their historical significance, their visual appearance and their colour, which combine to give the village its unique character.
- 28 Linking the buildings, their gardens and the surrounding fields, are hedges, walls and trees. The stone walls along Church Lane are an important village feature within the Conservation Area. Red brick walling is also seen along Church Street towards the Post Office. The walling is important, as it provides a physical continuity which adds character and enhances the appearance of Glentworth. Hedgerows are not so common within the Conservation Area. In fact, hedges are most commonly seen outside the Conservation Area boundary along Stoney Lane, Chapel Lane and part of Church Street leading from Kexby Road. Hawthorn hedging is evident on the boundary to 36 Church Street and 4 Saint George's Hill.
- 29 The trees of Glentworth are a particularly attractive feature and a number have Tree Preservation Orders on them, these are indicated on Map 1. There is extensive and mature tree cover in and around Glentworth, much of it in the form of plantations. The change in levels, when combined with the tree coverage, hides much of the village from view on its approaches. This is highlighted when the village is viewed from Middle Street, down the slope of the escarpment.

- 30 The village is completely hidden when viewed from further north along Middle Street, by Coachroad Plantations. The village is bounded to the north, east and south east by plantations.
- 31 Mature trees are interspersed with houses in the village. There are Tree Preservation Orders covering three different locations. These include the woodland stretching from the pond (now overgrown) to Hillside Road, immediately north of existing properties and farm buildings abutting Saint George's Hill, and west of Hillside Road. Also the trees within the grounds of the Old Vicarage and the trees north of the Old Vicarage, west of the Sub Post Office, which stand in the gardens of the recently built houses along Church Lane, are protected by Tree Preservation Orders.
- 32 All trees within the Conservation Area contribute to the character of the area and permission to fell, must be sought in writing, from the District Council. Six weeks notice is required. (See paragraph 98).
- 33 The elevation and shape of the land plays its part in the village setting. Much of the village nestles at the foot of the slope of the escarpment. Within the village there are slight rises and falls in the land levels. In particular, there is a pronounced dip in the road along Church Street towards Kexby Road. The land also falls from Church Street to Northlands House and the adjacent fields. Unlike some of the Spring-line villages along the Cliff, Glentworth village extends some way up the lower slope of the scarp, that is at Saint George's Hill and Hillside Road.
- 34 The three main roadways into the village, Coachroad Hill to the north, Saint George's Hill in the centre and Hanover Hill to the south all have steep gradients on the Cliff scarp. Much of the slope between Hanover Hill and Saint George's Hill is grass fields and with Glentworth Cliff House set at the top of the escarpment this view dominates the village to the east. By contrast, the view to the west and south of the village is one of a relatively flat landscape of open fields and trees.
- 35 Glentworth Hall stands prominently to the north west of the village and is set in extensive grounds. This Grade II* Listed building, although not within the Conservation Area, is of important historical significance. Its Listing as a building of special architectural and historic interest provides protection under Planning Law to the building and its setting.
- 36 The position of Glentworth Hall announces the village on the approach along Middle Street and it is therefore a key feature. The combination of important buildings, trees, hedges, walls, open fields, and land form together with the informal arrangement of open spaces provides Glentworth with a strong identity.

THE CONSERVATION AREA

- 37 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.

- 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 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.

SAINT GEORGE'S HILL

- 41 Saint George's Hill slopes steeply down from Middle Street on the entrance into the Conservation Area. To the right of the road, at the top, is Waterhouse Plantation from which spring water was piped to serve houses along Saint George's Hill. The road bends sharply halfway down the hill, so that the view of the village can only be seen once past the bend. Trees and hedgerows line the road into the village.
- 42 On the right hand side, the first view is of Scottish Farmhouse (1), a fine Grade II Listed C18 stone building of considerable character. The junction with Chapel Lane forms a right angled bend, on the inside of this is the C19 red brick farmbuilding (3) which lends so much to the feel and character of the street. This building once had a variety of uses, including a piggery, saddlery and stable. There are also other associated brick outbuildings together with what was believed to be the crew yard and stack yard.
- 43 Nos 1 and 3 Saint George's Hill (2) stand in a large garden overlooking the farmbuildings. Part is of stone, part of red brick. Together with the red brick farmbuildings, outhouses, large garden and yard spaces they provide a sense of informality which lends character to this part of the village. The large garden areas are an important feature within the village and provide the transition from open fields and countryside into the heart of the village's built up area.
- 44 Hillside Road runs north from Saint George's Hill and leads out of the Conservation Area. On the corner of Hillside Road and Saint George's Hill are Nos 4 and 6 St George's Hill (4), a pair of late C19 Victorian red brick semi-detached houses. They are typical, in their use of materials and design, of the Victorian period.
- 45 No 8 Saint George's Hill (5) is also of this period. This row of attractive Victorian houses add to the character and quality of landscape in this part of the village.

46 The lower end of Saint George's Hill is on level ground, with the Barn and outbuildings adjacent to No 8 Saint George's Hill (6). This range of red brick C19 farmbuildings are typical of village farmsteads and highlight part of the village history.

47 On the west side of Chapel Lane is a row of mid C20 houses, which have no special character and are outside of the Conservation Area.

STONEY LANE

48 Much of Stoney Lane is outside of the Conservation Area, as its C20 houses and bungalows have no special architectural or historic character.

49 The corner of Stoney Lane and Church Street is marked by the Old School House, which has been converted into a private dwelling.

50 The view along Stoney Lane is closed by the east end of St Michael's Church (12) which is a Listed Building, and the stone wall which marks the boundary of the Churchyard. The large East window of the Church is prominent. Opposite the old school, Stoney Lane is bounded by a stone wall with a line of mature trees behind it which mark the boundary to Northlands House.

CHURCH STREET

51 To the north of St Michael's Church stand a row of three cottages, Nos 1, 2 and 3 Peacock Row (9) which was once a school, erected in 1840 by Lord Scarborough. There is a commemorative plaque in the east gable end of the building. The cottages are of coursed stone rubble with a later red brick first floor added. Although not Listed buildings, their appearance and position in the village, adjacent to St Michael's Church are important in both visual and historic terms.

52 Opposite the cottages on Peacock Row are Nos 8 and 10 Church Street (7), a pair of C19 stone and red brick cottages. Not Listed, but their traditional building materials of stone and red brick are prominent and this has enhanced this part of the village. Indeed, the area and buildings around the Church are the 'heart' of Glentworth with the Church remaining the focal point. Sympathetic use of materials is evident here. More recent housing, slightly further north along Church Street, has continued the use of stone and pantiles, to the advantage of the appearance of the village and has therefore been included in the Conservation Area.

53 The road along Church Street widens north of Peacock Row Cottages, each of which has its own garden plot defined by brick walling and timber fencing. A footpath serves the cottages and gardens, and there is a sense of informality and space, which lends to the character and appearance here.

54 The most recent houses in Glentworth which are located in this part of the village, opposite the Sub Post Office, abut Church Street and have large front gardens with stone walls. This has helped to keep the views towards Glentworth Hall open. Their careful siting, landscaping and use of materials has helped maintain quality appearance of buildings.



"Scottish Farmhouse, a fine Grade II Listed C18 stone building" Para 42

"...the red brick farmbuildings provide a sense of informality which lends character to...the village." Para 43



- 55 Nos 34 (Post Office) and 36 (8) are of the C19. It is an attractive building, not listed but nevertheless important in the village scene. The attached flat roofed Sub Post Office, is an unattractive building, its design and materials, rusticated concrete blocks, being unsympathetic to the more traditional materials in the area.
- 56 The wide road, continuity of walls and consistency of building materials is a key feature, as too are the mature trees. Those trees in the gardens of the more recent houses have Tree Preservation Orders upon them.
- 57 Church Street sweeps to the left at its north end and the view towards Glentworth Hall is very attractive. The stone house opposite the Post Office is well constructed using traditional materials of a standard to be encouraged within the village. Its northern boundary marks the edge of the Conservation Area at this point. The large garden plots and wide road, provide a gradual spatial transition out of the main body of the village, towards the wider landscape setting of Glentworth Hall.
- 58 Church Street continues around St Michael's Church, the stone wall marking its boundary. The Church and its graveyard are situated on higher ground to the roadway, which provides an interesting change in levels. The graveyard is well kept, to the credit of the village and its people.
- 59 St Michael's Church (12), a Grade II* Listed building is a superb late C11 Church and the oldest standing building in Glentworth. The fine marble tomb of Sir Christopher Wray and his wife are to be found inside.
- 60 To the south and opposite the Church is Northlands House (10), a Grade II Listed building set in large gardens. Built in the late C18, it is of limestone, with red brick and with a slate roof. The sash windows are also typical of its period.
- 61 Within the grounds of Northlands House, on its southern boundary, is a C19 stable and coachhouse (11), built of limestone and red brick, L shaped with a pantiled roof. Three stable doors indicate its original function.
- 62 The stone walls along both sides of Church Street are visually attractive and therefore very important. The bend of the road between the Church and Northlands House, closes the view from the area of the Sub Post Office and opens another towards the Old Vicarage (13). These walls should be retained with the minimum of change as they are attractive features.
- 63 Church Farm (14), which is not Listed is also an important house because of its attractive features and its position, immediately abutting Church Street.
- 64 Opposite Church Farm is the Old Vicarage (13) which stands in large grounds, it is a Grade II Listed Building built in the C18 of stone and is a very attractive and well maintained house. The vertical sliding sash windows, panelled door with fanlight and door surround are superb examples of the period. The mature trees set in its garden are protected by a Tree Preservation Order.



"St Michael's Church, a grade II* Listed Building is a superb late C11 Church" Para 59

"The stone walls along both sides of Church Street are visually attractive" Para 62



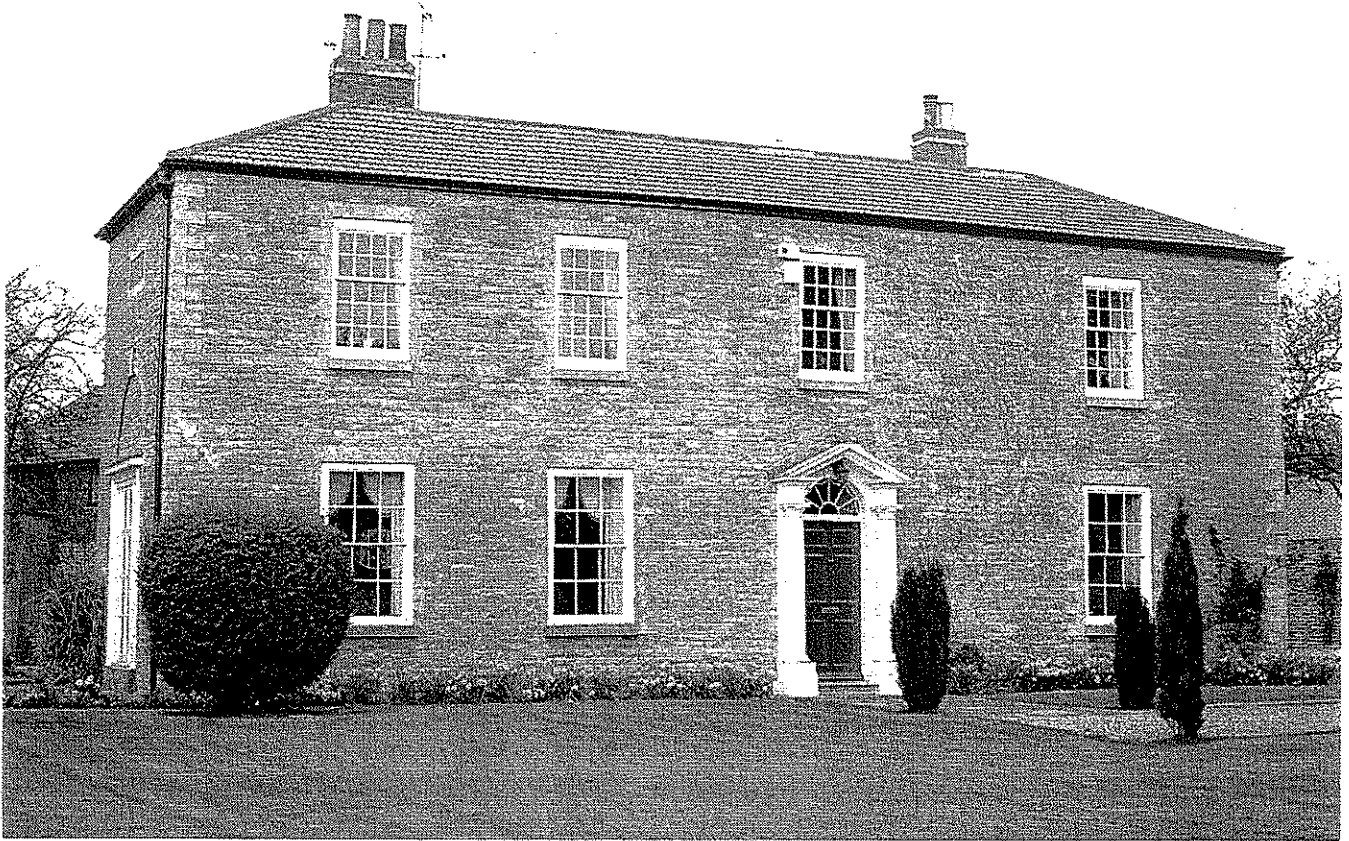
- 65 This part of Church Street is the most visually attractive in terms of its combination of buildings, walls, trees and spaces.
- 66 The road bends southwards at the point where the Conservation Area boundary crosses it. Views south, down Church Street have no special character worthy of Conservation Area status.
- 67 The boundary of the Conservation Area follows the road edge south, until it meets the southern boundary of No 12 Church Street (15). This is an attractive late C18 coursed ironstone rubble house and it is a Grade II Listed building. There is a spacious yard to its rear which is lower in height than the field immediately north. The land slopes in a north to south direction from Church Street.

POLICIES AND ACTIONS FOR CONSERVATION

- 68 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 Glentworth 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.
- 69 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

- 70 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.
- 71 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.



"...the Old Vicarage...a grade II Listed Building" Para 64

"...12 Church Street...an attractive late C18 coursed ironstone rubble house" Para 67



- 72 Within Glentworth 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.
- 73 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.
- 74 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.
- 75 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.
- 76 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 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 Glentworth. 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

- 77 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.
- 78 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 Glentworth this means the use of stone or red bricks for walls, with slate or clay pantiles for the roof. However, depending on siting, there may be exceptions to this.
- 79 The external painting of walls has generally not been much used in Glentworth and in the future should be avoided wherever possible. One of the most significant characteristics of the village is the exposed 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 doors and windows of individual properties are painted, unless they are Listed Buildings.
- 80 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.
- 81 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.
- 82 The addition of shutters alongside windows is not to be recommended. This is not a traditional detail of 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.
- 83 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.

BUILDINGS WITHIN CONSERVATION AREAS

- 84 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.
- 85 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 89 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.
- 86 Within Glentworth 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.
- 87 The District Council will continually seek to bring about the enhancement of Glentworth 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.
- 88 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

- 89 The fact that a building is listed as being 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.

- 90 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 Glentworth 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.
- 91 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.
- 92 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.
- 93 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 listed and identified in Appendix 1.
- 94 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.
- 95 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

- 96 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 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

- 97 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 Glentworth 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

- 98 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.

TREES

- 99 In the Town and Country Amenities Act 1974 provision is made for the protection in Conservation Areas, of trees 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 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. Those areas within which trees are protected by Tree Preservation Orders are identified on Map 1.

PUBLIC PARTICIPATION

- 100 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 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

- 101 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 96, 97, and 98 above.
- 102 The District Council may when 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 those parts along Church Street and Saint George's Hill which are situated within the Conservation Area.

Important Buildings
Numbers refer to Map 1

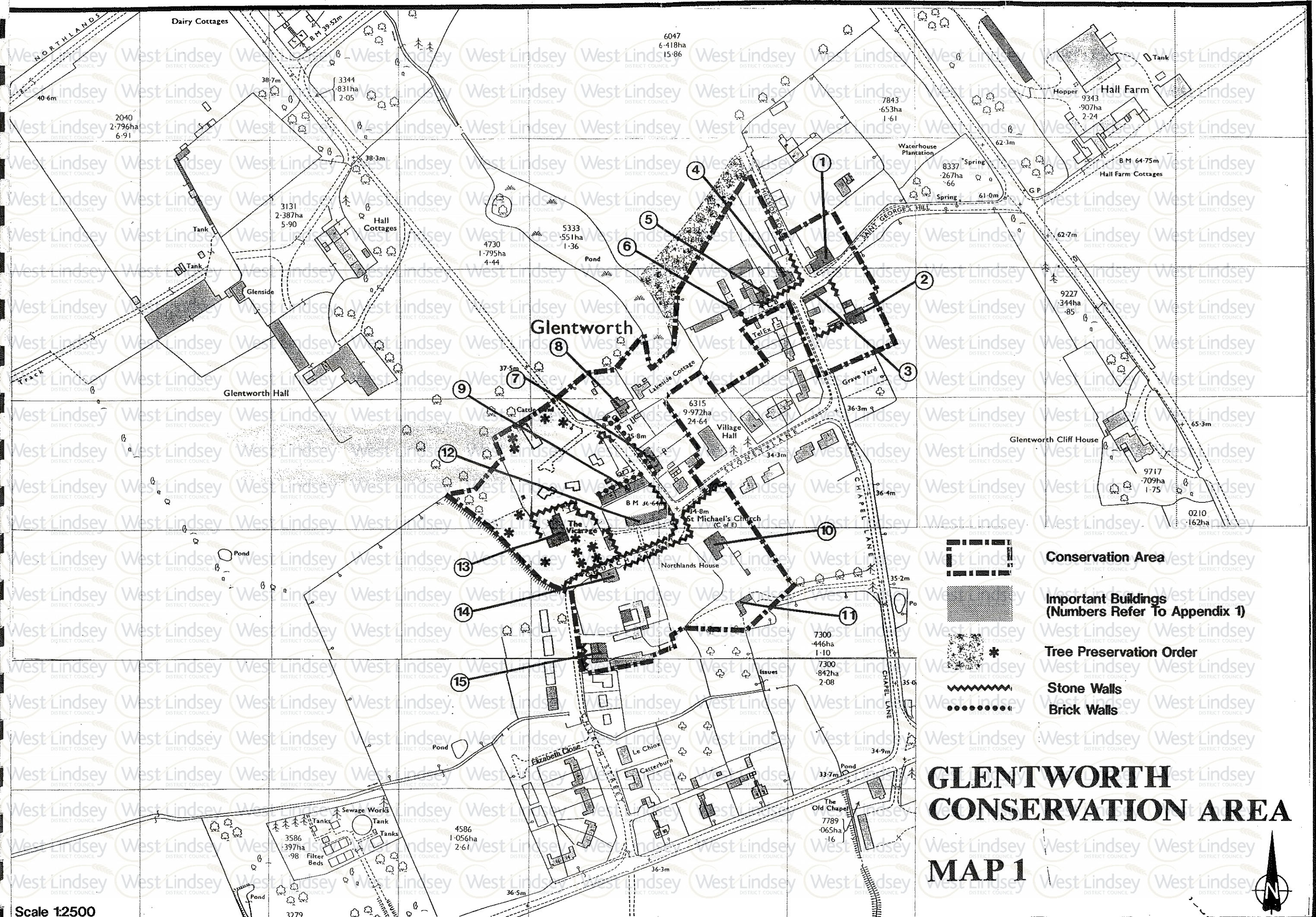
This list includes all those buildings which by virtue of their design and their materials contribute most strongly to the character of the area. It includes all the Listed Buildings within the Conservation Area, ie those identified by the Department of the Environment as having special architectural 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 Scottish Farmhouse
Farmhouse. Late C18. Coursed limestone rubble, pantile roofs with gable stacks. L Plan 2 storey, 3 bay front with central doorway with moulded reeded doorcase, rectangular overlight with margin lights and panelled door. Doorway flanked by single glazing bar sashes with splayed plaster lintels. 3 similar windows above. Listed Building.
- 2 1 and 3 Saint George's Hill
C19 2 storey coursed limestone rubble farmhouse and later 2 storey red brick house attached to south side being split laterally to form two dwellings. The stone house has a Welsh slate roof and two brick gable stacks. 4 bay north elevation with central partially glazed plank door with C20 window above and small narrow light to right. C19 vertical 6 over 6 sliding sash with horns to far right and C20 window to left on ground floor. Windows and door with red brick surrounds. West gable has first floor 4 light vertical sash window with timber lintel over. Similar window to east gable on first floor. C19 red brick house having Welsh slate roof, two gable stacks and dentillated eaves course. Five bay front with right hand projecting with ground floor bay window and vertical sliding sash above. Panelled door with glazed fanlight and vertical sash window above. Two ground floor vertical sliding windows to left of door with C20 window above. All windows having segmental heads. Associated C19 - outhouses. Single storey red brick pantile washhouse adjacent to stone house. Similar building to west, believed to be used

- as an earth closet with a store attached.
- 3 Stables and Barn
Saint George's Hill
Mid C19 single storey red brick pantiled farm building with dentillated eaves. Three stable doors and one barn door to yard. One stable door to east end gable. All doors have brick segmental heads. Believed to consist of a tack room, stable and piggery.
 - 4 4 and 6 Saint George's Hill
Late C19 pair Victorian red brick semi-detached houses. Welsh slate roof with central and gable stacks. Four bays with the two centre bays projecting having pediments over. Decorated barge boards. The two projecting bays have two vertical sliding sash windows to the ground and first floors. All are 6 over 6 with horns and segmental heads. Similar windows to each end bay on first floor with six light windows below. Plank door to right hand side.
 - 5 8 Saint George's Hill
Late C19 Victorian two storey red brick with Welsh slate roof, gable stacks and decorated barge boards. Three bay front, C20 glazed door flanked by vertical sliding sash windows with horns and segmental heads. Similar windows above on first floor with roof pediment over. Central narrow 2 light window over doorway. Attached single storey barn to west side, red brick, Welsh slate roof with large double door and three windows.
 - 6 Barn and Outbuildings
adjacent 8 Saint George's Hill
Late C19 two storey red brick barn and attached red brick single storey cart shed and stables, both with clay pantiled roofs. The two storey barn has a timber door entrance to south gable end with large wooden lintel. East side has three bays with three 12 light windows to ground floor and two to first floor with end bay being a Yorkshire sliding sash window. One first floor 12 light window to west side.
 - 7 Nos 8 and 10 Church Street
C19. 6 bay stone and red brick cottages with pantiled roof. The central bay is constructed from coursed limestone rubble with large stone quoins evident where the stone

- meets the red brick. This suggests an earlier single 2 storey stone cottage which has been extended either side using red bricks. Four C20 3 light windows to first floor and ground floor with two entrance doors to each cottage.
- 8 Nos 34 (Post Office) and
36 Church Street
- Believed to be originally built as one mid C19 farmhouse and converted into two cottages in mid 1940s. There is an attached flat roof single storey building of concrete blockwork which is the village Post Office, erected in 1970. Inset into the brick gate pier is an EIR Post Box. These two storey cottages are constructed of limestone with an orange clay pantile roof. The first storey to No 36 has two vertical sliding sash windows with horns. The ground floors both have C20 windows and doors.
- 9 Nos 1, 2 and 3
Peacock Row Cottages
- Former school, erected in 1840 by the Earl of Scarborough. Coursed ironstone rubble now converted into 3 cottages. Red brick raising to form first floor added at a later date. The north elevation has 17 bays. Each cottage has 3 first floor C20 windows and three ground floor windows with an additional small 2 light window to No 1. Each cottage also has a central upper glazed main door with door canopy over and stable door. There is a pantiled roof. The south elevation has 9, 4 light C20 windows to the first floor and 9 similar windows to the ground floor.
- 10 Northlands House
- Late C18, early C19. Coursed limestone rubble, some red brick, slate roofs with 3 gable stacks. 2 storey and garret, 3 bay C18 front with 3 glazing bar sashes with painted, splayed plaster lintels. Single quoin by central window suggests original site of doorway. 2 glazing bar sashes above. Early C19 range to right of 2 storeys, 2 bays with 2 sliding sashes with segmental heads with 2 similar windows above. Rear C18 range with large red brick staggered projecting stack. C20 doorway inserted in north wall of C18 rear range. C18 roof interiors intact. Listed Building.

- 11 Stable block and Coachhouse at Northlands House C19 coursed limestone rubble and red brick with pantiled roof. L shaped with three timber stable door entrances to east wall and large double timber door to east gable end. Central plank door to north side with boarded window to right and Yorkshire horizontal sliding sash to left.
- 12 Church of St Michael Parish Church C11, late C12, mid C14, late C16, 1782, restored C19, C20. Coursed ironstone and limestone ashlar with slate roofs and stone coped gables. West tower, nave and chancel in one with south porch and north west lean to. Late C11 tower. Inside, large tomb north wall of chancel of Sir Christopher Wray, died 1592 and wife, in pink, white and blue-grey marble. Listed Building.
- 13 The Old Vicarage Vicarage now house. Datestone inscription reads GB Vicar AD 1793. Coursed limestone rubble, hipped concrete tiled roof with 3 ridge stacks. Square plan 2 storey, 4 bay front with quoins. Doorway to right with open pediment, moulded doorcase with flanking doric columns, traceried fanlight and 6 panelled door. Single glazing bar sash to right with 2 similar windows to left. 4 glazing bar sashes above. All the windows with quoined surrounds. Listed Building.
- 14 Church Farm, Church Street House. Datestone 1904 to east gable. Coursed limestone rubble. Terracotta string course at first floor level with rendered walls above. Partially glazed panelled timber front door with stone lintel. 3 C20 casements to first floor and one to ground floor left side. Two C20 bow windows with stone cills and lintels one either side of front door.
- 15 No 12 Church Street House. Late C18. Coursed ironstone rubble with render, pantile roof with gable stacks. 2 storey and garret, 2 bay front with central doorway with segmental head and partially glazed door. Doorway flanked by single glazing bar sashes with segmental heads, with 2 sliding sashes with segmental heads above. Listed Building.



Conservation Area



**Important Buildings
(Numbers Refer To Appendix 1)**



Tree Preservation Order



Stone Walls



Brick Walls

GLENTWORTH CONSERVATION AREA MAP 1



Scale 1:2500

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