

Great Limber Conservation Area Appraisal



GREAT LIMBER CONSERVATION AREA

A draft report was prepared in October 1989 for consultation purposes and was circulated for information and comment to the Parish Council, Brocklesby Estate, local residents and local and national organisations with conservation interests. The Conservation Area was designated in September 1990. This report sets out the policy of the District Council for this part of the village.

West Lindsey District Council
August 1991

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District Planner

GREAT LIMBER CONSERVATION AREA

INTRODUCTION

- 1 Section 277 of the Town and Country Planning Act 1971 (Amended) states that every local planning authority shall from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance, and shall designate such areas as Conservation Areas.
- 2 The West Lindsey District Council are of the opinion that there is an area within the village of Great Limber which warrants Conservation Area status, as it has special merit architecturally.

PLANNING POLICY

- 3 Great Limber has always been considered in planning terms, as a small settlement in which only limited development should take place. In the period 1951 to 1988 a total of 28 dwellings were built in the parish, some of these to replace at least eight that have been demolished within the same period. The population level has been declining now for many years. The National Census of Population recorded 445 people in 1931, 401 in 1951, 332 in 1961, 311 in 1971 and 254 in 1981.
- 4 The County Structure Plan, 1981, designated the village as one in which small scale residential development will normally be permitted, provided that individual proposals are sympathetic to the nature, scale and density of existing development in the village. Detailed policies for the village are set out in policy documents available from the District Council.

HISTORY

- 5 The history of the village as a settlement site goes back for almost 2,000 years. The Mausoleum to the north is built on the site of a Roman tumulus, which would indicate a nearby settlement. In addition, Romano British pottery was found in the garden of the Vicarage in 1949.
- 6 The written history begins with a mention in the Domesday book following the Norman Invasion. Recorded then as "Lindberge", over the years it has appeared as "Lindbeorghe", "Magna Limberga", "Limber, Magna", to today's Great Limber. The name means "Lime Tree Hill".
- 7 The village was the site of a Priory, founded originally under the abbey of Aveny in Normandy, before 1180. Later appropriated to the Carthusian Abbey of St Anne near Coventry, its dissolution came in the 15th Century, its lands granted to private owners. Its site is now an Ancient Monument on the eastern village outskirts.
- 8 The Brocklesby Estate of which the village is part came into the Pelham family in Tudor times. The first Sir William Pelham, was a notable Elizabethan soldier. The family home, Brocklesby Hall, was first built in 1603.

- 9 In 1787 the First Baron Yarborough began planting the famous estate woodland which forms such a prominent feature immediately on the north side of the village, and in the landscape to the south.
- 10 It is largely to the efforts of the 2nd Earl of Yarborough, Charles Worsley Anderson, 1809-1862, that the appearance of the village today is owed. It was he who was the builder of so many cottages and farms on the estates, including many in Great Limber, and it is largely his architectural legacy which survives today.
- 11 As far as the existing buildings are concerned, generally the dates of construction of most are not known. Those that are, are either well documented or have the date recorded on them. Many of their sites will have been built upon for, in some cases, centuries. Notes on building dates will, unless documentary evidence is to hand, be no more than a best estimate.
- 12 The oldest surviving building is the Parish Church dating from the twelfth century. There is one building, Priests House, dating from the seventeenth century, and seven or eight buildings from the eighteenth. The majority are of the nineteenth century, 28. Although there are also nineteen twentieth century buildings, within the Conservation Area they tend to be on less prominent sites, and accordingly, generally, the village gives the impression of being largely of the nineteenth century.
- 13 Great Limber is fortunate to have had its history so closely bound to the successive Earls of Yarborough, who have without exception been public servants and benevolent landlords.

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, the spaces around them, and walls, hedges and trees.

Buildings

- 15 Buildings which are considered to be important 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 the 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 was not so important as small windows gave little opportunity for passers-by to see in. Now the demand is

primarily for large areas of glass to let light and sun in; for privacy the house now has to be set back in the garden, and the front at least becomes an ornamental landscaped setting.

- 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. This, however, has not happened in Great Limber, to the advantage of the village appearance.
- 18 Similarly, such modernisation has also resulted in the loss of certain traditional building features once common to the County, but again, not yet the case in Great Limber. Brick tumbling where the hard end of the bricks is used along the top edge of a gable to avoid cutting a brick where, laid in horizontal courses, it reached the edge of a roof, survives on several buildings. The vertical sliding sash window with its attractive proportions within a building elevation can be found, as can its far less common but close relation the horizontal sliding sash, known as the "Yorkshire Light".
- 19 Last, but by no means least, are the materials of construction of buildings. In Great Limber the majority of the older buildings are constructed of brown brick with slate roofs. This together with their style, and date, mark them out as having been built by the Brocklesby Estate in the last half of the nineteenth century. Even though later buildings now intersperse these, generally built in a variety of compatible dull red and dark yellow bricks, with brown tiled roofs, the homogeneous identity of the village is not lost.

Spaces

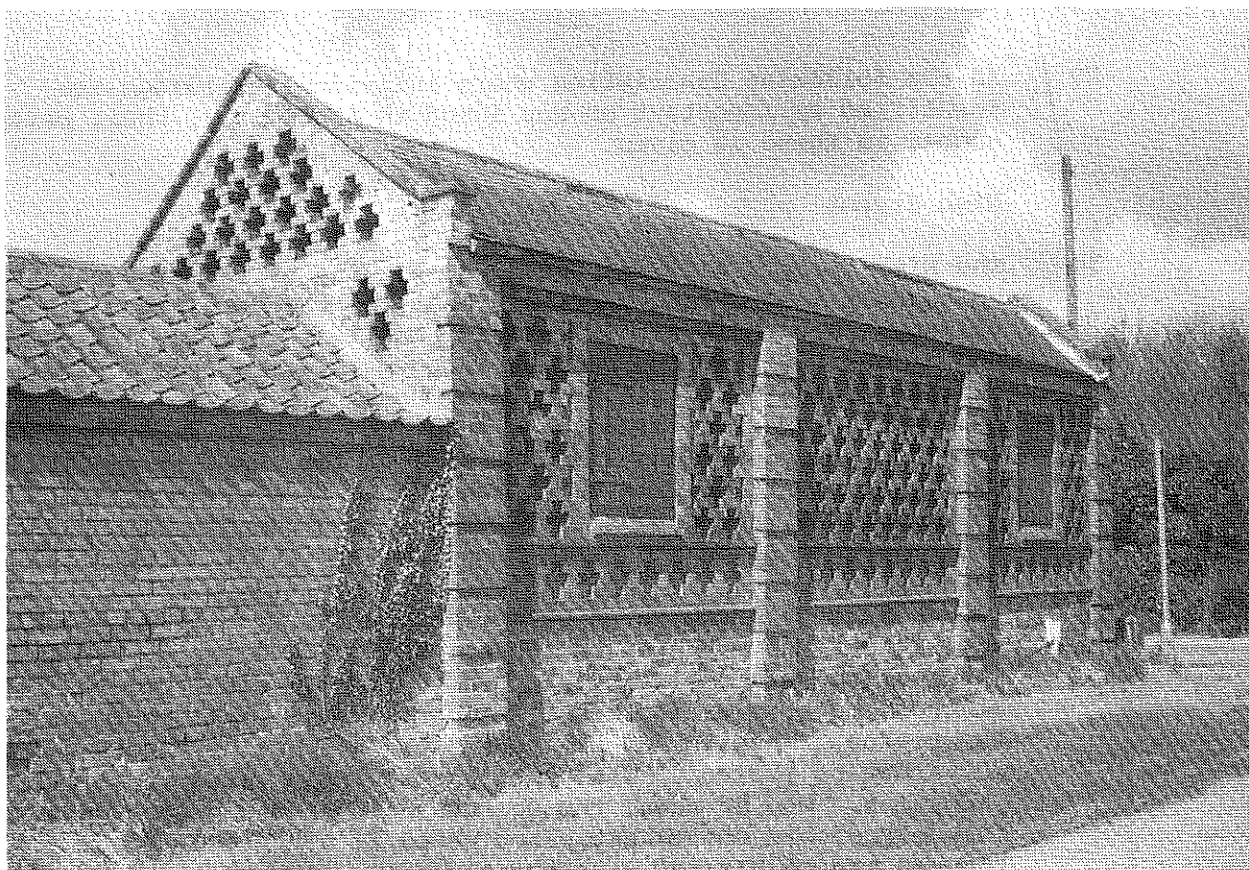
- 20 Spaces are very important in determining the character of an area. Spaces are not only defined by buildings but by the shape of the ground, and by features such as walls, hedges and trees, the latter individually, in groups and in woodland. Spaces are the open areas formed by their relationships.
- 21 Great Limber has a number of attractive spaces of a variety of sizes. Principal among these is that around the village pond, the combination of an area of water and trees at the heart of a village is rare in this part of Lincolnshire, and epitomises for many people just what the centre of an English village should be. The second largest space is the road junction adjacent to the New Inn. Although the need to cater satisfactorily for modern road traffic dictates that this has to be a large area of tarmac, it is surrounded by a combination of environmentally important buildings, woodland to the north and a view over open grassland to the south. These roadside open spaces in the form of undeveloped frontages throughout the village are typical of how villages used to be and are a feature that, where possible, should be retained. The village streets are long narrow spaces, their curving nature continually restricting views along them. Finally, there are the spaces between and around the buildings. An important feature of many of the village houses being the larger than average gardens within which they are set.

Other Features

- 22 Linking the buildings, their gardens and the surrounding fields are hedges, walls and trees. Generally, within the village itself, the older boundaries are hedges, grown from a wide variety of plants, including holly, hawthorn, ribes and more recently, beech. Those on the field boundaries around the edges of the area are usually hawthorn. With few exceptions, brick walls tend to be of more recent origin.
- 23 One of the most dramatic features of the village are the multitude of trees, mainly planted up to two hundred years ago to enhance the long vistas over the Brocklesby estates, and the environs of the Pelham Mausoleum. These are planted mainly as blocks of woodland, mainly to the north of the village, but also on the outskirts to the south and west. There are also significant groups of mature trees in the churchyard, in the Vicarage grounds, and in the garden to Priest's House. This wooded effect largely hides the lack of individual mature trees throughout the village, although there are several places in which such trees have been planted in recent years which will grow to maturity and redress this balance.
- 24 Topography also plays its part in the village setting. More so in the views of the village from the wider landscape than from within the village itself. Great Limber lies in a low valley, and this, together with its extensive tree cover, tends to hide it from view. Its location is "signposted", however from up to two miles away from the southern approaches by the sight of the blue copper dome of the Mausoleum rising above the trees, very prominently. Not only is it a tall building, but it sits on a mound at a high point. Closer to the village, from the Caistor road, the squat Church tower can also be seen, as can Boundary Farmhouse from the Grasby approach, but the majority of the buildings are only seen within the village itself.
- 25 Great Limber has a very strong identity. The origin as a small village dependent on a large country estate is very apparent, and much of the more recent development in its design, form and location has perpetuated that feeling.

THE CONSERVATION AREA

- 26 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.
- 27 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 that overall character that justifies Conservation Area designation.
- 28 The proposed 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.



The barn at the Vicarage, a Listed Building

"The feeling of being in an estate village is readily apparent" para 31



- 29 In the following description where individual buildings are identified as Important on Map 1 and in Appendix 1, their reference number in these is given.

High Street

- 30 The High Street, A18, was until the opening of the M180 and its A180 Humberbank connection, extremely busy, to the detriment of the village. Now, however, it carries much less traffic. At the eastern end of the village, the road bends to pass around the wooded boundary of the grounds to Little Brocklesby House (16). The effect of the bend and trees is to hide the view of the village from the east, and to close the view along High Street from the west. Visually, an important point. Little Brocklesby House is a rather plain building, built in 1874, and stands in large wooded grounds. Nearby, is its former stable block and coach-house, with a staff cottage (17).
- 31 The feeling of being in an estate village is readily apparent. There are six sets of cottages on the north side, and two on the south. Three of these are side by side (8, 9 and 10) with features typical of those both in Great Limber and Brocklesby. (see Appendix 1). Their ornate details and their setting in front of trees, and the curvature of the road, make them particularly attractive and prominent. One of them, the western half of the centre pair (9), has a modern single storey extension which is a model of how successfully the new can be blended with the old. The terrace of three at the western end is Listed (8).
- 32 There are also three pairs of Estate cottages at the eastern end, (11, 12 and 13) intermixed with recent houses. Although obviously modern the latter by their design do relate to the style of their neighbours, with features such as decorated barge boards, gablets over dormer windows and suitable bricks and roof coverings.
- 33 All these buildings on the north side of the street are backed by the Mausoleum Woods, a stark contrast to the open grass fields on the south side of the village outskirts, beneath which lie the foundations of the Priory. Part of the site is an Ancient Monument (see Map 1).
- 34 The south side of the High Street has fewer of the Estate cottages. One, Tall Chimneys (18), has three sets of remarkable paired chimneys all with a spiral decoration.
- 35 A feature of almost all the Estate cottages are the hedges on their boundaries, particularly those to the front.
- 36 High Street also has the three surviving oldest vernacular buildings in Great Limber. These are Town End House (15), and Vicarage Cottage (24) both eighteenth century, and Blacksmiths Cottage (27), of the late eighteenth or early nineteenth century. Town End House retains its style unaltered, Vicarage Cottage was much altered in the last century, and both are Listed Buildings. Blacksmiths Cottage has been recently extended but the layout and design of the original building and its siting adjacent to the road, indicate its age.
- 37 The Vicarage garden wall (23) is of an unusual design with openings in the shape of a cross and is backed by mature trees in the grounds.



"Town End House retains its (late eighteenth) style unaltered" para 36

"...Pimlico Farm...closes the view from the village" para 42



It too is Listed as is the hay barn at its eastern end (25) in which the cross design is repeated.

- 38 Opposite the Vicarage are a number of now overgrown former gardens, once the site of cottages. Some of the land at the rear is cultivated as allotments, and part is a yard. The shrubs and trees here effectively screen what could otherwise be a rather unsightly area.
- 39 To the west of the Vicarage wall is the Smithy (26) a traditional rural craft still carried out on this site as it has for many years. There are examples of the trade on display around the yard, and the tyreing platform, once used for putting iron tyres on wooden wheels, still survives.
- 40 In the latter half of the nineteenth century the village was provided with a public water supply, water points being established at a number of locations along both High Street and Grasby Road. Two of those on High Street have gone, but two cast iron taps remain (14 and 28).
- 41 At the west end of the street a space opens out around the junction with The Square and Grasby Road. Here the New Inn (29) built about 1840 and a Listed Building, faces approaching travellers from the west. Across the road is one of the entrances to Brocklesby Park. Here the trees of Mausoleum Woods adjoin the road around the Lodge of 1789 (6), and its associated gateway (7). These guard the entrance to Pelham Mausoleum (1) erected in 1792 on the site of a Roman burial mound itself on the highest point around, and in view of Brocklesby Hall, 1.5 miles to the north. Built in memory of Sophia, the wife of the First Lord Yarborough, who died in 1786, her statue stands in the centre of the interior. The Mausoleum is regarded as the masterpiece of the work of the architect James Wyatt, and is a Listed Building, Grade I, of national importance. Although the Mausoleum is outside the Conservation Area, it is included within the text because of its landscape, historical and architectural importance.
- 42 Further west, along the road to Brigg, is Pimlico Farm. The Farmhouse (2) is built in a bend in the road and closes the view from the village. Built in the late eighteenth century it is a Listed Building, and adjacent to it is a coach-house and stable range (3). The farmyard lies to the north and east, its most prominent building being a nineteenth century range of stables and barn (4 and 5), with adjacent to it, the farmyard pond, a once common, typical, feature now very rare. From here is an attractive view south-westwards, across a grass paddock, to the village.

Grasby Road

- 43 Much of Grasby Road is a mixture of nineteenth and twentieth century buildings, in about equal proportions. However, because of much of the more recent development is set back from the road, the older houses predominate, the curves of the street giving them prominence in the views. As, in the street scene, these are generally Estate dwellings, again with their strong architectural features, the feeling of an estate village is perpetuated. Possibly the two most interesting buildings are former chapels, neither now used as such, but both still surviving, and architecturally very attractive. The



"Boundary Farmhouse...a Listed Building built in 1773..." para 44

"...the Parish Church of St Peter...with attendant trees" para 49



earliest was built in 1841 (45), as a Wesleyan Chapel, used as a Sunday School after the later, and larger, replacement (39) was built in 1882. The latter has recently been converted into a house, a most successful conversion with the minimum of alteration to the external appearance. It is a Listed Building.

- 44 Boundary Farmhouse (48) closes the view westwards along Grasby Road. Another property made more prominent by being built in a bend in the road. It is a Listed Building built in 1773, with nineteenth century alterations and additions. Behind it is a model farm (47) consisting of a barn, stables and crewyards some of which have been altered over the years, the older parts of which may also be of the late eighteenth and early nineteenth centuries.
- 45 Behind the properties on the south side of Grasby Road up to about 150 years ago were a series of lanes and village buildings which have completely disappeared and whose remains probably still lie beneath the turf.
- 46 In common with High Street, many of the properties here are enhanced by their hedges, many very prominent in the street scene. There are also three more of the village taps to be found (33, 41 and 44).

The Square

- 47 At its western end the village telephone box, a K6 type, (31), is a Listed Building, and this will ensure the survival of this typical red kiosk, which will become increasingly rare in the future. Behind it, the grass field which is adjacent to the road was once the site of buildings, but now gives an attractive view of a hillside topped with distant trees.
- 48 The most dominant and attractive feature here is the tree girt village pond, another of those traditional village features once so common but which Great Limber is fortunate to retain. Only over the last quarter of a century has it become overlooked by homes and the village hall. However, these modern buildings do not detract from the nature of the area. Nearby is the village's oldest surviving secular building, the Old Priest's House (49). Dating from the seventeenth century, but much altered over the years, it retains a thatched roof, and is a Listed Building.

Church Lane

- 49 Church Lane is dominated by the yellow brick Vicarage (22) and the Parish Church of St Peter (19) both with their attendant trees.

POLICIES AND ACTIONS FOR CONSERVATION

- 50 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 Great Limber 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.

- 51 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.

Planning Applications

- 52 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 a Conservation Area the requirement is for extensions which exceed 70 cubic metres, or 15%). It should be noted that in a conservation area, any building erected within the curtilage of a dwelling with a cubic content greater than 10 cubic metres shall be treated as an enlargement of the dwelling when calculating cubic content.
- 53 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.
- 54 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 be within the area, but they may also be outside, on the fringe of the area.
- 55 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 materials of construction of any proposed building works.
- 56 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.
- 57 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", and include such matters as painting, 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 always 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 Great Limber but the option is there if needed. It should also be noted that an Article 4 Direction can be made anywhere, not just in a Conservation Area.

Siting, Design and Materials

- 58 The building lines to which the frontages of existing buildings are constructed may be important to the character of the area and any 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.
- 59 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, this means the use of dark grey or brown bricks for walls, with slate or dark blue tiles for the roof. However, depending on siting, there may be exceptions to this.
- 60 The external painting of walls has generally been avoided in Great Limber 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 unkept 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. There is no planning control over the colour that the doors and windows of individual properties are painted.
- 61 The proportion of door and window sizes 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 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 appearance.
- 62 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 an elevation. In addition, they increase the burden of maintenance requiring regular repainting, and introduce unnecessary clutter to the detriment of the appearance of the building.
- 63 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

- 64 It should be noted that in addition to the provision made for controlling the demolition and alteration of "listed" buildings, the Town and Country Amenities Act 1974 requires that within Conservation Areas, consent is obtained from the District Council before buildings, or parts of buildings, are demolished.
- 65 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 68 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.
- 66 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, which then 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

- 67 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. Appropriate alterations to Listed Buildings may be given consent.
- 68 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. The procedure is similar to that for obtaining planning permission. (Details can be obtained from the Planning Officer).
- 69 It is an offence to demolish, alter or extend a listed building without having first obtained listed building consent.
- 70 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 also need to apply for planning permission and for listed building consent. This can include external painting.

- 71 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.
- 72 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 pamphlet. Listed building consent is not required, for instance, for works to a listed ecclesiastical building which is remaining in ecclesiastical use.
- 73 The owner of a Listed Building for which Listed Building Consent, involving a measure of demolition, has been granted, is required to give one month's notice of his intention to carry out the work to the Royal Commission on Historical Monuments so that they may be able to make such records of the building as may be necessary. Listed Buildings within the Conservation Area are included in Appendix 1.

Grants for the Repair and Maintenance of Buildings

- 74 Within the limits of such funds as may be afforded from time to time, under the Local Authorities (Historic Buildings) Act 1962 the District Council will consider making grant-aid available towards the repair and maintenance of older buildings. 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. The amount of grant-aid made available is usually related to the excess costs incurred by the owners in their maintenance and repair arising from the use of special materials or workmanship to preserve their character and appearance. Potential applicants are advised that no works should be carried out before approval for grant-aid has been confirmed. Those buildings which are considered to be most important in contributing to the character of the Conservation Area are set out in Appendix 1, but there may be other buildings, both inside and outside the Area, on which work may be grant-aided.

Other Grants

- 75 The District Council have a scheme of grant-aid to support work which will result in environmental improvement, the number of schemes in any one year being limited by the funds available. The type of work which can benefit from this is not specified because of the great variety of projects which can achieve the desired results. Projects can be identified by an individual, local organisation, Company, Parish Council or the District Council. The main criteria is that some local improvement must be achieved or the preservation of an existing attractive environment which is under threat. 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.
- 76 The District Council promote the planting of trees throughout the

District through their Tree Planting Scheme. Details are available from the Planning Department.

Trees

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

Public Participation

- 78 Although the District Council has powers of control in Conservation Areas, the success of such areas depends to a large extent on the willingness of the general public, particularly those living and working within Conservation Areas, 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 do this as it protects their village environment, the immediate surroundings of their home, and may enhance the value of property.

Enhancement

- 79 Section 277(8) of the Town and Country Planning Act requires that planning authorities shall pay special attention to the desirability of enhancing the character of conservation areas. The District Council envisage that apart from opportunities which might arise from time to time for the promotion of a particular improvement, generally such schemes will be promoted locally, taking advantage of the funds available as set out in paragraphs 74, 75 and 76 above.
- 80 As part of a general enhancement scheme for the village the District Council will prepare proposals for tree planting and negotiate with owners and occupiers to seek its implementation.

GREAT LIMBER CONSERVATION AREA

IMPORTANT BUILDINGS

Numbers refer to Map

NB 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. The exclusion of any building from this list does not indicate that it has no contribution to make to the village character, but that it is either of modern materials or has been altered such that its original character has been changed. Generally, comments refer to street elevations.

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| 1 | Mausoleum, wall and screen | Built 1792 architect, James Wyatt. Ashlar, circular, with copper dome. The main building stands upon a podium with arched openings, and is surrounded by 12 fluted Doric columns. The wall has niches containing sarcophagi and is topped by a frieze and balustrade. The dome is topped by a circular lantern. Inside are sculptures and monuments. The whole is surrounded by a wall with decorated piers and iron railings. <u>Listed Building.</u> |
| 2 | Pimlico Farmhouse | Late C18 house with C19 alterations. Brown brick with slate roof. One gable and three ridge brick stacks. Off centre panelled door with glazed surround covered by an open porch. Sliding sash windows. <u>Listed Building.</u> |
| 3 | Outbuildings to Pimlico Farmhouse | Range of outbuildings/coach-house etc, now garage and stores. Brown brick and slate roof with gable ends. Central, projecting, two storey range with gable flanked by single storey wings. Wooden finials on all gable ends. |
| 4 | Farmbuildings | Collection of C19 farmbuildings, consisting of stables and barn. Yellow brick with pantiled roofs. Single storey with 2 storey barn at right angles. This has a brown concrete tiled roof, dentillated eaves course, and raised brick tumbled gables. |
| 5 | Stables | Single storey, yellow brick with pantiled roof and dentillated eaves course. |
| 6 | Lodge | Lodge cottage, built 1789, of yellow brick with ashlar dressings. Hipped slate roof. 2 brick ridge stacks. Raised two storey central section flanked by single storey pavilions. In front of the centre block is a columned portico. Sliding sash windows. <u>Listed Building.</u> |

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| 7 | Gate Piers and Screen | Late C18 Ashlar classical piers with low pyramidal tops. To either side is a low stone plinth with end piers, topped by cast iron railings. <u>Listed Building</u> . |
| 8 | 2 High Street, Treetops Cottage and adjoining cottage | Terrace of three estate cottages, C1850 with C20 alterations. Brown brick with ashlar dressings, slate roof with raised stone coped gables with kneelers. 3 brick ridge stacks. Advanced gabled central bay with decorated brick gable, stone kneelers, raised stone coping and finial. Ground floor casement windows with hood moulding, first floor, three horizontal sliding sashes, the outer pair with gablets with stone kneelers and decorative finials, the centre with hood mould.
At either end are single storey porches with raised coped gables and finials. <u>Listed Building</u> . |
| 9 | | Mid C19 cottages. Brown brick with slate roof. Advanced gabled central bay. 3 raised stone coped gables with kneelers, C20 casement windows. Outer first floor windows have gablets with stone kneelers and wooden finials. Centre first floor window in gable has hood mould. Single storey porch to right with decorated bargeboards and wooden finials. Left hand cottage has C20 single storey extension to west, matching gable style with finial. 2 brick gable stacks. |
| 10 | | Mid C19 cottages. Brown brick with slate roof. Advanced gabled central bay. Raised stone coped gables with kneelers. C20 casement windows. End first floor windows have gablets with stone kneelers and wooden finials. Centre in gable has hood mould. Single storey porch at either end with decorated bargeboards and wooden finials. 2 Brick gable end stacks. |
| 11 | Gardeners Rest and adjoining cottage | Early C20 cottages. Brown brick with slate roof. Horizontal sliding sash windows with chamfered brick surrounds. Centre stack. Small gablets over first floor windows. Decorated barge boards in gable ends. |
| 12 | Field View and cottage adjoining | Mid C19 cottages, brown brick, slate roof. Gablets over first floor windows with wooden finials. Raised brick quoins, decorated barge boards, brick hood moulding over ground floor front windows. Two brick gable end stacks. |
| 13 | The Cottage and house adjoining | Mid C19 cottages. Brown brick with slate roof. Advanced gabled central bay. Raised stone coped gables with kneelers. Windows |

with hood moulds. End first floor windows have gablets with stone kneelers and wooden finials, centre gable one with hood mould. Single storey porch at either end with decorated barge boards and wooden finials. 2 gable end stacks.

14. Water tap Cast iron tap, one of five surviving examples of the former village public water supply. Made by E & H Roberts, Deanshanger.
15. Town End House Late C18 house. Brown brick with ashlar dressings, slate roof with raised coped gables with kneelers. Two brick gable stacks. Central half glazed door with traceried overhead, door surround of Tuscan pillars and entablature. Sliding sash windows, Listed Building. Later single storey extension to left, with raised brick coped tumbled gable. One sash window and planked stable door with arched overhead, also blocked window and door both with arched overhead extant.
16. Little Brocklesby House Country House, 1874 with C20 alterations and extension. Brown brick with hipped slate roof with corniced eaves. Two storey, rear range slightly lower. Sliding sash windows with ashlar lintels. Two projecting two storey canted bays to south elevation. French window in south elevation, west elevation has a panelled door with overhead and side lights, and a large arched first floor landing window. Brick chimney stacks on ridges.
17. Coach House, Stables and Cottage Range of late C19 single storey stables and coach house, with attached two storey house. Red brick with slate roof. House has three sliding sash first floor windows and two red brick stacks, one ridge, one gable.
18. Tall Chimneys Late C19 house, brown brick with slate, gable ends and south gable. Three sets of paired chimneys in spiral brickwork at gable ends. Decorated barge boards. Ground floor sliding sash windows with hood moulding. 20C casements to first floor. Former single storey gabled porch, now internal room, to front, with decorated barge board and wooden finial.
19. Church of St Peter Parish Church, C12, C13, C14, C16 and various C19 alterations. Coursed ironstone and limestone rubble, limestone ashlar dressings, some yellow brick. Slate roofs. Crenellated western tower with buttresses, nave, chancel, north and south aisles, south porch, vestry. Listed Building.

- 20 Lych Gate Low rusticated stone walls. Stone tiled roof carried on wooden pillars. Double wooden gates, with internal bench seats to either side. Built 1912.
- 21 Glebe House House, C1950, hipped slate roof, brown brick. Sliding sash windows.
- 22 Vicarage Vicarage, built 1829. Yellow brick with stucco dressings. Hipped slate roof, two wall stacks. Central doorway with fanlight covered by porch with fluted doric pillars. Sash windows, all with stucco lintels with raised keyblocks. Listed Building.
- 23 Garden wall and square gateway Early C19, yellow brick. Gate piers are brick pillars with moulded cornices and pyramidal copings. The wall is divided by rusticated piers. The lower parts are blank above which are a row of pierced crosses. Topped by clay saddleback copings with a double row moulding. Pointed arched gateway at western end with plank door. The wall and gateway facing High Street is a Listed Building.
- 24 Cottage at the Vicarage C18 with mid C19 alterations and additions. Painted brick with pantiled roof and brick gable stacks. Single storey front with attic. A central ground floor fixed glazing bar window in bricked up doorway is flanked by larger glazing bar casements beneath moulded brick hood moulds. Above are two dormers with rendered cheeks and figured barge boards. Listed Building.
- 25 Barn at the Vicarage Hay barn, early C19. Brown brick with slate roof, brick coped gables with kneelers. Timber posts on west, open, side. Gable and rear walls have numerous cruciform openings. Lower band, with row of cruciform shapes to match adjacent garden wall, but here they are infilled. Two square pitching eyes with planked doors in east wall. Listed Building.
- 26 Smithy Single storey early C20 Smithy, brown brick with brown concrete tile roof.
- 27 Blacksmith's Cottage Two storey late C18 or early C19 cottage with outshut to north. Brown brick with pantile roof, and brown brick gable stacks. Brick tumbled gables. Recent south extension in the form of a central projecting bay, gable ended with pantile roof.
- 28 Water tap Cast iron tap, one of five surviving examples of the former village public water supply. Made by E & H Roberts, Deanshanger.

29 New Inn

Public House C1840. Brown brick with ashlar dressings, hipped slate roofs with four wall stacks. Central two storey block linked by single storey blocks to flanking, lower, two storey wings. First floor bands. Central glazed door with plain surround and sidelights. Sash windows. Listed Building.

30 Outbuildings

Former mid C19 stable block and coach-house. Brown brick with hipped roof. Central section raised above the flanking wings. Asbestos roof on southern wing, the rest is pantiled.

31 Telephone Box

Telephone kiosk, type K6, of a 1936 design by Sir Giles Gilbert Scott. Cast iron, square with domed roof. Unperforated crowns to top panels. Listed Building. ✓ Yes, it is listed. T.C 21/9/60

32

Terrace of three houses, late C19, brown brick, with slate roof. Gable ends and projecting centre gable. All gables have decorated barge boards, and wooden finials. That projecting has raised brick quoins and a central crest. Horizontal sliding sash windows under red brick arches. Two ridge stacks.

33 Water tap

Cast iron tap, one of five surviving examples of the former village public water supply. Made by E & H Roberts, Deanshanger.

34 Shop and house

Mid C19 house with later C19 shop to east. Brown brick with pantiled roof, gable end with C19 shop window, is white painted with two first floor sliding sashes. Dentillated eaves course. South elevation of house has ground floor sliding sash windows, with two C20 casements and 2 C19 horizontal sliding sash windows to first floor. Two brown brick ridge stacks.

35 Hunter's Moon

Early C19 house, brown brick with hipped slate roof and central stack. Central C19 half glazed door with traceried overlight and plain surround. Sliding sash windows. Listed Building.

36

Pair of houses, mid C19. Brown brick with slate roof. Central projecting double gable. Raised stone coped gables with kneelers and wooden finials, (one to left, missing). Right hand cottage has horizontal sliding sash windows under hood moulding. Left has C20 casement windows with two ground floor hood mouldings to west.

37

Pair of cottages, mid C19. Brown brick with slate roof. Gable ends with projecting

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- centre also with gable. Dormers over first floor windows. C20 casements. Plain barge boards and overhanging eaves. Two brick ridge stacks.
- 38 1-4 Wesley View Row of four mid C20 bungalows. Brown brick and pantile with gable ends, gables over doors to the two central dwellings and gables over end windows. End gables have tumbling detail.
- 39 Former Methodist Chapel, now house Built 1882 as a Wesleyan Chapel. Brick with ashlar dressings. Slate roof with raised stone coped gables, crockets at the base and Gothic finials. Converted to house, 1988. 4 lights in roof either side. Listed Building.
- 40 Pair of mid C19 cottages. Brown brick with slate roof. Gable ends, central front projection with gable, all with raised stone coped gables and wooden finials. Gable end stacks. C20 windows under hood moulds, both to ground and first floors.
- 41 Water tap Cast iron tap, one of five surviving examples of the former village public water supply. Made by E & H Roberts, Deanshanger.
- 42 Pair of cottages, brown brick with slate roof, mid C19. Gable ends, with central projecting double gables to road, all raised, stone coped, with kneelers and wooden finials. C20 windows, those on end gables with hood moulding.
- 43 Rose Cottage Brown brick and slate, late C19 house, with double gables east and west. C20 casement windows with hood moulding. Each ridge has one set of three brick stacks.
- 44 Water tap Cast iron tap, one of five surviving examples of the former village public water supply. Made by E & H Roberts, Deanshanger.
- 45 Former Chapel Built 1841 as Wesleyan Chapel, used as Sunday Schoolroom after 1882. Date stone over door, "Wesleyan Chapel, 1882". Red brick with hipped slate roof. Central doorway with pediment and plain brick piers. Flanked by two pairs of tall thin arched windows with stone dressings. Sash windows in south and east elevations. Brick columns and corners stand proud to create recessed brick panels in the walls the tops of which are dentillated. Iron railings to front and sides stand on low stone coped brick walls with corner piers.

- 46 Pair of late C19 cottages, brown brick, slate roof. Gable ends, with paired projecting front gables to road, all stone coped, with finials, and kneelers. C20 casement windows. One central brick stack.
- 47 Boundary Farm Range of stables, crew yards, cart sheds and barn, built as a model farm. All red brick, single storey, with hipped pantiled roofs, except barn, which is two storey with slate, hipped roof, and has been raised at a later date, in brown brick.
- 48 Boundary Farmhouse House, 1773 with C19 alterations. Brown brick with red brick front and ashlar dressings, double, red pantiled gabled roof. Brick gable stacks, brick coped and tumbled gables. 3 storeys with first and second floor bands and dentillated eaves course. Central C19 glazed panelled door with fanlight and semicircular arch flanked by pilasters supporting a narrow flat head. Flanked by single C19 canted bay windows. All windows are sliding sash, the upper ones having splayed lintels with raised keyblocks. To left is a single storey C19 extension with canted bay windows. Iron ties on left gable record date, 1773. Listed Building.
- 49 The Old Priest's House House, C17 with C18, C19 and C20 alterations. Colourwashed brick, thatched roof with steep tile coped gable, kneelers, with one gable and two ridge stacks. A mixture of sliding sash and casement windows, including one horizontal sliding sash window on the first floor. The three first floor windows are dormers. Listed Building.
- 50 Barn Two storey barn. Brown brick with pantiled roof and tumbled gables, that to road having diamond shaped breather holes above vertical slot shaped breather holes, and one casement window. South elevation has two bricked up openings with wooden lintels, large sliding door, and one first and two ground floor windows. The former has a timber lintel, one of the latter has a cambered brick arch.

