

**REDBOURNE CONSERVATION
AREA
SUPPLEMENTARY PLANNING
GUIDANCE**

North Lincolnshire Council 2004.

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Contents

Section 1: Background Information

- 1 Introduction
- 2 North Lincolnshire Local Plan
- 3 The development of Redbourne
- 4 The character of the Redbourne Conservation Area

Section 2: Policies

- 5 General information
- 6 Listed buildings
- 7 Buildings of Townscape Merit and Demolition in Conservation Areas
- 8 Other buildings – Neutral buildings and negative buildings in their present form
- 9 New development in Redbourne Conservation Area
 - (i) Design
 - (ii) Materials
- 10 Protection of open space and views
- 11 Trees
- 12 Traffic Management.
- 13 How residents can help

Useful names and addresses

Bibliography

Maps:

Figure 1 Map showing Conservation Area Boundary and Listed Buildings

Figure 2 Townscape Analysis Map

Figure 3 Proposals Map

Section 1: Background Information.

1. Introduction

Redbourne is a small agricultural village to the south of Scunthorpe. It is an attractive historic settlement, set in woodland, and surrounded by farmland with distant views over large open fields. In the centre of the village is a wide green with a stream and pond providing the visual focus to the whole village. It contains all the elements of a typical English agricultural village: church, school, public house, manor house, farm house, farm buildings and worker' cottages. The buildings are generously spaced providing them with large gardens, many containing important, mature trees.

The Redbourne conservation area was designated by North Lincolnshire Council in August 1985 and covers the historic village core but excludes the more recent residential developments on the peripheries. A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. This is set out in the Planning (Listed Building and Conservation Areas) Act 1990 which also requires local authorities to publish proposals for the preservation and enhancement of their conservation areas and to ensure that all development within such areas is assessed very carefully.

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This document builds upon an appraisal of the character of the conservation area, which is published as a sister document, by providing detailed guidance on the management of the area. Both documents have been the subject of a consultation with local residents and other interested parties and have been amended as a result. North Lincolnshire Council has adopted both as Supplementary Planning Guidance to be used to inform and guide its decision making when

determining planning and listed building consent applications within, and on the boundaries of, the conservation area.

2. The North Lincolnshire Local Plan

The North Lincolnshire Local Plan Revised Deposit Draft was published in December 2000 and should be consulted in conjunction with this document. Within the Plan are detailed policies, which seek (amongst others) the protection of listed buildings and the preservation and enhancement of conservation areas.

Briefly, the following policies are relevant:

Policy HE1 Conservation Areas.

This policy states that the Council will continue to protect areas of special quality and character by designating new conservation areas, and by reviewing existing conservation areas.

Policy HE2 Development in Conservation Areas.

This policy states that all new development within a conservation area, or which might affect the setting of it, should preserve or enhance the character and appearance of the area and its setting. Detailed guidance is also included on how this should be achieved.

Policy HE3 Demolition in Conservation Areas.

This policy provides the criteria by which applications for demolition will be considered.

Policy HE5 Development affecting Listed Buildings.

This policy describes how the Council will seek to secure the preservation, restoration and continued use of listed buildings.

Policy HE6 Demolition of Listed Buildings

This policy outlines how applications for the demolition of listed buildings will be assessed.

Policy LC11 Areas of Amenity Importance

This policy describes how the Council will seek to protect Areas of Amenity Importance.

Archaeology.

Further policies consider archaeology and include the requirements for archaeological evaluations for certain sites and buildings. These policies are consistent with central government advice in PPG16, which stresses the importance of understanding and recording sites and buildings prior to development.

3. The Development of Redbourne.

Redbourne has medieval origins which are still evident in the earthwork remains of the castle, motte and bailey, and in some fabric of the Church of St Andrews. The village was established as a farming community and many of the buildings date from the 18th and 19th century, when the agricultural economy of the area prospered. This was also the time when the nearby Redbourne estate was established under the patronage of the Carter Family and subsequent Duke's of St Albans.

Alterations to the main road running through the village in the 1960 resulted in the loss of some historic buildings such as the old Post Office. More happily, this also led to the creation of a central green which is now the central focus of Redbourne.

The village is still a farming community but the recent decline in farming and the increased need for new housing has led to the expansion of Redbourne as a residential community, providing housing for commuters to the nearby towns.

4. The Character of the Conservation Area

Redbourne is an attractive historic settlement, set in woodland, and surrounded by farmland with distant views over large open fields. In the centre of the village is a wide green with a stream and pond providing the visual focus to the whole village. It contains all the elements of a typical English agricultural village: church, school, public house, manor house, farm house, farm buildings and worker' cottages. The buildings are generously spaced providing them with large gardens, many containing important, mature trees.

The buildings date from the 18th, 19th and 20th centuries. The historic buildings are small scale two storey houses constructed in limestone,

with timber windows and clay pantiled roofs. Some of the later 19th century cottages and farm buildings are built of brick with slate roofs. All the buildings are set in generous plots which are heavily planted. The private gardens, mature trees and central green gives Redbourne a spacious rural woodland character.

SECTION 2 POLICIES

5. General information

The following sections contain a number of policies and guidance for preserving or enhancing the Conservation Area. Included is information about controls on listed building and about improving buildings, which contribute positively to the character of the conservation area. Further sections deal with design guidance for new development, and the protection of important views and focal points within the conservation area. Included at the end of this section is a list of various organisations which publish additional guidance, including details of where to obtain another useful document, Planning Policy Guidance Note (PPG 15), which sets out central government's policies in relation to listed buildings and conservation areas. Local policies are set out in the North Lincolnshire Plan, which was adopted in May 2003. Further guidance on planning in conservation areas can be obtained from the Council's Planning and Regeneration Service.

6. Listed Buildings

The Church, Manor House, Old Vicarage, Southfields House, Brook House, the Old School, Smithy and the 18th century cottages are all included on the Department of Culture Media and Sport's List of Buildings of special Architectural or Historic Interest. All the listed buildings in the village are identified on the map.

“Listing” covers both the interior and exterior of a listed building, and all structures within the curtilage which form part of the land and have done so since before 1 July 1948.

- *Listed Building Consent is needed for all alterations and extensions which affect the architectural or historic interest of a listed building*

Alterations to listed buildings which may need consent include relatively minor changes like inserting a new window; removing an internal wall,

door or fireplace; adding a chimney or flue; removing panelling or fitted cupboards; and inserting a new bathroom where new drainage is required.

Like-for-like repairs usually do not require Listed Building Consent. Owners of such buildings should be encouraged to use traditional materials for roof repairs including lead for flashings and pantiles, clay tiles (or occasionally slate) for roofing repairs. Brick and stonework should be carefully repointed using traditional lime mortars with a brushed flush joint (not weatherstruck or ribbon joints) and cleaning should only be undertaken where it is structurally necessary (such as where build up of dirt or lichen is causing the bricks or stone to break down). Windows should be always repaired *in situ* rather than replaced wholesale. A good joiner can repair rotting timber windows by piecing in new sections and there are many companies who can upgrade timber windows to provide much improved sound and heat insulation. Doors should also be repaired whenever possible but where replacement is needed, the new door must match the original exactly.

- *Like-for-like repairs usually do not require Listed Building Consent although they must be carried out using traditional materials and detailing.*

The importance of the interior as well as the external appearance must be recognised when dealing with listed buildings. It is important that the original plan form and features are protected. Opening up previously separated rooms or moving staircases, removing chimneybreasts, fireplaces, original doors and decorative plasterwork are all changes which are unlikely to receive listed building consent.

- *The original plan form and historic interior features of listed buildings should be preserved.*

Similarly, extensions to listed buildings should be carefully designed to reflect the scale and detailing of the original building. Extensions should be to the side or rear (depending on the layout of the building) and should be lower than the original building and secondary in scale. Materials and details should match the original examples within the listed building, including windows and eaves and roof details. Applications for such changes should be accompanied by enough detailed information for the Council to assess the impact of the scheme on the character of the existing building and the conservation area. The Council will require existing and proposed plans, sections and elevations at 1:50 scale with

larger scale drawings illustrating details such as new windows and doors. Additional information may be requested as required.

The English Historic Towns Forum is producing an informative guide on the making of better planning applications for proposals affecting conservation areas and listed buildings which is copyright to that body until October 2003. Applicants will find this of assistance in making applications (The English Historic Towns Forum – ISBN 1 898261 51 2 – Tele 0117 9750459 – e-mail: ehthf@uwe.ac.uk).

- *Extensions to listed buildings should be secondary in scale to the original building and be carefully detailed. Applications for alterations and additions will need to be drawn-up to a 1:50 scale.*

Alterations which require Listed Building Consent are currently nil rated for VAT but repairs to listed buildings are assessed at the usual VAT rate of 17.5% and all but 5% of the VAT levied in repairs on listed places of worship can be reclaimed. Owners should contact the Customs and Excise Office (Tel: 0845 0109000) for further details and a leaflet.

7. Buildings of Townscape Merit and Demolition in Conservation Areas

Conservation Area Consent is required for the full or substantial demolition of buildings within the conservation area. In accordance with the Government Guidance in PPG15 there will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of the conservation area.

As part of this study, those buildings which make such a contribution but have not been included in the national statutory list of buildings of architectural or historic interest, have been identified and are shown on the map as Buildings of Townscape Merit. These include the semi-detached cottages of c.1900 which were probably built by the Redbourne estate and the Red Lion Public House which although refaced has retained its original form as a coaching inn with stabling to the rear. These buildings are considered to be of local importance and contribute positively to the character of the conservation area and their demolition or substantial alteration would harm the character or appearance of the area.

These buildings are considered to be of local importance and contribute positively to the character of the conservation. The demolition of such buildings will erode and dilute the existing character of the Conservation Area and adversely affect its appearance. Additionally, because these buildings are an important part of the character of the conservation area, special attention needs to be paid to applications to alter and extend these properties.

- *North Lincolnshire Council will resist applications to demolish all or a substantial part of any building identified as a “Building of Townscape Merit”. Additionally, alterations and extensions to these buildings will have to be particularly sensitively designed and take into account their historic and architectural interest.*
- *Every effort should be made to retain all existing traditional architectural features of these buildings the removal or loss of which will need to be fully justified within the context of any adverse impacts which this loss will have on the character and appearance of the Conservation Area. Alterations will need to incorporate matching designs and materials appropriate to the age and character of the building.*

8. Other buildings – Neutral buildings and negative buildings in their present form.

Neutral buildings are older buildings, which have been altered or modern buildings the design of which is considered to be reasonably in keeping with the surrounding area.

Negative buildings are buildings, which, in their present form, conflict with the traditional character of the Conservation Area as identified in the character appraisal document for it. Whilst these buildings do not contribute as much to the area character as buildings of townscape merit they can be renovated sympathetically incorporating traditional designs and materials appropriate to the conservation area.

- Alterations to neutral buildings and negative buildings shall incorporate traditional materials and designs that are associated with the key buildings in the conservation area (listed buildings and buildings of townscape merit.)

- Demolition of these buildings would only be considered replaced with a quality building that has been specifically designed to preserve and enhance the character of the conservation area.

9. New Development in the Conservation Area.

Policies for new development in conservation areas in the whole of North Lincolnshire are included in the Local Plan in the chapter on the Historic Environment (policies HE2, HE3 and HE4). Additionally, the same Plan includes Supplementary Planning Guidance which provides detailed advice on house extensions.

As stated above the nature of the open character and rural nature of Redbourne village presents limited opportunities for new development. In order to control the size of Redbourne and prevent development encroaching on the surrounding agricultural land a development area for Redbourne is identified in the Local Plan. Recent developments in Redbourne means that nearly all the land within the boundary has been built on. A few opportunities remain and there may be instances where the redevelopment of an existing site may be proposed. In assessing the merits of a proposed building consideration needs to be given the impact on proposals on the existing appearance and character of the conservation area.

(i) Design

The principal aim of new development should be to retain the small scale and landscape nature of the village.

- *New development should therefore reflect the scale and materials and spacious setting of adjoining property. Any new building should be of the highest architectural quality and its form including its height, bulk, scale, materials, and relationship to the landscape should be match or reflect adjoining properties. This does not mean slavish imitation of the existing historic buildings, but good quality design that preserves or enhances the character and appearance of Redbourne.*

(ii) Materials

Materials for new development in Redbourne will usually be chosen to match existing buildings in the area, so local limestone would be the most appropriate. Roofs should be covered in Lincolnshire Clay Pantiles or natural slate. Windows should be

made from timber and be traditionally detailed vertical sliding sashes or horizontally sliding sashes or casements. Top hung false sashes or plastic windows or not suitable. All timber should be painted not stained.

- *Traditional materials and details should be specified for new development in Redbourne.*

10. Open Space and Views

The village green and the recreational space by the church provide important communal amenity space within Redbourne. These areas are identified as areas of amenity importance and recreational space and are already protected by policies LC 11 and R1 in the North Lincolnshire Local Plan.

- *The Council will protect areas identified as having amenity importance or recreational space from development which will adversely affect their open character, visual amenity, wildlife value or recreational use.*

This appraisal has identified important vistas and landmarks within Redbourne and also views to and from the village the surrounding agricultural land. These have are shown on the townscape analysis map.

- *The Council will protect existing views in Redbourne most notably views to the church tower and central green.*

Private gardens have a significant role to play in the character of this conservation area. In order to retain the rural nature and landscape setting of the buildings, gardens should be kept free of development.

There will be a presumption against development within gardens unless it can be demonstrated that there would be no significant detrimental effect on the amenity and quality of the local environment.

11. Trees

Trees play an important role in the character and appearance of the Redbourne and conservation area designation gives added control of work to them.

- *If you wish to lop, top, uproot or fell a tree in the conservation area which is not already covered by a Tree Preservation Order (TPO) you must give the Council 6 weeks written notice before carrying out the work; trees have legal protection equivalent to a TPO for that period, and the Council may make an Order if it is considered appropriate. Proposals to prune a tree should clarify what is envisaged and the extent of the work. The removal of dead wood with secateurs or handshears does not require consent.*

Trees which, whilst remaining healthy, have reached a stage in their development where the crown spread begins to get smaller, are now generally regarded as “veteran”. Such trees may not necessarily be particularly old, but the onset of old age has been brought about by the tree’s response to the surrounding environmental conditions (soil, air water and nutrient availability). They may therefore exhibit increasing die-back of branches, bark and trunk and may contain significant amounts of dead wood. Whilst the removal of dead wood will not generally require consent from the Council, the treatment in older trees requires careful consideration, and the Council can provide free advice. The Council is also currently producing Supplementary Planning Guidance on “Trees and development”, and is looking to a long term tree strategy which will involve new planting and additional Tree Preservation Orders.

- *The Council will seek to promote the dissemination and use of best practice techniques for the proper management of veteran trees.*

12. Traffic Management.

In order to preserve or enhance the character of the conservation area, a number of initiatives have been suggested to reduce the speed of traffic through the settlement. It is unlikely, given the level of use and the design configuration of the road, a reduction of the existing speed limit from 40 mph to 30 mph could be substantiated. There may however, be ways in which the perception of drivers passing through could be altered such as a reduction in traffic speed can be achieved. This may be through careful landscaping of the central green area with the aim of reducing the perceived width of the carriageway.

13. How residents can help.

The character of the Conservation Area comes not only from the physical appearance of the town but also from the community who live and work in the area. Retaining and enhancing that character can only be achieved through residents, the Council and other service providers working together.

An owner is responsible for the continued maintenance of their property and garden, and regular repair with traditional materials can help to retain the quality of the townscape. Local residents and amenity groups can also help by recording the local history and features of the area, and by passing on information about good local builders and suppliers of traditional materials and skills.

If you live in the Conservation Area and are considering undertaking any repairs or alterations to your property or land, the best approach is always to contact the Council for advice on whether any permissions or consents are required and, if they are, how best to obtain these.

Advice on such matters is part of the service paid for by local charge payers and is available by contacting the Council's Planning and Regeneration Service which is based at Church Square House in Scunthorpe. Tele: 01724 297420.

For information on Local policies contact:

The Environment Team
North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ

For further information relating to listed buildings and conservation areas, contact:

English Heritage
23 Savile Row
London
W1S 2ET
General telephone enquiries: 020 7973 3000
Customer Services: 020 7973 4916

For detailed advice on repairing and restoring Georgian houses, contact:

The Georgian Group
6 Fitzroy Square
London
W1T 5DX
Telephone: 020 7387 1720

For “Care of Victorian Houses” leaflet, contact:

The Victorian Society
1 Priory Gardens
Bedford Park
London
W4 1TT
Telephone: 020 8994 1019

For an excellent range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square
London
E1 6DY
Telephone: 020 7377 1644

Bibliography:

The Buildings of England:Lincolnshire N Pevsner and J Harris
North Lincolnshire: A Pictorial History *North Lincolnshire Council*

For detailed advice on repairing and restoring Georgian houses, contact:

The Georgian Group,
6 Fitzroy Square,
London W1P 6DY.
Telephone: 020 7377 1644

For “Care for Victorian Houses” leaflet, contact:

The Victorian Society,
1 Priory Gardens,
Bedford Park,
London W4 1TT
Telephone: 020 8994 1019

For information on contemporary approaches to the management of conservation areas and historic towns in general, contact:

English Historic Towns Forum
P.O. Box 22
Bristol BS16 1RZ
Telephone: 0117 975 0459

For an excellent range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB),
6 Fitzroy Square,
London W1P 6DY.
Tel: 020 7377 1644

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Countryside Design Summary *Estell Warren Landscape Architects*

The Isle of Axholme:

Historic Landscape Characterisation Project

Keith Miller