

APPLEBY CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE NORTH LINCOLNSHIRE COUNCIL

**TONY LYMAN
HEAD OF PLANNING AND
REGENERATION**

Contents

Section 1: Background Information

- 1.1 Introduction
- 1.2 North Lincolnshire Local Plan
- 1.3 The development of Appleby
- 1.4 The character of the Appleby Conservation Area

Section 2: Policies

- 2.1 General information
- 2.2 Listed buildings
- 2.3 Buildings of townscape merit
- 2.4 New development
 - (i) Siting
 - (ii) Design
 - (iii) Materials
 - (iv) Uses
- 2.5 Protection of views and focal points
- 2.6 Trees
- 2.7 Environmental and street improvements
- 2.8 How residents can help
- 2.9 Useful names and addresses
- 2.10 Bibliography

Maps:

Map showing Conservation area boundary; listed buildings; buildings of townscape merit and other features within the conservation area.

SECTION 1 BACKGROUND INFORMATION

1.1 Introduction

Appleby lies on the gentle dip slope of a limestone escarpment that falls towards the Ancholme River to the east. It is a small village, one of the few settlements on Ermine Street, a Roman road which once ran from London via Lincoln to York and to the Humber at Winteringham for a ferry crossing to the north bank of the Humber.

Its buildings share a common use of limestone and red brick with pantiled roofs. A typical 18th century form is the single storey cottage with a window to either side of a central door. More exuberant estate cottages date from the 1870s and in construction combine limestone and the decorative use of red brickwork. Links to the countryside are ever present in the form of green verges, mature trees and hedges, and views out of the village over open farmland.

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 Buildings and Conservation Areas) Act 1990, which requires local authorities to publish proposals for the preservation and enhancement of conservation areas and to assess all development proposals within such areas very carefully.

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.

1.2 North Lincolnshire Local Plan

The North Lincolnshire Local Plan was adopted in May 2003 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.

1.3 North Lincolnshire Development Framework.

The Council is progressing with a new development framework that will replace the Local Plan in due course. Conservation area SPG will be retained as part of the framework.

1.4 The development of Appleby.

Despite its association with the line of a known Roman road there is no evidence of Roman settlement. The original nucleus of the village is thought to be Saxon in origin and is set a little to the east of the road around St Bartholomew's Church. The village is recorded at Domesday by means of a name of Saxon derivative. .

The built structure of the church dates from the 13th century. Additions were made in the 14th and 15th centuries. Throughout the Middle Ages the church and the village are thought to have been part of the lands held by the Augustinian priory at Thornholm to the southeast.

In 1650 the estate including the village was acquired by Sir George Winn of Nostell Priory in West Yorkshire. The Winn family built Appleby Hall on land west of the church in about 1700, subsequently extended and re-ordered it burn down in the 1930's.

In the late 19th century, Rowland Winn, later Lord St Oswald, financed major changes to the village. The church was restored and the village gained its present shape with the construction of a series of model cottages for rural labourers.

The mid-20th century saw a modest amount of infill housing, particularly off Church Lane, and terraced council bungalows on Beck Lane. In the late 20th century, the pace of house-building has accelerated, notably on School Lane and Paul Lane.

1.5 The character of the Conservation Area

Appleby has a definite character, it derives from a combination of the consistent use on buildings of limestone, red brick and pantiles; the abundance of verges, hedges and trees in contrast to the open surrounding landscape, and; the amount of space between dwellings.

Earlier houses date from the late 17th early 18th century and are either single storey two-room cottages with a central lobby entrance, or the more substantial farmhouses. Mid-to-late 19th century semi-detached estate cottages create a strong and distinctive character and have a consistency with the other development through the use of local limestone, red brick dressings and pantiled roofs.

Whilst brick became more readily available during the mid to late 19th century limestone remained the material of choice for expressing the sobriety of public buildings, such as the church and the school.

Windows are a matter of status. Early cottages typically have humble horizontally sliding 'Yorkshire' sashes and the estate cottages have casements. Farmhouses have classical vertically sliding sashes.

The village is almost entirely residential with little employment in the village. Residential conversion of the Appleby Methodist Church, stables on Church Lane and Manor Farm in School Lane confirm this trend.

There are two particularly significant open spaces. First, the churchyard with the adjacent nursery field, between Church Lane and Keb Lane, and second, the Paddock on the south side of Church Lane. The latter is a large field fronted by properties on Haytons Lane and Churchside. Together they form an important 'arm' of countryside reaching into the heart of the village.

The generous amount of space traditionally provided between the buildings is an important factor in the village's character. It is considered that this character is vulnerable to modern infill development. This is especially apparent at the council houses between Paul Lane and Beck Lane. Also, south of Beck Lane,

SECTION 2 POLICIES

2.1 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 that contribute positively to the character of the conservation area. Further sections deal with the design of new development, and the protection of important views and focal points. Included at the end of this section is a list of various organisations which publish additional guidance, including details of where to obtain Central Government policies and guidance on listed buildings and conservation areas. Further guidance on planning in conservation areas can be obtained from the Council's Planning and Regeneration Service.

2.2 Listed Buildings

The most important listed building is the 13th century Church of St Bartholomew with its 14th and 15th century tower and chancel. It is grade II*, while the other mediaeval remains, the two cross bases, are grade II as are all the other listed buildings.

Most of the 18th century houses are listed. They are Ermine Farm, the Estate House, Cross Cottage, Spring Cottage and Nos.26 and 29 Ermine Street, and The Cottage on Church Side. Outside the conservation area, there are also Hayton's Cottage and The Kitlings on School Lane, and The Cottage on Paul Lane.

It is clear that the statutory list has not attempted to cover all the estate cottages and has limited itself to examples. These are Nos.10/12 and 18/20 Ermine Street and, just outside the boundary, Nos.3/5 and 9/11 Carr Lane. This does produce the inequity of applying different planning regimes to identical properties, one that might be remedied with further listing.

Policies relating to listed buildings can be found in the North Lincolnshire Local Plan Revised Deposit Draft dated December 2000 (Policies HE56, HE57 and HE78). Broadly, these seek to prevent the demolition of listed buildings or their unsympathetic alteration.

“Listing” covers both the interior and exterior of a listed building, and all structures within the curtilage which predate 1947. “Listed Building Consent” is needed to alter or extend a listed building, and sometimes, with extensions over a certain size, planning permission will be needed as well. Alterations to listed buildings which may need consent include relatively minor changes like inserting a new window; removing an internal wall or fireplace; adding a chimney or flue; removing paneling or fitted cupboards; and inserting a new bathroom where new drainage is required.

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

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 that 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: ehtf@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.

2.3 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, buildings which make such a contribution but have not been included in the national statutory list of building of architectural or historic interest have been identified and are shown on the map as Buildings of Townscape Merit.

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.*

2.4 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.*

2.5 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.

The conservation area traditionally has a very low density and the space between buildings is an important part of the area's historical character. This has, in the past, provided opportunities for development, which has not always reinforced that character. The negative effects of 20th century developments have often been mitigated by the screening effect of walls, hedges and trees. However in future, when development opportunities do arise, the following criteria will apply to the new scheme:

Siting

Historically, most buildings in the village have been built towards the front of the plots on through routes. This gives a network of streets with a distinct building line set back slightly behind small front gardens. The houses were widely spaced allowing generous views of trees and farmland.

These simple rules have been observed less in the 20th century, when houses have generally been built in the centre of their plots and on cul-de-sac. This has undermined the established character and lead to buildings intruding on significant views within the village and from outside the conservation area.

- *New housing will be sited to conform with traditional building lines and street patterns.*

Design

The principal aim of new development should be to assimilate into its surroundings rather than making a complete contrast. This is because the attractiveness of the village relies on the visual cohesiveness of the streetscape. It does not mean that new buildings have to be replicas of old ones, but rather that their forms should be determined by traditional building depths, spans and roof pitches. In this way, continuity can be maintained as history evolves.

A major problem with modern build, particularly bungalows and more recent very large houses, is the considerable depth of the built form. Whilst the use of details borrowed from the established estate cottage style on recent two storey dwellings is welcomed, the large roof-spans of these properties tend to produce uncharacteristic proportions of expansive roofs on relatively small buildings.

Further details of fenestration, eaves, verges or chimney stacks can also be borrowed from local examples to good advantage, for instance eaves detailing with exposed rafter feet rather than modern fascias and soffits.

- *The form of all new development should reflect the dimensions and rhythms of neighbouring property that is characteristic of the character of the conservation area as identified in this document and the conservation area appraisal document.*
- *Uncharacteristic detailing should be resisted.*

The addition of chimney stacks in some locations may be required, to ensure compatibility with adjoining properties.

Materials

Appleby's traditional character relies strongly on a restricted palette of materials. Walls are either coursed local limestone rubble, sometimes with contrasting red brick for details such as quoins and arches, or wholly of red brick. Roofs are generally clad with clay pantiles. Window and door joinery is timber, sometimes with iron casements. Departure from this norm, particularly the use of harsh bricks, renders and imitation materials, is a primary cause of discordance in the conservation area.

Modern, machine-made flat clay tiles will rarely be acceptable, neither will concrete tiles, artificial slate or plastic doors and windows. Windows should be traditionally detailed with vertically or horizontally sliding sashes, or casements fitted flush with their frames. Top-hung false "sashes" are not suitable. Front doors should be made from timber, planked or with recessed moulded panels. All timber should be painted not stained.

- *A limited range of traditional materials and details should be specified for new development in Appleby.*

2.5 Protection of open spaces and views.

St Bartholomew's Church is the primary landmark in the village. However, standing towards the edge of the village with trees to the west, it is not universally visible. Those views towards the church that do exist – across the Paddock and westward along Carr Lane, for instance – are, therefore, all the more important.

In contrast to Church Lane, the straightness of Ermine Street affords linear views of the townscape and these should not be eroded by insensitive proliferation of traffic signs and street furniture.

The Council will protect the existing views within Appleby, principally of the church from around the Paddock and of the townscape of Ermine Street; views out of the conservation area, especially those from Carr Lane across the Ancholme valley; and landscape views towards the conservation area, particularly from Ermine Street. The special significance of the churchyard and the Paddock as major open spaces is also recognised.

- *The Council will protect existing vistas and landmarks by considering the impact of proposed development upon them. New development should respect existing vistas and landmarks.*

2.6 Trees

Trees are very important to the character and appearance of the conservation area and designation gives the Council powers to control what happens to them.

If you wish to lop, top or fell a tree in the conservation area that is not already covered by a Tree Preservation Order (TPO), the Council must be given six weeks written notice. During that period trees have legal protection equivalent to a TPO 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 hand shears 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 may have 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 and their bark and trunks may contain significant amounts of dead wood.

Whilst the removal of dead wood will not generally require consent from the Council, the treatment of older trees does need careful consideration and the Council can provide free advice. The Council has also producing Supplementary Planning

Guidance on 'Trees and Development' and is looking to a long-term tree strategy that 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 trees, particularly those regarded as 'veteran'.*

2.7 Environmental Improvements.

Street lighting and street furniture.

The Council is committed to retaining the simple rural character of the conservation area by keeping street furniture and planting to a minimum. The distinctive blue brick kerbs edging some of the existing pavements will be preserved and the use of this material throughout the conservation area will be considered.

The long-term strategy of the Council is to seek the undergrounding of all overhead wires and the removal of telegraph poles in conservation areas. When this is achieved in Appleby, there will be a need for a street lighting scheme using plain modern fittings mounted on simple columns or on buildings. It will be important for the scheme to observe a lower level of lighting, appropriate to the rural character, rather than an urban brightness.

- *The Council will seek the preservation of blue brick kerbs and the removal of overhead wires, and will promote a sensitive scheme for street lighting.*

Traffic management and street signage.

In order to preserve or enhance the character of the conservation area the Council will from time to time review existing traffic management schemes. All new road signage should reflect the sensitive historic location and should be sited and designed appropriately.

Telephone wires and telegraph poles.

Many of the streets are adversely affected by overhead telephone wires and power cables, and by prominent telegraph poles. The long-term strategy of the Council is to seek to underground all such wires within the conservation area (see above).

2.7 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 specific information about the Conservation Area, please contact:

Edward Rychlak,
Planning and Regeneration ,
North Lincolnshire Council,
Church Square House,
P O Box 42,
Scunthorpe,
North Lincolnshire DN15 6XQ
(tel: 01726 297396)

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

English Heritage,
23 Savile Row,
London W1X 1AB.
General telephone inquiries: 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 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

Bibliography:

The Buildings of England:Lincolnshire *N Pevsner and J Harris*

North Lincolnshire: A Pictorial History *North Lincolnshire Council*

Landscape Assessment and Guides *Estell Warren Landscape Architects*

Countryside Design Summary *Estell Warren Landscape Architects*

The Isle of Axholme:

Historic Landscape Characterisation Project

Keith Miller