

Burton upon Stather Conservation Area Appraisal: Supplementary Planning Guidance:
Adopted by North Lincolnshire Council 29th June 2005

BURTON-UPON-STATHER CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE

ADOPTED DOCUMENT

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SECTION 1 BACKGROUND INFORMATION

1.1 Introduction

Burton-upon-Stather is a port and former market village occupying a strategic location at the top of the Lincolnshire Edge escarpment, above the River Trent. The historic village is made up of two streets, Stather Road and the High Street. These now constitute most of the conservation area, designated by the former Glanford Borough Council in 1970. Included within the area is the fine Church of St. Andrew's, around which is an attractive churchyard with stunning views eastwards over the river and the Isle of Axholme. A Georgian former vicarage, a range of farm buildings, and open green spaces also characterise this part of the conservation area. By contrast, the High Street is more urban in form, with 17th, 18th and 19th century houses grouped closely together.

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 when using 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.

Burton-upon-Stather is described in the Local Plan as a "Minimum Growth Settlement", a category that covers smaller villages in rural areas where there are few local services and little employment. Only very limited new housing will be allowed (28 units are itemised in the Local Plan).

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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 Burton upon Stather

The earliest building is St. Andrew's Church, with some 12th century fabric. The location close to a ferry crossing to the Isle of Axholme aided development and in the reign of Edward II the Earl of Lancaster obtained charters to hold a weekly market and two annual fairs. During the 18th and 19th centuries the Sheffield family from Normanby Hall owned most of the land in the area, receiving some 350 acres at the

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time of the enclosures between 1803 and 1806. During the 19th century Burton became important for shipbuilding, and brickworks (shown on the 1907) map were developed along the banks of the River Trent. The Sheffield family paid for a new school in 1846 and rebuilt the village inn in 1903. Once based on a predominantly agricultural economy, most of the inhabitants now commute to the larger industrial towns including Scunthorpe.

1.5 The character of the Conservation Area

The Burton-upon-Stather Conservation Area is divided into two character areas: the more open, rural area around St. Andrew's Church, and more urban form of development along the High Street. Of note is St. Andrew's Church, the buildings that form Church Farm (some of which have now been converted into houses), and the Sheffield Arms Public House. The mature trees within the churchyard, and further notable trees on the village green, are of special interest. More urban, but still containing a number of important listed and unlisted buildings, the High Street provides a variety of single and two storey houses and barns. The Methodist Church of 1868 makes an important contribution to the area.

Of note is the use of uncoursed ironstone for many of the earlier buildings, with red brick dressings, and the orangy-coloured clay pantiles, probably made at the River Trent brickworks noted on the 1907 map?

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

Listed buildings in the Burton-upon-Stather Conservation Area are mainly ironstone or brick built and date to the 18th and 19th centuries. There are two listed buildings, which may be earlier, The Old House, on the corner of Stather Road and High Street, and no. 22 High Street. Typically they are one or two stories high, with casement or sash timber windows, paneled front doors, and simple detailing.

St. Andrew's Church is the most important listed building and is built from a mixture of ironstone, with gritstone or limestone quoins and other embellishments. Otherwise, no one building, apart from the former vicarage, which is rendered and has a distinctive mansard roof, stands out. Usually the buildings sit on the back of

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the pavement, facing the road, although there are examples of buildings at right angles (e.g. no 37 High Street). The roofs are usually gabled, with substantial brick chimney stacks.

Policies relating to listed buildings can be found in the North Lincolnshire Local Plan Revised Deposit Draft dated December 2000 (Policies HE5, HE6 and HE7). Broadly, these seek to prevent the demolition of listed buildings or their unsympathetic alteration including the insertion of unsuitable shopfronts and other advertising.

“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

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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: ehf@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, those 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.

This appraisal has identified a large number of Buildings of Townscape Merit in the Conservation Area. These are unlisted buildings considered to contribute positively to the character of the Conservation Area. They largely date to the late 18th or 19th century. The buildings are generally unaltered or, could with some restoration, be easily restored to their original appearance. Their age and architectural interest is considered to provide sufficient justification for them to be given special protection.

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.

Opportunities for new development are limited in Burton-upon-Stather, although there may be pressure to “infill” the back gardens to the west of the High Street. Where the Council considers that this may be acceptable, the following criteria will apply to the new scheme:

Design

The principal aim of new development, whether on a backland site, or on the historic street frontage, should be to marry-in the new with the existing, rather than making the new building completely different. New buildings should respect the constraints imposed by adjoining historic development in terms of scale, bulk, height, materials and detailing. Backland sites will not have a direct relationship to the historic street frontages, but new buildings should be carefully sited to preserve trees and shrubbery. New access driveways should be carefully detailed to minimise the impact on the historic streetscape. Views should also be respected. On the street frontages, opportunities for new buildings are severely limited, but where they occur, the new building must follow the historic form of development in terms of plot size, building bulk and form, and relationship to the street.

- *All new development should therefore reflect the scale and materials of adjoining property. The form of any new building, including its height, relationship to the street, and any rear extensions, should be sympathetic to the surrounding buildings using existing rooflines, eaves heights and architectural detail details, to inform design solutions for development in the Conservation Area or adjacent to it. The addition of chimneystacks in some locations may be required, to ensure compatibility with adjoining properties.*

Materials

Materials for new development in Burton-upon-Stather will usually be chosen to match existing buildings in the area, so ironstone or red brick, or in some locations, a rendered finish, will be appropriate. Roofs should be covered in clay pantiles or Welsh slate. Modern, machine-made flat clay tiles or interlocking clay pantiles will rarely be acceptable; neither will concrete tiles or artificial slate. Windows should be made from timber and traditional detailed with vertically sliding sashes or horizontally sliding casements. Top-hung false “sashes” are not suitable. Front doors should be made from timber, with four or six recessed moulded panels. All timber should be painted not stained.

- *Traditional materials and details should be specified for new development. The use of material other than timber is unacceptable for windows, doors and conservatories in conservation areas.*

2.6 Protection of views and focal points.

The location of the village provides a number of dramatic views across the River Trent valley to the Isle of Axholme. More enclosed views, within the conservation area, are provided by the winding road as it enters the village from the west, with the

many mature trees and the openness of the village green being further features of merit.

The conservation area appraisal for Burton-upon-Stather identified a series of important views within the village, particularly from the churchyard and Stather Road westwards, and in the vicinity of St. Andrew's Church and the village green.

- *The Council will protect the existing views in Burton-upon-Stather as identified above.*
- *The Council will also protect existing vistas and landmarks by considering the impact of proposed development upon them. New development should respect existing vistas and landmarks.*

2.7 Trees

The trees in Burton-upon-Stather play a very important part in the character and appearance of the conservation area and designation gives the Council added powers to control what happens 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.*

2.8 Environmental improvements.

The Council has already carried out some improvements to Burton-upon-Stather, including the installation of "heritage" street lights. The removal of overhead wires

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and telegraph poles, improvements to street surfaces and pavements, and the replacement of the modern bollards and railings outside St. Andrew's Church, would all be beneficial to the character of the conservation area.

- *The Council will continue to seek improvements to the appearance of the Burton-upon-Stather Conservation Area by the use of good quality materials for street and pavement surfaces, by the under grounding of overhead wires, and by the replacement of modern bollard and railings outside St. Andrew's Church. .*

2. 8 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

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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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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