

COWLE SUPPLEMENTARY PLANNING GUIDANCE: ADOPTED BY NORTH
LINCOLNSHIRE COUNCIL AS SUPPLEMENTARY PLANNING GUIDANCE ON 17TH
SEPTEMBER 2004.

CROWLE CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE ADOPTED DOCUMENT

North Lincolnshire Council 2004.

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Maps

Map showing Conservation Area Boundary; Listed Buildings; Buildings of Townscape Merit and other features of the conservation area.

SECTION 1 BACKGROUND INFORMATION

1.1 Introduction

Crowle is a former agricultural settlement on the Isle of Axholme to the west of Scunthorpe. Recent improvements to the motorway network have provided the impetus for new housing in the area so many of the inhabitants now commute out of the town for work. The town centre is small, and centred around the former Market Square.

The Crowle Conservation Area was designated by the former Boothferry Borough Council on 20th March 1989 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 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 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.

Crowle is defined as a Medium Growth Settlement in the Local Plan. Such settlements are identified because of their existing size and level of facilities, and their ability to absorb some additional development without placing unacceptable burdens on the existing infrastructure or without adversely affecting the environment. Sensitive growth within these settlements can help to support and maintain local services such as schools, shops and bus services, which are all vital to the health and viability of rural communities.

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 The development of Crowle.

The place name Crowle originates from the Old English river-name *crull*, a word related to the Middle Dutch *krul* or 'curled hair', and meaning a winding river or stream.

Crowle may have existed in Saxon times as a settlement of *Crul* is mentioned in the Domesday book of 1086, and the Norman fabric contained within parts of St. Oswald's Church confirms that a small village existed during the early medieval period. In the 12th and 13th century Crowle developed into a market town under the auspices of the Abbot of Selby, and its first market charter was granted in 1305. The

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town was well placed for trade, with the nearby River Don providing transport links to the River Trent.

In the 1630's the Dutchman Cornelius Vermyden designed and built an extensive system of ditches and dykes to drain the area around Crowle. This was an unpopular improvement which deprived many of the poor with their free commonland. However, it did create rich and very fertile agricultural land, and this meant that throughout the 17th and 18th centuries Crowle developed as a prosperous market town. Of importance also were fishing, peat extraction, the cultivation of hemp and flax, and the manufacture of sackcloth. The construction of the nearby Stainforth and Keadby Canal between 1792 – 1802 provided a new link between the Trent and Don rivers.

The 19th century saw the continued expansion of existing industries in Crowle with new technology creating opportunities for diversification. The sackcloth industry became more mechanised, and new industries based on agricultural production were created such as milling, brewing, and agricultural engineering. A brick and tile works was also established to the south of the town centre. The development of the railways contributed to the prosperity of Crowle as a centre for trade. More recently the town has suffered economically as a result of the loss of its agricultural base, although the construction of the M180 just south of the town in the 1980's has provided an impetus to house-building in the area.

1.4 The character of the Crowle conservation Area

The layout of Crowle dates back to the medieval period, when it developed as a small market town serving the Isle of Axholme. Most of the buildings in the town centre, however, date to the 18th and 19th century, and the character of this part of the town is therefore of these periods, with modest two-storey terraced houses, many with ground floor shop, being the predominant building type. Of note is the rectangular Market Place with its Victorian Gothic Market Hall.

Towards the Norman church of St. Oswalds, in Cross Street and Church Street, are slightly grander houses, some of which retain excellent examples of Georgian detailing. Throughout the town are reminders of the previous links with agriculture, and many small barns and workshops still survive, although usually tucked-away behind more prestigious frontage buildings.

Another major influence on the character and appearance of the Crowle Conservation Area is the large number of Non-Conformist chapels which remain.

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, 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. Further guidance on planning in conservation areas can be obtained from the Council's Planning and Regeneration Service.

2.2 Listed Buildings

A number of buildings in Crowle are included on the Department of Culture, Media and Sport's List of Buildings of Special Architectural or Historic Interest which can be inspected at the Council's offices. The most important is the church of St. Oswald which is grade I. Other buildings are listed grade II and include the White Hart Inn, which has a 16th century timber frame.

Several of the 19th century properties in the High Street are also listed including nos. 1 – 11, no. 49, the tiny shop at no. 47, and no. 84. No. 1 Church Street is a listed, mid-18th century house which occupies a prominent position at the junction with the High Street. The Old Vicarage next to the church is also listed.

An important group is in Cross Street and includes nos. 1 – 9 (odd), incorporating 2/4 Woodland Avenue, and no. 2 Cross Street on the opposite side of the road. The Cross Keys Inn on the north side and nos. 1 –3 on the south side of the Market Place are included, as is no.6 Woodlands Avenue.

All the listed buildings in Crowle are identified on the map at Figure 1, but if you are uncertain about the status of any building in the conservation area, please contact the Council at the address at the back of this leaflet.

"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

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undertaken where its 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.*

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, 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.

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.

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- *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.

In the Town centre development opportunities are extremely limited. There are a large number of buildings of architectural interest within the commercial core and it is largely built-up. Where sites for development do occur, such as where modern buildings of little merit have already been identified, the following criteria will apply to the new scheme:

Design

The principal aim of new development should be to marry-in the new with the existing, rather than making the new building completely different. This is because the attractiveness of the town centre relies on the visual cohesiveness of the streetscape.

- *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. Because most new development will be within existing terraces or groups of buildings, rooflines, eaves heights and details, and shop fronts or front doors should match or reflect adjoining properties. The addition of chimneystacks in some locations may be required, to ensure compatibility with adjoining properties. A number of sites have been identified which would benefit from the reintroduction of the historic building line to enclose the street.*

Materials

Materials for new development in Crowle will usually be chosen to match existing buildings in the area, so brick will normally be the most appropriate material. Roofs should be covered in clay pantiles or natural slate. Windows should be made from timber and be traditionally detailed, with vertically-sliding sashes or horizontally-sliding sashes or casements. Top hung false sashes or modern replacement

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windows in uPVC or aluminum are not suitable. 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.*

Shopfronts

Existing historic shopfronts in Crowle should be retained wherever possible, and should be carefully repaired using traditional materials and building techniques. New shopfronts in Crowle should reflect the prevailing 19th and early 20th century shopfronts in the town. They should therefore have a sloping fascia, supported on pilasters or corbels, with a panelled stall-riser beneath.

If security shutters are required, they should be positioned inside the shopfront. All shopfronts should be painted not stained.

Shop signs should be limited to a simple painted fascia, although traditional hanging signs may be considered acceptable.

If external lighting is required, it should be provided by individual spotlights, carefully positioned above the fascia. Internally illuminated letters or plastic fascia signs will not be usually be acceptable.

- *New shopfronts should be built in timber, traditionally detailed, and carefully illuminated.*

2.6 Protection of open spaces and views.

Some areas shown at Figure 3 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 Crowle and also views to and from the village the surrounding agricultural land. These have are shown on the Townscape Analysis Map at Figure 3.

- *The Council will protect existing views in Crowle most notably views to St Oswald's Church.*

2.7 Trees

The few trees which are found in Crowle play an important part in 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, 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 Council will not normally require applications for the removal of dead wood with secateurs or handshears..*

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 - Street lighting and street furniture.

Traffic management and street signage.

In order to preserve or enhance the character of the conservation area, a number of initiatives have been considered by the Council. Whilst in general all new signage in conservation areas, should reflect the sensitive historic location and should be sited and designed appropriately, this has not always occurred in Crowle. There are health and safety considerations, which require that modern road markings are to recognised standards.

- *The Council will, review the use of road markings and traffic sinage in the town from time to time.*

Street furniture.

A number of modern street nameplates, using cast aluminium, are available which would enhance the character and appearance of the Crowle Conservation Area and provide a consistency of appearance throughout the town centre. Similarly, cast iron waste bins and the provision of simple, modern seating would enhance the Market Square area and other parts of the conservation area. The removal of "street clutter" (differing signage, varied seating, odd waste bins) and the agreement of a "pallet" of products and materials would be advantageous, so that as funds permit, improvements to an agreed design and specification can be carried out.

Street lighting.

Street lighting within Crowle is provided by a variety of modern fittings, including wall-fixed lighting along the High Street. The design of the fittings, many of which are located on older buildings, is not attractive, and the heavy wiring which is pinned to the wall to supply power is also detrimental. A comprehensive scheme to replace and improve the street lighting in Crowle, using simple modern fittings with concealed wiring, would be welcome.

Telephone wires and telegraph poles.

Within Crowle, 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 underground all such wires within the conservation area.

Improvements to the Market Place.

This area has been repaved using concrete paviors and other modern materials. It contains a variety of other materials, including tarmac and concrete kerbs, and some "heritage" items such as black-painted cast iron bollards. The central part of it is used as a car park, with somewhat "untidy" parking bays. Better quality, more traditional materials such as granite setts and York stone, would improve the street surface. Additional tree planting, and the removal of some of the car parking, would also be advantageous.

- *The Council will continue to seek improvements to the appearance of the Crowle Conservation Area by the use of good quality materials and more appropriate street lighting and street furniture. Undergrounding overhead wires, and less obtrusive street signage, is also one of the Council's objectives.*

2.9 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.

2.10 Useful names and addresses.

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.

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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

2.11 Bibliography:

- | | |
|---|---|
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| <i>North Lincolnshire: A Pictorial History</i> | <i>North Lincolnshire Council</i> |
| <i>Landscape Assessment and Guides</i> | <i>Estell Warren Landscape Architects</i> |
| <i>Countryside Design Summary</i> | <i>Estell Warren Landscape Architects</i> |
| <i>The Isle of Axholme:
Historic Landscape Characterisation Project</i> | <i>Keith Miller</i> |