

KIRTON IN LINDSEY CONSERVATION AREA SUPPLEMENTARY PLANNING  
GUIDANCE: ADOPTED FOR PLANNING PURPOSES BY NORTH LINCOLNSHIRE  
COUNCIL AS SUPPLEMENTARY PLANNING GUIDANCE 17<sup>TH</sup> SEPTEMBER 2004.

# **KIRTON IN LINDSEY CONSERVATION AREA**

## **SUPPLEMENTARY PLANNING GUIDANCE ADOPTED DOCUMENT**

**North Lincolnshire Council 2004**

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**Maps:**

Map showing the conservation area boundary; Listed Buildings; Buildings of Townscape Merit and other features of the conservation area.

## **SECTION 1 BACKGROUND INFORMATION**

### **1.1 Introduction**

Kirton is a former market town situated on a sloping site along a limestone ridge some six miles to the south of Scunthorpe. The conservation area designated at the time of survey is divided into two, with the first part being centred on St. Andrew's Church, and the second, higher up the hill, being located around the Market Place and High Street. The town is characterised by its narrow streets, with a strong sense of enclosure, by the hilly location, and by its interesting collection of 18th and 19th century buildings.

The Kirton in Lindsey Conservation Area was designated by the former Glanford Borough Council in 1970 and extended in 1985. 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 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.

## **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.

Kirton (population about 2,800) is described in the Local Plan as a “Medium Growth Settlement”, a category which covers larger market towns and villages in rural areas that fulfil a service function and provide employment opportunities.

*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.

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.

### **1.3.1 The development of Kirton In Lindsey.**

There may have been a Saxon church on the small hillock which lies below St. Andrew's Church, and a large Saxon cemetery has been found about one mile to the north of Kirton. At the time of the Norman Conquest the "Soke of Kirton" (a collection of medieval manors) was owned by Earl Edwin of Mercia, but after 1066 they passed to William the Conqueror and subsequently became a Crown property. The earliest development was around the church and although there was no "great house" associated with Kirton, a Manorial Court House and Manor House were built, of which only some earthworks survive.

In the 18th and 19th centuries the development and the improvement of the town was carried out under the patronage of the Duchy of Cornwall. In 1913 the Duchy sold the Market Place, The Green, and Manor lands and effectively withdrew from Kirton. Today, Kirton is a dormitory town, with new housing on its outskirts and local shops mainly located around the Market Place.

## **1.4 The character of the Conservation Area**

At the time of writing Conservation Area is divided into two separate parts: the area around the Market Place and High Street, and the area around St. Andrew's Church. The Market Place area contains the open public square (site of the former market) and groups of closely packed, 18th and 19th century houses. To the north lies the more open town green, with more dispersed buildings around it, and some modern development just outside the conservation area boundary.

Around St. Andrew's Church is a spacious churchyard and former vicarage, with many trees and pleasant landscaped gardens. Separating the two sections are Queen Street, Wesley Street and March Street, currently not within the conservation area boundary. The use of stone,

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red brick, and clay pantiles for the mainly 18th and 19th century buildings provides a strong sense of local identity with details such as tumbled brick gables, sash windows, and panelled doors, adding further interest.

Within the Town also are some good examples of historic painted timber shopfronts, modestly sized but retaining their original corbels, stall risers, and pilasters or columns.

## **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, which was adopted in May 2003. Further guidance on planning in conservation areas can be obtained from the Council's Planning and Regeneration Service.

### **2.2 Listed Buildings**

Listed buildings within the Kirton in Lindsey Conservation Area are mainly stone or brick built and date to the 18th and 19th centuries. Often, the main structure is built in stone with a brick façade (for prestige) added to the front, although many of the properties around the Market Place have been rendered and painted. They are usually two or three storeys high with pantiled roofs and gabled ends. Substantial brick stacks sit on the central ridges. The buildings tend to be positioned on the back of pavements, without front gardens, and because they form continuous development along the street, their backs are not usually visible from the public viewpoint. The windows are usually sashed although at ground floor level in the High Street and around the Market Place most of the buildings have inserted shopfronts.

Policies relating to listed buildings can be found in the North Lincolnshire Local Plan Revised (Policies HE56, HE57 and HE78). 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 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



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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: 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.

A large number of Buildings of Townscape Merit, unlisted buildings, which it is considered contribute positively to the character of the Kirton in Lindsey Conservation Area, have been identified. 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.

Considered to be of local importance they 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.

Although the commercial core of Kirton is heavily built-up, there are more open gardens behind these buildings, very close to the town centre. Whilst these may appear to offer potential for development, it should be remembered that the form and layout of the conservation area is, in general, relatively spacious and pressure for new development in backland sites should generally be resisted. 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 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. Development on more isolated sites within the conservation area should follow the historic form of building, copying existing buildings in terms of scale, bulk and height.*

## Materials

Materials for new development in Kirton will usually be chosen to match existing buildings in the area, so stone 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 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.*

## **Shopfronts**

There are many examples of historic shopfronts in Kirton, and these add visual interest to the street and tell us about the history of the town. Their removal will usually be resisted by the Council, and they should be properly maintained and repaired, using traditional materials and details.

- *Existing historic shopfronts in Kirton should be retained.*

New shopfronts in Kirton should reflect the prevailing 19th century character of the existing 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 accepted.

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

## **2.6 Protection of open spaces and views.**

Kirton's location on a steep slope provides a number of dramatic views across the River Trent valley to the west, and along undulating medieval lanes within the town. Other notable views of the town can be seen when approaching Kirton from the east, with the listed Mount Pleasant windmill providing a very important focal point.

The conservation area appraisal for Kirton identified a series of important views within the town, particularly down Train Gate and Wesley Street, along Sunny Hill and down Spa Hill, and down Dunstan Street. Views across The Green are another important component to the character of the conservation area. Within the more built-up area, the Market Place provides an important public open space and a focal point to the shops and indeed, to the whole community of Kirton, with the Town Hall and Post Office close by.

- *The Council will protect the existing views in Kirton as identified above. The Market Place will also be protected from unsuitable development which would adversely affect its appearance or character.*

## 2.7 Trees

The trees in Kirton 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 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.**

The Council has already carried out a major landscaping scheme in the Market Place. Further improvements, using appropriate materials, will be carried out when funds permit to the pavements and street surfaces within Kirton. The installation of more appropriate street lighting, and the undergrounding of overhead wires, are desirable enhancements which could be implemented at some stage in the future.

- *The Council will continue to seek improvements to the appearance of the Kirton in Lindsey Conservation Area by the use of good quality materials for street and pavement surfaces and by the installation of more appropriate street lighting. Undergrounding overhead wires 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.

**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:**

<i>The Buildings of England:Lincolnshire</i>	<i>N Pevsner and J Harris</i>		
<i>North Lincolnshire: A Pictorial History</i>	<i>North Lincolnshire Council</i>		
<i>Landscape Assessment and Guides Architects</i>	<i>Estell</i>	<i>Warren</i>	<i>Landscape</i>
<i>Countryside Design Summary Architects</i>	<i>Estell</i>	<i>Warren</i>	<i>Landscape</i>
<i>The Isle of Axholme: Historic Landscape Miller</i>	<i>Characterisation Project</i>		<i>Keith</i>