

NORMANBY CONSERVATION AREA SUPPLEMENTARY PLANNING GUIDANCE:
ADOPTED BY NORTH LINCOLNSHIRE COUNCIL AS SUPPLEMENTARY
PLANNING GUIDANCE FOR PLANNING PURPOSES 11TH JUNE 2004

**Normanby Conservation Area
Supplementary Planning Guidance adopted
document.**

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Head of Planning and Regeneration.**

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1. Introduction.

Normanby is a small estate village, attached to the house and grounds of the Sheffield family estate, Normanby Hall, situated north of Scunthorpe. Within the village is a collection of early 19th and early 20th century buildings related to the running of the estate: the Home Farm, Estate Offices and Estate Yard, and workers' cottages.

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

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

The settlement of Normanby is designated in that plan as a Rural Hamlet in the open countryside. New development in such settlements (even single dwellings), is not considered sustainable because of potential impacts upon the rural character of these settlements and because they lack and are often remote from essential services. Policies with the Rural Development chapter of the plan restrict development to that essential in the interests of agriculture or forestry or, which

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contribute toward rural diversification. The Size of extensions to dwelling is also controlled in the open countryside (see in particular Policies RD2 and RD10).

Briefly, the following policies are relevant to considerations of conservation area character and appearance:

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 Normanby.

Normanby village was established as part of a number of improvements to the Sheffield family estate in the 19th century. The earliest buildings, single storey workers cottages, were erected on the road leading to Barton-Upon-Stather. In association with the workings of the estate the Home Farm, Estate Office and Estate Yard were located away from the estate park and in the village itself. In the first half of the 20th century the village was substantially expanded with the construction of pairs of estate cottages lining Main Street, and this expansion coincided with the

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prosperity of the iron and steel industry in Scunthorpe which was founded by the
Sheffield family.

1.4 The character of the Conservation Area

Normanby village is located on the Barton-Upon-Stather road which runs westwards from the main entrance gates to Normanby Hall. It is a small linear settlement with one or two storey detached and semi-detached cottages lining either side of the road. The uniform appearance of the two groups of cottages dating from the early 19th and early 20th centuries and gives a special character to the conservation area. The buildings are constructed of the local ironstone with pantiled roofs, or dark brown bricks with stone dressings and clay tiled roofs. The village is surrounded by small fields and woodland providing an attractive rural setting to the village.

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

The early 19th century stone estate cottages in Normanby are all included on the Department of Culture Media and Sport's List of Buildings of special Architectural or Historic Interest.

"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.

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

Alterations to listed buildings which may need consent include relatively minor changes like inserting a new window; removing an internal wall, door or fireplace; adding a chimney or flue; removing panelling or fitted cupboards; and inserting a new bathroom where new drainage is required.

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

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

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

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

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

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

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- 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.

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.

The area appraisal has identified a 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.

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

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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.

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 small scale of Normanby and its already built up frontage and the surrounding farmland means there are almost no sites or opportunities for new development which would not adversely affect the character and appearance of the conservation area or the surrounding farmland (see reference to policy RD2 above). In assessing the merits of a proposed building consideration needs to be given the impact on proposals on the existing appearance and character of the conservation area.

Design

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

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

Materials

Materials for new development in Normanby will usually be chosen to match existing buildings in the area, so local limestone would be the most appropriate material however in some instances brown or red brick may be appropriate. Roofs should be covered in Lincolnshire clay pantiles or natural slate. Windows should be made from timber and be traditionally detailed horizontally sliding sashes or casements. Top hung false sashes or plastic windows or not suitable. All timber should be painted not stained.

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

2.6 Protection of open spaces and views.

The Local Plan identifies and protects some of amenity importance and recreational space

- 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.

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

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

2.7 Trees

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

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- 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

Traffic management and street signage.

The passage of traffic and on street car parking has been identified as having a major and adverse impact upon the character and appearance of the conservation area. Some suggestions have been made to provide off street parking to the rear of properties. Whilst the passage of vehicles is difficult to address measures to take vehicles off the street, subject to designs in accordance with policy HE2, should be supported.

The amount and seemingly ad hoc way in which street signage has developed in Normanby has arguably had an adverse impact upon the character and appearance of the conservation area. In the future, there may be scope to rationalise existing signage and upon replacement, use signs designed to be more in keeping with the special character of this area.

- All new signage should reflect the sensitive historic location and should be sited and designed appropriately.

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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.

Useful Information.

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

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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