

Scawby Conservation Area Supplementary Planning Guidance (SPG): Adopted by North Lincolnshire Council as SPG on 29<sup>th</sup> June 2005.

# **NORTH LINCOLNSHIRE COUNCIL SCAWBY CONSERVATION AREA**

## **SUPPLEMENTARY PLANNING GUIDANCE**

**Tony Lyman  
Head of Planning and  
Regeneration**

## **Contents**

### **Section 1: Background Information**

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

### **Section 2: Policies**

- 2.1 General information
- 2.2 Listed buildings
- 2.3 Buildings of Townscape Merit
- 2.4 Other buildings – Neutral buildings and negative buildings in their present form.**
- 2.5 New development
  - Design
  - Materials
- 2.6 Protection of open space and views
- 2.7 Trees
- 2.8 How residents can help

### **Useful names and addresses**

### **Bibliography**

### **Maps**

Map showing Conservation Area Boundary; Listed Buildings; Buildings of Townscape Merit and other features of importance.

## **SECTION 1 BACKGROUND INFORMATION**

### **1.1 Introduction**

Scawby is a small rural village that lies within the Nelthorpe family estate that is based in the centre of the village at Scawby Hall. The growth of the village, and the present appearance of the conservation area, is largely determined by the past patronage of the Nelthorpe family and the many buildings that still belong to, or function as, part of the estate.

The historic core of the village is composed of; the Sutton Arms Public House, several small estate cottages, St. Hybald's Church; an old and a new school; the Primitive Methodist Chapel of 1895, and; several groups of farm buildings. Some of these buildings have the village green (positioned slightly away from the main road) as their focus. More linear modern development stretches along the main road. Most of this lies outside the conservation area, although two important listed buildings, the Old Vicarage and Grove House, sit just within the boundary and are surrounded by spacious gardens with trees and mature planting. These gardens and trees, and the others like them within the conservation area, are important constituents to the character of the Scawby Conservation Area.

The former Glanford Borough Council designated Scawby Conservation Area 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 Building and Conservation Areas) Act 1990 that 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.

*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.

Scawby is defined as a minimum growth settlement in the Local Plan where the building of single or very small groups of dwellings only will be permitted in the main body of settlement and a healthy rural economy is promoted through the retention of the existing levels of services. The Local Plan seeks the development of previously used land and vacant buildings to the take up of greenfield sites in the locality.

*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.

**Policy R1 Protecting Playing Fields**

This policy gives the framework for the protection of land for use as playing fields.

**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 that 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 Scawby**

The place name *Scwabý* is Danish and means *Scalli's farmstead*. The name cannot have originated prior to a Danish settlement of AD 877. Scawby was recorded in the Domesday Book of 1086, when it had a population of about 140. Ownership of the land at that time was highly fragmented, and the parish was in the hands of seven lords.

The earliest surviving building in the village is the church of St Hybald. The base of the tower is 13<sup>th</sup> century with a 15<sup>th</sup> century addition; the rest of the church was largely rebuilt in the 1840's and in 1870. The present day core of Scawby evolved under the patronage of the Nelthorpe family who had been major landowners in the village since the late 16<sup>th</sup> and early 17<sup>th</sup> centuries. Richard Nelthorpe commenced the construction of the Scawby Hall in c.1603 and the estate prospered and expanded over the following three centuries. This economic success led to the estate paying for new workers' houses and agricultural buildings throughout the village, as well as new almshouses in the late 17<sup>th</sup> century and a Free School in 1705 (rebuilt in 1854).

The second half of the 20<sup>th</sup> century up to the present day has been a time of rapid change and expansion for Scawby. In the 1960's buildings were demolished in West Street to make way for a road-widening scheme. In the last 40 years large housing estates have been developed to the west and south east of the village, eating into the surrounding farmland.

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

Scawby is a rural village located within the flat agricultural plain of the River Ancholme valley. The present historic village core is the result of post-enclosure development under the auspices of the Nelthorpe family. The historic core of the village centred on the village green and almshouses in Church Street and along West Street and Vicarage Lane. The village has a number of listed buildings including St. Hybald's Church, the almshouses, forge, and estate cottages in Church Street, plus the larger houses: Scawby Hall, the Old Vicarage and Grove House. The remainder of the conservation area is composed of a combination

of late 18<sup>th</sup> and 19<sup>th</sup> century vernacular stone two storey cottages with later infill development of the second half of the 20<sup>th</sup> century. The buildings are set within generous gardens with small fields and public open spaces in the village core which with the many mature trees and areas of woodland, provide the Scawby Conservation Area with a spacious rural character.

## **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**

St. Hybald's Church, Scawby Hall, the Old Vicarage, The Grove, and most of the estate cottages, school and almshouses are included on the Department of Culture, Media and Sport's List of Buildings of Special Architectural or Historic Interest. These buildings are identified on the map.

"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 separated rooms creating open floor plan 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 usually, 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.

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: [ehhf@uwe.ac.uk](mailto:ehhf@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%. Owners should contact the Customs and Excise Office in for further details and a leaflet.

### **2.3 Buildings of Townscape Merit.**

Conservation Area Consent is required for full or substantial demolition of most buildings within the conservation area. In accordance with the Government guidance there will be a presumption in favour of retaining buildings that make a positive contribution to the character or appearance of the conservation area.

As part of this study those buildings that 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 maps 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 within this appraisal 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 and the retention of all existing architectural features.*

### **2.5 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 that provides detailed advice on house extensions that are of use in relation to Scawby.

As stated above the nature of the open character and rural nature of Scawby village presents limited opportunities for new development. In order to control the size of Scawby and prevent development encroaching on the surrounding agricultural land a development area for Scawby is identified in the Local Plan. Recent developments in Scawby mean that nearly all the land within the Conservation Area boundary has been built on. A few opportunities remain and there may be instances where the redevelopment of an existing site may be proposed. 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. New development should therefore reflect the scale and materials and spacious setting of adjoining property.

New buildings in the Scawby Conservation Area should be of the highest architectural quality and their 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 Scawby.

- *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.*
- *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 Scawby will usually be chosen to match existing buildings in the area, so local limestone would be the most appropriate material although a red or brown 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 vertical sliding sashes or horizontally sliding sashes or casements. Top hung false sashes or plastic windows are not suitable. All external timber should be painted not stained.

- *Traditional materials and details should be specified for new development in Scawby.*

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

The village green, the churchyard, the small fields in the centre and the playing fields all provide important amenity and recreational space for the village. These areas are identified as “Public open amenity space” or “Recreational space” and are protected by policies LC11 and R1 in the North Lincolnshire Local Plan.

- *The Council will protect areas identified as having amenity importance or recreational space from development that will adversely affect their open character, visual amenity, wildlife value or recreational use.*

The appraisal identified important vistas and landmarks within Scawby that are shown on the townscape analysis map.

- *The Council will protect existing views in Scawby most notably views to the Church tower, almshouses and across the open fields in the centre of the village. New development should respect existing vistas and landmarks.*

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**

The trees in Scawby play an 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 hand shears does not require consent.*

Trees which, whilst remaining healthy, have reached a stage in their development where the crown spread begins to get smaller, are now generally regarded as “veteran”. Such trees may not necessarily be particularly old, but the onset of old age 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 How residents can help.**

The character of the Scawby Conservation Area comes not only from the physical appearance of the town but also from the community who live and work in the area. The retention and enhancement of the character and appearance of Scawby can therefore only be achieved by the residents and the Council 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

Scawby Conservation Area Supplementary Planning Guidance (SPG): Adopted by 12  
North Lincolnshire Council as SPG on 29<sup>th</sup> June 2005.

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 are considering undertaking any repairs or alterations to your property or land, the best approach is always to contact the Environment Team at North Lincolnshire Council for free advice before starting work.

**For specific information about the Scawby Conservation Area, please contact:**

Edward Rychlak,  
Environment and Public Protection Department,  
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 an excellent range of technical advice leaflets, contact:**

The Society for the Protection of Ancient Buildings (SPAB),  
6 Fitzroy Square,  
London W1P 6DY.  
Tel: 020 7377 1644

**Bibliography:**

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