

DISEWORTH CONSERVATION AREA

APPRAISAL AND STUDY



APRIL 2001

PREFACE

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Conservation Areas are kept under review (Section 69(2)) and that local planning authorities in exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Having regard to these requirements and the advice contained in the English Heritage guidance notes 'Conservation Area Practice' and 'Conservation Area Appraisals', the District Council produced a draft Appraisal/Study of the Diseworth Conservation Area in April 2000. The draft document included proposed alterations to the boundaries of the designated Conservation Area (of February 1974).

The draft document was the subject of consultation and publicity over a six week period between 17 April and 29 May 2000. Having considered the various representations and recommended amendments the District Council's Executive Board of 3 April 2001 resolved the following :-

- (1) to approve alterations to the boundaries of the Conservation Area as outlined in the Executive Board report.
- (2) that subject to the amendments outlined in the Executive Board Report the Conservation Area Appraisal/Study document be adopted as supplementary planning guidance to the policies of the North West Leicestershire Local Plan.

As supplementary planning guidance the Conservation Area Appraisal/Study document whilst not having the same status as an adopted plan policy may be taken into account as a material consideration in the determination of planning applications.

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1. INTRODUCTION

- 1.1 Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Section 69(1)(a); Planning (Listed Buildings and Conservation Areas) Act 1990). The Diseworth Conservation Area was originally designated by the former Leicestershire County Council in February 1974, at which time the village was within the administrative area of Castle Donington Rural District Council. The village was incorporated within the District of North West Leicestershire in April 1974. In April 2001 the Conservation Area boundaries were revised by the District Council and the existing designated boundaries of the Area are shown on Map 1.
- 1.2 This Conservation Area Appraisal/Study document aims to fulfil two key roles. The Appraisal outlines the historical development of the settlement and defines the special interest, character and appearance of the built and natural environment within and surrounding the Conservation Area boundaries. The Study identifies future opportunities for the preservation and enhancement of the Area. (The numbers **in bold** in paragraphs refer to an associated photograph/plate).
- 1.3 The Diseworth Village Design Statement prepared by local residents will also be a material consideration in the determination of any future development proposals. The Design Statement was adopted by the District Council's Executive Board as supplementary planning guidance to the policies of the Local Plan on 3 April 2000. The Statement covers issues affecting the whole village as well as those directly relating to the Conservation Area. Copies of the Design Statement are available from the Planning and Environment Division.

2. LOCATION, POPULATION AND TOPOGRAPHY OF DISEWORTH

- 2.1 Diseworth, a village of some 671 residents*, is located 14 km to the north-west of Loughborough and 2.5 km to the south-east of Castle Donington. The settlement is within the Parish of Long Whatton and Diseworth.
- 2.2 Diseworth lies within an undulating agricultural landscape and occupies a shallow valley created by the Diseworth Brook as it flows eastwards before becoming Long Whatton Brook and proceeding to its confluence with the River Soar. The soil, although a heavy red clay, is fertile and sustains arable as well as pastoral farming.
- 2.3 In the second half of the twentieth century East Midlands Airport was developed less than one kilometre to the north of the village and the M1 motorway constructed some 1.5 km to the east. These developments and their associated facilities have had a significant impact on the surrounding landscape and have altered the pattern of the local road network. The Airport severed the former link northwards from Grimes Gate in the village towards Castle Donington, Hemington and Lockington.
- 2.4 The four principal streets of the village - Grimes Gate, Hall Gate, Clements Gate and Lady Gate - meet at 'The Cross'; a staggered crossroads close to the Church of St Michael's and All Angels. Page Lane runs parallel to Lady Gate. The Green running along the southern edge of the settlement gives access into Hall Gate - via The Bowley - and into Lady Gate. Diseworth Brook flows to the south of Hall Gate and is joined by tributaries to the east of Shakespear Close and near Town End.

* Mid-1998 Estimate - Source : Leicestershire County Council

3. ORIGINS AND HISTORICAL DEVELOPMENT OF DISEWORTH

- 3.1 Diseworth had been established by the sixth century and the cross shaped pattern of the principal streets had been formed by the end of the tenth century (DLHS,1996, p6). The Church of St Michael's and All Angels, with sections of eleventh century built fabric in evidence, is the oldest surviving building in the village **(1)**. The earliest secular buildings are of the late medieval period. The grouping of farmhouses, their outbuildings and tied cottages in the core is a typical pattern in settlements established before the Parliamentary Enclosures of the Georgian/Victorian period. In some parishes enclosure led to the dispersal of farmsteads into the surrounding countryside, however, following the Diseworth Enclosure of 1794, the majority of farmsteads remained within the village.
- 3.2 The ownership of farmhouses and their associated land within Diseworth was dominated from the beginning of the sixteenth century into the twentieth century by two outside bodies; Christ College, Cambridge and the owners of the former Langley Priory estates (Brompton and Hening, 2000, pp1-4).
- 3.3 To support the agricultural economy, wheelwrights and blacksmiths operated in the village (White, 1846, p336) and a former smithy building remains along the Hall Gate frontage of Lilly's Cottage **(2)**. Shops were also established, although the only shop that now remains in the settlement is the Village Store/Post Office constructed after the Second World War on Hall Gate. The former shop and bakery at No. 4 Grimes Gate is now in solely residential use. The shop window in the nineteenth century brick built extension to the dwelling at No. 50 Hall Gate belies its former use.



Plate 1 : St. Michael's and All Angels Church, Clements Gate



Plate 2 : Former Smithy to the front of Lilly's Cottage, No. 54 Hall Gate

- 3.4 A brick making industry flourished around the village during the eighteenth and nineteenth centuries. Brick making had all but ceased by the start of the twentieth century, although a derelict kiln remains as evidence to the industry at the rear of 'Kiln House' at No. 24 Clements Gate. A domestic framework knitting industry also provided employment in the eighteenth/early nineteenth centuries and large elongated window openings were typically installed to dwellings to provide increased light for framers (3). In 1844 a census of stocking frames revealed that Diseworth contained 62 machines and Whites Directory of 1846 recorded that many of the inhabitants were framework knitters (Lee, 1956, p60; White, 1846, p336).
- 3.5 The domestic framework knitting industry died out in the latter part of the Victorian period with the move towards factory production in the new textile centres such as Long Eaton, Beeston, Draycott and Sandiacre. In the twentieth century, the village increasingly became dormitory in character, particularly following the Second World War with the development of areas of new housing. These new developments were particularly concentrated around The Green, The Bowley and The Woodcroft. New streets - in the form of cul-de-sacs - such as Shakespear Close and Brookside were built off the principal streets within the historic core of the settlement. Other streets like Page Lane witnessed substantial additional development.
- 3.6 The latter part of the twentieth century also saw a contraction in the agricultural economy of the village. Although four working farms remain within the settlement, a number of former farmhouses and tied cottages are now occupied by residents with no connections with agriculture, farm buildings have been converted to residential use (4) and new dwellings erected on former paddock areas. This infilling has led to an increasingly compact form of development.



Plate 3 : Elongated Window Opening : No. 50 Hall Gate



Plate 4 : Residential Barn Conversion at Hall Farm, Hall Gate (Badger Barn)

4. FACTORS CONTRIBUTING POSITIVELY TOWARDS THE CHARACTER OF THE CONSERVATION AREA

Character Statement

- 4.1 The special character of the Area is derived from the informal grouping of farmhouses, outbuildings and the former tied cottages along the curvatures of the principal streets. Although modern infill housing development has been undertaken, the overall pattern of the pre-enclosure settlement remains largely evident.
- 4.2 The earliest secular buildings - fifteenth to seventeenth century in origin - are of timber framed construction with thatched roofs. These were followed by buildings in local red brickwork with clay pantile or plain tile roofs. In the latter part of the nineteenth century and after, buildings were increasingly constructed of materials from beyond the local area as the means of transportation improved. Most properties are two storeys in height, although some farmhouses have three storeys.
- 4.3 There are eight non-domestic buildings within the Area; St Michael's and All Angels Church, the Baptist Chapel **(5)**, the Methodist Church **(6)**, the village primary school, Bull and Swan Public House, the Plough Inn, Village Hall and Village shop. With the exception of the Parish Church of St Michael's and All Angels with its broach spire, these buildings are largely of a similar scale to surrounding domestic properties.
- 4.4 The individual factors considered to make a positive contribution to the character of the Conservation Area are shown on Map 2.



Plate 5 : Diseworth Baptist Chapel, Lady Gate (1752)



Plate 6 : Methodist Church, Hall Gate (1887)

Building Materials and Local Details

- 4.5 The Area contains timber framed buildings of both cruck truss and box frame construction, built upon plinths of local sandstone (Appendix A). The timber framed structures predominantly incorporate large square panels with diagonal or curved cross braces **(7)**. Lilly's Cottage (No. 54 Hall Gate) with its fine close studding to its eastern wing is the principal exception **(8)**.
- 4.6 The panels to the timber framed buildings were originally of wattle and daub construction, which has been replaced by stone rubble or brickwork infill. Many panels have a plaster or colourwash render finish.
- 4.7 The infilling of panels with brickwork reflected the development of the local brick industry in the period between the eighteenth and nineteenth centuries. This local brickwork, which is of a warm red colour, was also used in Flemish or stretcher bond in the construction of new buildings. Old Hall Farmhouse on Grimes Gate and Cross Farmhouse on Clements Gate are both built of local brick laid in a Flemish bond with blue vitreous headers to give a pleasing chequered effect **(9)**.
- 4.8 Rubble stone is much in evidence in the Area both to plinths of buildings and to boundary walls **(10)**. Dressed stone is less prevalent, although it was used to the chimney breast of Hall Cottage (Nos. 15/17 Hall Gate) and features in the plinths of some properties (e.g. Old Hall Farmhouse on Grimes Gate and No. 50 Hall Gate). The finely dressed stone may have been salvaged from Diseworth Hall after its abandonment prior to the 1600s. The tower to the Parish Church is of ashlar; the nave, chancel and aisles are all of rubble stonework.



Plate 7 : Timber Framed Cottage : No. 3 Grimes Gate



Plate 8 : Lilly's Cottage, No. 54 Hall Gate



Plate 9 : Old Hall Farmhouse, Grimes Gate



Plate 10 : Rubble Stone Plinth and Boundary Wall : No. 50 Hall Gate

- 4.9 The original roof covering to timber framed buildings was of locally grown long straw. Thatched roofs remain to seven properties within the Area (Appendix B) although others were subsequently re-roofed in clay pantiles and blue Staffordshire clay plain tiles. The nineteenth century saw the introduction of Welsh slate.
- 4.10 The predominant window type to pre-nineteenth century vernacular buildings is the Yorkshire horizontal sliding sash (Figure 1). Many of these horizontal sliding sashes occupy the full width, and in some cases the full height, of infill panels to timber framed buildings **(11)**. In the nineteenth century, vertical sliding sashes of various designs (Figure 2) were installed to new properties of any pretension, set recessed within openings typically having stone sills and lintels **(12)**. The finish to timber window units is largely of a white or off-white paint. Most window openings, and some door openings, to brick built properties have shallow segmental brick arches above. Corbelled brickwork was used to the gable ends of a number of properties.
- 4.11 The timber doors to many older properties are of a paneled design (Figure 3), with variations incorporating sections of glazing in place of timber panels. This design replaced simple vertically boarded ledged and boarded doors (Figure 4), which survive to a small number of properties.
- 4.12 Properties with thatched roofs rely on the overhang of their thatch to dispel water, otherwise black cast iron rainwater goods are prevalent to pre-Second World War built properties throughout the Area.



Plate 11 : Yorkshire Sliding Sash Window Unit : No. 31 Hall Gate



Plate 12 : Vertical Sliding Sash Window Units: No. 1 Lady Gate

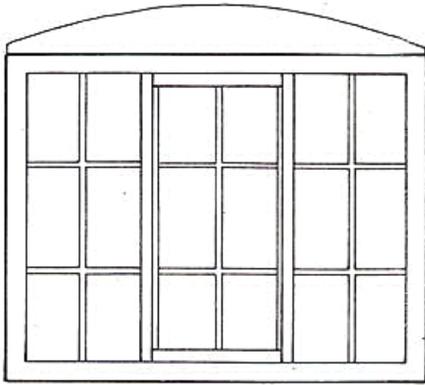


Figure 1 : Yorkshire Horizontal Sliding Sash Window Unit

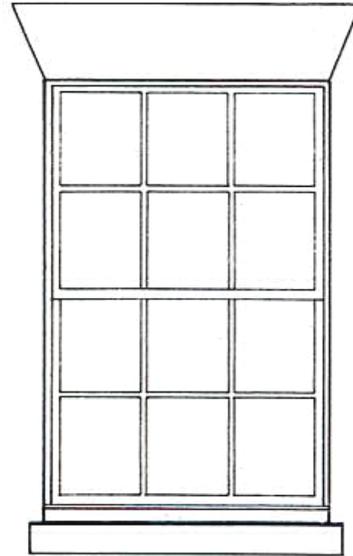


Figure 2 : Vertical Sliding Sash Window Unit

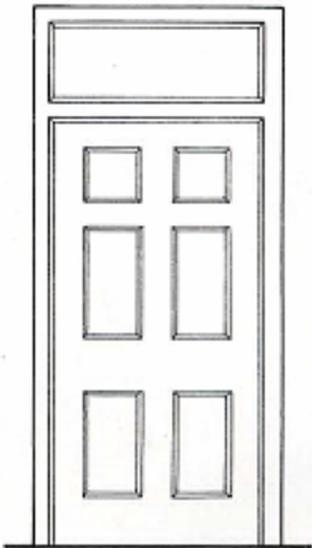


Figure 3 : Panelled Door

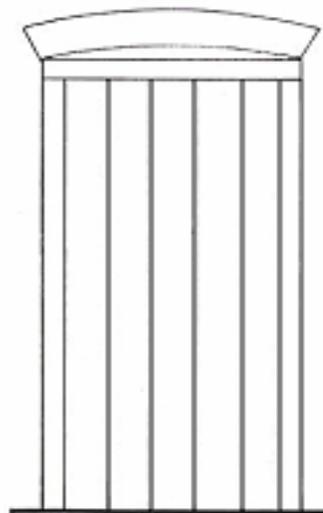


Figure 4 : Ledged and Braced Vertically Boarded Door

Architectural and Historic Quality of Listed and Unlisted Buildings

- 4.13 There are twenty-two buildings in the Area which are included on the list of buildings of special architectural or historic interest (Appendix C). The listed buildings are predominantly sixteenth to eighteenth century in origin and largely display local vernacular building traditions. The Church of St Michael's and All Angels and Lilly's Cottage (No. 54 Hall Gate) are listed at Grade II* as being buildings of particular importance. Lilly's Cottage was the birthplace of the astrologer, William Lilly (1602 - 1681). The other listed buildings are listed at Grade II as being of special interest.
- 4.14 There are also a number of unlisted buildings and structures of some architectural or historic merit which are considered to make a positive contribution to the streetscape (Appendix D). Many of these buildings also reflect local vernacular traditions. Later buildings of note include the Old Schoolmasters House of 1862 on Grimes Gate (No. 5) and the Methodist Church of 1887 on Hall Gate.

Boundary Treatments and Ground Surfaces

- 4.15 Boundary walls of local sandstone rubble are a characteristic feature of the Area, particularly along Grimes Gate and Hall Gate. Many of these walls are capped by large flat flagstones. There are also some fine walls of local brickwork. Old Hall Farm (Grimes Gate) and Cross Farm (Clements Gate) have fine brick boundary walls; the former with brick copings and a stone rubble base and the latter with decorative railings. At 'The Cross', stone boundary walls have been increased in height with the addition of rows of brickwork, emphasising the sense of enclosure at the intersection of the principal streets.

4.16 There is limited visual evidence of historic ground surfaces, although it is recorded that there is a cobbled courtyard below the existing front garden area of Old Hall Farmhouse on Grimes Gate (Diseworth Local History Society, 1996, p15-16). The surfacing to highways and footways is of grey tarmac. Some footways, which are often only provided on one side of a street, incorporate stone kerb edges. Grass verges remain to sections of the principal streets and add to the character of the Area.

The Archaeological Significance and Potential of the Area

4.17 The Leicestershire County Council's Sites and Monuments Record identifies the earthworks in the field area to the north of Hallfield Farm as being of archaeological importance. This site is considered to be that of Diseworth Hall, a medieval manor house, which had been abandoned by the seventeenth century (Hartley, 1984, p22). William Lilly (1602-1681) in the History of His Life and Times recorded that 'there is a close called Hall Close, wherein the ruins of some ancient buildings appear and particularly where the dovehouse stood; and there are also ruins of decayed fish ponds and other out houses' (quoted in Nichols, 1804, p747).

4.18 The remaining earthworks comprise an embanked pond and other features, although some of the deeper hollows were infilled during the 1960s (Hartley, 1984, p21). Although no site excavations have been undertaken, the area has been surveyed by the Leicestershire Museums, Art Galleries and Records Service (Hartley, 1984, p22).

The Contribution of Green Spaces and Natural Elements

- 4.19 The large rear garden areas to properties on the northern side of Hall Gate and on the southern side of Clements Gate are important to the setting of the Area. Historically, a number of these gardens incorporated areas of orchard and some individual fruit trees survive. The field area to the north of the former Hallfield Farm provides an open aspect to the western side of the settlement and contains both the archaeologically important site of the former Diseworth Hall and visual evidence of ridge and furrow farming practices of the medieval period.
- 4.20 The North West Leicestershire Local Plan designates an area of land to the north of Page Lane Farmhouse as a Sensitive Area of Open Space (Policy E1). The playing fields to the north of the Village Hall and to the north of Clements Gate are identified in the Local Plan as recreational open space (Policy L13). The surviving paddocks and field areas along the principal streets - such as that adjacent to No. 50 Hall Gate - contribute towards the character of the Area.
- 4.21 There are relatively few mature deciduous tree specimens along the principal streets in the Area. There is one extant Tree Preservation Order which covers a horse chestnut tree and a lime tree in the rear garden of The Old Vicarage on Grimes Gate and a group of yew trees along the Hall Gate boundary of Yew Tree House. Several pollarded limes stand within the churchyard of the Parish Church. More recent planting has seen the introduction of non-indigenous tree species, such as Leyland Cypress ('leylandii') and as a result parts of the Conservation Area are increasingly becoming characterised by garden areas having a more suburban appearance.

4.22 Diseworth Brook and its tributaries are well lined with hedgerows and trees - mostly willow. Although the watercourses are largely within private gardens and field areas, footpaths run along the stream to the north of Hall Gate and along Diseworth Brook at the northern end of Page Lane. The watercourses are crossed by bridges on Hall Gate, Page Lane, Lady Gate and to the north of The Woodcroft. A sheep wash was formerly in use on Diseworth Brook to the south of Hallfield Farm. (Diseworth Local History Society, 1996, p24).

The Character and Relationship of Spaces

4.23 'The Cross' provides a focal point within the village at the intersection of the four principal streets. The position of many properties adjacent to the road frontage along with the high boundary walls gives the area around 'The Cross' a sense of enclosure. This enclosure frames views into Grimes Gate, Clements Gate and Lady Gate **(13, 14 & 15)**. Views along Hall Gate are, however, restricted by the short gradient in the road up to the Village Post Office.

4.24 The broach spire to the Church of St Michael's and All Angels is a prominent landmark within the Area and is visible for much of the approach to 'the Cross' along Hall Gate **(16)**. The three storey Cross Farmhouse provides a visual stop on the southern approach to 'The Cross' along Grimes Gate **(17)** and the raised position of Lilly's Cottage (No. 54 Hall Gate) makes the property visually prominent at the junction of Hall Gate with Lady Gate. At the northern entrance to the Area along Grimes Gate, the three storey Old Hall Farmhouse is a prominent feature. The stone walls along the curvature of The Bowley enclose the western entrance into the Area at Hall Gate **(18)**.



Plate 13 : View Northwards along Grimes Gate from 'The Cross'



Plate 14 : View Eastwards along Clements Gate from 'The Cross'



Plate 15 : View Southwards along Lady Gate from 'The Cross'



Plate 16 : View Eastwards along Hall Gate towards 'The Cross'



Plate 17 : View on the Southern Approach to 'The Cross' along Grimes Gate



Plate 18 : Rubble Stone Boundary Walls along The Bowley

The Relationship Between the Area and the Surrounding Landscape

- 4.25 The agricultural land surrounding the village with its straight field boundaries and surviving hedgerows appears essentially to reflect the landscape created by the enclosure of Diseworth Parish in 1794. Within this landscape, however, visual evidence of earlier farming methods remains in the form of medieval ridge and furrow ploughing patterns - the field areas immediately to the north of Hyams Lane and to the north of Hallfield Farm providing examples. A number of public footpaths radiate from the principal streets of the village through this surrounding agricultural land. These public rights of way, which may reflect routes formerly taken by agricultural workers, now provide an important leisure resource to the residents of Diseworth and the surrounding settlements.
- 4.26 The location of the village within a shallow valley means that views out of the Area are restricted. The surrounding land rises to the north of the settlement towards the A453 and to the south beyond the Green. The curvature of the principal streets also presents a further restriction to views out of the Area.
- 4.27 Good views out of the Area into the surrounding countryside are obtained from the rear of properties on the southern side of Clements Gate over Diseworth Brook and the B5401. Glimpses of these views can be obtained from the public highway through the gaps between the properties. There is a good view of the broach spire to St Michael's and All Angels Church from Town End, although the background to the view is now of the recently completed control tower at East Midlands Airport.

5. THE EXISTENCE OF NEUTRAL AREAS

5.1 The post Second World War infill residential development along the principal streets is considered to have had a largely neutral impact on the Area. Whilst many properties are set back from the road frontage and have a suburban appearance, the largely two storey form of construction respects the scale of surrounding well established properties. More recently some developments have attempted to reflect the vernacular tradition of earlier buildings in the settlement and the incorporation of stone plinths and the provision of shallow segmental brick arches to window and door openings has generally been successful **(19)**. The use of non-structural timber framework to external elevations of new properties, however, appears largely unconvincing.



Plate 19 : Late Twentieth Century Residential Infill Development : Lady Gate

6. FACTORS HAVING A NEGATIVE IMPACT ON THE CHARACTER OF THE CONSERVATION AREA

6.1 The individual factors considered to have a negative impact on the character of the Area are shown on Map 3.

Buildings at Risk and Vacant Buildings

6.2 The listed buildings in the Area were most recently surveyed in 1990 under the Leicestershire County Council's Buildings At Risk program. The survey identified three buildings as being at risk with work actively required to secure their future, namely; the outbuilding to the rear of No. 13 Hall Gate, the barn to the south-west of Old Hall Farmhouse and Diseworth Baptist Chapel (although since the survey some buildings may have been the subject of repair works). The listed property at No. 50 Hall Gate was vacant for a period in 1998/9 and potentially at risk, although the building was subsequently re-occupied.

6.3 Lady Gate Farmhouse at No. 11 Lady Gate **(20)** is of timber framed construction and is considered to make a positive contribution to the architectural character of the Area. However, although its outbuildings and associated lands remain in use for the keeping of livestock, the farmhouse has been vacant for some time. The windows and door units to the property are in a state of decay and pantiles have been removed from sections of the outbuildings leaving roof structures exposed to the elements. Although planning permission (ref : 970735) has been granted for a scheme for the repair and extension of Lady Gate Farmhouse, it had not been implemented as at 1 April 2001.



Plate 20 : Lady Gate Farmhouse, No. 11 Lady Gate

Buildings and Land of Poor Visual Quality

- 6.4 The land to the rear of No. 4 Lady Gate (The Gables) incorporates a large modern outbuilding of block work construction in use in connection with the parking of commercial vehicles. The site, which is particularly visible from the footpath running northwards from Page Lane, detracts from the overall visual quality of the Area.
- 6.5 The car parking area to the Bull and Swan Public House accessed off Grimes Gate, occupies a raised site to the rear of the premises. The relatively large expanse of tarmacadam appears as an incongruous feature within the Area and is particularly visible from the churchyard of the Parish Church **(21)**.



Plate 21 : Car Parking Area to the rear of the Bull and Swan Public House

'Wirescape' and Poor Views From the Conservation Area

- 6.6 Although there has been an apparent reduction in 'wirescape' within the Area since the original Conservation Area designation in 1974, sections of telephone wires and their associated poles remain visually intrusive along streets, particularly along Hall Gate and Clements Gate.
- 6.7 The new control tower at East Midlands Airport is visually prominent in views looking northwards from Town End (towards the Church of St Michael's and All Angels) and along Grimes Gate. The building detracts from the views towards and out of the Conservation Area.

Permitted Development Rights

- 6.9 A significant detrimental impact on the character of the Conservation Area has occurred as result of alterations and extensions undertaken to residential properties under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and its predecessors.
- 6.10 Although permitted development rights are more restricted in Conservation Areas than elsewhere generally in the District, this has not prevented the loss and alteration of features to older properties which are not listed. The permitted works have included the removal of traditional timber window and door units and their replacement with units of pvcU construction. In addition to the inappropriateness of these non-traditional materials, the impact of the replacement units has been further compounded by the use of window types, such as bay windows or top hung mock sashes, which do not reflect traditional fenestration details to properties in the Area.
- 6.11 Other works detrimental to the character of properties in the Area include the capping or removal of chimney stacks, the replacement of black cast iron rainwater goods with grey pvcU products, inappropriate re-pointing works with the use of strap or ribbon pointing and cement based mortars and the removal of thatch, clay plain tile and Welsh slate roof coverings and their replacement with concrete plain or interlocking tiles.

7. FUTURE OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

7.1 The historic environment of the Diseworth Conservation Area contributes towards the attractiveness of the village to residents along with its proximity to the strategic road network. The housing market within the village appears buoyant; being reflected in the relatively low number of properties remaining vacant and the continuous pressure for infill development within the settlement. Properties within the village are generally in good repair and the pressures for change on historic built fabric are largely being generated by restoration and modernisation works to existing buildings.

Planning Policies

7.2 The second half of the twentieth century witnessed a significant amount of infill development along the principal streets of the village and it is likely that this pressure will continue into the foreseeable future. The Local Plan has specifically identified one sensitive area of open space - on Page Lane - and Policy E1 indicates that development will not be permitted at the site which would adversely affect or diminish the character of the site. It is also considered that remaining open paddock and garden areas along the principal streets also contribute to the character of the Conservation Area. Any proposals for new development in the Conservation Area will be considered against the policies of the Local Plan (Policies E10, E11 and E12). In this respect it should be emphasised that the omission of any particular feature or space in the Conservation Area Appraisal should not be taken to mean that it is of no interest. Separate policies in the Local Plan relate to proposals affecting listed buildings (Policies E13, E14, E15 and E16) and sites of archaeological interest (Policy E19).

- 7.3 Within the Conservation Area, the District Council will in principle encourage the re-development of the land/buildings to the rear of No. 4 Lady Gate for residential purposes to secure the removal of the existing commercial use. Any development would, of course, need to address the considerations of residential amenities and highway safety as well as the statutory requirement to ensure that any proposal either preserves or enhances the character of the Conservation Area.
- 7.4 Some land at the periphery of the Conservation Area is located outside the Limits to Development as defined in the Local Plan and any development proposals on these areas will also be subject to countryside policies (principally Policy S3).

The Removal of Permitted Development Rights ?

- 7.5 The effect of alterations to older unlisted residential properties as a result of permitted development rights have been detrimental to the character of the Conservation Area. As a mechanism to increase local planning authority controls in respect of such works, an Article 4(2) Direction under the provisions of the Town and Country (General Permitted Development) Order 1995 allows authorities (without any referral to the Secretary of State) to withdraw certain categories of permitted development rights in respect of alterations and extensions to residential properties in Conservation Areas. The District Council has generally resolved not to serve such Directions, but rather to provide advice and education on the use of appropriate materials and design details. This is the position the Council intends to maintain with regard to Diseworth and in this respect has produced a guidance note for residents of properties within the Conservation Area. This leaflet and a guidance note on pointing/re-pointing works are available from the Planning and Environment Division.

Environmental Enhancements and Repairs to Historic Building Fabric

- 7.6 Where resources become available the Local Authority will endeavour to undertake works on public land to enhance the character of the Conservation Area. Such works could include the repair or replacement of street furniture. The Council will also endeavour where practicable to work with other bodies such as statutory undertakers in relation to encouraging the sensitive siting of services, road signage etc.
- 7.7 With regard to the repair of existing historic building fabric, the District Council operates a discretionary historic buildings grant scheme which makes available grant aid for private individuals in relation to the repair of listed buildings and unlisted buildings which are considered to contribute positively to the character of a Conservation Area. Full details of the scheme (which has a limited budget) are available from the Planning and Environment Division. A similar scheme is operated by the Heritage and Resources Team in the Environmental Management Department at Leicestershire County Council.
- 7.8 Where buildings are the subject of long term vacancy or neglect, the District Council will attempt to work with owners/prospective purchasers to secure the long term future of any building. The District Council does, however, have more formal powers in the form of Urgent Works Notices and Repairs Notices to require that repairs be undertaken to listed buildings and other buildings of architectural or historic merit in Conservation Areas.

APPENDIX A : BUILDINGS OF TIMBER FRAMED CONSTRUCTION IN THE AREA

Cruck Truss

Barn (10m south of) Old Hall Farm, Grimes Gate
Outbuilding to rear of 13 Hall Gate
25 Hall Gate
The Plough Public House, Hall Gate
Lilly's Cottage, 54 Hall Gate
1 & 3 Clements Gate

Box Frame Construction

White House Farmhouse, 3 Grimes Gate
Barn (10m south-west of) Old Hall Farmhouse, Grimes Gate
Barn (30m south-east of) Old Hall Farmhouse, Grimes Gate
Bull and Swan Public House, Grimes Gate
5/7/9 Hall Gate (Primrose Cottage)
27 Hall Gate
29 Hall Gate
31 Hall Gate
16 Hall Gate
24 Hall Gate
Dairy Building to rear of 36 Hall Gate
50 Hall Gate
Lilly's Cottage, 54 Hall Gate
4 Clements Gate
11 Clements Gate
15 Clements Gate
20 Clements Gate
4 Lady Gate
14 Lady Gate
11 Lady Gate (Lady Gate Farm)

APPENDIX B : BUILDINGS WITH THATCHED ROOFS IN THE AREA

5/7/9 Hall Gate (Primrose Cottage) and detached Garage

25 Hall Gate

50 Hall Gate

Lilly's Cottage, 54 Hall Gate

1 Clements Gate

6 Lady Gate

14 Lady Gate

APPENDIX C : BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE AREA

Grade II*

Lilly's Cottage, 54 Hall Gate (15th/16th Century)
Church of St Michael and All Angels, Clements Gate (11th/12th/13th/14th Century)

Grade II

White House Farmhouse, 3 Grimes Gate (17th Century)
Old Hall Farmhouse, Grimes Gate (circa 1690)
Barn (10m south west), Old Hall Farmhouse, Grimes Gate (1692)
Barn (10m south of) Old Hall Farmhouse, Grimes Gate (16th Century)
Barn (30m south east of) Old Hall Farmhouse, Grimes Gate (circa 1690)
4 Grimes Gate with steps/railings (circa 1800)
Stable, 4 Grimes Gate (circa 1800)
Outbuilding to rear of 13 Hall Gate (16th/17th Century)
25 Hall Gate (15th/16th Century Extended 18th Century)
31 Hall Gate (Circa 1700)
16 Hall Gate (17th Century)
50 Hall Gate (1692. 19th Century extension)
1 & 3 Clements Gate (15th/16th Century origin - rebuilt 18th/19th Century)
13 Clements Gate (early 19th Century)
Cross Farmhouse with front enclosures, 2 Clements Gate (circa 1700)
Barn (25m south east of) Cross Farm, 2 Clements Gate (circa 1700)
20 Clements Gate (17th Century)
6 Lady Gate (circa 1600. Extended 17th Century)
Diseworth Baptist Chapel, Lady Gate (1752)
Telephone Kiosk (Type K6), Lady Gate

Source : Department of the Environment, 1989, pp85-96 (as amended)

NB: This is NOT a complete list of all buildings in the settlement included in the list of Buildings of Special Architectural or Historic Interest. This list is correct as at 1 April 2001.

APPENDIX D : UNLISTED BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST WHICH MAKE A POSITIVE CONTRIBUTION TO THE STREETScape OF THE AREA

1 Grimes Gate (The Old Vicarage)
5 Grimes Gate (Old Schoolmaster's House)
7 Grimes Gate
8 Grimes Gate
The Bull and Swan Public House, Grimes Gate/Clements Gate
Hallfield Farm and outbuildings (including Badger Barn), Hall Gate
9 Hall Gate (Primrose Cottage)
Chapel Farm/Horseshoe Cottage/Orchard Cottage, Hall Gate
Methodist Church, Hall Gate
13 Hall Gate (Cockthorns) and detached outbuildings
15/17 Hall Gate
Plough Inn Public House, Hall Gate
18/20 Hall Gate
24 Hall Gate and Outbuilding
28/30 Hall Gate and Outbuildings
36 Hall Gate (Village Farm) and Outbuildings
The Former Dairy building, to rear of 36 Hall Gate (Village Farm)
Former Smithy, Hall Gate (to front of Lilly's Cottage)
9 Clements Gate
11 Clements Gate
19 Clements Gate
Outbuildings to the south and west of Cross Farmhouse, 2 Clements Gate
War Memorial, St Michael's and All Angels Church, Clements Gate
4 Clements Gate
6 Clements Gate
12 Clements Gate
16 Clements Gate
Former Brick Kiln at rear of 24 Clements Gate (Kiln House)
2 Lady Gate
4 Lady Gate (The Gables) and Outbuildings (brick built)
10 Lady Gate with Barn and Outbuildings
14 Lady Gate (Cherry's)
28/30 Lady Gate
1 Lady Gate
9 Lady Gate
11 Lady Gate (Lady Gate Farm) and Farm Outbuildings
Page Lane Farmhouse and outbuildings, Page Lane
3/4 Page Lane
57/59 The Green

The buildings outlined **in bold** are considered to have listed status by reason of their location within the curtilage of a principal listed building.

List prepared in the line with the criteria set out in the Appendix to the English Heritage advise note 'Conservation Area Appraisals' (English Heritage, 1997)

UNLISTED BUILDINGS : ASSESSMENT CHECKLIST

In assessing whether or not unlisted buildings make a positive contribution to the special architectural or historic interest of a conservation area, the following questions should be asked:

- Is the building the work of a particular architect of regional or local note?
- Has its qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have a significant historic association with established features such as the road layout, burgage plots, a town park, or landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- If a public building, does its function or enclosed public space contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as walls, terracing or a minor garden buildings, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and qualities have not been seriously eroded by unsympathetic alteration.

Source: English Heritage, 1997, p11.

APPENDIX E : POLICIES OF THE NORTH WEST LEICESTERSHIRE LOCAL PLAN IN RELATION TO THE HISTORIC ENVIRONMENT

POLICY E10

Development will not be permitted within Conservation Areas, or where it would affect the setting of such areas, which would:

- (a) Be detrimental to the character or appearance of the Conservation Area in terms of:
 - (i) scale, proportions and massing;
 - (ii) layout, grouping and setting;
 - (iii) detailing and materials of construction.
- (b) Be detrimental to the setting of buildings which contribute positively to the character and appearance of the Conservation Area.
- (c) Result in the loss of open spaces or important views within, into and out of the Conservation Area.
- (d) Result in the loss of particular features which contribute positively to character and appearance of the Conservation Area, including:-
 - (i) Walls and other means of enclosure;
 - (ii) Ground surfaces;
 - (iii) Natural features (such as trees and hedgerows); and
 - (iv) Features of archaeological interest.
- (e) Be detrimental to environmental quality in terms of:-
 - (i) Traffic generation;
 - (ii) Noise and other forms of environmental intrusion.

POLICY E11

Consent for the demolition of buildings which make a positive contribution to the character or appearance of a Conservation Area will not be granted unless:-

- (a) It can be demonstrated that the condition of the building makes it impracticable to repair, renovate or adapt to any reasonably beneficial use for which planning permission would be given; and
- (b) There is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use of the building, or to find a viable and acceptable new use or uses.

In the case of buildings which make little or no contribution to the character and appearance of their conservation area, demolition will not be permitted unless redevelopment of the site or the creation of an open space would make a positive contribution to the character or appearance of the conservation area concerned.

POLICY E12

Replacement or alteration of existing shop fronts within Conservation Areas, or where they would affect the setting of such areas, will only be permitted where:-

- (a) The existing shop front is of insufficient quality to warrant its retention; and
- (b) The replacement or alteration is of a design which is appropriate to the character and appearance of the Conservation Area.

POLICY E13

Consent for the demolition of a listed building will not be granted unless:-

- (a) It can be demonstrated that the condition of the building makes it impracticable to repair, renovate or adapt to any reasonably beneficial use for which planning permission would be granted; and
- (b) There is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use of the building, or to find a viable and acceptable new use or uses.

POLICY E14

Change of use of a Listed Building will only be permitted where no detrimental effect is likely to arise from the proposed use on the character or appearance of the building or its setting.

POLICY E15

Alterations or extensions to Listed Buildings will not be permitted which are detrimental to the special architectural or historic interest of the building or to its character or setting.

POLICY E16

Development will not be permitted which would adversely affect the setting of a Listed Building, in terms of scale, massing, form, siting, design or materials of construction.

POLICY E17

Where a historic byway makes a positive contribution to the character or appearance of the surrounding landscape, development which would significantly diminish that contribution, or otherwise detrimentally affect the setting or amenity value of such byway will not be permitted.

POLICY E18

Development will not be permitted which would adversely affect the character or appearance or setting of historic gardens included in the Register of Parks and Gardens of Special Historic Interest, and identified on the Proposals Map.

POLICY E19

Development will not be permitted which would affect a scheduled ancient monument or other nationally important archaeological site, as shown on the Proposals Map, or subsequently recognised, or its setting or amenity value. Where known sites of county or local significance are affected, planning permission may be granted in terms which would allow preservation in situ, or, where this is impractical, by investigation and recording.

In areas of archaeological potential, planning permission will not be granted without proper evaluation of the archaeological implications of the proposed development.

POLICY E43

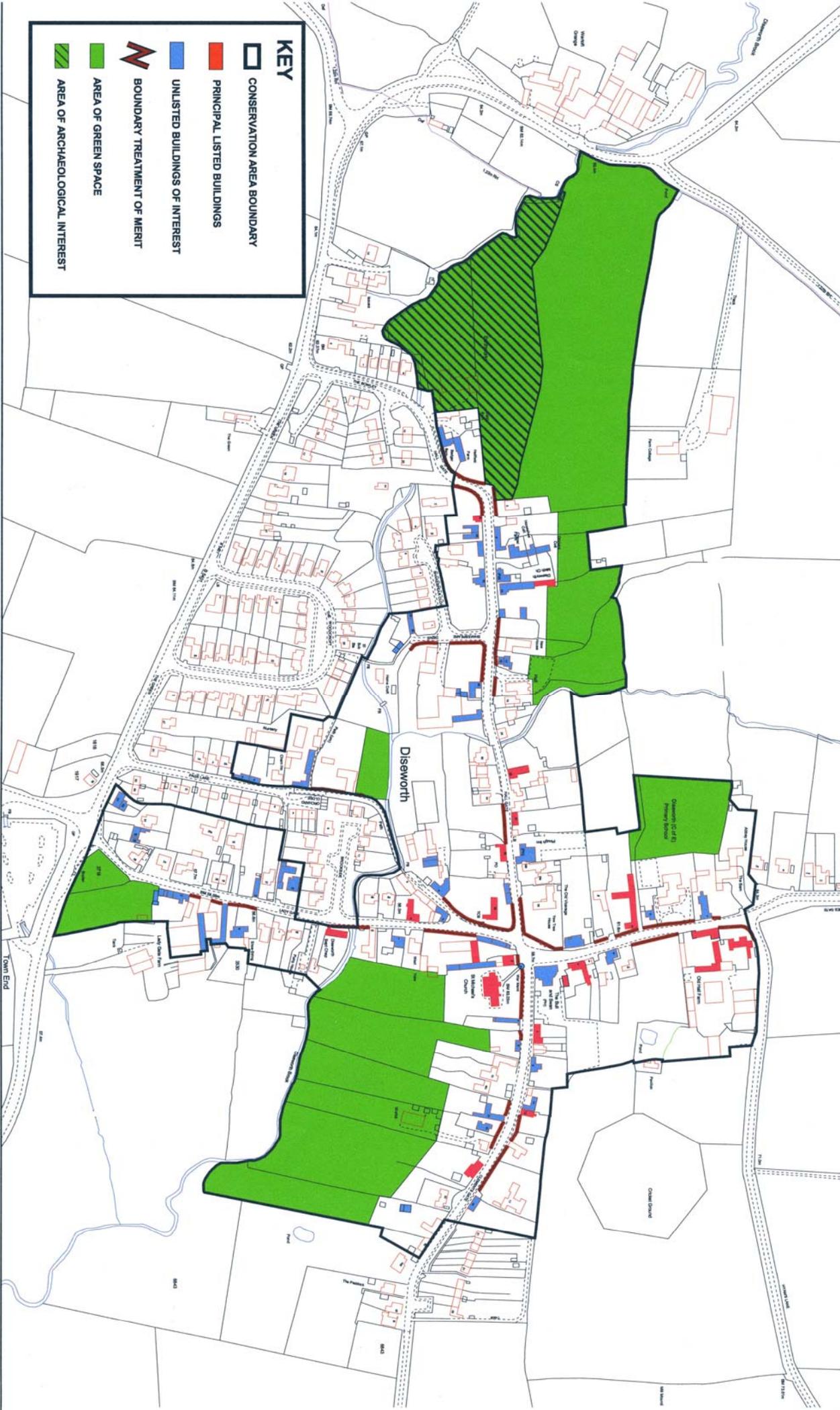
Outdoor advertisement consent will be granted where the proposed advertisement respects the interests of amenity and public safety.

In assessing the likely effect of proposed advertisements on such interests, regard will be had to all material factors, and in particular :-

- (a) In the case of amenity, to the general characteristics of the locality, including (where relevant) the presence of any feature of historic, architectural, cultural or similar interest; and
- (b) In the case of public safety, to the effect of the proposal on all aspects of pedestrian or vehicular safety.

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Map 2 : The Individual Factors Considered To Have A Positive Impact On The Character Of The Conservation Area.

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Scale 1:3000

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DISTRICT COUNCIL
PLANNING AND ENVIRONMENT DIVISION

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KEY

- CONSERVATION AREA BOUNDARY
- ★ VACANT BUILDING
- LISTED BUILDINGS AT RISK (1990 SURVEY)
- ▨ LAND/ BUILDINGS OF POOR VISUAL QUALITY
- ↔V POOR VIEWS INTO/OUT OF THE AREA

Map 3: The Individual Factors Considered To Have A Negative Impact On The Character Of The Conservation Area.

N
Scale 1:3000

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