

HEMINGTON 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 Hemington Conservation Area in November 2000. The draft document included proposed alterations to the boundaries of the designated Conservation Area (of January 1974 as amended in August 1994).

The draft document was the subject of consultation and publicity over a seven week period between 30 November 2000 and 18 January 2001. 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) of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Hemington Conservation Area was designated by the former Leicestershire County Council in January 1974, at which time the village was within the administrative area of Castle Donington Rural District Council.
- 1.2 In April, 1974, the settlement was incorporated within the District of North West Leicestershire and in August 1994 the District Council amended the boundaries of the Conservation Area by adding a parcel of land to the south-west. A further revision of the Area boundaries was undertaken in April 2001 and the existing designated boundaries of the Conservation Area are shown on Map 1.
- 1.3 This 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 existing Conservation Area boundaries. The Study identifies future opportunities for the preservation and enhancement of the Area. (The numbers **in bold** in the text refer to an associated plate/photograph).

2. LOCATION, POPULATION AND TOPOGRAPHY OF HEMINGTON

- 2.1 Hemington is a village of some 330 residents (mid-1998 estimate) situated within a largely agricultural landscape approximately one kilometre to the north-east of Castle Donington and some 3 km to the north-west of Kegworth. The settlement occupies a largely level site within a shallow valley created by Hemington Brook which flows northwards alongside Main Street.
- 2.2 Hemington is linked to Lockington (less than a kilometre to the east) by Lockington Road/Hemington Lane - a route running to the north of Daleacre Hill which was opened as a public road in 1888 (Allsop and Allsop, 1999, p43). Dark Lane; running to the south of Daleacre Hill; was the original route between the two villages - linking Church Lane in Hemington **(1)** with Main Street in Lockington. Dark Lane remains in use as a public bridleway.
- 2.3 Although historically two separate parishes, Hemington and Lockington were joined together in one parish in 1938. The villages share a number of facilities including the Parish Church of St. Nicholas (Lockington), a primary school (in Hemington) **(2)** and a village hall (in Lockington).
- 2.4 In the post Second World War period, East Midlands Airport was developed less than two kilometres to the south of the village. The Airport has had a significant impact on the character of the surrounding area and its development severed the former road link southwards from the village towards Ashby Road and Diseworth.



Plate 1 : View Eastwards from Main Street along Church Lane/Dark Lane



Plate 2 : Hemington Primary School, Main Street

3. ORIGINS AND HISTORICAL DEVELOPMENT OF HEMINGTON

- 3.1 Hemington is first recorded in the Leicestershire Survey of circa 1125, although at the Domesday Record of 1086/7 it appears that the resources of the village along with those of Lockington and Long Whatton were listed under Shepshed (Beckett, 1988, p19). The village developed on a linear pattern along the Main Street and until the second half of the twentieth century essentially had a agricultural based economy. The enclosure of the lands of Hemington Parish was completed by a Parliamentary Act of 1789 (White, 1846, p348).
- 3.2 By the thirteenth century Hemington was the location of the Meynell manor house (Nichols, 1804, p880), the remains of which are now incorporated within the fabric of Hemington Hall **(3)**. Hemington Chapel **(4)**, served as a private chapel to the manor house and in 1525 had both a curate and chaplain (Nichols, 1804, p880). The chapel was, however, out of use by the end of the sixteenth century by which time the manor house and its estate had been purchased by the Harpur family of Swarkstone in Derbyshire (Nichols, 1804, p881).
- 3.3 The Harpurs rebuilt the manor house in the early seventeenth century linking the present Hall building **(5)** with the Nunnery **(6)**; previously a separate domestic outbuilding (Pevsner and Williamson, 1992, p175; Allsop and Allsop, 1999, p112). With the departure of the Harpur (later Harpur-Crewe) family⁽¹⁾ to Calke Abbey in 1697, the Hall was thereafter tenanted as a farmhouse on their Hemington estates. The Nunnery was again separated off; this time becoming a barn; and was not returned to residential use until its conversion to an individual dwelling in the late twentieth century (Allsop and Allsop, 1999, p112).



Plate 3 : Remains of Meynell Manor House, Hemington Hall, Church Lane



Plate 4 : Hemington Chapel, Church Lane



Plate 5 : Hemington Hall, Church Lane



Plate 6 : The Nunnery, Church Lane

- 3.4 The Harpur-Crewe family maintained a substantial estate within and around Hemington until the later part of the twentieth century. The influence of the Lockington Hall estate also extended into Hemington; the Lockington estate being responsible for the construction of Hemington House in the early part of the nineteenth century (Allsop and Allsop, 1999, p124).
- 3.5 In the twentieth century only limited new development occurred within Hemington up to the Second World War. The second part of the century, however, witnessed more substantial levels of new building beginning in the immediate post war years with the expansion of the village northwards along Main Street/Station Road and eastwards along Lockington Road with the construction of housing by Castle Donington Rural District Council.
- 3.6 In the last quarter of the century, a number of new residential developments were undertaken along Main Street, which has led to an increasingly compact settlement form. Many of these developments followed the sale of properties and lands of the Harpur-Crewe estate, the influence of which has substantially diminished. Indeed, by 1999 the Harpur-Crewe estate only retained three properties in its ownership within the village (Allsop and Allsop, 1999, p117).

Notes

1. In April 1808 by Royal Licence Sir Henry Harpur (1763-1819) took the name of Crewe, it being that of his great-grandmother.

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

Character Statement

- 4.1 The designated Area essentially relates to the extent of development within the village up to the beginning of the First World War. The special character of the Area is largely derived from the informal grouping of farmhouses, outbuildings and farmworker's houses along Main Street and the historical inter-relationship of the Nunnery, the Hall and Hemington Chapel.
- 4.2 The earliest secular buildings along Main Street - fifteenth to seventeenth century in origin - are of timber framed construction with thatched roofs **(7)**. These were followed by buildings in local red brickwork with dark blue plain tile roofs **(8)**. From the mid-nineteenth century onwards buildings were increasingly constructed of materials from beyond the local area as transportation improved.
- 4.3 Most vernacular properties are of two storeys in height, although some later farmhouses and dwellings are of three storeys. There are three non-residential properties within the Area - the village school, The Jolly Sailors Public House and Hemington Chapel. The former Methodist Chapel and the former Three Horse Shoes Public House on Main Street have been converted into residential use.
- 4.4 The factors considered to have a positive impact on the character of the Conservation Area are shown on Map 2.



Plate 7 : No. 3 Main Street (Horseshoe Cottage)



Plate 8 : Nos. 9 & 11 Main Street

Building Materials and Local Details

- 4.5 Stone is the predominant material to the buildings within the extent of the former Manorial complex. The Nunnery is of dressed stonework, whereas Hemington Hall and Hemington Chapel incorporate rubble stone.
- 4.6 The Area contains timber framed buildings of both cruck truss and box frame construction, many of which are built upon plinths of local sandstone (Appendix A). The timber frame structures largely incorporate large square panels with diagonal cross braces **(9)**; No. 7 Main Street with close studding to its fifteenth/sixteenth century wing being the principal exception **(10)**. The panels to the timber framed buildings were originally of wattle and daub construction, which has been subsequently replaced by brickwork. Many panels have a plaster or colourwash render finish. Of the later wholly brick built properties, many are built in a Flemish bond.
- 4.7 The original roof covering to timber framed buildings was of locally grown long straw. Thatched roofs remain to six properties within the Area (Appendix B), although many others were subsequently re-roofed in dark blue clay plain tiles. Hemington Hall has a red clay plain tile roof.
- 4.8 The predominant window type to pre-nineteenth century buildings was the Yorkshire horizontal sliding sash (Figure 1). In the polite architecture of the Victorian period, vertical sliding sashes of various designs were typically installed to new properties (Figure 2), set recessed within openings having either stone or plaster lintels. Window units largely have a white or off-white paint finish.



Plate 9 : No. 4 Main Street (Magnolia Cottage)



Plate 10 : No. 7 Main Street

4.9 The timber doors to many properties appear to be of a late twentieth century date. The doors to vernacular properties would typically have been of a simple vertically boarded ledged and braced construction (Figure 3). Many of the polite architectural buildings of the nineteenth century have panelled doors (Figure 4). Hemington House and Peggs Farmhouse (front wing) have fine door cases **(11 & 12)**. Black cast iron rainwater goods are prevalent throughout the Area to properties constructed prior to the Second World War. The properties with thatched roofs have no rainwater goods relying upon overhanging eaves to dispel water.

Architectural and Historical Quality of Listed and Unlisted Buildings

4.10 There are thirteen buildings in the Area which are included on the list of buildings of special architectural or historic interest (Appendix C). The Nunnery (of circa 1550) is listed at Grade II* as being a building of particular importance, and along with the Grade II listed Hemington Hall (14th century in origin) and Hemington Chapel (13th/14th century) forms a distinct historical group.

4.11 The other Grade II listed buildings - of special interest - are predominantly of fifteenth to eighteenth century in origin and thus many reflect local vernacular building traditions. The early nineteenth century built Hemington House **(11)** is, however, an example of the polite architectural style of the late Georgian period. Peggs Farmhouse (No. 1 Main Street) is a combination of both vernacular and polite architectural styles - comprising a two storey brick built Victorian wing (of circa 1850-60) attached to the front of a much lower two storey sixteenth century timber framed cottage **(12)**.

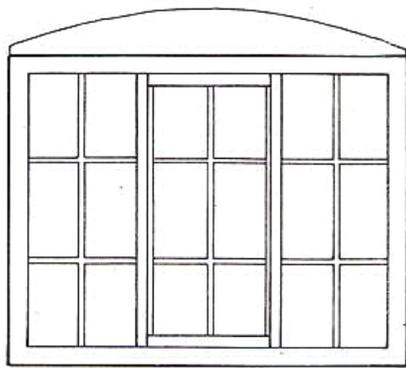


Figure 1 : Yorkshire Horizontal Sliding Sash Window Unit

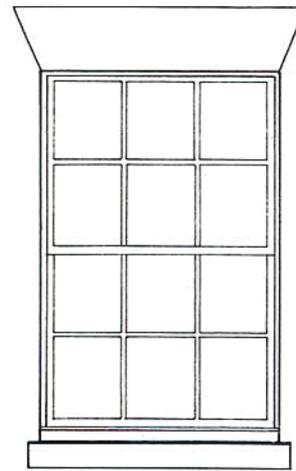


Figure 2 : Vertical Sliding Sash Window Unit

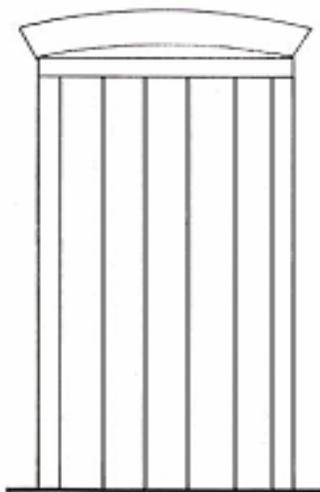


Figure 3 : Ledged and Braced Vertically Boarded Door

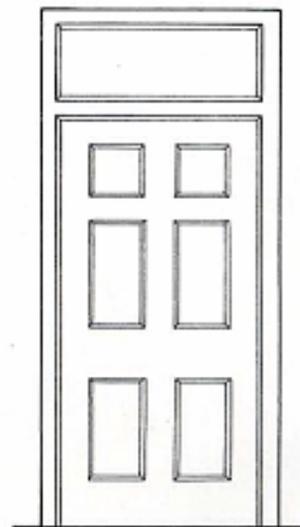


Figure 4 : Panelled Door



Plate 11 : Hemington House, Main Street



Plate 12 : Peggs Farmhouse, 1 Main Street : Victorian Wing

- 4.12 The twentieth century is represented by the Type K6 telephone kiosk situated to the south of Horseshoe Cottage (No. 3 Main Street). The kiosk is a 1935 design by the architect Sir Giles Gilbert Scott.
- 4.13 There are also a number of unlisted buildings of architectural or historic interest which are considered to have a positive impact on the streetscape of the Area (Appendix D). Many of these are wholly brick built properties of the late eighteenth and nineteenth centuries, most with either dark clay plain tile or Welsh slate roofs **(13)**. At the junction of Main Street and Church Lane the war memorial commemorates those villagers whom lost their lives in the First and Second World Wars.

Boundary Treatments

- 4.14 There are particularly fine red brick walls along the Main Street frontages of Hemington House and Peggs Farmhouse. Hemington Primary School and No. 23 Main Street both have railings to their Main Street frontages. Along Church Lane, the frontages of the Nunnery, Hemington Hall and Hemington Chapel all have walls of rubble stone construction **(14)**.
- 4.15 Along the western side of Main Street the siting of many of the vernacular properties up to the back edge of the footway means that few have front boundary treatments. The front garden areas to properties on the eastern side of Main Street were created as a consequence of the narrowing of Main Street in the late eighteenth/early nineteenth century period; Grundy's Map of 1740 shows that buildings on this side of the road were previously set up to its back edge.



Plate 13 : Former Three Horse Shoes Public House, No. 5 Main Street



Plate 14 : Stone Boundary Walls to Church Lane frontage of The Nunnery/Hemington Hall

The Archaeological Significance and Potential of the Area

- 4.16 In addition to being a Grade II listed building, the ruins of Hemington Chapel are also designated a Scheduled Ancient Monument. The ruins effectively comprise the remains of the fourteenth century chancel. The roofs and aisle walls have long since been missing and the arcades (between nave and aisles) fell in the late nineteenth century (English Heritage, 1999, p5). The former tower with its broach spire collapsed in the mid 1980s.
- 4.17 With regard to other standing building archaeology, Hemington Hall incorporates an element of the former medieval manorial complex of a very much greater size in the form of the wall fragment which survives at the east of later extensions (DoE, 1989, p74). The land around the Hall, the Nunnery and the Chapel is also of significant below ground archaeological interest in view of the former extent of the manorial complex.
- 4.18 With regard to other sites of potential below ground archaeology, there are current vacant sites which were formerly occupied by building structures. These include land to the front of The Jolly Sailors Public House; the site of a former row of cottages; and the site of a former timber framed cottage ('Sheriffs Cottage') at the foot of Hemington Hill on the southern entrance to the Area. The late twentieth century built dwellings at No. 2 Main Street and Nos. 39-45 Main Street, Grange Farm Close and Hemington Hall Gardens (off Church Lane) have been constructed on sites of earlier structures. All such sites may contain below ground remains of earlier buildings.

The Contribution of Green Spaces and Natural Elements

- 4.19 The relatively compact nature of the buildings along Main Street means that there are few open spaces along the principal street. Hemington Hall and The Nunnery are, however, set within substantial grounds and this gives the northern side of Church Lane a much more open character. The Local Plan identifies part of the western curtilage of The Nunnery as a Sensitive Area of Open Space (Policy E1).
- 4.20 Within the Area there are a number of groups of mature trees covered by Tree Preservation Orders which make a significant contribution to its character. The substantial group running to the rear of properties on the eastern side of Main Street, provide an effective screen to the eastern edge of the settlement as well as providing an attractive backdrop when viewed from Main Street through the gaps between properties. Within the grounds of The Nunnery surviving mature deciduous and evergreen trees apparently betray the former existence of a woodland walk within the site.
- 4.21 At the southern entrance to the Area mature trees frame the view northwards towards Hemington House. There is also a fine group of mature trees at the junction of Main Street/Lockington Road. More recent planting has, however, seen the introduction of non-indigenous tree species, such as Leyland Cypress ('leylandii') and as a result parts of the Area are increasingly becoming characterised by garden areas having a more suburban appearance.

4.22 The partially canalised brook which flows northwards alongside the eastern side of Main Street adds to the character of the settlement **(15)**. To the north-east of Hemington Hall there is a large pond, originally a "black dyke" where sewage drained from the Hall (Allsop and Allsop, 1999, p101).

The Character and Relationship of Spaces Within the Area

4.23 On the southern approach into the Area from Castle Donington, Hemington House is a prominent landmark **(16)** and the war memorial on the small village green provides a focal point at the junction of Main Street and Church Lane **(17)**. Peggs Farmhouse (No.1 Main Street) provides a visual stop to the curvature of Main Street on the southern approach to the junction with Church Lane. No. 37 Main Street performs a similar function when proceeding northwards along Main Street towards its junction with Lockington Road **(18)**. No. 37 Main Street formerly provided the northern edge to a widened part of the street; as indicated on Grundy's Map of 1740 and the Enclosure Map of 1789.

Relationship Between the Area and the Surrounding Landscape

4.24 The agricultural landscape surrounding the village is in both pastoral and arable use. Although this landscape with its regular field boundaries was largely determined by the enclosure of the lands about the village (completed in the 1780s), evidence of earlier medieval ridge and furrow ploughing farming methods remains visible to the north and south of Lockington Road.



Plate 15 : Hemington Brook on Eastern side of Main Street



Plate 16 : View Northwards along Main Street at Southern Entrance to Conservation Area



Plate 17 : War Memorial, Main Street/Church Lane



Plate 18 : View Northwards along Main Street from Entrance to Hemington Court

- 4.25 Hemington is largely obscured from view on the descent of Hemington Hill from Castle Donington as a result of mature tree and hedge cover and the sunken nature of the road on its approach into the village. Good views into the village can, however, be obtained from the public footpath which runs along the boundary of the field area (Ladies Close) on Hemington Hill **(19)**.
- 4.26 On the eastern approach to the Area along Lockington Road, properties on the eastern side of Main Street are well screened by a mature tree belt. The houses on Hemington Hall Gardens are, however, prominent on this eastern approach. Vice versa these properties enjoy views out over the countryside, although the position of the village in a shallow valley and the contribution of natural elements means that for the most part views out of the Area are restricted.



Plate 19 : View Northwards towards Hemington from the Public Footpath alongside 'Ladies Close'

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

New Development

- 5.1 In the second half of the twentieth century there was a significant amount of new residential development within the historic core of the settlement. Much of that undertaken prior to the Conservation Area designation paid little regard to the character and materials of existing buildings within the village and was largely suburban in appearance **(20)**. Such developments have undermined the character of the Area in parts. The conversion of the former Methodist Chapel on Main Street to a retail and then residential use was particularly insensitive to the character of the original building resulting the loss of most external features (the date plaque excepted) **(21)**.
- 5.2 Following the Conservation Area designation, the District Council have generally secured development of a sympathetic design. The housing developments on The Horse Shoes, Grange Farm Close and Hemington Hall Gardens are all good examples of new buildings assimilated within an historic environment. Some developments, however, have been less successful. The conversion/re-building of the outbuildings at Hemington Court have not fully respected the detailing of traditional buildings within the Area and the recently completed three storey property (No. 1a Main Street) to the west of Peggs Farmhouse, although sympathetic in terms of its construction materials, appears out of scale with surrounding properties **(22)**. This position is compounded by its location some distance back from the street frontage.



Plate 20 : Nos. 2 & 2a Main Street



Plate 21 : Former Methodist Chapel, No. 19 Main Street



Plate 22 : No. 1a Main Street

Buildings At Risk

- 5.3 Hemington Chapel is included on the 2000 Buildings At Risk Register prepared at a national level by English Heritage. The Register identifies the Chapel in Category A Priority as being a building in immediate risk of further rapid deterioration or loss of fabric with a solution agreed for its long term future but not yet implemented (English Heritage, 2000, p5).

Permitted Development Rights

- 5.4 One of the most detrimental impacts on the character of the Conservation Area has occurred as result of the alterations undertaken to residential properties under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and its predecessors.
- 5.5 Although permitted development rights are generally more restricted in Conservation Areas than other parts of the District, this has not prevented the loss and alteration of features to older residential properties which are not listed. The permitted works have included the removal of traditional timber window and door units and their replacement with modern units of aluminium and pvcU construction. Some replacement window units, whether of pvcU, aluminium or of timber, have also resulted in the introduction of window types such as a mock top hung 'sashes' and picture windows, which do not reflect traditional fenestration details of properties within the Area. Increasingly, a modern stain finish is being used to external timberwork rather than the predominant white or off white paint finish.
- 5.6 Other works detrimental to the character of the Area include the capping or removal of chimney stacks, the replacement of black cast iron rainwater goods with grey pvcU products and the removal of clay plain tile roof coverings and their replacement with concrete plain or interlocking tiles. There has also been an application of modern cement based render to the facades of a number of buildings. This has to some extent undermined the predominantly red brick character of the Area.

6. FUTURE OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

6.1 The historic environment of the Conservation Area contributes towards the attractiveness of the village to residents. The housing market within the village appears buoyant; being reflected in the relatively low number of properties remaining vacant and the pressures for infill housing development. Properties are largely in good repair and the pressures on historic fabric are mainly being generated by restoration and modernisation works to existing buildings.

Planning Policies

6.2 The last quarter of the twentieth century witnessed a significant degree of infill development in the Area 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 within the western part of the curtilage to The Nunnery. Policy E1 of the Local Plan indicates that development will not be permitted on the site which would adversely affect or diminish the present open character of the area and the contribution it makes to the character, form and setting of the settlement, the streetscape generally or the relationship with the adjoining countryside.

6.3 Any proposals for new development in the Conservation Area will be considered against the policies of the Local Plan (Policies E10 and E11) and in this respect it should be emphasised that the omission of any particular feature or space in this Conservation Area Appraisal/Study should not be taken to mean that it is of no interest.

- 6.4 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). The policies of the Local Plan as they relate to the historic environment are outlined in Appendix E.
- 6.5 Some land at the periphery of the Area is outside the Limits to Development as defined in the Local Plan and any development proposals on these areas will also be subject to the relevant countryside policies (primarily Policy S3).

The Removal of Permitted Development Rights ?

- 6.6 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 on 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.
- 6.7 The Council has generally resolved not to serve such Directions, but rather to provide advice on the use of appropriate materials and detailing to properties in such Areas. This is the position the Council intends to maintain with regard to Hemington and in this respect has produced a guidance note for residents of properties within the Conservation Area (available from the Planning and Environment Division).

Environmental Enhancements and Repairs to Historic Building Fabric

- 6.8 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.
- 6.9 With regard to the repair of existing built 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.
- 6.10 Where any historic buildings become subject to 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 ensure that repairs be undertaken to listed buildings and other buildings of architectural or historic merit in Conservation Areas.

7. APPENDICES

APPENDIX A : BUILDINGS OF TIMBER FRAMED CONSTRUCTION IN THE AREA

- 1 Main Street
- 4 Main Street
- 3 Main Street
- 7 Main Street
- 13 Main Street and Outbuildings
- 37 Main Street

APPENDIX B : BUILDINGS WITH THATCHED ROOFS IN THE AREA

- 1 Main Street
- 3 Main Street
- 4 Main Street
- 7 Main Street
- 13 Main Street
- 37 Main Street

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

The Nunnery, Church Lane (circa.1550, re-built and extended in 1976)
Hemington Hall with Ruined Wall, Church Lane (14th century, altered 16th/19th centuries)
Ruins of Old Parish Church (Hemington Chapel), Church Lane (13th/14th century)*
Hemington House Farmhouse, Church Lane (No. 6) (1729)
Peggs Farmhouse and Outbuildings, 1 Main Street (rear 16th century, front c.1850-60)
The Oak House, 3 Main Street (17th century)
Telephone kiosk (Type K6), adjacent No. 3 Main Street (1935 design)
7 Main Street and Outbuildings (15th/16th century with 17th century wing)
13 Main Street and Outbuildings (15th/16th century)
15/17 Main Street (early 19th century)
37 Main Street (Thatched Cottage) (17th/18th century)
Hemington House, Main Street (early 19th century)
4 Main Street (Magnolia Cottage) (late 17th century)

* **Also a Scheduled Ancient Monument**

NB The above list does NOT include all those buildings in the parish which are included in the list of buildings of special architectural or historic interest. The list is correct as at 1st April 2001.

**APPENDIX D : UNLISTED BUILDINGS CONSIDERED TO HAVE A POSITIVE
IMPACT ON THE STREETScape OF THE AREA**

1 Grange Farm Close
7/8/9 Grange Farm Close (formerly Grange Farmhouse)
5 Main Street (formerly Three Horse Shoes Public House)
9 Main Street (The Croft)
11 Main Street
Jolly Sailors Public House, Main Street
23 Main Street
6 Main Street
10 Main Street
12 Main Street
14 Main Street
16 Main Street
18 Main Street
20 Main Street
22 Main Street
24 Main Street
26 Main Street
28 Main Street
30 Main Street
32 Main Street
34 Main Street
36 Main Street
38 Main Street
40 Main Street
42 Main Street
44 Main Street
46 Main Street
Hemington Primary School, Main Street
50 Main Street
War Memorial, Main Street/Church Lane
Farm Buildings, (to north-east of) Hemington House, Main Street/Church Lane
Farm Buildings, (to south-east of) Hemington House, Main Street/Church Lane
Outbuildings to south-east of Hemington Hall, Church Lane
Church House, Church Lane

The buildings outlined **in bold** are considered to have listed status by reason of being situated 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 RESPECT OF 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.

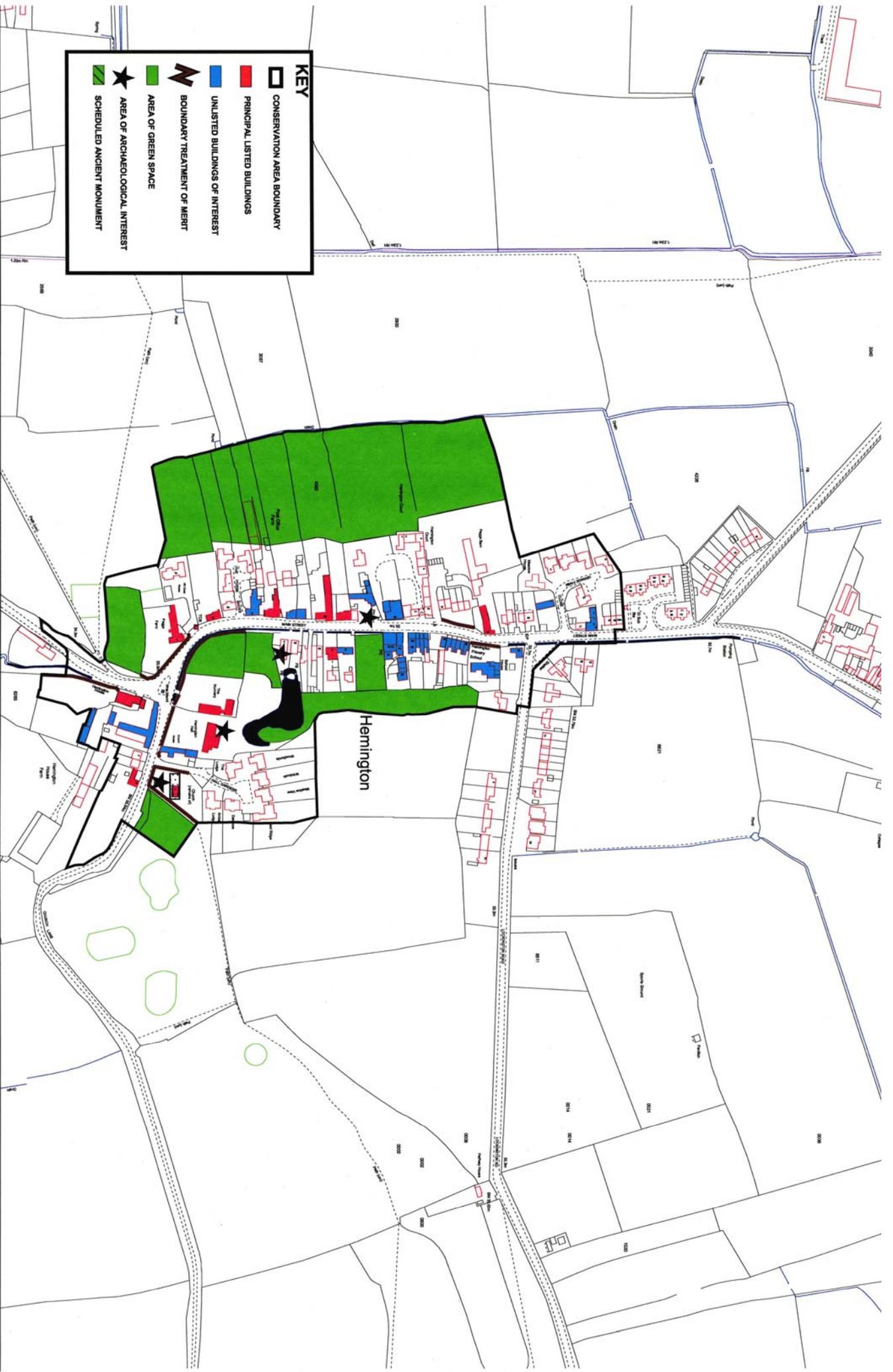
In assessing the likely effect of proposed advertisements on such interests, regard will be had to all material factors, and in particular :-

- (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

NORTH WEST LEICESTERSHIRE
DISTRICT COUNCIL
PLANNING AND ENVIRONMENT DIVISION

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