

LOCKINGTON 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 Lockington Conservation Area in November 2000. The draft document included proposed alterations to the boundaries of the designated Conservation Area (of September 1992).

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 Lockington Conservation Area was originally designated in September 1992 and the boundaries of the Area were revised in April 2001. The existing boundaries of the Conservation Area are shown on Map 1.
- 1.2 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 LOCKINGTON

- 2.1 Lockington is a village of some 148 people* situated within an agricultural landscape in the north-western area of Leicestershire some 3 km to the east of Castle Donington and some 3 km to the north-west of Kegworth. The village occupies a relatively level site and is dominated on its western side by Daleacre Hill.
- 2.2 The A6 - earlier the London to Derby turnpike road - formerly skirted along the grounds of Lockington Hall to the north-east of the village on its route between Kegworth and the crossing of the River Trent at Cavendish Bridge (Wilden Ferry). The A6 was made a dual carriageway in 1936/7 and re-routed to the north-west; a further realignment occurred with the construction of the M1 in 1965 (Allsop and Allsop, 1999, pp5-7). 'Bampits Lane' connects Church Street in the village to the A6 (now the A50 link).
- 2.3 Lockington is linked to Hemington (less than a kilometre to the west) by Hemington Lane/Lockington Road; opened to the north of Daleacre Hill 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 Main Street in Lockington with Church Lane in Hemington. Dark Lane remains in use as a public bridleway.
- 2.4 Although historically two separate parishes, Lockington and Hemington were joined together in one parish in 1938. The villages share a number of facilities

including the Parish Church of St. Nicholas in Lockington **(1)**, a primary school (in Hemington) and a village hall (in Lockington).

2.5 In the second half of twentieth century the landscape to the east and south of the settlement changed dramatically with the construction of the M1 Motorway and the development of East Midlands Airport on the site of Lockington Grange Farm. The development of the airport severed the road link between Lockington and Diseworth, which was a continuation of Main Street southwards beyond The Dumps. This lane is now little more than a truncated track serving field areas.

- Mid-1998 Estimate - Source : Leicestershire County Council



Plate 1 : Parish Church of St. Nicholas, Church Street, Lockington

3. ORIGINS AND HISTORICAL DEVELOPMENT OF LOCKINGTON

- 3.1 Lockington is first recorded in the Leicestershire Survey of circa 1125, although at the Domesday Record of 1086/7 its resources along with those of Hemington and Long Whatton were listed under Shepshed (Beckett, 1988, p19). From the late thirteenth century until the dissolution of the late 1530s nearly the whole of Lockington township and its two manors (Nether Hall and Over Hall) were possessed by the abbot and convent of Leicester (Allsop and Allsop, 1999, p52).
- 3.2 By 1576, the two manors had passed to the Bainbrigge family and in about 1688 Lockington Hall was built for John Bainbrigge on the site of the Nether Hall (Nichols, 1804, pp872/3). The Bainbrigge estate passed by settlement to the Storey family at the end of the eighteenth century. In 1872, the Hall **(2)** and its estate were acquired by Nathaniel Charles Curzon and remain (albeit now reduced in extent) in the ownership of a descendant (Cantor, 1998, p50).



Plate 2 : Lockington Hall

- 3.3 The Lockington Hall estate has been the major influence on the pattern of development within the village. The predominant influence of the estate is evident by the former extent of the estate farms and their associated buildings within the settlement and their direct relationship with the surrounding agricultural landscape.
- 3.4 The estate related buildings range in date from the eighteenth century **(3)** through to the twentieth century, although in the period between 1872 and 1890 Nathaniel Charles Curzon undertook a concentrated phase of building/re-building (Appendix A); belied by the number of properties exhibiting the typical Arts and Crafts architectural detailing of the period **(4 & 5)**. In the immediate post-Second World War period, the construction of local authority housing by Castle Donington Rural District Council around Daleacre Avenue represented a significant development in the village that was not directly related to the Lockington estate **(6)**.
- 3.5 Lockington Hall continued to be occupied by the Curzon family until 1972, however, following the death of John Curzon the Hall was leased to an architectural practice (Architects Design Group, 1976, p1). Subsequently, the Hall's former Coach House was converted into offices and new office buildings were erected within the Hall's former walled kitchen garden. The sale of some estate houses, buildings and lands from the early 1970s onwards has also led to private residential development in the village; the most significant concentration being the cul-de-sac development at Kingsgate. These new developments have led to a fundamental shift in the local economy away from its estate orientated agricultural base and Lockington has increasingly acquired a dormitory role.



Plate 3 : Hall Farmhouse, Church Street (Eighteenth Century)



Plate 4 : The Lodge, No.6 Main Street (Rebuilt 1872-5)



Plate 5 : Nos. 2-4 Main Street (Built 1876/7)



Plate 6 : Nos. 3 & 4 Daleacre Avenue & Nos. 5 & 7 Hemington Lane

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

Character Statement

- 4.1 The special character of the Lockington Conservation Area is largely derived from the visual evidence of its development as an estate village into the second half of the twentieth century. Within this estate structure, the Hall and its associated outbuildings, gardens and parkland occupy a substantial land area within and around the north-eastern part of the settlement. Within the village, although there has been some degree of modern infill residential development, groups of farmbuildings and former farmworkers' cottages still constitute a large proportion of the buildings within the Conservation Area. Evidence also survives of former buildings to serve the local agricultural economy, such as the former smithy building to the north of No. 39 Main Street **(7)** and the Lockington Estates former carpenters store on Church Street (now part of 'Lodge Barn').
- 4.2 There is a Post Office at No. 13 Main Street **(8)** and the Village Hall; built in 1937 on land given by the Lockington Hall estate; occupies a position adjacent to the recreation ground on the northern side of Hemington Lane.
- 4.3 The individual factors considered to have a positive impact on the character of the Conservation Area are shown on Map 2.



Plate 7 : Former Smithy, adjacent to No. 39 Main Street



Plate 8 : Post Office, No. 13 Main Street & Nos. 15-17 Main Street

Building Materials and Local Details

- 4.4 The predominant building material is brickwork, largely dark red in colour, although the former Coach House to the Hall **(9)** was constructed of yellow brickwork in the 1870s. The parish church is constructed of dressed stone with a ashlar faced tower.
- 4.5 Lockington Hall, originally built of stone, had rendered stucco applied to its facades at its re-building at the turn of the nineteenth century. The brick built Vicarage was re-faced with a rendered stucco at its re-building of 1873 **(10)**. The properties built or re-built in an Arts and Crafts style in the latter part of the nineteenth century incorporate applied timberwork, roughcast render and stucco panels and tile hanging. A number have finely detailed bold chimney stacks.
- 4.6 Roofs are generally of dark clay plain tiles. Welsh slate was, however, introduced in the nineteenth century and the Hall (following its rebuilding) and its former Coach House both have Welsh slate roofs. A number of the Arts and Crafts style properties constructed towards the end of the nineteenth century have red clay plain tile roofs.
- 4.7 A distinctive feature of the Area is the degree of survival of original window units and doors to many properties. Many pre-nineteenth century vernacular dwellings retain Yorkshire sliding sash windows **(11)**, nineteenth century properties of some architectural pretension have double hung vertical sliding sashes **(10)** and the Arts and Crafts style houses of the late nineteenth century retain opening casements with more eclectic glazing bar details **(12)**.



Plate 9 : Former Coach House, Lockington Hall (now offices)



Plate 10 : The (Old) Vicarage, Church Street



Plate 11 : Yorkshire Sliding Sash Window Unit (No. 8 Church Street)



Plate 12 : Opening Casement Window Unit (No. 7 Main Street)

- 4.8 Window units predominantly have a white paint finish, with only the late twentieth century built dwellings and farm building conversions having an modern stain finish. The doors to estate built houses are typically of a vertically boarded ledged and braced design. The buildings of more architectural pretension have paneled doors.

Architectural and Historic Quality of Listed and Unlisted Buildings

- 4.9 There are seven listed buildings within the Area (Appendix B). The Parish Church of St. Nicholas on Main Street is listed at Grade I as being of exceptional interest. The other six listed properties - Lockington Hall and Daleacre Farmhouse on Main Street and Hall Farmhouse, The (Old) Vicarage and a pair of gate piers; all on Church Street - are listed at Grade II as being of special interest.
- 4.10 The Parish Church is largely of a thirteenth/fourteenth century date although the west tower and clerestorey were added in the fifteenth century. The connections with the Bainbrigge, Storey and Curzon families of Lockington Hall are reflected by the memorials to the families in the Church.
- 4.11 Lockington Hall was constructed in 1688 as a two storey building with a 'H-shaped' plan. Between 1797 and 1804, the Hall was substantially re-modeled for the Reverend Phillip Storey with the addition of an attic storey, a Tuscan colonade between the wings on the eastern (garden) front and the application of stucco to the facades (Pevsner and Williamson, 1992, p277). In 1872, Nathaniel Charles Curzon added the two, two storey wings to the western side elevation (Cantor, 1998, p50).

- 4.12 Hall Farmhouse and Daleacre Farmhouse **(13)** are both late eighteenth century buildings with later alterations/additions. The Old Vicarage, although superficially of the nineteenth century, dates in part from the seventeenth century.
- 4.13 Located within a copse alongside the northern side of Church Street the pair of mid-eighteenth century gate piers, denote the position of entry to the former main driveway serving Lockington Hall (prior to the 1870s).
- 4.14 There are also a number of unlisted buildings of architectural or historic interest which make a positive contribution to the Area (Appendix C). Most buildings were originally constructed for the Lockington Estate and range from the more vernacular buildings of the eighteenth/early nineteenth centuries **(14)** through to the series of properties built/re-modeled in an Arts and Crafts style in the late nineteenth century **(15)**.

Boundary Treatments and Ground Surfaces

- 4.15 Many properties within the Area have mature hedgerows to their front boundaries **(16)**. Brickwork walls are a feature to the eastern side of Main Street around the former Walled Garden and along the frontage to Lockington Hall. The Hall's southern entrance off Main Street has brick gate piers with stone copings and the northern entrance has stone gate piers and walls (re-sited in 1965 from their previous position at the 'Bampits Lane'/A6 junction) **(17)**. There are fine brick walls, alongside Lockington Park and the (Old) Vicarage at the western entrance into the Area on Bampits Lane/Church Street **(18)**. The churchyard has a rubble stone retaining wall.



Plate 13 : Daleacre Farmhouse, No. 1 Main Street



Plate 14 : Nos. 8-12 Church Street



Plate 15 : No. 6 Church Street



Plate 16 : Mature Hedgerow to Front Boundary of No. 29 Main Street



Plate 17 : Northern entrance (Main Street) to Lockington Hall



Plate 18 : Brick Boundary Walls to Lockington Park, Church Street/Bampits Lane

- 4.16 Within the Area roads are surfaced with tarmacadam. There is a tarmacadam path with stone kerb edgings along the western side of Main Street, although the eastern side has a grass verge where it runs alongside the brook. There are no formal footways along Church Street or Church Lane.

The Archaeological Significance and Potential of the Area

- 4.17 Leicestershire County Council's Sites and Monuments Record identifies the site of the former Nether Hall; now occupied by Lockington Hall; as being of archaeological interest. Other areas of potential below ground archaeological interest include sites occupied by former estate buildings - a gardeners cottage in the former walled garden (demolished in the nineteenth century) and the gamekeepers cottage on land now occupied by No. 10 Hemington Lane (demolished in the late twentieth century). Hall Farmhouse occupies the site of the Over Hall, demolished by the Reverend Phillip Storey prior to the construction of the existing farmhouse in 1804 (Allsop and Allsop, 1999, p24)
- 4.18 With regard to standing building archaeology, although superficially of a nineteenth century date the (Old) Vicarage contains earlier building fabric of the seventeenth century; the building was described in 1685 as "almost new built" (Nichols, 1804). Lockington Hall contains a substantial amount of built fabric of the Bainbrigges new hall of 1688.

The Contribution of Green Spaces and Natural Elements

- 4.19 The grass verges within the village, particularly along the eastern side of Main Street **(19)** and the northern side of Hemington Lane make a significant contribution to the rural character of the settlement. The brook, which rises on land to the south of The Dumps and flows northwards alongside the eastern side of Main Street, also adds to the character of the settlement.
- 4.20 The Area is dominated by a dense belt of mature trees within the grounds of Lockington Hall. The belt is of mixed deciduous and conifer planting, which ensures that a degree of screening is retained to the east of the Hall throughout the year. Within Lockington Park – adjacent to, but outside the Conservation Area - there are a number of fine individual mature deciduous tree specimens, although the more recent planting of leylandii cypress and hybrid poplar in the tree belts close to the junction of 'Bampits Lane' and the A6/A50 has to some degree detracted from the landscape value of the Parkland. The trees within Lockington Park are covered by a Tree Preservation Order.
- 4.21 Beyond the Hall grounds there are number of mature trees; both in groups and as individual specimens; which make a substantial contribution to the streetscape of the Area. These include a line of lime trees along the eastern side of Main Street adjacent to the former walled kitchen garden **(19)**, a large ash to the north of the Village Hall and a yew in the rear garden area of the (Old) Vicarage.



Plate 19 : Line of Lime Trees on Eastern side of Main Street

4.22 Hawthorne hedges, some with holly interspersed, are a feature of the field boundaries surrounding the settlement as well as the front boundaries to properties within the Area. The village has generally avoided the introduction of more typically suburban tree species, such as leyland cypress. However, where they have been introduced they appear as an alien feature in the streetscape.

4.23 The playing field on Hemington Lane is identified in the North West Leicestershire District Local Plan as recreational open space (Policy L14). The field areas between Nos. 29 & 37 and Nos. 37 & 39 Main Street respectively, are important elements in the character of the Area at the northern approach to the village. The Local Plan identifies them as being located outside the limits to development for the village.

The Character And Relationship of Spaces Within The Area

- 4.24 The parish church and the Hall are the two principal buildings within the village. In terms of their physical impact, however, their contributions to the streetscape are very different. The Church, in particular its tower, is a prominent landmark which is visible from many parts of the Area. The Hall is, however, screened from many viewpoints by either boundary walls (from Main Street) or tree screens (from Church Lane and Church Street). The former direct relationship between the Hall and the Church, was reflected in the provision of a pathway link through the woodland to the south of the Hall, which obviated the need of the occupants to use Main Street when attending church services.
- 4.25 At the eastern approach to the Area, the (Old) Vicarage is a prominent landmark along with the tower of the Parish Church **(20)**. Daleacre Farmhouse is a prominent landmark on the southern approach along public bridleway from Hemington (Dark Lane) **(21)**. The three storey property at No. 7 Main Street provides a visual stop on the descent of the shallow gradient of Church Street to Main Street **(22)**. The (Old) Vicarage is prominent on the ascent of Church Street from Main Street **(23)**. On the western approach to Main Street along Hemington Lane, the former walled kitchen garden provides a visual stop.
- 4.26 Within the Area glimpse views are obtained to the Grade II listed Hall Farmhouse through the vehicular entrance to the site off Church Street and into the courtyard of the outbuildings at Daleacre Farm off Main Street.



Plate 20 : View Westwards at Eastern Entrance to Conservation Area along Church Street



Plate 21 : View Northwards at Southern Entrance to Conservation Area along Dark Lane/Main Street



Plate 22 : View Westwards along Church Street towards No. 7 Main Street



Plate 23 : View Eastwards along Church Street towards The (Old) Vicarage

The Relationship Between The Area and the Surrounding Landscape

- 4.27 The settlement lies within an agricultural landscape - in both pastoral and arable use - which along the northern-western and south-eastern areas of Main Street actually penetrates into the Area itself. To the east of Lockington Hall the formal layout of Lockington Park forms part of the integral setting to the country house. Evidence of Medieval ridge and furrow ploughing remains within part of Lockington Park and in other parts of the landscape around the village including the field areas on the northern and southern sides of Hemington Lane.
- 4.28 Good views into the Conservation Area are obtained from the public footpaths from Hemington as they cross the eastern side of Daleacre Hill. The tower to the Parish Church and the attic storey of Lockington Hall are the prominent landmarks on this approach, although the background to the view is dominated by the cooling towers of Ratcliffe-on-Soar Power Station. The church tower is the most prominent landmark in views towards the village on the approach to the Area along the roads from the Hemington and Kegworth directions. The curvature of the village streets and the contribution of landscape elements such as mature trees and hedges prevent distant views being obtained from most properties within the Area.

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

Vacant and Under Used Buildings

- 5.1 Due to the decline of agricultural use in the village and the fact that many traditional buildings are largely unsuitable to accommodate modern farm machinery, there are a number of disused or under used agricultural buildings within the Area. These include outbuildings to Post Office Farm **(24)** and to the Grade II listed Daleacre Farm; both in the southern part of the Area. The long term redundancy of outbuildings is likely to result in the deterioration of the built fabric and may lead to pressures for demolition should alternative economic uses not be found.

Buildings of Poor Visual Quality

- 5.2 The large twentieth century farm buildings to the rear of Post Office Farm detract from the setting of the Area on the western approach along the public footpaths from Hemington over Daleacre Hill **(25)**. The impact of the buildings is compounded by the lack of mature planting to this western edge.
- 5.3 On the eastern approach to the village along Church Street, there has been some deterioration in the brickwork within the boundary walls to Lockington Park and to the Old Vicarage. The walls are in need of attention in terms of re-pointing and in some sections appear to require the insertion of replacement matching brickwork.



Plate 24 : Redundant Outbuildings at Post Office Farm, Main Street



Plate 25 : View from Daleacre Hill towards Parish Church

New Development

- 5.4 In terms of its scale much of the new infill residential development has been sympathetic. In terms of the materials of construction and detailing, however, greater regard could have been had to the character of existing buildings within the village. The use of a stained finish to window and door units, the failure to recess window openings and use of inappropriate dormer window details are all elements which detract from the overall character of the Area **(26)**. This impact is particularly compounded by the degree of survival of original window units to estate built properties. In addition, the degree of alteration that occurred in some residential conversion schemes of former farm outbuildings means that the original character of buildings has been undermined.



Plate 26 : No. 25a Main Street : Late Twentieth Century Infill Development

6. FUTURE OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

The Removal of Permitted Development Rights

- 6.1 A fundamental contribution to the character of the Conservation Area is the large number of properties which retain their traditional painted timber window and door units, roofs of clay plain tile/Welsh slate and fine chimney stacks. The loss of these details and features would severely undermine the character of the Lockington Conservation Area and in order to seek to influence the retention of such architectural details an Article 4(2) Direction was served in May 2001 removing certain permitted development rights in respect of most unlisted pre-Second World War properties in the Conservation Area (a copy of the Article 4(2) Direction, which identifies the properties affected by the Direction and the restrictions imposed, is contained at the back of this Appraisal/Study document).
- 6.2 The overall aim of the District Council in the serving of the Article 4(2) Direction is not to prevent all change to the properties the subject of the Direction, but rather to ensure that any changes which are proposed are compatible with the architectural and/or historical qualities of the buildings in the Conservation Area. The District Council has prepared a guidance note for owners, tenants and prospective purchasers of the properties the subject of the Article 4(2) Direction. The guidance note is available from the Planning and Environment Division.

Planning Policies

- 6.3 Much of the existing Conservation Area is located within the Limits for Development for Lockington as defined in the Local Plan. Within these Limits there is likely to be future pressures for infill development and any such proposals will have to be considered against the policies of the Local Plan (Policies E10 and E11). In this respect it should be noted that the omission of any individual feature or space in the Appraisal does not mean it is of no interest.
- 6.4 Within the Conservation Area, the District Council will in principle encourage the economic re-use of redundant traditional farm buildings. Within the Limits to Development for the village residential, tourism and business uses may be acceptable subject to the requirements to conserve or enhance the character of the Area and address the issues of highway safety and residential amenity.
- 6.5 Proposals affecting listed buildings will be considered having regard to policies E13, E14, E15 and E16 of the Local Plan. Due regard must be had to Policy E19 of the Local Plan in relation to development affecting sites of archaeological interest. The Local Plan policies as they relate to historic environment are outlined in Appendix D.

Environmental Enhancements and Repairs to Historic Fabric

- 6.6 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.
- 6.7 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 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.
- 6.8 Where any historic buildings become subject to long term vacancy or neglect, the District Council will seek 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 are undertaken to listed buildings and other buildings of architectural or historic merit in Conservation Areas.

7. APPENDICES

**APPENDIX A : THE BUILDING WORKS ON THE LOCKINGTON HALL ESTATE OF
NATHANIEL CHARLES CURZON BETWEEN 1872 AND 1890**

1872-5

Lockington Hall, Main Street - building of the two, two storey west wings and alterations
The Coach House, Lockington Hall, Main Street
Entrance Gates and Walls to Lockington Park, Bampits Lane (re-sited to the northern
entrance to Lockington Hall off Main Street in 1965)
The Vicarage, Church Street - extensions and alterations
The Lodge, 6 Main Street - extensions and re-modeling
Post Office Farmhouse, 7 Main Street - alterations and re-modeling
13 Main Street
Gardeners Cottage, 8 Church Lane
Hall Farmhouse, Church Street - extensions and alterations
Outbuildings to the north-west of Hall Farmhouse, Church Street
Outbuildings to the east of Hall Farmhouse, Church Street

1876-7

2 & 4 Church Street
2 & 4 Main Street

1888

Construction of Hemington Lane/Lockington Road (in conjunction with Harpur-Crewe
Estate of Hemington)

1889

13 Main Street - bakehouse extension
15 & 17 Main Street and outbuildings

1890

6 Church Street

Source : Allsop and Allsop, 1999, pp6/7, 42/3 & 68/9

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

Grade II*

Church of St Nicholas, Church Street (13th/14th/15th century)

Grade II

Hall Farmhouse, Church Street (mid/late 18th century with 19th century additions)
The Old Vicarage, Church Street (mid 19th century remodelling of earlier building)
Lockington Hall, Main Street (c.1688 in origin, remodelled 1797-1804 & 1870s)
Gate Pier, Lockington Park, Main Street (220m SE of Lockington Hall) (18th century)
Gate Pier, Lockington Park, Main Street (225m SE of Lockington Hall) (18th century)
Daleacre Farmhouse, Main Street (1786)

Source : DoE, 1989, pp76-8 & 82-3

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 C : UNLISTED BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST WHICH ARE CONSIDERED TO MAKE A POSITIVE CONTRIBUTION TO THE STREETScape OF THE AREA

Lodge Barn, Church Street

2 Church Street

4 Church Street

6 Church Street

8 Church Street

10 Church Street

12 Church Street

Outbuildings to the north-west of Hall Farmhouse, Church Street

Outbuildings to the east of Hall Farmhouse, Church Street

Church Cottage, off Main Street

2 Main Street

4 Main Street

6 Main Street (The Lodge)

8 Main Street (Gardeners Cottage)

Garden Terrace Walls to east of Lockington Hall, Main Street

The Coach House, Lockington Hall, Main Street

Walls and Gates to north entrance to Lockington Hall, Main Street

Walls and Gates to south entrance to Lockington Hall, Main Street

Former Walled Kitchen Garden, Lockington Hall, Main Street

1a Main Street

1b Main Street

3 Main Street

5 Main Street

7 Main Street (Post Office Farmhouse)

Farm Outbuildings at Post Office Farm, Main Street

13 Main Street

15-17 Main Street and outbuildings

19 Main Street

21 Main Street

25 Main Street

27 Main Street

29 Main Street (formerly Home Farm/Lockington Estate Office)

37 Main Street and outbuildings ('Cranfield')

39 Main Street and outbuildings

Former smithy building to the north of 39 Main Street

Village Hall, Hemington Lane

Buildings outlined **in bold** are considered to have listed status by reason of their being within the historical 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 D : THE 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.



| KEY | |
|-----|---------------------------------|
| | CONSERVATION AREA BOUNDARY |
| | PRINCIPAL LISTED BUILDINGS |
| | UNLISTED BUILDINGS OF INTEREST |
| | BOUNDARY TREATMENT OF MERIT |
| | AREA OF GREEN SPACE |
| | AREA OF ARCHAEOLOGICAL INTEREST |
| | SCHEDULED ANCIENT MONUMENT |

N
Scale 1:3000

NORTH WEST LEICESTERSHIRE
DISTRICT COUNCIL
PLANNING AND ENVIRONMENT DIVISION

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