

LONG WHATTON CONSERVATION AREA APPRAISAL AND STUDY



FEBRUARY 2002

PREFACE

The District Council has a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine which parts of the District are of special architectural or historical interest which it is desirable to preserve and enhance and to designate such areas as Conservation Areas. Having regard to these requirements and the advice contained in the English Heritage guidance notes 'Conservation Area Practice' and 'Conservation Area Appraisals', in November 2001 the District Council produced an appraisal document proposing the designation of a conservation area at Long Whatton.

The document 'Long Whatton : An Appraisal For Conservation Area Designation' was the subject of consultation and publicity over a six week period between 26 November 2001 and 7 January 2002. Having considered the various representations and recommended amendments the District Council's Executive Board of 13 February 2002 resolved the following :-

- (1) to approve the designation of a Conservation Area at Long Whatton.
- (2) to adopt (subject to amendments) the consultation document 'Long Whatton : An Appraisal For Conservation Area Designation' as the Long Whatton Conservation Area Appraisal/Study 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 Long Whatton Conservation Area was designated by North West Leicestershire District Council on 13 February 2002 and the boundaries 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 LONG WHATTON

2.1 Long Whatton is a village of 936 residents* which although formerly within its own parish, is now united with the neighbouring parish of Diseworth. The settlement is located 6 km to the north-west of Loughborough and 3 km to the south of Kegworth. The former Ashby to Rempstone turnpike road (B5324) runs to the south of the village and the former Derby to London turnpike road (now the A6) lies some 1.5 km distant to the east. Whatton House and its grounds are located approximately 1.5 km to the north-east.

2.2 Long Whatton lies within an agricultural landscape on the southern side of the shallow valley to Long Whatton Brook, which flows eastwards towards its confluence with the River Soar. The village has an essentially linear settlement pattern with development concentrated along the principal thoroughfare comprising West End, Main Street and The Green (B5401). The soil in the area, although a heavy clay, is fertile and sustains arable as well as pastoral farming.

2.3 In the second half of the twentieth century, the M1 Motorway was constructed immediately to the west of the village and East Midlands Airport was developed some 3.5 km to the north-west. These developments, along with the later construction of the A42 road, have had a significant impact on the character of the surrounding landscape.

* Mid-1998 Estimate - Source : Leicestershire County Council

3. ORIGINS AND HISTORICAL DEVELOPMENT OF LONG WHATTON

3.1 Long Whatton is first recorded in the Leicestershire Survey of circa 1125-29, although at the Domesday Record of 1086/7 it appears that its resources along with those of Lockington and Hemington were listed under Shepshed (Beckett, 1988, p19). The area around the parish church of All Saints **(1)** apparently represents the settlement's early core and a medieval manor house occupied a position within the small moated site to the north of the church (immediately north of Crawshaw Close). The existence of a second moated site; occupied until the fifteenth century; less than 0.5 km away (west of Kegworth Lane); suggests that the village was a place of some prosperity in the medieval period.

3.2 Until the eighteenth century Long Whatton developed with an essentially agricultural based economy as farmsteads were established in a dispersed pattern along the principal thoroughfare. In the first half of the eighteenth century, however, the village also became an important centre in the early development of the domestic framework knitting industry in Leicestershire. The growing importance of industry by 1801 is reflected in the fact that out of the village population of 612 people, 179 were employed in trade or manufacturing whereas only 55 people were chiefly employed in agriculture (Nichols, 1804, p1105). As the nineteenth century progressed the development of the textile industry resulted in the building of workshops in the village **(2)**. The continuing mechanisation of the textile industry which led to the construction of large factories did not, however, occur in Long Whatton and whilst workshops continued to operate into the twentieth century, the overall local economy again became largely dependant on agriculture.



Plate 1 : Parish Church of All Saints, Mill Lane/The Green



Plate 2 : Former Hosiery Manufacturing Premises, No. 35 The Green

- 3.3 The enclosure of the agricultural lands of the parish, which began in the 1660s, was completed by a Parliamentary Act of 1778 (Nichols, 1804, p1105). This led to the building of new farmsteads within the newly created regular fields, although a number of farms remained within the village. To support the agricultural economy wheelwrights and blacksmiths operated within the settlement **(3)**.
- 3.4 At the beginning of the nineteenth century Edward Dawson (1778-1815) had the old manor house close to the Parish Church demolished following the construction of Whatton House (Nichols, 1804, p1107). Dawson, whose family had become principal landowners in the parish by the end of the eighteenth century, acquired the title of the lord of the manor in 1802/3 with an exchange of manors with Thomas March-Phillips of Garendon Park (Nichols, 1804, p1105). In the mid-nineteenth century the construction of estate workers housing by the Dawson family in the village at Nos. 1-12 The Square **(4)** reflected the fact that the settlement, at least in part, fulfilled a role as an 'estate village'.
- 3.5 In the twentieth century, the village became increasingly dormitory in character, particularly after 1945, with the development of new housing areas; concentrated along Smithy Lane, Hathern Road and Turvey Lane. New streets in the form of cul-de-sacs were also built off the principal thoroughfare (Barnfield Close, Manor Close and Crawshaw Close). There was also a contraction of agricultural uses, and although working farms remain many former farmhouses and tied cottages are now occupied by residents with no direct connections with agriculture and former farm buildings have been converted to residential use. New dwellings have also been erected on the paddocks/field areas between farms along the principal street and this has led to an increasingly compact settlement form.



Plate 3 : The Wheelhouse, No. 1 Main Street : Formerly Used (in part) as Smithy and Wheelwright Workshop



Plate 4 : Nos. 1 - 12 The Square, Main Street/Kegworth Lane

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

Character Statement

- 4.1 Although there has been a significant amount of post-War infill development, the predominant character of the Area is derived from the informal grouping of farmhouses, outbuildings and the former agricultural related cottages along the principal linear thoroughfare. The Area also portrays the development of the hosiery industry from its domestic origins through to small workshops.
- 4.2 In their construction buildings reflect the transition from vernacular building traditions to the polite architecture of the late Georgian/Victorian periods and afterwards. Vernacular buildings, mainly two storeys in height and many originally of timber framed construction, were built on narrow plots either facing the street frontage or at right angles **(5)**. Outbuildings extend back from the principal property along the side boundaries of plots. The late eighteenth/early nineteenth century brick built farmhouses are mostly three storeys in height and have larger ranges of outbuildings in the manner of the planned farm complex.
- 4.3 There are a number of non-domestic buildings within the Area, including All Saints Church, the Village Hall, the Primary School, the Post Office, the Baptist and Methodist Chapels and the Royal Oak and Falcon Inn public houses **(6)**; all located along the main thoroughfare. With the exception of the Parish Church with its square tower, these buildings are of a similar scale to surrounding domestic properties. The individual factors considered to make a positive contribution to the character of the Area are shown on Map 2.



Plate 5 : Nos. 80 - 102 Main Street



Plate 6 : The Falcon Inn, No. 62 Main Street

Building Materials and Local Details

- 4.4 The Area contains timber framed buildings of both cruck truss and box frame construction (Appendix A) which were built upon plinths of granite or stone rubble. The panels to timber framed buildings were originally of wattle and daub construction, although most have been replaced or re-built in brickwork infill. Most buildings have panels with a plaster or colourwash render finish.
- 4.5 By the beginning of the eighteenth century buildings were being constructed wholly in the red brickwork which predominates in the Area. This brickwork was laid in stretcher, English or Flemish bond. In a number of buildings the Flemish bond pattern was emphasised with the use of darkened vitreous headers; in many instances giving a pleasing chequered effect such as that displayed to the front elevation of the terrace at Nos. 17-27 Main Street **(7)**. Detailing such as dentilled eaves and projecting string courses are widespread.
- 4.6 The Parish Church was built in rubble stonework and stone rubble is much in evidence to boundary walls as well as to the plinths of timber framed buildings. Dressed stone is largely restricted to use as an architectural embellishment to properties in the polite architectural style; notably for quoins and for lintels.
- 4.7 The original roof covering to timber framed buildings was of locally grown long straw. Thatched roofs remain to two timber framed properties; No. 4 Main Street **(8)** and No. 26 West End (both Grade II listed); although many were subsequently re-roofed as clay plain tiles became the predominant roofing material.



Plate 7 : Nos. 17-27 Main Street



Plate 8 : No. 4 Main Street (formerly The Boot Inn)

- 4.8 The property at No. 81 Main Street (also Grade II listed), which was constructed in the early nineteenth century, provides an example of a later use of thatched roofing in the creation of a picturesque composition **(9)**. Clay pantiles, Swithland slate - laid in diminishing courses **(10)** - and Welsh slate with its more regular coursing are also all in evidence in the Area.
- 4.9 The prevalent window type to vernacular properties is the Yorkshire horizontal sliding sash (Figure 1), of which elongated examples were typically inserted into domestic properties to provide the increased light needed by framework knitters. Most of these window openings have shallow segmental brick arches above.
- 4.10 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 or plaster lintels. A number of Victorian agricultural and industrial buildings contain metal framed windows. The houses at Nos. 1-12 The Square have distinctive metal windows in a lozenge pattern along their Kegworth Lane elevations. Window units largely have a white paint finish.
- 4.11 The timber doors to properties are either of a simple vertically boarded ledged and braced type (Figure 3) or of a panelled design (Figure 4). 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 9 : No. 81 Main Street



Plate 10 : Swithland Slate Roof to Manor Farmhouse, No. 77 Main Street

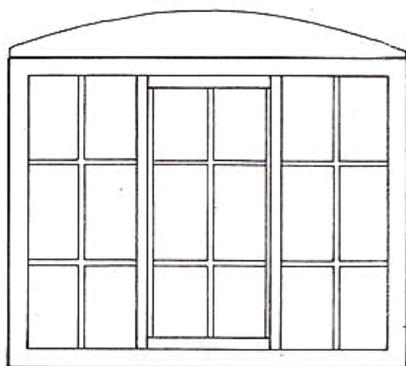


Figure 1 : Yorkshire Horizontal Sliding Sash Window Unit

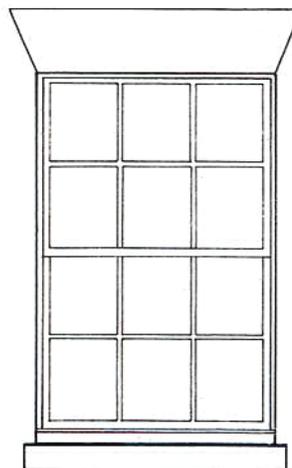


Figure 2 : Vertical Sliding Sash Window Unit

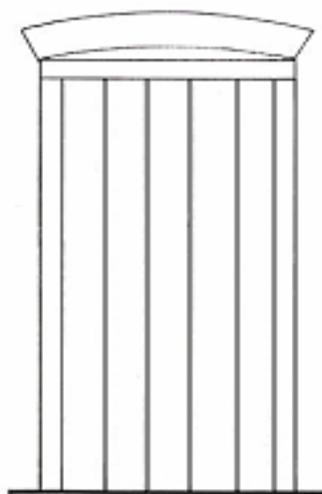


Figure 3 : Ledged and Braced Vertically Boarded Door

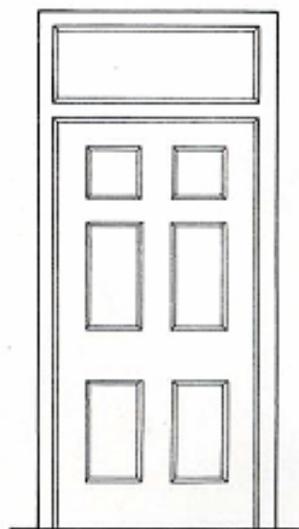


Figure 4 : Panelled Door

Architectural and Historic Quality of Listed and Unlisted Buildings

- 4.12 There are fifteen buildings in the Area which are included on the list of buildings of special architectural or historic interest (Appendix B). The Parish Church of All Saints is listed at Grade II* as being a building of particular importance. The Church, with the exception of the late twelfth/early thirteenth century tower, is largely fourteenth century in origin although it was much restored and partly rebuilt in 1865/6 (DoE, 1989, p88).
- 4.13 The other listed properties have Grade II status (of special interest) and include the five timber framed properties dating from the fifteenth to eighteenth centuries. Keeper's Lodge (No. 61 Main Street) **(11)** has very fine close studding to its front and north-western elevations. No. 4 Main Street was formerly The Boot Inn.
- 4.14 The listed farmhouses reflect the typical advancement in the development of the building type in the Midlands region with the increasing prosperity of farming in the eighteenth century; thus whilst No. 24 Main Street **(12)** has its small windows beneath the eaves lighting the attic, the slightly more advanced Uplands Farmhouse on West End **(13)** has a full third storey.
- 4.15 'The Cedars' **(14)** to the south of The Falcon Inn has had a varied history. It was constructed as a hosiery workshop with attached cottage in the early nineteenth century, with a further cottage attached to its southern side in the latter part of that century. The building later became the Arcott School, although by 1989 it was occupied as a dwelling (DoE, 1989, p101). It was converted to hotel accommodation in association with The Falcon Inn in early 2000.



Plate 11 : Keeper's Lodge, No.61 Main Street



Plate 12 : No. 24 Main Street



Plate 13 : Uplands Farmhouse, West End



Plate 14 : The Cedars, off Main Street (to the rear of the Falcon Inn)

- 4.16 There are also a number of unlisted buildings of some architectural or historic interest which are considered to make a positive contribution to the streetscape of the Area (Appendix C). Many of these buildings are the brick built properties of the eighteenth and nineteenth centuries and include the Baptist Chapel on Main Street (1793 in origin). At the eastern end of the Study Area, the former hosiery manufacturing premises at No. 35 The Green remains; being set back from the road between Nos. 33 and 37 The Green.
- 4.17 A number of the nineteenth century buildings have associations with the Dawson family of Whatton House including the Church of England Primary School **(15)** built as the National School in 1847 and the housing erected in a quadrangle arrangement for estate workers at the junction of Main Street and Kegworth Lane (Nos. 1-12 The Square).
- 4.18 The twentieth century is represented by the Edwardian built (Wesleyan) Methodist Church **(16)**, the War Memorial to the front of the Primary School **(15)** and the Type K6 telephone kiosk (a 1935 design by Giles Gilbert Scott) to the front of No. 78 Main Street.

Boundary Treatments

- 4.19 Boundary walls of random stone rubble are a characteristic feature of the Study Area. There are also some fine individual walls of brickwork; including those to the Mill Lane frontage of The Old Parsonage.



Plate 15 : Long Whatton Church of England Primary School and War Memorial, The Green



Plate 16 : Methodist Church, Main Street

The Archaeological Significance and Potential of the Area

- 4.20 The Area contains two sites designated as Scheduled Ancient Monuments; both concentrated on medieval moated enclosures. Such sites typically served as prestigious residences with the provision of a moat intended as a status symbol rather than an effective military defence (English Heritage, 1992a, p2).
- 4.21 The site of the medieval manor house to the north of the Parish Church (adjacent to Crawshaw Close) was occupied until the demolition of the house in 1803. The moat was filled by a tributary stream to Long Whatton Brook. There is a fishpond to the north (English Heritage, 1992b, pp1-2).
- 4.22 The much larger moated site immediately to the west of Kegworth Lane was occupied between the thirteenth and fifteenth centuries and has a fish pond to the north (English Heritage, 1992a, pp1-2). Further to the north are a series of floodbanks alongside Long Whatton Brook, which are also included in the Scheduled Ancient Monument designation. Earthworks in the field area surrounding the moated site indicate an extensive medieval complex of water channels and enclosures (Hartley, 1984, p27).
- 4.23 In other parts of the village there are vacant areas adjacent to the road frontage previously occupied by properties; in many instances now comprising the front garden areas of post War dwellings. These sites include the front gardens to Nos. 106-112 Main Street and that to No. 28 The Green. The entrance to Barnfield Close from Main Street was formerly occupied by farm outbuildings to No 24 Main Street.

The Contribution of Green Spaces and Natural Elements

4.24 Post-Second World War residential infill development has all but closed many of the gaps that historically existed between properties along the principal thoroughfare. Open green spaces do, however, make a significant contribution to the streetscape in the immediate vicinity of the parish church. These include the churchyard itself, the playing fields to the Primary School and the field area to the south of Manor Farm. All these areas have significant natural elements; a mature hedgerow to the frontage of the field area, mature yew trees within the churchyard and two mature Oaks towards the road frontage of the playing field (which are the subject to a Tree Preservation Order).

4.25 Other mature trees in the Area covered by tree preservation orders include two mature oaks in front garden area of No. 14 The Green and trees in Crawshaw Close and Manor Close. The Old Parsonage also has a number of mature trees and shrubs along its Mill Lane frontage.

The Character and Relationship of Spaces Within the Area

4.26 Many buildings established prior to the twentieth century are situated adjacent to, or close to, the road frontage and where there is a concentration of such properties this gives the streets in the Area a sense of enclosure. This enclosure frames views along the curvature of the principal thoroughfare **(17)**. The sense of enclosure is relieved at the eastern end of the Area by the open expanse of green space where Main Street joins The Green at the parish church **(18)**.



Plate 17 : View South-eastwards along Main Street from Kegworth Lane



**Plate 18 : View South-eastwards along Main Street/ The Green from
Crawshaw Close**

4.27 The tower to the Church of All Saints is a prominent landmark within the Area and is visible on the north-western approach along Main Street and on the south-eastern approach along The Green **(19)**. A glimpse view of the Baptist Church, which is set some distance back from the road frontage, is obtained between the residential properties at Nos. 6 and 12 Main Street **(20)**.

Relationship Between the Area and the Surrounding Landscape

4.28 Within the agricultural landscape surrounding the village there is surviving visual evidence of early farming methods; both of tofts and crofts farming and of medieval ridge and furrow patterns. The area between Long Whatton Brook and the northern edge of the built settlement form provides examples of both. These lands are important both historically and for the setting they provide for the village. Mature hedgerows define the boundaries to these field areas, one of which is now used by the Cricket Club. The meandering courses of Long Whatton Brook and its tributaries are well treed.

4.29 The regular boundaries and surviving mature hedgerows to some fields, however, reflects the agricultural landscape created by the completion of the enclosure of Long Whatton Parish in 1778. Public footpaths radiate from the Area through the surrounding agricultural landscape. These public rights of way, which may reflect routes formerly taken by agricultural workers, now provide an important leisure resource.



Plate 19 : Tower to the Parish Church viewed from The Green



Plate 20 : View of Baptist Church between Nos. 6 & 12 Main Street

5. FACTORS HAVING A NEGATIVE IMPACT ON THE CHARACTER OF LONG WHATTON

- 5.1 Within the Study Area there are number of individual factors which detract from the historical environment of Long Whatton.

M1 Motorway

- 5.2 The M1 Motorway on its raised embankment represents a significant visual intrusion at the eastern entry into Long Whatton and undermines the countryside setting of the settlement. The noise levels generated by vehicular traffic are detrimental to the amenities of village residents and the embankment also prevents views out of the village in the Diseworth direction **(21)**. To the north-west views over the countryside are dominated by the intersection of the M1 with the A42 link road.

Vacant Buildings

- 5.3 The dwellings at Nos. 18/20 The Green, although of some architectural and historical interest have been vacant for some time and detract from the character of the Area **(22)**. The vacant former Bonington Rubber and Plastics factory (adjacent to No. 29 The Green), although in part (i.e. the buildings to the street frontage) of some architectural or historic interest, in its present overall condition detracts from the character of the streetscape. The Cedars and Uplands Farmhouse (both Grade II listed buildings) were until recently vacant, although both have been brought back into economic use following the implementation of sympathetic repair and restoration schemes.



Plate 21 : Embankment of M1 Motorway viewed from Western Entrance into the Settlement along West End



Plate 22 : Vacant Properties : Nos. 18/20 The Green

Buildings and Land of Poor Visual Quality

- 5.4 The most significant visually intrusive elements within the Area are the haulage yards located off the principal thoroughfare at No. 28 West End **(23)** and No. 15 Main Street **(24)**. The open parking of lorries and the poor architectural quality of the outbuildings within the sites detract from the character of streetscape. The commercial premises at No. 5 West End (the former Co-op) and the post-war extensions to the former Bonington Rubber and Plastics factory (adjacent to No. 29 The Green) also detract from the visual amenities of the Area. All four sites, whilst providing existing (or potential) local employment opportunities, represent non-conforming uses within an otherwise predominantly residential frontage.

Post War Development

- 5.5 Much of the housing erected in the period following the Second World War is of a suburban nature and, architecturally, is largely bland in appearance. This modern development can appear prominent merely because of its relative plainness of design in contrast with the more elegant and rich detail used to earlier buildings. The erection of detached single storey dwellings has introduced a development form previously absent from the streetscape. The principal overall negative impact of the late twentieth century housing is, however, that it did not follow the previously established pattern of buildings being located adjacent to, or close to, the road frontage. To facilitate for the provision of front garden areas and car parking most modern houses have been set some distance back from their plot frontages and where such development predominates a sense of enclosure to the streetscape is absent.



Plate 23 : Haulage Yard at No. 28 West End



Plate 24 : Haulage Yard at No. 15 Main Street

Future Development Pressures

- 5.6 With the infilling of many of the former gap sites along the principal road through the Area, there are increasing pressures for the demolition of mature properties to facilitate vehicular access to new 'tandem' or cul-de-sac developments. Such schemes could potentially have a negative impact on the streetscape, both as a result of the loss of a building of local architectural or historic interest and in terms detracting from the predominantly linear pattern of the development in the village.

Permitted Development Rights

- 5.7 A detrimental impact on the character of the Study Area has occurred as a result of the alterations undertaken to unlisted residential properties of architectural or historic merit under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and its predecessors. 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 have also resulted in the introduction of window types such as mock 'Georgian style' bows and mock top opening 'vertical sashes', which do not reflect traditional fenestration detailing to properties within the Area.
- 5.8 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 traditional roof coverings and their replacement with concrete plain or interlocking tiles. Within the Area, there has also been the application of modern cement based rendering to building facades.

6. THE EXISTENCE OF NEUTRAL AREAS

6.1 The development of Crawshaw Close as a cul-de-sac off the principal street has had a limited overall visual impact on the streetscape. Nevertheless, in terms of their individual design and detailing the dwellings are sympathetic to the scale and character of established buildings in the Area **(25)**. The use of appropriate red brickwork and three light opening casement windows with segmental brick arched heads above ensures that the buildings are better assimilated into the historical environment than much of the more suburban style housing erected within Long Whatton in the post Second World War period.



Plate 25 : Crawshaw Close, off Main Street

7. FUTURE OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

New Development/Planning Policies

- 7.1 On the sites/buildings identified in the Appraisal as having a negative impact, the District Council will in principle encourage residential re-development subject to any scheme satisfying the normal requirements in relation to local and national planning policies, highway safety and residential amenities, as well as achieving the statutory requirement to preserve or enhance the character of any Conservation Area.
- 7.2 Any proposals for new development in a conservation area will be considered against the policies of the Local Plan (Policies E10 and E11). In this respect it is considered that due regard should particularly be had to the villages existing predominant linear pattern of development and to the retention of unlisted buildings of local architectural or historic interest.
- 7.3 It should also be emphasised that the omission of any particular feature or space in the Appraisal should not be taken to mean that it is of no interest. Separate Local Plan policies relate to proposals affecting listed buildings (Policies E13, E14, E15 and E16) and to sites of archaeological interest (Policy E19). The policies of the Local Plan as they relate to the historic environment are outlined in Appendix D.

Permitted Development Rights

- 7.4 The designation of a Conservation Area brings with it some restrictions on permitted development rights for dwellings. Nevertheless, a number of works including extensions and alterations can be undertaken without the need to submit an application for planning permission. 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.
- 7.5 The District Council has generally resolved not to serve such Article 4(2) Directions, but rather to provide advice and education on the use of appropriate materials and design detailing to properties in Conservation Areas (an advice note is available from the Planning and Environment Division). This is the position the Council will take in relation to Long Whatton Conservation Area.

Environmental Enhancements and Repairs to Historic Building Fabric

- 7.6 Where resources become available the Local Authority endeavours to undertake work on public land to enhance the character of its conservation areas. 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 Section 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 ensure that repairs be undertaken to listed buildings and other buildings of architectural or historic merit in Conservation Areas.

8. APPENDICES

**APPENDIX A : BUILDINGS OF TIMBER FRAMED CONSTRUCTION WITHIN
THE AREA**

53 Main Street

The Keeper's Lodge, 61 Main Street

4 Main Street (formerly The Boot Inn)

Ivy House Farmhouse, 22 Main Street

Farthings, 27 West End

22/24/26 West End

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

Grade II *

Church of All Saints, The Green/Mill Lane

Grade II

The Wheel House, 1 Main Street - 18th/19th century with outbuildings of 17th century
53 Main Street - mid 18th century front wing with 17th/19th century rear wing
The Keeper's Lodge, 61 Main Street - circa 1600
Manor Farmhouse and Outbuildings, 77 Main Street - late 18th century
81 Main Street - early 19th century
2 Main Street - 18th century/c.1830
4 Main Street (formerly The Boot Inn) - 15th/16th/17th century with 19th century rebuilding
Ivy House Farmhouse, 22 Main Street - late 17th century
24 Main Street - early 19th century
The Cedars, Main Street - mid-19th century (now hotel accommodation to Falcon P.H.)
Uplands Farmhouse and attached outbuildings, West End - mid/late 18th century
Farthings, 27 West End - early 17th century
22/24/26 West End - 15th/16th century origin (in part) with 17th/18th century additions
Manor House Farmhouse/rear outbuildings, West End - c. 1660 with 17th/18th additions

Source : Department of the Environment, 1989, pp 96-101, 103-105

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 February 2002.

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

17-27 Main Street
29 Main Street
1-12 The Square, Main Street
73 Main Street and Outbuildings (Gables Farm)
6/8/10 Main Street
Baptist Chapel, Main Street
12 Main Street
14 Main Street
44 Main Street
The Falcon public house, 62 Main Street
Former Barn (now hotel accommodation), adjacent to The Cedars, Main Street
64 Main Street
Telephone Kiosk (Type K6), to front of No. 68 Main Street
70 Main Street
72/74/76 Main Street
Outbuildings to front of No. 78 Main Street
80/82/84 Main Street
86 Main Street
100 Main Street
102 Main Street
1/2 Manor Close
Methodist Church, Main Street
3/5 Mill Lane
Lychgate at All Saints Church, Mill Street/Main Street
2 Mill Lane (the Old Parsonage)
1 Smithy Lane
1 The Green
5/7 The Green
9/11 The Green
15 The Green (The Oaks)
Former Bonington Rubber and Plastics Factory buildings (frontage buildings), The Green
29/31/33 The Green
35 The Green (former hosiery manufacturing premises)
2/Long Whatton Church of England Primary School, The Green
14/16 The Green
18/20 The Green
36 The Green
The Royal Oak Public House, The Green
7/9 West End
Barn and Outbuildings (to west of), Manor House Farmhouse, West End
12 West End (Red House) and Outbuildings
14/16 West End
20 West End
28 West End

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

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 : NORTH WEST LEICESTERSHIRE LOCAL PLAN POLICIES 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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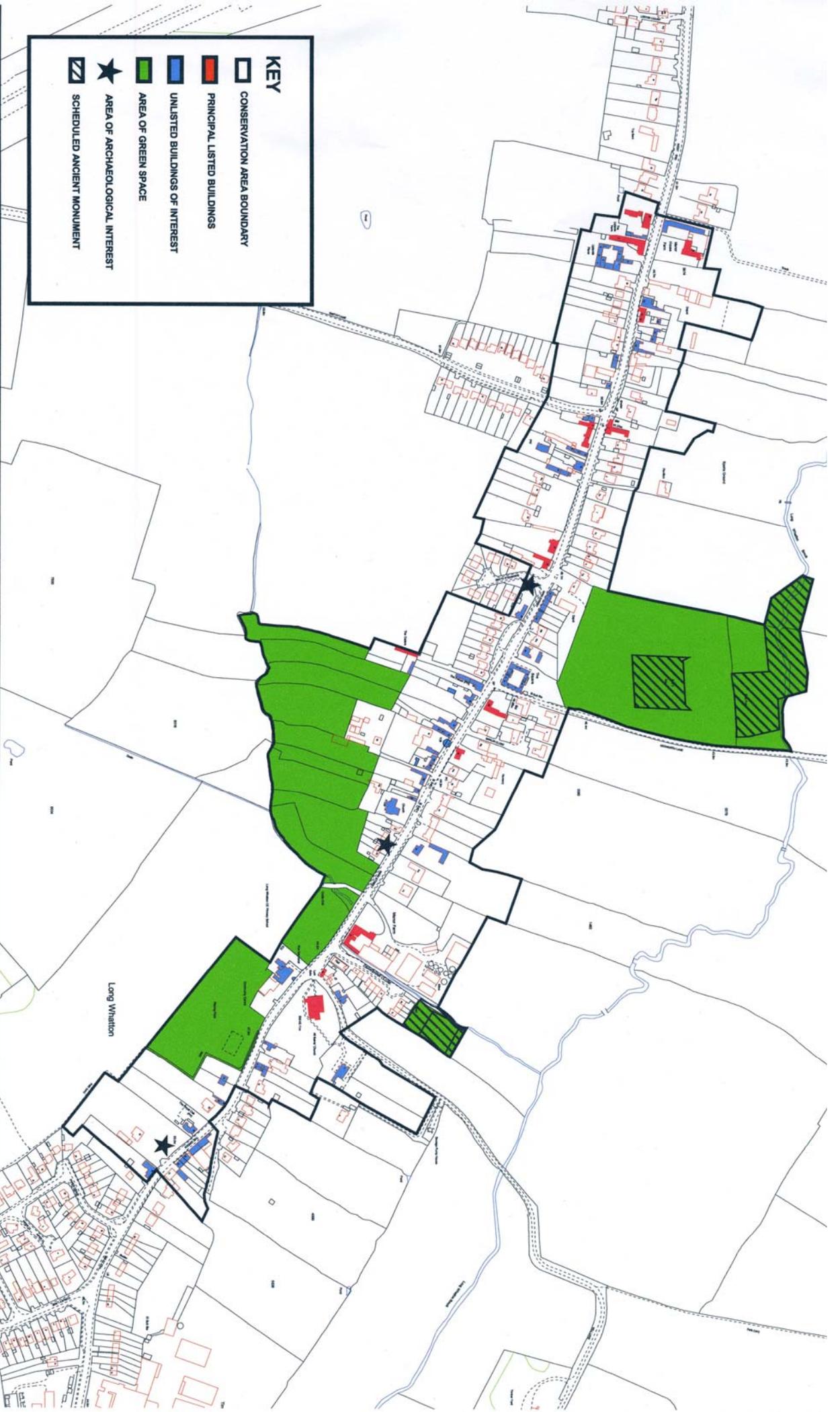
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KEY

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

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

N
 Scale 1:4000

NORTH WEST LEICESTERSHIRE
 DISTRICT COUNCIL
 PLANNING AND ENVIRONMENT DIVISION

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