

ALLINGTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Designated 1990 Review September 2013

1.0 Character Appraisal	3
1.2 Background	3
1.3 Location and Context	3
1.4 Boundary Review	3
2.0 Planning Policy Context	3
2.1 Planning (Listed Buildings and Conservation Areas Act) 1990	3
2.2 National Planning Policy Framework	4
2.3 Local Development Framework, Core Strategy	4
3.0 Summary of Special Interest	4
4.0 Historical Development	5
5.0 Character and Appearance	5
5.1 Spatial Character and Townscape Quality	5
5.2 Architecture and Building Materials	7
5.3 Key Views	8
5.4 Contribution of Trees, Hedgerows and Open Space	8
5.5 Floorscape and Street Furniture	8
6.0 Key Historic Buildings	9
6.1 Listed Buildings	9
6.2 Positive Unlisted Buildings	9
6.3 Locally Listed Buildings	9
7.0 Archaeology	10
8.0 Changes since Designation	10
9.0 Management Plan	10
9.1 Introduction	10
10.0 Effects of Designation	10
11.0 Article 4 Directions	11
12.0 Protection of Trees	11
13.0 Monitoring Condition	11
13.1 Urgent Works Notice	12
13.2 Repairs Notice	12
13.3 Section 215 Notice	12
13.4 Compulsory Purchase Order (CPO)	12
14.0 Enforcement	12
15.0 Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis	12
15.1 Strengths	12
15.2 Weaknesses	13
15.3 Opportunities	13
15.4 Threats	13
16.0 Action Plan	14
17.0 References	17
18.0 Useful Contacts	17

1.0 Character Appraisal

1.2 Background

The conservation area at Allington was designated in 1990. The purpose of this document is to define the special interest of the conservation area and assess the action needed to protect and enhance the special qualities of the conservation area. The conservation area appraisal and management plan is split into three sections:

- **Section 1:** Conservation area appraisal which details any proposed changes or extensions as part of the 2013 review.
- **Section 2:** Management plan which puts forward proposals for preservation and enhancement.
- **Section 3:** Action plan to address those issues drawn out in the appraisal and management plan.

The appraisal and management plan should be read alongside the accompanying map.

1.3 Location and Context

Allington is a small village located five miles North West of Grantham. It lies within the Trent and Belvoir Vales which is characterised by a gently undulating landscape of rectangular fields enclosed by hawthorn hedgerows with virtually no woodland.

The village is primarily residential in character with some small scale commercial premises. It has a village pub, the Welby Arms, general stores and a local primary school. It is primarily a commuter village to neighbouring towns and cities such as Grantham and Nottingham.

1.4 Boundary Review

English Heritage guidance (2011, Understanding place, conservation area designation, appraisal and management : 6) states that current boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that early conservation areas were drawn too tightly that excluded Victorian or Edwardian phases of development, now considered to be of special interest. English Heritage guidance also states that if the original interest has been eroded by subsequent changes or by inappropriate development the boundary should be revised.

As part of the 2013 review, the conservation area was extended to include a number of buildings along Bottom Street, including detached early to late 19th century buildings, cottages and farmsteads, the Grade II listed Allington Hall, Vine Cottage and Allington General Store, The Green and a small number of buildings along Bottesford Road.

2.0 Planning Policy Context

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It is the duty of local authorities to designate such areas in order to ensure that their unique character is preserved and enhanced. Designation grants control over demolition of unlisted buildings, strengthens controls over minor development and also gives special protection to trees. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time, Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas.

Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.2 National Planning Policy Framework (NPPF)

In March 2012, the National Planning Policy Framework (NPPF) was introduced that combines all of policies of the Planning Policy Statements (PPS) into one streamlined document. The presumption in favour of sustainable development is the guiding principal of the document and the protection and enhancement of the historic environment is embedded within this approach. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future (5) and the introduction of the NPPF breaks down this definition into three dimensions; economic, social and environmental. Within the environmental dimension sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment' (7). According to the NPPF, a conservation area is a 'designated heritage asset' and has been defined in Annex 2 as

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

Great weight is given to the conservation of designated heritage assets. Heritage assets are an irreplaceable resource and any harm or loss requires clear and convincing justification (132).

In developing this strategy, the following needs to be taken into account (131):

- The desirability of sustaining and enhancing the significance of heritage assets
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a positive contribution to local distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of place

2.3 Local Development Framework, Core Strategy

The South Kesteven Council Core strategy was adopted in July 2010 and is one of the most important parts of the Local Development Framework. It sets out the key principles for development management and the conservation of the historic environment is detailed within policy EN1: The protection and enhancement of the character of the district. Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape. The development must also contribute to its conservation, enhancement and restoration.

3.0 Summary of Special Interest



Fig.1 The village green studded with deciduous trees provides an attractive focus for the conservation area

- Small historic village settlement with focus on an open and attractive green.
- A defined building line that typically fronts onto, or stands gable end to, the highway.
- Strong contribution of open spaces such as the field adjacent to The Manor House and The Green
- The site of the former St James' Church creating a sheltered and tranquil area of open space, relatively hidden from view.



Fig.2 Cross marking the site of the altar of the demolished St James' Church

- Trent and Belvoir Vales contributing towards the rural setting of the conservation area and important views.
- Traditional craftsmanship embodied in original building materials and architectural features.
- Visual harmony resulting from the use of a limited palette of natural building materials and regularity of building massing.
- Visual continuity created by boundary walls delineating boundaries and linking buildings.
- Pattern of development characterised by narrow highways and footways with a low density of development

4.0 Historical development



Fig.3 The Old Manor House (Grade II*); Built in the C17th and originally the residence of Grant family. The building and its setting make a significant contribution to the character of the conservation area.

Archaeological evidence indicates a long history of settlement within the parish. The remains of a late Iron Age or Romano-British settlement survive as a series of crop mark enclosures, hut circles and boundaries to the south of the village near Salt Well. A similar site adjacent to Sewstern Lane also yielded sherds of Bronze Age Billingborough fen edge pottery and Romano-British pottery. The name Allington is derived from the Old English “aetheling” and “tun” which translates as farmstead of the princes. It was recorded in the 1086 Domesday Book as Adelingetone and had two churches.

The village was divided into two parishes from 1086 to 1872. West Allington was an ecclesiastical parish and East Allington was a chapelry of Sedgebrook. St James' Church

in East Allington became redundant following the unification of the parishes in 1872 and was demolished in 1947. The churchyard remains and a cross marks the site of the altar.

There are two 17th century small country houses within the village. The Manor House was originally the residence of the lords of the manor and was built by the Grant's, a family of yeoman farmers who had risen to gentry' status. The estate was sold to Thomas Williamson in 1674 and Allington Hall became the principal residence within the village. The estate passed to the Welby family in 1773 by marriage and remained in their ownership until 1947 when the estate was dispersed. Today the village is primarily residential in character with some small scale commercial premises and the local population commute to the neighbouring towns.

5.0 Character and Appearance

5.1 Spatial Character and Townscape Quality

The conservation area comprises of four main roads with the pattern of development influenced by the curvature of historic lanes that create a roughly circular plan form. The traditional buildings typically front onto the highway whilst the modern infill developments are generally set back within small to modest sized plots. This historic linear plan form has been eroded by the post war expansion of the village, particularly to the west of The Green.

The Green is an attractive open space studded with mature trees which forms the focal point of the village and provides a pleasant setting for the buildings which front onto it and the village cross.

St James' churchyard lies in a sheltered location to the east of The Green enclosed by mature trees and hedgerows. The site is a reminder of the earlier history of the village and is an important area of tranquil open space. A historic footpath that passes through the churchyard and links The Green with Bottom Road adds to the character of the conservation area and is an important part of the historic plan form. The field adjacent to the Manor House contributes to the rural character of the village and allows uninterrupted views to the distant countryside, with Belvoir Castle in the distance to the south west. Grass verges also make a positive contribution.

The conservation area is characterised by narrow highways and footways and has a low density of development. The buildings either front onto or stand gable end to the rear of the footways or are set back and enclosed by boundary walls or hedges which create a defined building line.



Fig.4 St James' Churchyard; in a relatively hidden location and an important open space within the conservation area.



Fig.5 The traditional buildings on Side Street, The Old Farmhouse to the right and Sunnyside to the left making a prominent contribution. Post war developments are out of view and typically set back from the highway.



Fig. 6 Chesnuts Farm, Bottom Street

The east side of The Green has a harmonious character derived from the attractive mix of traditional buildings which are partially obscured by mature trees. The Red House, a red brick farm house, encloses the north end of The Green whilst the market cross delineates its southern edge.

Side Street has a more fragmented character as the traditional buildings close to the highway are interspersed with post war infill developments. The buildings are typically detached and occupy modest to large plots, particularly on the south side. The infill developments are typically set back from the highway but the presence of boundary walls or hedges maintain the building line and partially integrates the modern developments into the street scene.

Main Street has an open character derived from the low density of development and the field on its south side of the road adjacent to the Manor House. The buildings typically stand gable end on to the highway and are screened by boundary hedges.

Holy Trinity Church is not a prominent building within the conservation area due to the absence of a tower or spire. It is set well back from Bottesford Road within a large churchyard screened by trees with a sense of privacy. It's setting, together with that of Allington Hall (Grade II listed) which stands to the north, has been compromised by the development of a modern housing estate on the site of a former nursery.

Bottom Street is characterised by detached cottages and farmhouses directly addressing the highway, with grass verges to the front and good sized plots contributing to a sense of spaciousness. The majority of the building stock is of 19th century origin, with a good retention of original architectural features.

Chesnuts Farm, sits prominently at the junction of Bottom Street with Main Street and together with the outbuildings to the rear make a significant contribution to the character of the conservation area. The land to the north of Laurels is an important area of open space with a detached dwelling on the site. The house would benefit from sensitive redevelopment that retained the open quality of the site.

As Bottesford Road is entered from the West, trees line the road and the open space of West Meadows confers a verdant character and an attractive setting for The Dower House. Home Farm House stands prominently on Bottesford Road and has an attractive mix of coursed stone and brick with hipped slate roofs and barns that have been converted to the rear and retain much of their historic character. Historic mapping reveals that Home Farm House, Barn and the Dower House date to at least the late 1880s with the eastern range of Home Farm being added later.

5.2 Architecture and Building Materials

The traditional buildings range in date from the 18th- late 19th centuries and consist of larger scale houses, cottages, former farmhouses and outbuildings.

Detached brick houses built during the Georgian period, with symmetrical elevations such as Corner House on The Green, The Red House, Chesnut Farm and The Laurels make a positive contribution and are

reflective of polite architectural styles of the period. Generally the smaller cottages and outbuildings are constructed in a vernacular style using local materials and traditional design techniques. Catslide dormers, wooden lintels, and brick arched headers are common features on the small scale vernacular buildings.

The conservation area has a harmonious character derived from a common material palette of red brick interspersed with coursed ironstone and some of the frontages have been rendered and colour washed. Clay pantiles are the predominant roofing material, although concrete interlocking tiles have unfortunately replaced the traditional roofing materials on some buildings. Some of the post war developments have utilised red brick and pantiles which is in keeping with the character of the conservation area in spite of variations in style.

Ironstone of a deep gold colour adds to the visual palette of the conservation area and contributes towards the special interest of those buildings where it is used. Examples include the Grade II listed Plum Tree Cottage and The Old Farmhouse on Side Street. It is also common to see a mix of brick and ironstone.

The replacement of traditional timber framed windows and doors with inappropriate UPVC to standard designs detract from the appearance of individual buildings and from the overall character of the conservation area. Boundary walls are an important feature of the conservation area which link buildings and maintain the continuity of the building line along the street. Some of these were built in a formal manner, constructed of brick articulated by buttresses. Examples include The Red House and also the stretch of wall along the western side of Bottesford Road, which is possibly associated with the former gardens at Allington Hall. Others are constructed of random rubble limestone and vary in terms of their height.



Fig.7 Detached brick properties of the Georgian period, such as The Red House are common within the conservation area.



Fig.8 Grade II listed Plum Tree Cottage; built of harmonious material palette of ironstone with red pantile roof



Fig.9 Ilex cottage, a traditional gable end on cottage, with an attractive mix of coursed ironstone and brick contributing towards a warm visual palette.

5.3 Key Views

The landscape of rising scarps and tree lined ridges are an important part of the setting of the conservation area and form the backdrop to views southwards along The Green, Main Street and Bottom Street.

The Manor House is the largest and most significant heritage asset in the conservation area and forms the focus of views in a south westerly direction from Main Street. The linear alignment of the roads allow long ranging views along their length which are generally contained by the building frontages.

Views from outside the conservation area boundary looking into the village are defined by the contrast between the rural and open setting of the conservation area with the enclosed historic development within the village core. This is most noticeable upon entrance to the conservation area from the north of the Green.

5.4 Contribution of Trees, Hedgerows and Open Space

Trees are a significant feature of the conservation area that frame key views and partially obscure buildings. They lie mainly within private gardens and areas of open public space and also include the distant tree belts which form the backdrop to views outside of and within the conservation area.

There is a strong contribution of hedgerows that create soft boundaries and enclose building plots. Hawthorn hedgerows predominate. Grass verges create space between the highway and property frontages and contribute to a sense of spaciousness, The Green, St James' Churchyard, land adjacent to the Old Manor House and land adjacent to the Laurels on Bottom Street are important open spaces that retain their historic plot boundaries.



Fig.10 Historic Floorscape at Bottesford Road with attractive boundary wall to the right.

5.5 Floorscape, Street Furniture and Other Features

There is a King George VI pillar post box to the west of the green that adds to the visual interest to the street but is compromised by the inappropriate placing of a sign in front of it. It is also in need of refurbishment.

Historic stone flags, which are in good condition, are present on the north pavement of Bottesford Road. The flags are positioned adjacent to a tall brick boundary wall articulated by buttresses and together they form a harmonious grouping of historic interest. On the east side of the green between the Old Stables and The White House is a footpath that links The Green with Bottom Street and is constructed of bricks, and would benefit from some maintenance works to remove the grass and vegetation growth.

At the junction of Main Street, Bottesford Road and the Green is a cast iron fingerpost which is in very good condition and adds to the historic character of the conservation area.



Fig.11 Cast iron finger post at the junction of Main Street and Bottesford Road.

On the approach to the Holy Trinity Church are some lighting columns of a design that imitates a traditional cast iron lighting column. Despite not being of a traditional construction, they are generally harmonious with the setting of the Grade II* listed Church of Holy Trinity.

There is a timber seated area with conical roof located at the southern portion of the green, with a village information board and bin adjacent to it. The arrangement of these items so close together creates visual clutter and detracts from the open appearance of the green. Similarly, the location of wooden benches and a bin in close proximity to the listed village cross has a negative impact on the conservation area.

6.0 Key Historic Buildings



Fig.12 The Old Stables, The Green with an L shaped plan form and an attractive mix of coursed limestone and brick.

6.1 Listed Buildings

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from South Kesteven District Council before any works of alteration (to the interior or exterior), extension or demolition can be carried out. List descriptions are available online via the Heritage Gateway website www.heritagegateway.org.uk

There are 16 listed buildings within the conservation area which reflects its historic and architectural importance. St Andrew's Church (Grade I) dates from the 13th century and is a mix of Perpendicular, Gothic and Decorated styles. The church still has some 14th century stained glass windows in situ. Old Hall is Grade II*, it is a small late 16th century country house of 'H' plan, the mid 18th century gateway and boundary walls to the hall are Grade II listed in their own right.

The remainder are Grade II listed and include Buckminster Hall, a small country house which dates from 1669 remodelled in the late 19th-20th century, the school, farmhouses, public houses and a number of early 19th century houses. Listing descriptions are available online via the Heritage Gateway website (www.heritagegateway.org.uk).

6.2 Positive Unlisted Buildings

In addition to listed buildings, the conservation area contains a number of unlisted buildings and structures that make a positive contribution to the character or appearance of the conservation area. These are identified on the townscape appraisal map as 'positive unlisted buildings'. This follows advice provided by English Heritage and NPPF, both of which stress the importance of identifying and protecting such buildings. Examples include The Old Stables, which has a warm visual palette comprised of random rubble stone with quoins, brick ranging from orange to dark red and orange pantiles, the Village Hall, Side Street which has a datestone above the door of '1929', a steep red tile roof and an attractive recessed door and South Lodge, a one storey Lodge, possibly associated with Allington Hall with stone gate piers addressing Bottesford Road.

6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Allington Conservation Area. Buildings identified on the conservation area map as 'positive unlisted buildings' are recommended for consideration for inclusion on any future local list of buildings of architectural and historic interest.

7.0 Archaeology

Lincolnshire County Council holds the historic environment record (HER) for the County that contains records on historic buildings, sites, structures and below and above ground archaeology. The only scheduled monument in Allington Conservation Area is the village cross. However, there are some records for undesignated heritage assets relating to above and below ground archaeology. This includes records for gardens associated with Allington Hall which were located to the north of what is now Berts Way and the site of the medieval settlement of Allington and surviving ridge and furrow earthworks around the village. More information on the HER can be found by contacting the HER Officer, as detailed in the useful contacts section.

8.0 Changes since Designation

Most of the changes to the conservation area since designation in 1990 relate to minor developments such as the building of garages and small extensions. However, there has been larger scale development on the periphery of the conservation area such as at Red House Gardens to the north of the conservation area with the erection of 5 houses and at Lambert Home Farm where a barn has been converted and two dwellings have been erected.

To the south east of the village there is a mobile home park that has little impact on the character and appearance of the conservation area.

Other changes relate to unsympathetic works that contribute towards the incremental erosion of historic character such as the replacement of doors and windows with UPVC, increased areas of hardstanding within private gardens and the use of insensitive boundary treatments such as wanelap fencing have a negative impact on the conservation area.

Please note that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

9.0 Management Plan

9.1 Introduction

In addition to a definition of special interest, local authorities have a duty to formulate and publish proposals on the preservation and enhancement of their conservation areas as specified in the Planning (Listed Buildings and Conservation Areas Act:71).

The aim of the management plan is to put in place management measures to ensure that the character and appearance of the conservation area is preserved and enhanced.

As part of the management proposals, the conservation area appraisal and management plan will need to be reviewed periodically and updated or modified where appropriate.

10.0 Effects of Designation

The national legislative framework for guiding development in conservation areas is provided by the Planning (listed building and conservation areas Act) 1990. The main effects of conservation area designation are:

- Conservation area consent is required to demolish a building in a conservation area. It is a criminal offence to demolish a building without first obtaining consent.

- Six weeks written notice is required prior to any work being carried out to uproot, fell, lop or top (the removal of the crown and natural structure) trees in a conservation area, not already protected by Tree Preservation Orders. Small trees which are less than 75mm in diameter, fruit trees and bushes are exempt.
- Applicants will need to demonstrate that any development proposal preserves or enhances the character or appearance of a conservation area. Extra publicity is given on planning applications affecting the character or appearance of conservation areas.
- The general permitted development order 1995 (GPDO 1995) requires planning applications for certain types of development that do not require planning applications elsewhere and are 'permitted development'.
- Local planning authorities can further restrict permitted development rights on dwellings where the development fronts a public area through Article 4 (2) Direction.
- Permitted Development Rights of non residential properties can be restricted using Article 4 (1) Directions which require approval of the Secretary of State.

11.0 Article 4 Directions

Article 4 (1) and (2) directions can be introduced by a local authority to protect important features of a heritage asset that are at threat from incremental erosion. These directions withdraw permitted development rights of the GPDO 1995. Article 4 (2) directions relate to dwelling houses, buildings and structures that front onto a highway, waterway or open space. The direction is confirmed once it is advertised locally and a notice served to residents.

Article 4(1) directions can be used to withdraw permitted development rights on any type of building or land, whether or not fronting onto highway, waterways or open space. However, an Article 4(1) direction requires the approval of the Secretary of State.

12.0 Protection for Trees

Many trees are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required for any works involving lopping or felling a tree greater than 75mm in diameter and 1 m above ground level.

13.0 Monitoring Condition

A survey is carried out from time to time at both a national and local level to assess the condition of significant heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly known as 'Buildings at Risk'. This survey provides a useful means of monitoring many significant historic buildings within conservation areas and elsewhere and indicates when the action may be required to halt or reverse deterioration.

The local survey covers only Grade II and significant local interest buildings at risk. There are no buildings on the Council's internal register within Allington Conservation Area. The Council's At Risk Register is not yet available on-line but it is intended that it will be following the next survey. The national Heritage at Risk Register covers Grade I and II* buildings at risk and is available through www.englishheritage.org.uk. There are no buildings on English Heritage's 'Buildings at Risk' register within Allington Conservation Area.

The condition of buildings will be monitored and appropriate action instigated where necessary. The Planning (Listed Building and Conservation Areas) Act 1990 gives the local authority powers to protect significant buildings through the following measures:

13.1 Urgent Works Notice

If the condition of a historic building is at imminent risk, the Act enables the Local Planning Authority to carry out urgent works for the preservation of listed buildings following notice to the owner. These powers can be used in respect of unoccupied parts of listed or unlisted buildings in conservation areas. In the case of the latter, this can only be employed by agreement of the Secretary of State, advised by English Heritage. The powers are used to address emergency repairs to ensure the building is weather tight and safe from collapse.

13.2 Repairs Notice

If the Local planning Authority considers that a listed building is not being properly preserved it may serve a repairs notice on the owner. The notice specifies the works, which the authority considers reasonably necessary for the proper preservation of the building and can only be served on statutory listed buildings.

13.3 Section 215 Notice

Local authorities have the power to serve a section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area. The notice requires the person responsible to clean up the site or building, or the authority may carry out works and reclaim the costs. This can be particularly affective at addresses amenity issues within conservation areas.

13.4 Compulsory Purchase Orders (CPO)

that are required to secure development and are normally used as part of a wider regeneration scheme.

14.0 Enforcement

Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a conservation area. An obvious example of this is unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with UPVC or poor modern imitations, can be detrimental to the buildings intrinsic special interest.

It is not only alterations to listed buildings that can damage the character and appearance of conservation areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of conservation area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering). It is important, therefore, that the Council investigates breaches of planning law within conservation areas, as this can help preserve the quality of the historic environment. Anyone can report suspected planning breach by contacting the Council's Enforcement Team. The District Council will follow up reports of unauthorised work and this may lead to enforcement action being instigated.

15.0 Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

15.1 Strengths

- Ironstone contributing to a warm visual palette.
- Unity of scale and massing.
- Visual harmony resulting from the use of a limited palette of natural building materials.

- Generally well maintained private buildings and land.
- Good contribution of open space within the conservation area including grass verges.
- Trees and hedgerows creating soft boundaries and adding to the rural scene.
- Generous gardens and building plots.
- Strong contribution of boundary walls constructed of stone and brick.
- Large gardens are a key feature of the conservation area.
- St James' Churchyard and Holy Trinity Church and Churchyard are significant open spaces with an intimate and tranquil quality.
- Good examples of historic floorscape at Bottesford Road and the Green.

15.2 Weaknesses

- The presence of overhead power cables detracts from the setting of the conservation area. Should the opportunity arise, the possibility of underground cabling would significantly enhance the character of the conservation area.
- Replacement of doors and windows with inappropriate materials such as UPVC.
- Increased hard standing particularly within private gardens having a detrimental impact on the green and open quality of the conservation area.
- Threat of new development within the conservation area and outside the conservation area that has a detrimental impact on setting.
- There are many buildings in the conservation area; some of which are recognised as being 'positive unlisted buildings' that have level of significance that also contributes towards local distinctiveness and identity. In the absence of a local list many of these buildings are unrecognised for the special contribution they make not only to the conservation area but to the community and locality as a whole.



Fig.13 The 'George VI' pillar post box is part obscured by inappropriate signage and vegetation growth.

15.3 Opportunities

- The standard design street lighting column situated adjacent to the market cross detracts from its setting. If the opportunity arose, the setting could be enhanced by a more appropriately detailed column, such as the one adjacent to the community shelter.
- Better revealing and maintaining the historic floorscape on the public footpath between The White House and The Old Stables.
- Better revealing, and repainting of 'GR' pillar post box at The Green and removal of inappropriately placed signage and overgrown vegetation.

15.4 Threats

- Subdivision of plots for residential infill development.
- The site adjacent to the Laurels has a detached property within it that is in a declining condition and is having a negative impact on the conservation area.
- Development pressures relating to wind turbines may affect the setting of the conservation area and key views, both in and out of the conservation area boundary.

- Further erosion of character through loss of fabric and original architectural details.
- Further erosion of character and setting through inappropriate new developments, particularly on the fringes of the conservation area boundary, or subdivision of plots.
- Incremental erosion of boundary features including walls and hedgerows.
- Erosion of special character of the area through loss of important trees or open space.
- Loss of character through the use of insensitive highways schemes including street clutter, poor quality paving and obtrusive road markings.

16.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
1-To develop a list of buildings and monuments that have a significant local heritage interest for Allington.	Undesignated heritage assets that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance.	The Council to work together with the parish council, local residents, The Heritage Trust of Lincolnshire and the Lincolnshire Historic Environment Record to nominate and develop a 'local heritage list' of buildings and monuments that are valued as distinctive elements of the historic environment of Allington.
2- Items of historic street furniture and floorscape to be retained and maintained.	Historic street furniture and floorscape contributes towards the local distinctiveness of Allington.	Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the conservation area If the opportunity arose to undertake an appraisal of the street furniture on the village green and consider siting items more appropriately to reduce cluttered appearance on the green. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design Manual'.
3-Ensure that any highway works respect the conservation area. retained and maintained.	The use of inappropriate materials, design and location of street signage and street lighting can have a detrimental effect on the character and appearance of the conservation area.	Liaise with highways department prior to the installation of street signage and modern lighting to ensure that works are sympathetic to the character and appearance of the conservation area. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design Manual'.

Proposed Measure	Issue Addressed	Action Required
<p>4-Removal of overhead cables and replacement of underground cables</p>	<p>The uses of intrusive overhead cables have a negative impact on the character and appearance of the conservation.</p>	<p>The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables.</p>
<p>5-Important individual and groups of trees, hedgerows and open space should be retained</p>	<p>Special protection is afforded to trees within Conservation Areas which are not the subject of a TPO.</p>	<p>Consideration will be given to the contribution that trees, open spaces and other soft landscaping make to the character and appearance of the conservation area when dealing with development proposals.</p>
<p>6-Any proposed changes must have regard to the historic context in terms of scale, alignment, height, form, style, design and materials.</p> <p>The impact of change upon other important elements including the existing street pattern, trees, views and open spaces is also an important material consideration.</p> <p>Proposals should seek to promote or reinforce local distinctiveness.</p> <p>Alterations or extensions to existing buildings should be carried out in natural materials cont. appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.</p>	<p>The negative effect on the character of the conservation area through the use of inappropriate materials and design.</p> <p>Development within a designated conservation area should be of a high standard of design and should preserve or enhance the traditional character of the area.</p> <p>Installation of solar panels undermining the character and appearance of the conservation area.</p>	<p>The Council will strive to ensure that new development makes a positive contribution to the character of a conservation area through the development control process and enforcement powers in accordance with its statutory obligations.</p>
<p>7- Ensure that heritage assets within the conservation area are maintained to a high standard.</p>	<p>Heritage assets are an irreplaceable resource and make a valued contribution to Allington and need to be conserved and enhanced for now and future generations.</p>	<p>The Council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration.</p>

Proposed Measure	Issue Addressed	Action Required
<p>8- To ensure that alterations to the conservation area (windows, doors, chimneys, rendering and boundary treatments) seek to preserve and enhance its character</p>	<p>Unsympathetic features contribute to incremental erosion of character within the conservation area</p>	<p>Improved access to design guidance (e.g. repointing) and advice on maintenance and repair for home owners, developers, property owners and agents.</p> <p>Consider the introduction of article (4) directions to restrict permitted development rights. Article 4 directions will result in planning permission being required for changes to roofs, vent pipes, boundary walls, gate piers, doors and windows.</p>
<p>9-Ensure that new development seeks to retain and enhance original plot and historic field boundaries</p>	<p>Subdivision of plots for residential infill development</p>	<p>Consideration will be given to the contribution that plots and historic field boundaries make to the character and appearance of the conservation area when dealing with development proposals.</p>
<p>10- Any proposals for development will have consideration to the above and below archaeological potential of the conservation area</p>	<p>Inclusion of a site on the HER means it is a material consideration in the planning system.</p>	<p>Guidance/consultation should be sought from Lincolnshire Heritage Trust for any proposals that affect the site or setting of a record on the HER. This may also incur a requirement prior to a decision for a field evaluation or historic building survey where there is substantial demolition or alteration to a heritage asset.</p>
<p>11-All historic floorscape features to be retained</p>	<p>Historic floorscape makes a strong contribution to the character of the conservation area particularly off the Green and to the east of Bottesford Road.</p>	<p>If the opportunity arose, floorscape features such as those off the Green would benefit from better revealing.</p>
<p>12-To monitor the condition of heritage assets in the conservation area.</p>	<p>Heritage assets that are at threat from deterioration in their structural condition or low occupancy levels.</p>	<p>Heritage assets that are unoccupied or not in active use may be deemed 'at risk' and consideration must be given to their inclusion on the local authority 'at risk' register, or English Heritage's 'at risk' register, where appropriate.</p>

<p>13-Any proposals for wind energy developments will give consideration to the setting of the conservation area.</p>	<p>Development proposals relating to wind energy can have a negative impact on the setting of the conservation area.</p>	<p>Any proposals for wind energy that may affect the character and appearance of the conservation area, including key views and setting shall provide a detailed assessment of impact as part of any planning application.</p> <p>Further guidance shall be sought from the Council's draft wind energy supplementary planning document.</p>
--	--	--

17.0 References

English Heritage, 2005 Guidance on the management of conservation areas
 English Heritage, 2011 Understanding place, conservation area designation, appraisal and management
 English Heritage, 2011The setting of heritage assets
 English Heritage, 2011 Building in context, new development in historic areas
 Pevsner, 1964 The Buildings of England: Lincolnshire, Penguin
 National planning Policy framework, 2012
 Planning (Listed Buildings and Conservation Areas) Act 1990
 Planning Policy Statement 5, 2010
 Planning Policy Statement 5 Practice Guide, 2010
 South Kesteven District Council. 2010. Local Development Framework: Core Strategy
 Allington Village File, Grantham Library, Reference Section

18.0 Useful Contacts

For enquiries regarding listed buildings and conservation areas please contact Council's Conservation Officer:

Telephone 01476 406389/406472

For enquiries relating to development proposals and planning applications please contact the Council's Duty Planning Officer:

Telephone 01476 403017

For enquiries related to the Historic Environment Record for Lincolnshire please contact the Lincolnshire Historic Environment Record:

Lincolnshire Historic Environment Record
 Lincolnshire County Council
 Witham Park House
 Waterside South
 Lincoln LN5 7JN
 Telephone: 01522 782070
 Email: Dev_PlanningEnquiries@lincolnshire.gov.uk

For any enquiries relating to Archaeology please contact Heritage Trust Lincolnshire:

Heritage Trust of Lincolnshire
 The Old School
 Cameron Street
 Heckington

Sleaford

Lincolnshire

NG34 9RW

Telephone: 01529 461 499

Email: info@lincsheritage.org

English Heritage

East Midlands Office

44 Derngate

Northampton

NN1 1UH

Telephone: 01604 735 401

Email: eastmidlands@english-heritage.org.uk

The Georgian Group

6 Fitzroy Square

London

W1T 5DX

Telephone: 020 7529 8920

Email: office@georgiangroup.org.uk

The Victorian Society,

1 Priory Gardens,

London

W4 1TT

Telephone 020 8994 1019

Email: admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings

37 Spital Square

London

E1 6DY

Telephone 020 7377 1644

Email: info@spab.org.uk

Ancient Monuments Society

St Ann's Vestry Hall

2 Church Entry

London

EC4V 5HB

Telephone: 020 7236 3934

Email: office@ancientmonumentsociety.org.uk

The Twentieth Century Society

70 Cowcross Street

London EC1M 6EJ

Telephone: 020 7250 3857

Email: [caseworker\(at\)c20society.org.uk](mailto:caseworker(at)c20society.org.uk)

The War Memorials Trust

42a Buckingham Palace Road

London

SW1W 0RE

Telephone: 020 7233 7356

Email: info@warmemorials.org

Appendix: Allington Conservation Area Map

00270JF