

The Historic Environment

- 14.1 The Local Plan aims to maintain and enhance the quality of the historic environment, through policies that control development and enable the promotion of schemes of enhancement and improvement throughout these areas. This heritage will be protected from harmful change, whilst allowing for sympathetic adaptation and re-use.
- 14.2 North Lincolnshire has 1,088 listed buildings, of which 43 (4%) are Grade 1, 17 Conservation Areas and 35 Scheduled Ancient Monuments (SAMs). The proportion of Grade 1 Listed Buildings is twice the national figure which indicates the historic importance of the area.
- 14.3 Despite being the largest settlement in North Lincolnshire, Scunthorpe contains relatively few statutory listed buildings. Those that are protected reflect the early beginnings of the town and its industrial heritage. Two Conservation Areas have been designated in Scunthorpe at Old Crosby and New Frodingham. The latter has been extensively refurbished and enhanced in line with its historic importance as one of the few planned industrial settlements connected with the iron and steel industry. It received the coveted Europa Nostra Award in 1996.
- 14.4 North Lincolnshire is rich in archaeological remains indicative of past settlement and land use, burial sites, and of farming and industrial activities. Archaeological sites are sometimes visible as upstanding remains or standing structures, but are often buried or invisible. Sites in North Lincolnshire date from all periods and represent many different site types. Finds of stone implements of prehistoric hunter gatherers and the first farmers are especially well known from the sandy warrens around Scunthorpe. Remains from the Iron Age and Romano-British periods are particularly prolific on the limestone edge and also occur along the chalk Wolds; well known settlements of this date are located at Dragonby and Kirmington. Roman Ermine Street runs through North Lincolnshire to the Humber and there are Roman small towns at Old Winteringham and Hibaldstow and a number of important villas.
- 14.5 Many towns and villages have their origins in the Anglo Saxon period and traces of their original planned layout survive. The area is noted for its fine churches many of which contain surviving 11th century masonry. North Lincolnshire has a number of fine monuments of medieval date preserved as earthworks, these include several moated sites, village earthworks and fields of ridges and furrow lying between Goxhill and South Killingholme on the Lincolnshire marsh. From the post-medieval period there are remains of the early brick and tile, quarrying and lime-burning industries. The regional wetland potential for archaeological sites is only just being recognised.
- 14.6 The Isle of Axholme has a unique character being largely reclaimed land created by the construction of a complex network of dykes undertaken by the Dutch engineer Cornelius Vermuyden in the seventeenth century. This network, together with its bridges, pumping stations and outfalls, forms an important record of the development of land drainage systems as well as providing wildlife habitats. The more significant structures are listed.
- 14.7 Of the major settlements on the Isle of Axholme, Crowle and Epworth have Conservation Areas in their

historic cores. The latter contains many fine historic buildings and has international renown as the birth place of John Wesley, the founder of Methodism. Both the rectory and the tomb in the church yard, from which he made his early speeches, are significant buildings. The Isle also contains a fine agricultural heritage with strip cultivation still being practised and providing one of the most extensive and finest examples in England.

- 14.8 East of the River Trent, the market towns of Brigg and Barton upon Humber contain significant areas of built heritage. Brigg retains the historic character of its centre, including the traditional street pattern, Market Square and narrow alleyways. The centre is a Conservation Area, and contains many listed buildings. Considerable enhancements have been made following the completion of a relief road to the north. Barton upon Humber, similarly, has a long and distinguished history and retains the settlement pattern around two centres of development (firstly, at Market Lane, High Street, George Street and King Street and secondly at Fleetgate), which remain substantially intact. The pattern of streets and buildings within the Barton upon Humber Conservation Area creates a tangible townscape quality comprising vernacular architecture and grand houses in substantial grounds.
- 14.9 The centres of Alkborough, Appleby, Barrow upon Humber, Burton upon Stather, Kirton in Lindsey and Winterton have also been designated as Conservation Areas. Thornton Abbey (a Scheduled Ancient Monument near Thornton Curtis), and Normanby Hall are both visitor attractions in the area.
- 14.10 The Planning (Listed Buildings and Conservation Areas) Act 1990, establishes duties to ensure that development proposals preserve and

enhance the character and appearance of Conservation Areas and their settings, and listed buildings. These duties aim to prevent harmful alterations and demolition of listed buildings and buildings in Conservation Areas, and provide mechanisms to formulate and publish proposals for the preservation and enhancement of Conservation Areas. The policies in the Local Plan establish aims and objectives for undertaking these duties which are to preserve and enhance historic areas and buildings in North Lincolnshire as assets to the image and appearance of the area.

Conservation Areas

HE1 - Conservation Areas

The Council will continue to protect areas of architectural special interest by designating them, where appropriate, as Conservation Areas. The Council will periodically review its Conservation Area Programme, designate new areas and review existing ones as appropriate. Appraisal and review will be undertaken against the following criteria:

- **Location and landscape setting;**
- **History of the settlement;**
- **Geology and building materials;**
- **Archaeology;**
- **Character and appearance of the settlement;**
- **Historic layout – Plan form;**
- **Mix of activities/uses;**

- **Open spaces, trees and vistas;**
- **Architectural style, scaling and detailing of buildings;**
- **Listed buildings and buildings of townscape merit;**
- **Traffic impact on pedestrian use;**
- **Boundary review;**
- **Enhancement;**
- **Policy review.**

14.11 Conservation Areas are areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. To date, seventeen conservation areas have been designated in North Lincolnshire. These are:

- Alkborough
- Appleby
- Barrow upon Humber
- Barton upon Humber
- Brigg
- Burton upon Stather
- Crowle
- Epworth
- Kirton in Lindsey
- Normanby
- Redbourne
- Saxby all Saints
- Scawby
- Old Crosby, Scunthorpe
- New Frodingham, Scunthorpe
- Winteringham
- Winterton

These are shown on the Inset Maps as the areas within which particular policies will apply. All Conservation

Area boundaries are being reviewed to ensure that boundaries accurately reflect the current area of special interest. It is proposed that the settlement of Thornton Curtis is reviewed for possible Conservation Area status.

14.12 As required by Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council will from time to time determine whether any further parts of North Lincolnshire should be designated as conservation areas. This may result both in the designation of entirely new areas and/or the review of existing ones.

HE2 - Development in Conservation Areas

All development proposals in, or which affect the setting of, Conservation Areas should preserve or enhance the character and appearance of the area and its setting.

The following criteria will be applied in determining applications for development in Conservation Areas:

- i) development should be of a standard of design which respects the appearance and character of the Conservation Area in terms of its bulk, height, mass, vertical and horizontal emphasis, proportions, layout, siting, landscaping and other matters of design such as roofscape and architectural style and detailing; and**
- ii) development should harmonise with adjoining buildings, preserve or enhance the**

- street scene and should not detract from important existing spaces and views; and
- iii) **building materials should be appropriate to the locality and context and sympathetic to those of existing and nearby buildings in terms of type, texture, colour and size. Walls, gates and fences should be of a type traditionally used in the locality; and**
- iv) **the development must have a satisfactory means of access which does not detract from the character of the area, not generate excessive traffic and where appropriate should provide for adequate car parking in a way which is sympathetic to the Conservation Area. In instances where there is conflict between the highway requirements and the retention of the character of the area, the latter shall prevail; and**
- v) **the development should retain important landscape and ecological features and where possible, include measures to enhance these features; and**
- vi) **the development should retain important architectural and historical features such as traditional street furniture and paving and should include**
- measures to enhance them where possible; and**
- vii) **the development should avoid the loss of open areas, gaps in frontages, and natural and built features (such as trees, hedges, fences, walls and paving materials) if they are important to the character of the Conservation Area; and**
- viii) **the development should not spoil or destroy attractive views and vistas into, within and out of the Conservation Area if they are important to the character of the area.**
- Where appropriate, Article 4 Directions will be made to remove permitted development rights where works otherwise classed as permitted development will potentially have an adverse impact on the special architectural or historical character or appearance of the area.**
- 14.13 *In considering any applications in, or affecting a Conservation Area, the primary consideration will be the need to preserve or enhance the area's character and appearance. The Council will promote the enhancement of Conservation Areas by co-ordinating and giving advice to the public and by encouraging schemes in conjunction with public and private bodies.*
- 14.14 *Very careful consideration needs to be given to the quality of design of each development proposal to ensure that it preserves or enhances the area's setting. The character of a Conservation Area could also be adversely affected by an unsuitable change of use of land or buildings e.g.*

through noise or traffic generation. Proposals for development adjacent to Conservation Areas should be designed to be in harmony with the size, form and materials found within the Conservation Area and care should be taken that the view into and out of the area remains unspoiled. The character of Conservation Areas is vulnerable to change through permitted development alterations, the most widespread of which have been the replacement of doors and windows and of roof coverings. Other permitted development works which can have a significant and sometimes adverse effect on the character of a Conservation Area include the erection of walls and fences and the construction of minor extensions to buildings. The use of Article 4 Directions will be considered, to control any permitted development which is detrimental to the special character and appearance of Conservation Areas.

14.15 Consent is needed for most types of demolition in a Conservation Area. If the building is still economically viable or important to the area's character then demolition will be resisted.

14.16 When planning applications are submitted for development in Conservation Areas, there is a need for the submitted plans to be sufficiently detailed so as to determine what effect a scheme will have on the special historical and architectural character of the area. For this reason, outline planning applications will only be considered when sufficiently detailed to allow for this appraisal to be undertaken. Applicants should establish the Council's submission requirements in respect of each development proposal in a Conservation Area before submitting a formal planning application. Outline applications do not generally provide enough information to determine as to whether a development will protect and enhance the special historical and architectural character and appearance of a

Conservation Area. Additional information will therefore be required as needed, and applicants are advised to submit full planning applications.

HE3 - Demolition in Conservation Areas

- i) Proposals for the demolition of a building or structure within a Conservation Area will be assessed against the following criteria:**
 - a) it is proved to be wholly beyond viable repair; or**
 - b) it is incapable of reasonable beneficial use; or**
 - c) it is not of intrinsic architectural, historic or townscape importance and its removal or replacement would enhance the appearance or character of the area; or**
 - d) its removal would allow the redevelopment or rehabilitation of an adjacent larger site which is under used, neglected or derelict, providing this redevelopment would enhance the character and appearance of the Conservation Area;**
 - e) sufficient information is provided to enable**

the impact of the proposal for demolition or redevelopment on the Conservation Area to be assessed.

- ii) **Consent for demolition of a building will be conditional on it not being demolished until either:**
- a) **detailed planning permission for the redevelopment of the site has been obtained and the Council has had sight of an agreed contract for the carrying out of works of redevelopment, or**
 - b) **a landscaping and improvement scheme is submitted and an agreement is entered into to maintain the scheme, if the site is to be kept in open space use.**
 - c) **Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of recording being agreed and implemented.**

14.17 *If approval is given for the demolition of a building in a Conservation Area, it will ensure that unsightly gaps and dereliction are not created by requiring that either development of a high*

quality will replace it or the site is improved to create an attractive open space of amenity value.

Development Standards in Conservation Areas

HE4 - Shopfronts, Advertisements, Canopies and Blinds in Conservation Areas

The removal of traditional shopfronts within Conservation Areas will be resisted if they are of architectural or historic value and contribute to the special character of the area. Such features should be restored and repaired wherever practicable.

Proposals for new shopfronts or the alteration or replacement of existing shopfronts which do not warrant retention will be allowed provided that the design respects the character and appearance of the buildings and their surroundings.

In dealing with applications involving shopfronts and associated signs in Conservation Areas the following criteria will be taken into account:

- i) **the shopfront must respect the character and architectural composition of the building in which it is set, in particular the design of the upper elevation of the building. It should also be sympathetic to the character of adjoining properties and shopfronts. The use of materials unsympathetic to the character and appearance of**

- Conservation Areas will not be allowed; and**
- ii) stall risers, pilasters and recessed doorways will be included where they are traditional characteristics of the area, and will be of a design which respects the local context; and**
 - iii) unsympathetic alterations to the facades of shops including blinds, awnings, canopies and security grilles which are inappropriate in terms of design, or materials will not be allowed. Security measures including shutters should be located inside the shop front and should be capable of being shielded from view when not in use. Security shutters should be of an open grille type; and**
 - iv) fascia signs should be in keeping with the character of the shopfront and the building as a whole, particularly in terms of their size, proportions, positioning, materials, type of construction, colour and style of lettering. Sign written fascias will be preferred; and**
 - v) external box housings will not be permitted unless they can be incorporated within fascias and thereby rendered unobtrusive; and**
 - vi) the Council will only permit internal illumination of either fascia or projecting signs in a Conservation Area where there are no detrimental effects on the architectural or historic quality of the Conservation Area; and**
 - vii) canopies and blinds on shopfronts should respect the age, scale and appearance of the premises with regard to size, proportion, materials and colour.**
- 14.18 *It is important to ensure that the design of shopfronts and the style and design of signs on the shopfront complement each other and respect the character and appearance of the Conservation Area.*
- 14.19 *In particular, the unsympathetic location of security measures, such as shutters, on the outside of shop fronts is a threat to the character and appearance of Conservation Areas and will normally be resisted. An open grille type placed inside the shopfront is beneficial for amenity and security reasons.*
- 14.20 *Special consideration will need to be given to the repair techniques of traditional shopfronts, and in the integration of signs, canopies and blinds.*
- 14.21 *It is important that an advertisement given consent in a Conservation Area respects the special characteristics of that area. Standard corporate logos therefore may not be acceptable in Conservation Areas. A proliferation of signs can also erode this character and, therefore, the amount of signage allowed will be kept to a minimum.*

Listed Buildings

- 14.22 Listed Buildings are buildings or structures which are considered to be of special architectural or historic interest. The Department of Culture, Media and Sport decides which buildings or structures are worthy of listing, but the Council and members of the public can also nominate buildings or structures for consideration.
- 14.23 There are 1,088 listed buildings in North Lincolnshire at present. They represent only a very small proportion of the total building stock, but are a vital part of the area's character and history. They are attractive, add variety to the urban fabric and are an important cultural and historic link in North Lincolnshire's heritage.
- 14.24 Government advice in PPG15 contains a strong presumption in favour of the preservation of listed buildings unless a convincing case can be made otherwise. They should be protected from demolition, unsympathetic alterations and extensions, and unsuitable changes of use. Planning permission and listed building consent are needed in most cases for such works.
- 14.25 The Council will use its powers to ensure that listed buildings do not fall into an unacceptable state of disrepair. This may involve the use of Urgent Repair Notices, Repair Notices, Building Preservation Notices, and listed building enforcement measures. The Council will maintain a register of historic buildings at risk and will, where necessary, exercise its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 to secure the proper preservation of listed buildings.
- 14.26 It is important that listed buildings are regularly maintained and kept in a

good state of repair. This will involve using appropriate materials and skills. Technical advice is available from English Heritage or from the officers of the Council. The Council also maintains a fund for the repair of historic buildings.

- 14.27 Listed building consent is required for works affecting the character of the listed building. Those seeking to undertake work that may affect the character of the building are advised to contact officers of the Council at an early stage so that the need for an application can be resolved.

HE5 - Development affecting Listed Buildings

The Council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. When applications for planning permission relating to a listed building or listed building consent are being assessed, the primary consideration will be the need to preserve or enhance the fabric and character of the building. Permission or consent will not be granted unless it has been demonstrated that the proposed works would secure this objective. The Council will encourage the retention and restoration of the historic setting of listed buildings. Proposals which damage the setting of a listed building will be resisted. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of recording being agreed and implemented.

- 14.28 *Alterations and additions should not adversely affect the essential character of the building, should be in keeping with its architectural style and features and should harmonise with its surroundings. In particular such development will have to be of a high standard of design. The external*

appearance and materials will be expected to match, as near as possible those of the existing building in kind and in detail.

14.29 *The setting of a building of special architectural or historic interest often contributes to its character. The setting could be its garden, grounds, open space or the general street scene. Developers are advised to contact the Council at an early stage to discuss the nature and extent of the setting. It is therefore important to consider the impacts of development and other proposals within the vicinity of listed buildings. Control over the quality of design of new development in close proximity to a listed building will be necessary to protect its setting. Conditions may need to be imposed on such development to achieve the quality required.*

14.30 *The best way of preserving the character and appearance of buildings of architectural or historic importance will be to keep them in their original use. Some listed buildings are no longer required for their original use and there is a danger that they could lie empty and fall into disrepair, causing an eyesore and increasing pressure for them to be demolished. Therefore, there is a need to be flexible in considering alternative uses for such buildings if that use holds the key to a building's preservation. For such a change of use to be acceptable, it should maintain the integrity of the building in terms of its appearance and character. This might include retaining the original interior layout and important architectural features.*

HE6 - Demolition of Listed Buildings

Consent for the demolition of listed buildings will not be granted other than in the most exceptional circumstances and only when the planning authority is satisfied that

every possible effort has been made to continue the present use or find a suitable alternative use, and such efforts have failed. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of recording being agreed and implemented.

14.31 *Before demolition can take place on Grade II listed buildings, or demolition or part demolition takes place on Grade II, Grade II* or Grade I listed buildings, listed building consent must be given which entails consultation with the Secretary of State for the Environment who makes the final decision. Other interested organisations are also consulted. These include English Heritage, the Council for British Archaeology, the Ancient Monuments Society, the Georgian Group and the Victorian Society".*

14.32 *Listed buildings are of recognised architectural or historic interest and their loss through demolition would be detrimental to the character and appearance of the surrounding area and to the overall heritage of North Lincolnshire. Demolition will therefore only be allowed in the most exceptional circumstances and only if this is the last feasible option. Following demolition of the listed building, the site may be of archaeological interest and Policy HE10 will apply.*

HE7 - Advertisements and Listed Buildings

The display of signs or advertisements on, or affecting the setting of, listed buildings will not be allowed if they would detract from the character, appearance or setting of that building.

14.33 *It is appreciated that companies wish to identify and advertise their premises. However, special care is needed to ensure that any advertisement*

displayed on, or close to, a listed building does not detract from the integrity of the building's design, historical character or structure, and does not spoil or compromise its setting.

- 14.34 *Most advertisements on listed buildings will constitute an alteration to the building and will, therefore, also require listed building consent.*

Archaeology

- 14.35 Archaeological remains are a finite and non-renewable resource and form an important part of our national heritage, valuable for their own sake and for their role in education and tourism. They contain irreplaceable information about the past and are highly vulnerable to damage and destruction.
- 14.36 The Secretary of State for Culture, Media and Sport compiles and maintains a Schedule of Ancient Monuments (SAMs), which have statutory protection under the Ancient Monuments and Archaeological Areas Act 1979. These are monuments of national importance and their preservation from the effects of development is extremely important. It is an offence to damage these sites. Consent is required from the Secretary of State before any works are carried out on these sites. Owners of SAMs, or developers, should consult with English Heritage on any proposals prior to applying for the relevant planning permission. A copy of the Schedule of Ancient Monuments is retained by the Council and currently contains 38 entries. These represent the scheduled sites known at the time of plan preparation. Policy HE8 will apply to all Scheduled Ancient Monuments whether or not depicted on the proposal maps. It should be noted that not all nationally important

remains meriting preservation will necessarily be scheduled.

- 14.37 Government advice in PPG16 Archaeology and Planning states that where nationally important archaeological remains, whether scheduled or not, and their settings are affected by development, there should be a presumption in favour of their physical preservation. Local Plans should therefore include policies for the protection, enhancement and preservation of sites of archaeological interest. The prime objective is the preservation of the remains in situ.
- 14.38 North Lincolnshire Council maintains and continually updates a database of known archaeological sites and finds for the area. This is known as the North Lincolnshire Sites and Monuments Record (SMR) and has been formally adopted by the Council. In addition to the 38 Scheduled Ancient Monuments, North Lincolnshire's SMR has just over 3,000 records of sites of archaeological interest. These include standing monuments, earthworks, findspot locations and sites recorded by aerial photography. Information about many sites is limited because of their below-ground nature. As well as protecting known archaeological sites, it is important to ensure that new archaeological evidence is not destroyed by development.

HE8 - Ancient Monuments

Development proposals which would result in an adverse effect on Scheduled Ancient Monuments and other nationally important monuments, or their settings, will not be permitted.

HE9 - Archaeological Evaluation

Where development proposals affect sites of known or suspected archaeological importance, an archaeological assessment to be submitted prior to the determination of a planning application will be required. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.

Sites of known archaeological importance will be protected. When development affecting such sites is acceptable in principle, mitigation of damage must be ensured and the preservation of the remains in situ is a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before and during development.

14.39 *In accordance with PPG16, the planning authority will require sufficient information from applicants to assess the potential impact of their proposals on any archaeological remains and their settings. This will enable informed planning decisions to be taken. In some cases, an archaeological assessment will be required which may comprise a desk-based study, or fieldwork, including geophysical survey and limited trial trenching. To avoid potential delays in determining planning applications, developers are strongly recommended to include, as part of site feasibility research, an initial investigation to establish whether the site in question is known to contain or likely to contain any archaeological remains. SMR staff check all planning applications against the record in order to determine their potential effect on Scheduled Monuments or sites of archaeological importance and will*

advise the planning authority of the appropriate course of action.

14.40 *Developers are therefore advised to consult the SMR at an early stage when considering development proposals to discuss the potential archaeological implications. Developers may wish to commission a professional archaeological consultant to undertake this consultation on their behalf. This early liaison allows developers to make financial and timescale provision for any archaeological requirements.*

14.41 *Where development sites are shown to contain significant archaeological remains which would be adversely affected, the planning authority will need to be satisfied that adequate mitigation measures will be implemented. The preferred option for important archaeological remains is preservation in situ; this may be achieved by modification of proposals, where appropriate, for example changes in site layout or redesign of foundation construction.*

14.42 *Where the preservation of the site in situ is not feasible, evidence will be required to demonstrate that the developer has made appropriate and satisfactory provision for the recording of the remains, in consultation with officers of the SMR who will advise the planning authority. Preservation by record can take place either in advance of or during development and may involve full excavation followed by post-excavation analysis and publication of results. Planning conditions or legal agreements will be used to secure this work.*

