

Heritage Statement

on behalf of Mr J Cicconi

Householder Planning Consent to Demolish Existing Outbuilding, and Construct Store and Granny Annex

at land rear of 1 Cornwall Street, Kirton In Lindsey

TAS Building Design
FF2/2A School Court
14/15 Wrawby Street
Brigg
North Lincolnshire
DN20 8JW

September 2024

	Revision	Checked	Date
Original	Ø	TA Slater	01.09.24

11809/TAS/JL-DAS.doc

HERITAGE STATEMENT

INTRODUCTION

This Heritage Statement accompanies the application for a householder planning application within the Kirton in Lindsey Conservation Area.

This document will outline the proposal, relevant national and local policies, and impact of the proposal upon the conservation area and heritage assets within its vicinity.

This document will outline the proposal, relevant national and local policies, and impact of the proposal upon the conservation area and heritage assets within its vicinity. This Heritage Statement is to be read in conjunction with all other relevant submitted proposals.

The Proposal

Planning permission is being sought to rebuilding of the store within the garden to create a a habitable space for purposes entirely ancillary to the enjoyment of the property as a single dwelling house.

The existing cottage is modest and only comprises of 3 bedrooms. The property itself cannot be extended to create additional bedrooms as along the west side (rear wall of the house), a footpath exists to allow the attached adjacent neighbours access to their rear gardens externally. The footpath is protected legally and it cannot be interfered with. This precludes the possibility of extending the property rearwards in a traditional attached manor. Also, as the property is situated close by to both Cornwall Street and the adjacent St Andrews Street, extensions are not possible in either direction due to the proximity of the highways.

The family unit comprises two adults with some children on both sides coming from previous relationships. This means that on times of parental responsibility up to 4 children require accommodation and the annex is proposed to provide ancillary habitable space to facilitate this on a parental supervised basis as per drawing number A0002. This may also facilitate wider family members such as grandparents staying over occasionally whereas, currently they cannot even after journeys form across the country.

Permission has been granted under PA/2022/430 to preplace the subject outbuilding with a new outbuilding that incorporated habitable space along with a store. These proposals are not materially different in scale or form and indeed are a more sympathetic suitable detailed design than that which was previously approved to include French doors to the eastern (inward elevation to the site).

This permission could readily be implemented and a change of used applied for to the LPA, which in the face of case law, would appear unreasonable to refuse.

The proposal seeks to create additional habitable space for their own private use only, as and when required. It is not proposed to let this commercially nor to create any accommodation that could be separated away from the main dwelling to form a separate dwelling. The annex will share all existing facilities such as kitchen space, parking, garden space and utility services, putting it beyond being a separate dwelling. The council is welcomed to condition this aspect to satisfy itself that the annex shall remain ancillary accommodation to the main dwellinghouse for perpetuity.

The Site and Property Appearance.

The property is located on Cornwall Street opposite St Andrews Church, Kirton Lindsey. and is a two-storey end of the terrace. 18th Century in construction it is made up of two former cottages in the of the terrace, as can be noted by the bricked up former doorways to this elevation. The façade is of irregular Flemish bond brick construction with modern UPVC windows and door. The side elevation fronting onto St Andrews Street is made up of random rubble limestone construction with little obvious coursing. There are brick details to this elevation.

The rear of the property is also made of random limestone rubble construction with attractive brick detailing around the door and windows, there is also evidence of a bricked-up doorway. The windows on the rear elevation are made up of wooden drop sash and UPVC opening casements. The roof is modern orange pantiles with an outshut roof to the rear of the property, a detail prevalent in the 18th century to allow space for service accommodation. The plot is on the corner of Cornwall Street and St Andrews Street overlooking St Andrews Church and It is defined as a building of township merit as shown on the map below.

The garden to the rear of the property is of a modest size containing an old privy and ashpit block made of brick and limestone which has been used for storage.

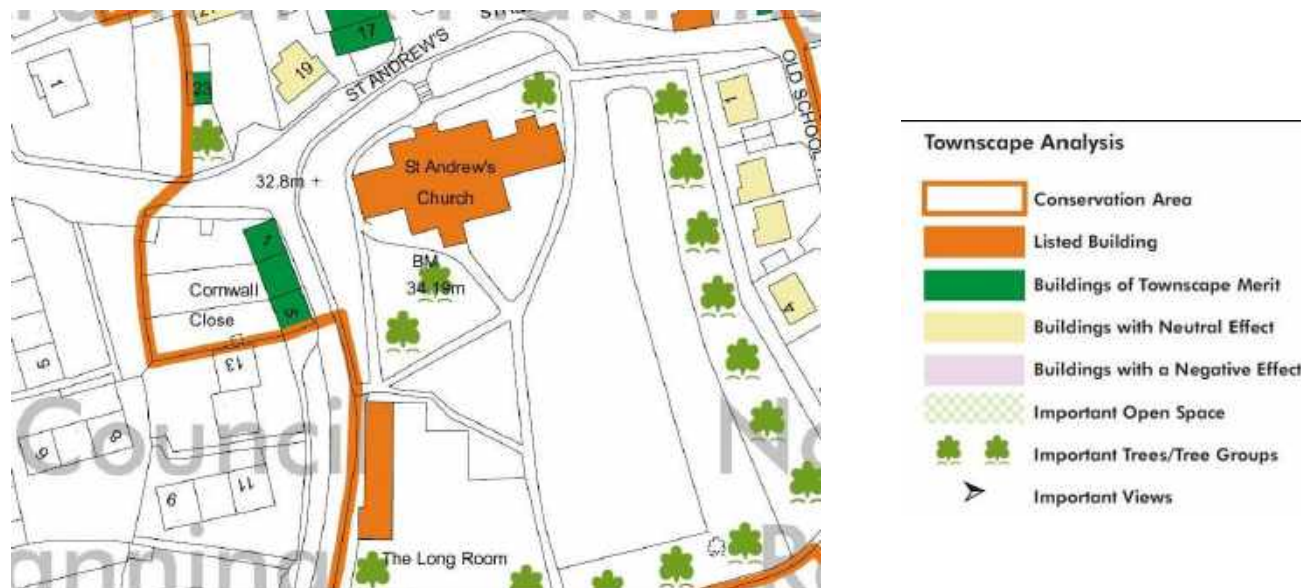
The existing outbuilding to the west features traditional single storey construction with duo-pitched tiled roofs aloft of a mixture of random rubble and red clay brick walls.

Because of the proximity to the Grade 1 Listed St Andrew's Church this statement will look at the implications upon this heritage asset of the proposal sought within this planning application.

Kirton Lindsey Townscape Merit Map

<https://www.northlincs.gov.uk/wp-content/uploads/2018/11/Kirton-townscape-analysis677KB.pdf>

Accessed 18/02/2022



Relevant excerpts taken from

Article I. KIRTON IN LINDSEY CONSERVATION AREA APPRAISAL: ADOPTED BY NORTH LINCOLNSHIRE COUNCIL FOR PLANNING PURPOSES AS SUPPLEMENTARY PLANNING GUIDANCE 17TH SEPTEMBER 2004.

“Kirton is situated approximately six miles south of Scunthorpe on the limestone ridge known as the Lincoln Edge. Roman Ermine Street runs along the dip slope of the Edge, approximately 1.5 miles east of Kirton. The Scunthorpe to Lincoln main road runs through the town, which lies on a steep slope facing east with a flattish plateau to the east.

CHARACTER OF THE KIRTON CONSERVATION AREA

General Description

The Kirton in Lindsey Conservation Area is divided into two separate parts: the area around the Market Place and High Street, and the area around St. Andrew’s Church.

Around St. Andrew’s Church is a spacious churchyard and former vicarage, with many trees and pleasant landscaped gardens.

Listed Buildings

The most important listed building is undoubtedly St. Andrew’s Church, described by Pevsner as “quite a large church, with a mighty west tower and clerestory”. The building sits on a raised site, probably previously occupied by a Saxon church, with a Norman priest’s doorway in the chancel and late 12th century arcading. The west tower dates to the 13th century. It is built from limestone, roughly coursed, with a slate roof.”

Within section 8.7 “It was noted at the time of survey that a number of buildings in Kirton were of sufficient historic or architectural interest to merit listing. The following are therefore suggested for statutory listing (this is not an exhaustive list and further buildings may be added after public consultation □ No. 2 High Street □ No. 18 High Street (George Hotel) □ No. 26 High Street □ No. 9 South Cliffe Road □ Nos. 1 and 3 King Edward Street □ No. 3 Queen Street □ No. 7 Queen Street □ Nos. 36 and 38 Queen Street □ Nos. 23 and 25 South Cliffe Road □ Baptist Church, St. Andrew’s Street □ Nos. 1, 3 and 5 Cornwall Street”

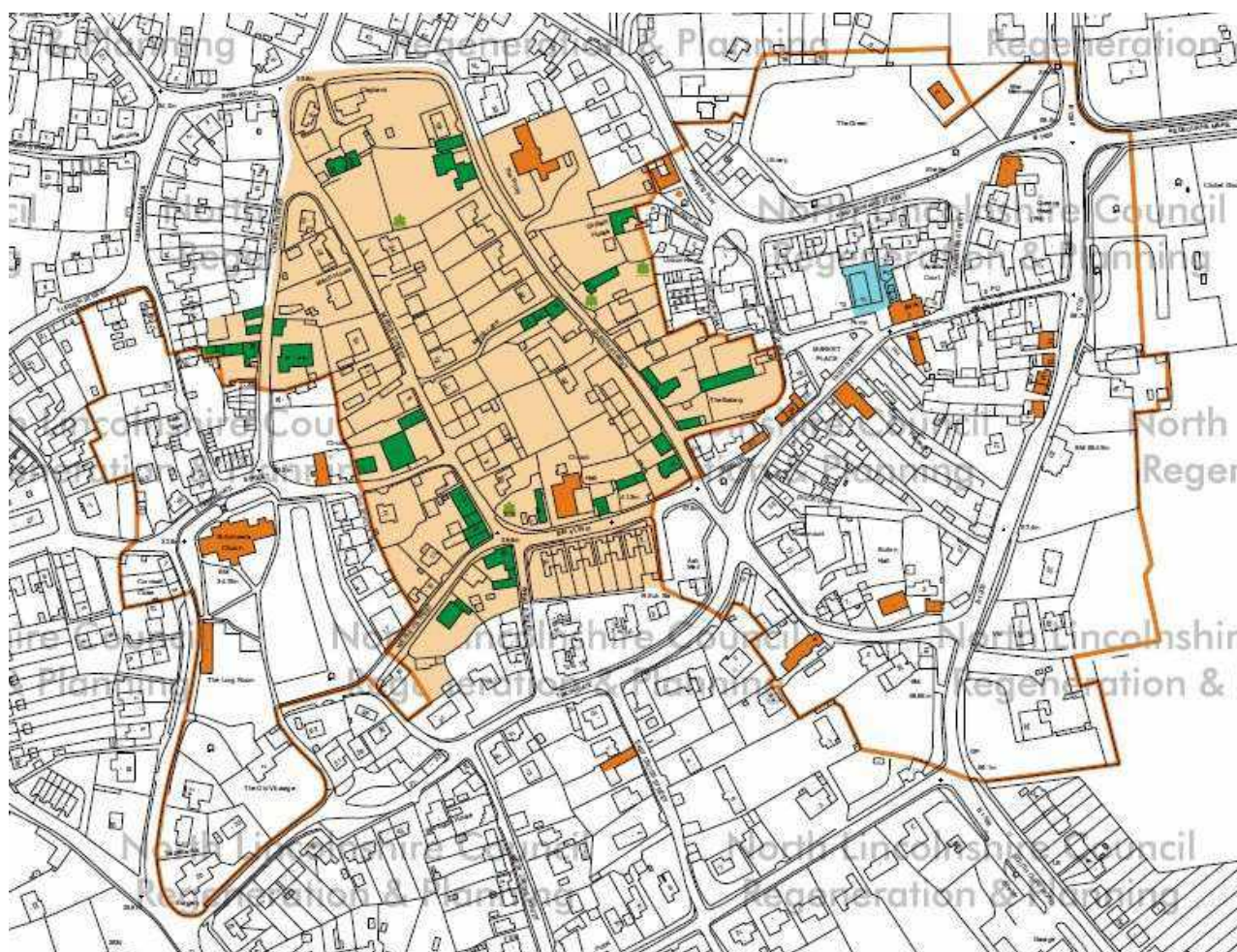
“Building Material

Many of the buildings in Kirton are therefore built from this limestone, either dressed or in rubble form and presumably quarried locally as the 1907 map shows quarries immediately to the north of the Redbourne Mere road. The limestone is overlain with deposits of clay and silt, with pockets of gravel and sand, providing other useful building materials. Brick is another popular building material in Kirton, and many of the 18th and 19th century buildings in Kirton are built from brick, clearly used to denote expense and prestige, such as the Old Court House on the Green, which was built by the Duchy of Cornwall in c.1750. The bricks were probably brought from Brigg, where a brickworks was noted in 1907. Clay pantiles were used for roofing until the 19th century when Welsh slate became more fashionable.”

Kirton Lindsey Conservation Area Map

Accessed 18/02/2022

<https://www.northlincs.gov.uk/wp-content/uploads/2018/11/Kirton-conservation-area-map582KB.pdf>



Article II. HERS Search of 1 Cornwall Street and vicinity produced the following results -

https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=1083025&resourceID=5

Accessed

18/02/2022 HERS

No. 681

Type of Record - Building

Name – Church of St Andrew, St Andrews Street (S Side)

ANGLICAN CHURCH (MED:C11/PM:C19, Early Medieval/Dark Age to Post Medieval - 1000 AD to 1899 AD)

Article III. Protected Status

- Listed Building (I) 1083025: CHURCH OF ST ANDREW

Article IV. Associated Finds

- None Associated Events

- Watching brief during pew platform replacement at St. Andrew's Church, Kirton-in-Lindsey, North Lincolnshire, 2008 (Ref: KILC08)

Article V. Full description

St. Andrew's Church, Norman, 12th-13th cent., Early English, Perpendicular, 19th cent. restoration (Pevsner 1964, 289). [1]

SK 9298-9398 KIRTON IN LINDSEY ST ANDREWS STREET (south side)

8/28 - Church of St Andrew 6.11.67 GV I

Church. C11-C12 with C13 tower, C15 additions and alterations. Restored 1860-62: nave by J H Hakewill of London and chancel by E Christian of Lincoln. Limestone rubble and squared limestone with limestone ashlar dressings and tower parapet; plate roof. West tower, 5-bay nave with 4-bay aisles, north and south porches, 3-bay chancel with vestry adjoining north side. Plinth. Massive 3-stage C13 tower with setback and central pilaster buttresses. Stair lighting slits in south-west angle. Pointed west door flanked by buttresses, with 3 shafted orders, stiff-leaf capitals, arch with dog-tooth and roll mouldings. Lancet above with dripmould and carved head stops; Lancet on north with C19 head. Moulded string-course to second stage, with narrow splayed lights to south and west faces. Moulded string-course to third stage. Paired shafted belfry openings with shaft rings and hood-moulds. C15 battlemented parapet with south-west corner turret and crocketed finials. Nave south aisle: buttresses, pointed 3-light windows with Perpendicular tracery, plain drip moulds and head stops, similar west window and 5-light east window. North aisle: angle buttresses, 1 square-headed 2-light traceried window with hood-mould, two 3-light windows similar to south aisle, a similar east window, and a small square-headed 2-light west window. C15 nave clerestory: 5 triangular-headed 2-light windows with prominent hood-moulds and head stops. South porch, rebuilt as baptistry C19, has paired south lancets beneath drip mould, and pointed chamfered door in west wall. C13 inner door, of 2 orders, has plain outer shaft, filleted inner shaft with stiff-leaf capitals, and pointed arch with dog-tooth mouldings. North porch has C19 pointed outer arch flanked by buttresses and plain moulded pointed inner door. Chancel: north side has 2 lancets and projecting C19 vestry with tall gable-end stack; south side has 3 lancets, 1 needle-lancet, and a re-set priest's door with chevron-moulded

round arch and a tympanum with close-beaded interlace and foliate decoration. C19 stepped east lancets with small quatrefoil above. Interior: north arcade of double-chamfered arches with carved head stops has 2 cylindrical piers with waterholding bases and carved capitals with animal, head and foliate decoration. 2 similar responds with probably re-cut bases and 1 octagonal pier with plain moulded base and capital. All piers have octagonal abaci and tall square plinths. South arcade of double-chamfered arches with drip moulds and head stops on octagonal shafts and responds with plain moulded bases and capitals and tall square plinths. South aisle has piscina and projecting statue bases. North aisle has aumbry and piscina with decorated projecting bowl. Massive tower arch re-opened 1861: twin openings with original central cylindrical pier and responds with water-holding bases and moulded capitals supporting tall C19 double chamfered arches under single pointed arch with a trefoiled circle in the spandrel. C19 pointed shafted chancel arch.

Chancel has deeply-splayed lancets and fine series of Romanesque carved head corbels supporting the C19 roof. Monuments: mutilated C13 crusader effigy in south aisle. Octagonal font bowl on C20 base. N Pevsner and J Harris, *The Buildings of England: Lincolnshire*, 1978 p 289.

Listing NGR: SK9341498562 [2]

Archaeological observation was carried out by Lindsey Archaeological Services during the installation of new flooring inside the church, 2008.

The church was extensively restored in the early 1860's when the pew platforms were first put in place.

The watching brief found that much of the area beneath the old pew platforms had been lined with brick during the 1860's work, the underlying archaeology was only seen through gaps in this lining. The old floor beneath the Victorian tile could be seen in areas, and was noted in other areas of the church also. One in-situ coffined burial was identified, with the skull from another, possibly disturbed during the inhumation of the burial found in situ, on top. A study of the aisle piers shows that they are all of different heights, and so cannot be used to determine an earlier floor level. The difference in heights probably came about during the 1860's work, for reasons unknown. [3]

In the appendix of a book published in 1866, Edward Peacock transcribed a list 'of the churches implemetz' from the year 1529.

He also cited 17th century notes by Gervaise Hollis, at that time in the Harleian Collection (6329, f. 149)

Memorial inscriptions that were disturbed or destroyed during the 1860s renovation were also transcribed.

The frontispiece of the book was a reproduction of the 'Seven Sacraments' medieval wall painting uncovered during the renovations. [4]

This listed building was included on the Heritage at Risk register 2015 as a New Entry Priority D, Slow decay; solution agreed but not yet implemented. [5]

John Wood, 1986, *A Gazetteer of Norman Architecture* (GAZETTEER). SLS5102.

English Heritage/NMR, 2005, *Listed building system data in MIDAS XML format, 165729* (COMPUTER DISK/TAPE). SLS2963.

<1> Loughlin, N and Miller, KR, 1979, *A Survey of Archaeological Sites in Humberside, 203* (BOOK). SLS523.

<3> Field, N., 2008, *Archaeological observation and recording: Replacement Pew Platforms at St. Andrew,s Church, Kirton-in-Lindsey, North Lincolnshire, 1 - 7* (REPORT - INTERIM, RESEARCH, SPECIALIST, ETC). SLS3501.

<4> Edward Peacock, Ed, 1866, *English Church Furniture at the Period of the Reformation, Plate 1, 231-233* (BOOK). SLS7105.

<5> Historic England, 2015, *Heritage at Risk 2015 - Yorkshire, 25* (REPORT - INTERIM, RESEARCH, SPECIALIST, ETC). SLS7354.

Article VI. HERS Search for 1 Cornwall Street, Kirton Lindsey

HERS No. 24137

Type of Record -

Building Name - 1

Cornwall Street

Summary

1, Cornwall Street

- HOUSE (PM, Post Medieval to Modern - 1800 AD to 2050 AD)

Article VII. Protected

Status - None Associated

Finds - None Associated

Events - None Full

Description

1, Cornwall Street was identified as a Building of Townscape Merit during a conservation area appraisal, 2004-05. [1]

<1> Lyman, Tony, 2004, *North Lincolnshire council Kirton in Lindsey conservation area appraisal* (ADMINISTRATIVE RECORDS). SLS4843.

Article VIII. Sources and further reading

ADMINISTRATIVE RECORDS: Lyman, Tony. 2004. North Lincolnshire council Kirton in Lindsey conservation area appraisal. PDF.

Article IX. records - none

Photos



Front Elevation of Main Dwelling



Side Elevation of Main Dwelling



Rear Elevation



West Boundary



North Boundary looking inwards towards private rear garden courtyard

Assessment

In light of the extant permission granted (PA/2022/430), this application is for all intents purposes not materially different from the permission already approved and consent should be forthcoming. The approved application incorporated an element of habitable space and as justified above, the annex proposal is to satisfy the family need for further family accommodation without creation of something that the LPA could consider as a separate dwelling unit. Given the location of the application site, this is acceptable in principal.

The proposals makes good use of an existing redundant outbuilding's footprint and it has been designed to not create any significant impact through size or scale than has already been approved in this location.

The proposal does seek to incorporate modest rooflights that are to be conservation grade and of the smaller variety, alongside a modest open timber porch to prevent wetting of children at bedtime whilst opening secure doors. Prior to submission, these items were pointed out to the LPA's conservation officer and the response was to justify them if at all possible.

In mitigation it is pointed out that:-

- The rooflights are to be Velux conservation grade, few in number and relatively small
- Velux rooflights are apparent in many locations nearby within the conservation area (see attached pics)
- The rooflights are not on prominent outward facing elevations
- The rooflights are partially obscured by the upstand wall on the west elevation
- Velux conservation grade rooflights have been specifically designed to enhance and preserve the character of Conservation Areas
- The porch is not on an external or outwardly facing prominent elevation
- It is located within a private courtyard
- It is simple and relatively modest in form and scale
- The specified materials are in-keeping with the locality
- There are many other porches in and around the conservation area and this would be the least prominent of them all

All external facing materials specified are traditional for the locality and shall closely match those already present, to aid the blending of the proposal into the conservation setting.

Conclusion

A building of townscape merit occupies the application site and this is in close proximity to Grade 1 St Andrews Church. This is described as the most important listed building within the conservation area and is has been taken carefully into account as design considerations.

The application seeks to reasonable modify an extant permission to provide additional habitable space to meet the needs of their growing family. The annex is not to be part of any separate dwelling in the future.

As the proposal is materially not different from that previously approved by the LPA and it does not cause demonstrable harm to the character of the conservation area or listed assets, approval is warmly welcomed.

Relevant Planning Policies

Core Strategy Adopted June 2011 -

Chapter 7 DELIVERING QUALITY DESIGN IN NORTH LINCOLNSHIRE

7.10 “North Lincolnshire contains more than 1,000 listed buildings of historical importance, of which the proportion of Grade 1 historic buildings is twice the national average. These range from prominent buildings like Normanby Hall and Thornton Abbey to buildings in the historic centres of some of the area’s towns and villages, which reflect development over the centuries. The heritage of North Lincolnshire is further emphasised by 17 Conservation Areas and 35 Scheduled Ancient Monuments. It is important that the uniqueness of the built and historic environment remains for future generations to enjoy by protecting it from harmful change and allowing sympathetic adaptation and re-use of buildings.” P54

“CS5: DELIVERING QUALITY DESIGN IN NORTH LINCOLNSHIRE

All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

New development should

- Ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms of scale, density, layout and access.” (P56)

“CS6: HISTORIC ENVIRONMENT

The council will promote the effective management of North Lincolnshire’s historic assets through:

- Preserving and enhancing the rich archaeological heritage of North Lincolnshire
- Ensuring that development within North Lincolnshire’s Market Towns safeguards their distinctive character and landscape setting, especially Barton upon Humber, Crowle and Epworth.

The council will seek to protect, conserve and enhance North Lincolnshire’s historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.

All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

Development proposals should provide archaeological assessments where appropriate.” (P58)

<http://www.planning.northlincs.gov.uk/planningreports/corestratergy/adoptedd/7.pdf>

Relevant NPPF

<https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>

16. Conserving and enhancing the historic environment

189. “Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

Proposals affecting heritage assets

194. “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Article X. Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 General duty as respects conservation areas in exercise of planning functions.

- (1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

<https://www.legislation.gov.uk/ukpga/1990/9/section/72>

Examples of Porches found within or close to Kirton Lindsey Conservation Area



Examples of Roof Lights found within or close to the Kirton Lindsey Conservation Area





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