

LYDDINGTON CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS



September 2015

1. INTRODUCTION

1.1 Rutland County Council, as local planning authority, is required to designate as conservation areas, *“any area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”* (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). It also has a duty to formulate and publish proposals for the preservation and enhancement of designated conservation areas.

1.2 Lyddington was the first of the 34 conservation areas to be designated in Rutland (January 1970) and the boundary was originally tightly drawn to include Main Street and parts of Stoke Road and Church Lane only. The boundary was extended in October 2004 to include the whole of the village and adjacent countryside, including the historic cart wash at the north end, that is important to its setting. To protect the historic appearance, an Article 4 direction was made at that time; this means that planning permission is required for external alterations to houses where the alteration would front the highway and would affect the appearance of the property.

1.3 It is not the purpose of a conservation area to prevent development but to manage change to reflect the special character of the area. When making decisions on new development, the Council is required to pay “special attention to the desirability of preserving or enhancing the character or appearance of a conservation area”.

1.4 This appraisal and the attached proposals map are intended to identify those elements that contribute to Lyddington’s special character and appearance and which justify its designation as a conservation area. It also identifies possible management proposals to preserve and enhance the special character. It is important that all interested parties are aware of the elements that need to be safeguarded in order to preserve the character of the village. The appraisal will be a material consideration when the County Council considers planning applications within the conservation area. It has the status of being a supplementary planning document to the Rutland Core Strategy.

1.5 The appraisal is based on guidance in the English Heritage document “Understanding Place: Conservation Area Designation, Appraisal and Management (2011).

2. PLANNING POLICY CONTEXT

National Planning Policy Framework

2.1 Guidance on the historic environment is contained in the National Planning Policy Framework, introduced in March 2012. Local planning authorities should:

- Set out in their Local Plan a positive strategy for the conservation of the historic environment (paragraph 126);
- Ensure that a conservation area justifies its status because of its special architectural or historic interest (para 127);
- Identify and assess the particular significance of a conservation area and take this assessment into account when considering the impact of a proposed development (para 129);
- In determining planning applications, the local planning authority should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities, and
 - the desirability of new development making a positive contribution to local character and distinctiveness (para 131);

- Give great weight to the conservation of a heritage asset when considering the impact of proposed development. The significance of a building can be harmed or lost through alteration or development within its setting and requires clear and convincing justification (para 132);
- proposals resulting in substantial harm should be refused consent unless it is necessary to achieve substantial public benefits that outweigh the harm; less than substantial harm should be weighed against public benefits (para 133 & 134);
- look for opportunities for new development to enhance or better reveal the significance of conservation areas; proposals that preserve those elements that make a positive contribution should be treated favourably (para 137);
- loss of a building that makes a positive contribution to the significance of a conservation area should be treated as either substantial or less than substantial harm, taking into account the significance of the element affected and its contribution to the conservation area (para 138);
- information about the significance of the historic environment should be publicly accessible (para 141);
- Article 4 directions should be used where necessary to protect local amenity (para. 200).

Rutland Local Plan

2.2 The Rutland Local Plan comprises a number of Development Plan Documents. The Core Strategy was adopted by Rutland County Council in July 2011. Policy CS3 identifies Lyddington as a smaller service centre which

can only accommodate a minor level of development where appropriate to the scale and character of the village.

2.3 Policy CS22 states that the quality and character of the built and historic environment will be conserved and enhanced, with particular protection given to conservation areas. New development will be expected to protect and where possible enhance conservation areas and their setting. Measures to protect and enhance conservation areas include the production of management plans to identify and explain how the special interest will be preserved and enhanced and the use of Article 4 directions to control certain types of development which could cause harm to the special character and appearance of a conservation area.

2.4 The Site Allocations and Policies Development Plan was adopted in October 2014 and sets out more detailed policies for determining planning applications within the overall strategy provided by the Core Strategy. Policy SP20 states that development in conservation areas will only be acceptable where the scale, form, siting and design would preserve or enhance the character or appearance of the area

3. ASSESSMENT OF SPECIAL INTEREST

In defining Lyddington's special character and appearance, the following factors are significant:

LOCATION AND SETTING

3.1 Lyddington is a large, secluded village approximately two miles south-east of Uppingham. It is located within a valley formed by one of several streams that flow from the plateau on which Uppingham stands southwards to the River Welland. The location has resulted in the village developing in linear form along Main Street for almost a mile. Within the village, the land falls from a point approximately 79 metres above sea level at the northern end of Main Street to 65 metres at the southern end.

4 HISTORIC DEVELOPMENT

4.1 The village is referred to as “Lidetone” in the Domesday survey of 1086. The name suggests Saxon origin, possibly “the tun or settlement by the River Hylde”, and was probably a simple agricultural settlement run by an absentee landlord, possibly with a church and some form of manorial building. The settlement surrounded the village green, on slightly elevated ground between streams to avoid flooding.

4.2 The Norman Conquest brought an important change in fortune, since the manor was given to the Bishop of Lincoln. Lyddington probably lay on one of the lines of travel within the diocese, for a house and park had been built as a stopping place by the 12th century. The village remained a village of significance for many centuries as the location of the bishop’s palace. The present Bede House is thought to be late 12-early 13th century in origin but was largely rebuilt in the 15th century. Edward I is recorded as visiting Lyddington in 1275 and 1276, suggesting that the connection with the Bishop of Lincoln had brought the village into national focus. Alongside, the tower and chancel of St Andrew’s church date from around 1320-1340 but the church was rebuilt in perpendicular style in the 15th century.



The profile of the tower and spire of St Andrew’s Church, the Bede House and the Watch Tower – all listed grade I - are defining images in views of the village

The village is also recorded as holding a market on the green; the house on the south side (1 The Green) is reputed to have been the market house while the cross on the green is likely to be the remains of the market cross.

4.3 The palace was seized on behalf of the King in 1547 and the house passed to the Cecil's of Burghley who, in 1600 converted part of it into an almshouse. The loss of the ecclesiastical connection may have ended any town pretensions that Lyddington may have had and Uppingham, situated on important communication links, emerged as the main settlement in the area. However, the physical evidence suggests that the village did not enter a period of decline. Although none of the surviving houses are earlier than 16th century, the style of many of the buildings and the dated examples indicate that Lyddington enjoyed a period of transformation in the 17th and 18th centuries that reflected the economic prosperity seen in villages in large parts of rural middle England.

4.4 This transformation of the village created the established character that is seen today. New houses were built in ironstone quarried locally at Stoke Dry, generally two-storey in height with steep pitched roofs and with the house set close to the back of the footpath. It suggests a village with a large proportion of freeholders who desired the levels of privacy previously only enjoyed in buildings of higher social status.



The quality of 18th century stone building is apparent in the grade II listed Manor House; coursed rubble ironstone with Uppingham stone lintels and Collyweston slate roof.

4.5 The current physical limits of the village had largely been reached by the end of the 17th century. In the middle of the 18th century, the straighter but more hilly route between Uppingham and Caldecott to the west of the village (A6003) was turnpiked and the route through Lyddington bypassed. Significant new building did not occur again until the 19th century, although a number of medieval houses were remodelled and “modernised”, as evidenced by date plaques. A number of thatched buildings were also re-roofed in Collyweston slate and, in the 19th century, in Welsh slate and the steep pitch roof remains as evidence. In the 20th century, a decrease in agricultural employment combined with an increase in personal mobility and affluence freed people from the need to live close to work and the previous dependency on the local agricultural economy declined. The availability of non-local building materials has removed previous constraints on building design and, since the 1960s, new development has introduced national styles of building and materials.

5. PREVAILING USES

5.1 Lyddington remained an agricultural village until the later part of the 20th century but with changes in farming, the reliance on local agricultural employment has declined. Lyddington is now primarily a commuter village for people who work elsewhere and the historic character as a working village has been lost.

6 PREVALENT BUILDING MATERIALS AND DETAILS

The following section identifies the traditional building materials and local details that have been used in Lyddington and provides a guide for appropriate styles and materials for new building.

Walls

6.1 The distinctive appearance of the village is due to the consistent use of ironstone for walling, usually in coursed rubble form but with dressed ashlar used for higher status buildings. Ironstone was quarried locally at Stoke Dry;

more durable, purple tinted Uppingham stone and limestone was used on a number of buildings for quoins, lintels and, occasionally, for decorative bands to relieve the simple ironstone walls.



The predominant use of mellow brown ironstone creates a high degree of visual unity.

6.2 The front elevation of traditional buildings tend to have a simple, uncluttered appearance punctuated by relatively small window and door openings. As such, an important characteristic is the large proportion of solid masonry in relation to the size of openings; this reflected the limited span that was possible using timber lintels.



This 17th century house at the corner of Stoke Road shows typical detailing – simple form, with large proportion of solid masonry. The slate roof would have been a 19th century alteration.

Roofs

6.3 Roofs are traditionally simple in form, gabled rather than hipped and the predominant material is now blue-grey Welsh slate.

6.3.1 Welsh slate

Blue slate was not widely used until the mid-19th century, when the coming of the railways meant that mass-produced slate from north Wales became cheaply available. Welsh slate may be laid at a shallow pitch and where seen on steeply pitched roofs, is likely to be a replacement for thatch or Collyweston slate.

6.3.2 Collyweston slate

Limestone slate from pits on the opposite side of the Welland valley has long been used as a distinguishing roof material and the steep pitched, rugged roofs laid in diminishing courses are a defining feature. Collyweston roofs usually have gable ends and swept valleys; hipped roofs are not common and are more characteristic of large, higher-status properties. As a locally distinctive material, it is important that surviving Collyweston roofs are retained if the character and appearance of the village is to be protected.

6.3.3 Thatch

There are a limited number of surviving thatched buildings in the village. Long straw was the most common roofing material until the 19th century for low and medium status houses, traditionally with simple flush, wrap-over ridges. More recently, Norfolk reed has been used and is now the predominant thatching material in the village. Thatched roofs are typically steep; roofs where it has been replaced with an alternative material such as slate may be identified by the steepness of the pitch and the height of the gable parapets.



Norfolk reed thatch with a plain wrap-over ridge on the 17th century Bay House. The two storey bay window is a 19th century alteration.



Reed thatch with a block cut ridge on Church Lane.

6.3.4 Clay pantiles

Red and orange clay pantiles, some with a double roll, were historically confined to cottages and farm outbuildings. Pantiles only require a lightweight roof structure and formed an inexpensive roof covering.

Chimneys

6.4 The variety in ridge heights and chimney stacks are important to create roofline interest. Buildings of medieval origin may have stacks rising from a position to one side of the doorway. Later buildings are more likely to have stacks positioned on the ridge at the gable ends. Projecting chimney stacks are not a local feature. The bases of chimney stacks are usually built of stone, although some stacks have been rebuilt in brick.

Dormers

6.5 Dormer windows are not a common feature in Lyddington. Where found on some of the larger properties, they are generally small, hipped and set high up on the roof, notable examples being Swan House and the Manor House. Where used to provide light to the first floor of smaller cottages, they are usually at eaves level. Houses facing The Green have flat roofed dormers that are a 20th century alteration. The side cheeks of the dormers are usually finished in slate to match the roof but may also be rendered.



High status buildings often feature small hipped dormers set high up the roof; other typical details are the stone chimneys, Collyweston roof and coped gables.

Eaves detailing

6.6 Verges are often in the form of coped gable parapets, particularly where the roof was originally thatched, although on smaller cottages the verge is likely to be plain. The use of timber bargeboards and fascias is not a typical feature. Rainwater goods are traditionally painted cast iron with the gutters supported on iron rise and fall brackets spiked directly into the wall.

Windows

6.7 Window types tend to reflect the status, period and style of the building. Higher status properties generally have stone mullioned windows, often ovolo-moulded with the frames made of iron and with small leaded panes. Simpler vernacular buildings generally have multi-pane, side hung softwood casements with 2 or 3 lights. The earliest windows have small multi-panes of glass with later replacement windows often comprising a single narrow glazing bar dividing the window into two. Upper floor windows are usually smaller in height and width than those at ground floor level. Frames are normally recessed slightly behind the external face of the wall to provide greater weather protection and the recess provides additional interest and relief within the elevation. The openings are generally beneath simple timber or stone lintels with stone cills.

6.8 Bay windows are not a common feature in the village, a notable exception being the 2-storey canted bay window on Bay House. Straight stone hood or drip moulds above the windows may be found on higher status properties but are not part of the vernacular tradition.

6.9 Vertical sliding sash windows are a detail associated with Classical Renaissance styles of architecture. Although found on several 19th century houses in the village, recessed behind the line of the wall and often set in limestone surrounds, they are not a feature associated with vernacular buildings.

Doors

6.10 The type of door and door surround also varies according to the status, period and style of the building. The simplest and earliest type are solid, vertical-boarded, ledged and braced. Panelled doors are not a common feature. Enclosed porches are also not common, although some properties have gabled wooden hoods above the entrance and are probably a later addition.

7 KEY VIEWS AND VISTAS

7.1 The location of Lyddington within a hollow means that roads entering drop down into the village. As a consequence, there are a number of key views that are significant and should be safeguarded. These are:

7.2 Entering from the north, the approach is open and the road rises slightly before descending into the village. The group of buildings on the right, set behind a wide grass verge, are a good introduction to the characteristic building form in the village.



7.3 The sense of interest along Main Street from the north is maintained by the bend in the road, which means that views are truncated and by the change in level of the road.

7.4 The footpath is initially on the west side of the street and is at a higher level than the road, providing separation from vehicles.



The view along Main Street towards the village green of the grass verge and the red telephone box (a listed structure) reinforce the identity of the village.

7.5 The stepping-up of the Church and The Bede House on higher ground allows them to dominate the view from a number of locations in the village and means that the church tower comes alternately into view, enhancing the visual interest. The elaborate detailing of The Bede House contrasts with the simplicity of the houses. The octagonal watch tower at the corner of Church Lane, with its arched gateway and the high stone boundary wall is a distinctive feature in views along Main Street.

7.6 The view as the road from Stoke Dry drops down into the village is constrained by bends in the road. However, the church tower is visible from a distance while the thatched house on the left forms an entry point into the village.



The enclosure formed by the buildings at the junction of Main Street and Stoke Road is an attractive feature that frames the view of the green such that its openness comes as a surprise.

7.7 Entering the village from the south, the road drops down and the view along Main Street is constrained by a curve of the road, creating a further sense of interest as buildings, and notably the church tower, come into view.



The prominence of the church tower in views entering the village from the south.



7.8 The location of the village in a hollow also means that distant views outwards are of surrounding higher countryside and re-enforce the rural and secluded setting.



8. OPEN SPACES AND TREES

8.1 The village green is the only area of public open space and is of historic significance at the centre of the village. Its importance is enhanced by the sense of enclosure created by the almost continuous frontage of buildings along Main Street and The Green. The informal definition of the edges, the trees and the varying ground levels further enhance its appearance.



The village green – identified as an area of Important Open Space in the Rutland Local Plan. The standing cross on the green is a scheduled monument.

8.2 The other significant “green” feature within the village are the grass verges along Main Street. The lack of clear definition between the verge and the road enhance the semi-rural feel of the village, although this has led to some vehicular damage. Other important green frontages have been identified in the adopted Site Allocations & Policies Development Plan and are shown on the attached map.

8.3 In addition to the trees on the village green, the appearance of the conservation area is enhanced by a number of significant trees in private gardens. Notable in the street scene is an evergreen oak on Main Street while at the northern end, a row of poplars mark the edge of the village. Several trees in the village are individually protected by tree preservation order on account of their amenity value, although all trees in the conservation area have a degree of protection since notice must be given to the County Council of any proposed work. Even so, this element of the character of the village is vulnerable, an example being the large Corsican pine on Main Street, which was felled due to disease in 2013.



Trees in gardens along Main Street make an important contribution to the appearance of the village – this evergreen oak is a good example – but is an element that is vulnerable; the pine in the distance was diseased and had to be felled.

9 BUILDINGS OF LOCAL IMPORTANCE

9.1 Seventy buildings in Lyddington have been recognised as being of national architectural or historic importance through being granted listed building status. There are, however, a number of other buildings which, although not of national significance, contribute to the character of the conservation area by reason of their age, history, design or appearance.

9.2 The following buildings are considered to fall within this category. Demolition of a building that makes a positive contribution would constitute harm to the conservation area. The list is selective and the absence of a particular building does not imply that it is not of significance to the conservation area.

9.2.1 Lyddington village hall

Built as the church school in simplified Victorian Gothic Revival style in 1870 and, alongside, the former **School House** form an interesting group of importance to the social history of the village.



9.2.2 Brown House, No.23 Main Street

Row of low ironstone former cottages and former barn that contribute to an attractive group with the adjacent village hall and school house



9.2.3 **No.33 Main Street**



Attractive 19th century house, set at an angle to the frontage and forming a group with Home Farm. Sash windows are set in limestone surrounds. The adjoining outbuilding and stone arch are attractive features.

9.2.4 **No.43 Main Street**

19th century house facing the side, with the gable end to the street, rebuilt from earlier buildings on the site.



9.2.5 Nos. 46-48 Main Street (North Cottages)

Pair of 18th century stone cottages with their gable to the street extended to two-storey height in brick; the original roof line is clearly visible.



18th century cottages, gable end to the street, showing the altered roofline (and recent extension at the side)

9.2.6 No.50 Main Street

Symmetrical early 19th century house with stone detailing and a shallow pitched slate roof.



9.2.7 No 54 Main Street (Stonehouse Farm)



Converted barn with gable end facing the street and a linear arrangement of outbuildings.

9.2.8 No.60 Main Street

Prominent L-shaped 19th century house and outbuilding, with coped parapet and a pantile roof.



9.2.9 Dalkeith House, 85 Main Street

Detached Victorian house dating from 1880, set back from the street frontage, with attractive front bays and sash windows set in stone surrounds.



9.2.10 No.101A Main Street



Converted barn set at right angles to the road. Together with the adjacent properties, it contributes to an attractive group of buildings at the north end of the village.

9.2.11 Nos. 3 & 5 Stoke Road



Pair of small, 18th/ early 19^h century cottages fronting onto an attractive enclave off Main Street.

10 BOUNDARIES

10.1 The visual harmony of the village is further enhanced by the consistent use of ironstone for front boundary walls. Timber fences to the road frontage are not a common feature, although some historically important buildings have simple wrought iron railings. A number of the stone boundary walls along the frontage to Main Street are the remnants of earlier cottages, as shown below:





10.2 The stone wall and former orchard in front of the recently built houses at 73-75 Main Street is identified in the Local Plan as an important frontage.

Low kerbstones of either granite or vitrified brick are an attractive feature of the village.

11. DEFINING THE SPECIAL INTEREST

The previous sections have identified those features which create Lyddington's distinctive character. They can be summarised as:

11.1 The **linear street pattern**, which reflects the medieval origin of the village and local geography. Lyddington is essentially an elongated street village, extending for approximately one mile along Main Street.

11.2 A significant number of the buildings open **directly onto the pavement**, with a narrow verge separating the pavement from the road, creating a strong sense of enclosure. Houses are either built against one another or are linked by connecting walls and form the dominant visual element.

11.3 A distinct **visual harmony**, created by the **uniformity of walling and roofing materials**. The majority of the houses are built of local ironstone, with simple gable roofs predominantly of Welsh slate but with some surviving Collyweston or thatch. This has created a consistency in colour and texture between buildings of different periods. The unity is visual is maintained by the predominance of stone boundary walls fronting the street, often the remnants of demolished cottages.

11.4 The sense of harmony is reinforced by the **majority of buildings being two-storey** in height, with subtle variations in eaves line and roof pitch. The generally low height gives added prominence to the key buildings in the history of the village, notably the Church and The Bede House.

11.5 Lyddington is further defined by the **simple, understated design of the buildings**. Many houses have been modified and altered over the centuries but follow consistent themes and Lyddington provides a good example of English stone building between the 16th and 18th centuries. There are a mix of house types and styles but they share a number of common features, influenced by the use of a limited range of materials; there are rarely two identical cottages or houses, reflecting the individual nature of the building. Traditionally, solid walls dominate over window openings. Many of the cottages are rectangular in plan and of single room depth with steeply pitched gabled roofs running along their lengths. Increases in floor space were often accommodated in single or two storey projections to the rear and side of the original building. Many houses show elements of symmetry, particularly where modified in the 18th century.

11.6 The visual character is enhanced by subtle variations in **detail** that has been used. The variety of walling, such as rubble or ashlar and the detail of decoration, window styles, occasional dormers and subtle variations in roofing materials, eaves line and pitch creates a variety of appearance that is unified by the colour and texture of the local ironstone.

11.7 Visual interest is reinforced **by the location of the village in a hollow**, such that it is largely hidden in the landscape and resulting in the distinctive outline of the church tower being a dominant landmark. Within the village, changes in ground level and bends in the road along Main Street, Stoke Road, Church Lane and Thorpe Road allow views to alternately open and close.

11.8 The **grass verges along Main Street** are an attractive feature. They vary in width but help to reinforce the informal character of the village and soften the appearance of the stone buildings. The lack of a clear definition between the verge and the road also reflects the rural location. The village green and trees in gardens enhance the overall appearance.



Key features defining the character of Lyddington:

– the consistent use of ironstone for building, gable roofs with variations in eaves line and the simple design of houses fronting directly onto the pavement; the grass verge is a further unifying feature.

12 LOSS OF CHARACTER

12.1 There are very few elements which detract from the quality of the conservation area. The most visually intrusive feature are the overhead power lines and poles, which detract from the appearance of a number of Rutland villages. In some villages, the electricity supply has been placed underground and it is suggested that the supplier be encouraged to undertake similar work within Lyddington.



Overhead power lines are one of the few negative features in the village. The cables have been buried underground in other Rutland villages and would be the preferred solution here.

12.2 In places, the grass verges have been eroded through parking or by planting. The plain verges are visually important and should be maintained as simple grass strips. In places, concrete kerbs have been introduced; although effective in preventing encroachment of vehicles onto the verge, concrete kerbs are an urban feature alien to the character of the village. The semi-rural feel is best maintained by the informal definition of the verges.

12.3 The new estate developments that have been added since the 1960s (Colley Rise and Windmill Way) were designed to a suburban layout. They illustrate the difficulty of maintaining a sense of place when introducing modern housing layouts into a traditional village with a distinctive and informal character. The roads punch a wide gap in the street scene that are not enclosed by buildings, unlike the traditional entrances into the village.

12.4 At certain times of day, Main Street is used by a high proportion of through traffic, which has an intrusive effect on the calm of the village.

13 PRESERVING THE CHARACTER

13.1 An important feature of the special character of Lyddington is the traditional use of a limited range of building materials, including ironstone for walls, timber windows and thatch or slate roofs. Widespread replacement or loss of traditional features would result in the gradual erosion of the character of the village, and for this reason an Article 4(2) Direction was declared in 2004. This means that planning permission is required for alterations to houses fronting the highway which would affect the external appearance and which could otherwise be undertaken without requiring planning consent.

13.2 The Article 4(2) Direction is considered to have been successful in preserving the character and appearance of the conservation area and it is not proposed that it be revoked.

13.3 The appearance of the conservation area can also be preserved by careful repair and restoration of existing features rather than replacement. By matching as closely as possible the original material and design, the appearance of a building and the overall character of the area can be maintained. Planning permission is not normally required for like-for-like repairs where they match the original feature.

Examples of sympathetic repair might include:

- Re-using original slates or tiles when re-roofing a property; if a roof does require re-covering and there is insufficient original material available, the new roof should be in natural, usually Welsh slate, rather than imported or artificial slates which may differ in colour;
- Re-pointing brick or stone with soft lime and sand mortar rather than hard cement;
- Cills and lintels should be in stone. Although there has been some use of concrete for replacement window cills in the past, this is not an appropriate material;
- Rebuilding chimney stacks, using matching replacement bricks only where necessary;
- Repairing windows and doors rather than replacement. The installation of upvc windows and doors is not widespread but is not likely to be considered appropriate on historic properties within the village; not only is upvc an alien material but the appearance, details and proportions of the original windows can rarely be replicated. Secondary double-glazing and simple draught proofing can be as effective and be cheaper than replacing windows and doors. Where windows are beyond repair, they should be replaced in timber with the proportion of the window openings matching the original style. Top-opening windows are not historically appropriate. Slim double glazing may be acceptable where the existing windows are not historic or detract from the appearance of the building and a more appropriate design is proposed;
- .
- Boundary walls are an important feature within the village and should be carefully maintained.

13.4 In addition to the trees protected by Tree Preservation Order, all other trees within the conservation area have a degree of protection since it is an offence to cut down, lop, top or uproot any tree within the area without giving six weeks' notice to the local planning authority; this enables the local authority to assess the amenity value and to decide whether a tree preservation order is appropriate. Replacement planting is important if the

character of the village is to be safeguarded and should be of native species appropriate to the location.

14 CONSERVATION AREA BOUNDARY

14.1 The planning authority is required to review the boundary of conservation areas and to consider whether further extension or cancellation is justified if an area no longer possesses special interest.

14.2 The conservation area was extended in October 2004 and it is considered that the extended area remains an area of special architectural and historic interest sufficient to justify its status. It is not therefore proposed to alter the boundary.

15 MANAGEMENT AND ENHANCEMENT

15.1 The County Council is required to formulate and publish proposals for the management and enhancement of the conservation area. The proposals set out in Appendix 2 are based on this appraisal and will be the subject of consultation with local residents and other interested parties. Where considered reasonable or appropriate, any suggestions for future management and enhancement within the conservation area will be incorporated within the final report.

CONTACT

Your views on this appraisal and the proposals map are welcome and will be taken into consideration in any future review.

Comments should be sent to:

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APPENDIX 1

Listed buildings within Lyddington Conservation Area

The following are included on the National Heritage List for England, and are listed in the following grades:

Barn c50 m NE of Lyddington Bede House		Grade II
Church Lane	Watch Tower	Grade I
Church Lane	Walls surrounding enclosures to Lyddington Bedehouse	Grade II
Church Lane	The Bede House	Grade I
Church Lane	Church of St Andrew	Grade I
Church Lane	No.2	Grade II
Church Lane	No.4 (The Firs)	Grade II
Church Lane	No.6 (The Hermytage)	Grade II
The Green	Village Cross	Grade II
The Green	No.1	Grade II
The Green	No.3 (Stoneleigh)	Grade II
The Green	No.4 (The Bell House)	Grade II
The Green	No. 5 (Lincoln House)	Grade II
The Green	No. 6	Grade II
The Green	No.7 & attached outbuildings	Grade II
Main Street	No.1 (The Vicarage)	Grade II
Main Street	Two pairs of gate piers, wall & railings adj. No.1	Grade II
Main Street	No.7	Grade II
Main Street	No 13 (Pied Calf Cottage) & No.15	Grade II
Main Street	No.17 (Bay House)	Grade II
Main Street	No.29 & outbuildings	Grade II
Main Street	No.31 (Priest House)	Grade II
Main Street	No.37 (Home Farmhouse)	Grade II
Main Street	Outbuildings adj. Home Farmhouse	Grade II

Main Street	No.39 (Bede Cottage)	Grade II
Main Street	No.41	Grade II
Main Street	No.45	Grade II
Main Street	No.47 (Pageant House) & No.49	Grade II
Main Street	The White Hart	Grade II
Main Street	Nos. 55 & 57	Grade II
Main Street	No.59 (Lyndon House)	Grade II
Main Street	No.61 (Inglewood)	Grade II
Main Street	No.63 (Slievenanee)	Grade II
Main Street	No.69 & outbuilding	Grade II
Main Street	No.81 (The Homestead)	Grade II
Main Street	Barn 10m SW of No.81	Grade II
Main Street	Outbuilding 15m to W of No.81	Grade II
Main Street	No.87	Grade II
Main Street	No.89 (Appletree Cottage)	Grade II
Main Street	No.93	Grade II
Main Street	No. 101 (The Lilacs)	Grade II
Main Street	No.103 (The Knoll)	Grade II
Main Street	No.105 (Jasmine Cottage)	Grade II
Main Street	No.107 (West Hill Cottage)	Grade II
Main Street	No. 111 (Hillcrest)	Grade II
Main Street	No.115 (Lapwing House)	Grade II
Main Street	Outbuilding 10m S of No.117	Grade II
Main Street	No.117	Grade II
Main Street	No.2	Grade II
Main Street	No.4	Grade II
Main Street	Nos.8,10 & 12	Grade II
Main Street	No.22	Grade II
Main Street	No.24	Grade II
Main Street	K6-type telephone kiosk	Grade II
Main Street	No.26 (Rowan Cottage)	Grade II
Main Street	No.28	Grade II
Main Street	No.30	Grade II
Main Street	No.36 (Swan House)	Grade II

Main Street to No.38	Outbuilding 15 m N of No. 36 & attached	Grade II
Main Street	No.38 (Annette)	Grade II
Main Street	Nos.40-44	Grade II
Main Street	Marquess of Exeter PH	Grade II
Main Street	No.56	Grade II
Main Street	No.58 (Avalon)	Grade II
Main Street	No.62	Grade II
Main Street	No.72	Grade II
Stoke Road	No.2 (Poplar's Farmhouse)	Grade II
Stoke Road	No.7	Grade II
Stoke Road	No.9 (Fineshade)	Grade II
Stoke Road	No.11 (Mullins)	Grade II

Scheduled Monuments

Lyddington Bedehouse;

Fishpond north east of the church;

Standing cross on The Green.

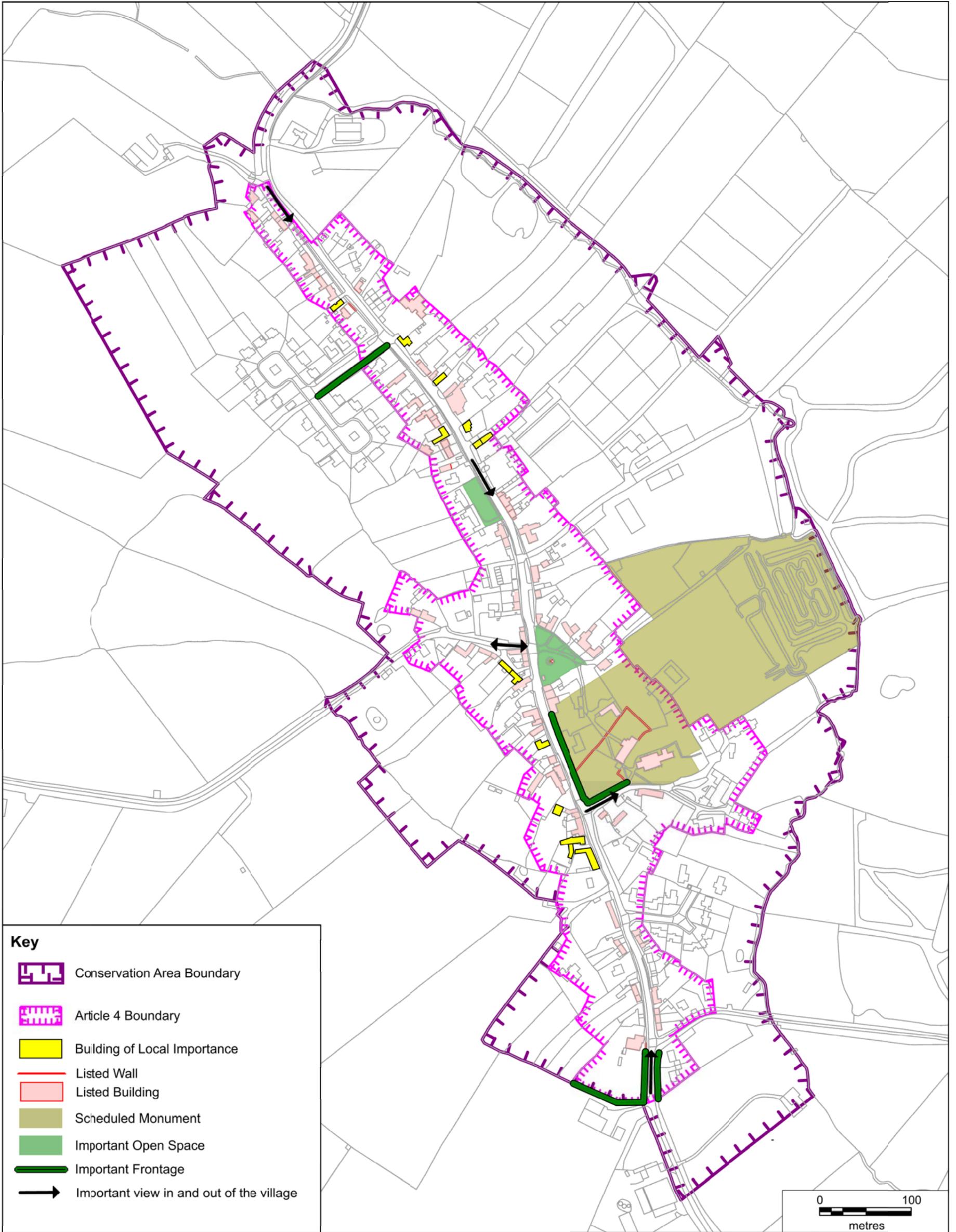


APPENDIX 2

Management Proposals

In order to safeguard the character and appearance of Lyddington Conservation Area, Rutland County Council as local planning authority will undertake the following:

1. Apply guidance contained in the National Planning policy Framework and policies CS22 of the Rutland Core Strategy and SP20 of the Site Allocations & Policies Development Plan Document to ensure that new development pays special attention to the preservation and enhancement of the character or appearance of Lyddington Conservation Area, as identified in the character appraisal.
2. Ensure that the existing Article 4 direction restrictions to properties within the conservation area are enforced.
3. Publish an explanatory leaflet on the implications of conservation area status and the additional restrictions that apply due to the Article 4 Direction.
4. Provide advice and encourage the sympathetic repair of features of architectural or historic interest that contribute to the appearance of the conservation area.
5. Liaise with statutory undertakers to try to secure the routing of electricity cables underground.



Key

-  Conservation Area Boundary
-  Article 4 Boundary
-  Building of Local Importance
-  Listed Wall
-  Listed Building
-  Scheduled Monument
-  Important Open Space
-  Important Frontage
-  Important view in and out of the village

Rutland County Council
Places Directorate

Lyddington Conservation Area Appraisal
September 2015




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