

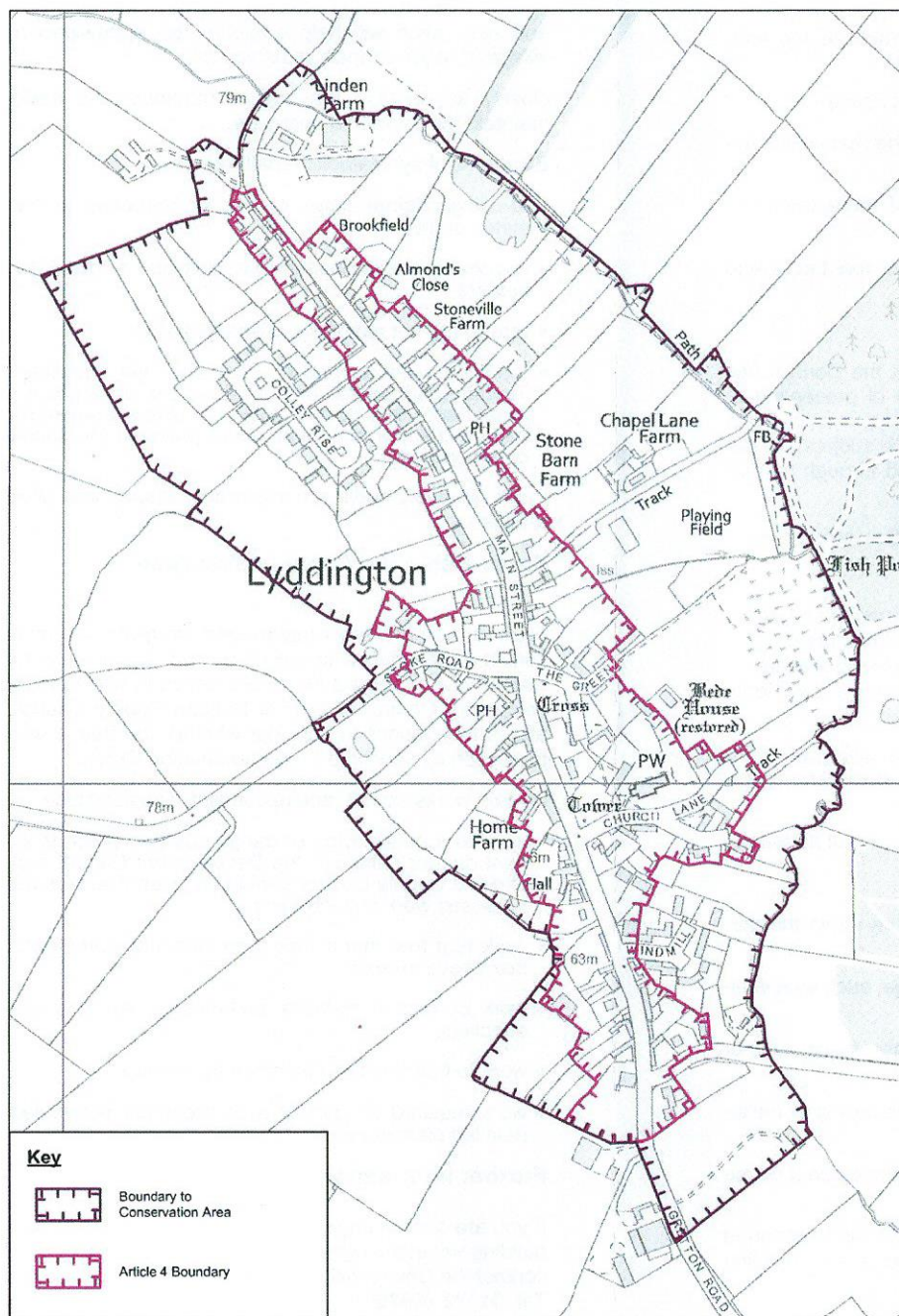
Lyddington Conservation Area

Advice and Guidance For Owners and Occupiers

Information is also available from:

- ✉ Planning Support Team,
Rutland County Council, Catmose,
Oakham, Rutland, LE15 6HP
- ☎ 01572 758400
- ✉ planning@rutland.gov.uk

An interactive conservation areas map
is available on the website.



Lyddington Conservation Area

What is a Conservation Area

A conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Listed Buildings Act, 1990).

Lyddington was designated a conservation area in 1970 and is one of 34 conservation areas in Rutland. The boundary was extended in 2004 and is shown on the map on the reverse of this leaflet.

It is not the purpose of a conservation area to prevent all new development but to manage change to protect the character and appearance of the area. Conservation areas are not intended to be preserved as museum pieces.

What is the special character of Lyddington Conservation Area?

In consultation with the Parish Council and local residents, a conservation area appraisal has been prepared and was adopted by Rutland County Council as a supplementary planning document on 14th September 2015.

This identifies the special character as resulting from:

- The linear street pattern, reflecting the medieval origin and location within a hollow;
- The quality of buildings within the village (more than 70 buildings are listed);
- Distinct visual harmony created by uniformity of walling and roofing materials –mainly ironstone and Welsh slate, with some surviving Collyweston slate and thatched roofs;
- The majority of buildings are two-storey, giving prominence to key buildings, notably St Andrew's Church and the Bede House;
- The simple, understated design of houses with subtle variations in eaves line and roof pitch, often opening directly onto the pavement, creating a sense of enclosure;

What is the effect of the Conservation Area Designation

Conservation area designation recognises that the character of the area should be protected. There are,

therefore, more stringent planning controls and obligations in respect of new development, demolition and alterations and to undertake work to trees.

Within any conservation area, planning permission is needed to:

- clad buildings in stone, artificial stone, timber, plastic or tiles;
- enlarge a house by an addition or alteration to the roof, such as a dormer window;
- extend beyond the side wall of the original house;
- extend by more than one storey beyond the rear wall of the original house;
- demolish boundary walls or buildings of more than 115 cubic metres;
- install a satellite dish on a chimney, wall or roof facing and visible from a highway;
- display illuminated advertisements.

Conservation area designation means that the Council has to pay special attention to the desirability of preserving or enhancing the character or appearance of the area when considering a planning application, which are subject to extra publicity through press and site notices and through consultation with the parish council.

Extra Restrictions with Lyddington Conservation Area

In addition, in order to further protect the character and appearance of the village, an Article 4 Direction has been made. This means that planning permission is required to alter the external appearance of houses fronting a road, foot-path or open space. The restrictions apply to:

- the enlargement, improvement or other alteration to a house (including replacing windows, doors and alterations to stone and brickwork);
- alterations to the roof (including a change of roof material);
- building an external porch;
- building or altering a structure or enclosure within the garden;
- creating a hard surface within the curtilage, such as a vehicle hardstanding;
- erecting or demolishing or altering a gate, fence, wall or other means of enclosure;
- painting the external walls of a house, outbuilding or enclosure;
- the addition, alteration or removal of a chimney on a house or outbuilding.

It is advisable to consult the Development Control section at Rutland County Council before undertaking any building work.

Repair and Restoration

Rather than replacing existing features, sympathetic repair and restoration will help preserve the appearance of the village. If beyond repair, matching as

closely as possible the original materials and design will maintain the traditional character.

Examples of sympathetic repair include:

- re-using original slates or tiles or re-roofing in matching slates or tiles;
- re-pointing brick and stone with soft lime mortar rather than cement;
- rebuilding, not removing, chimney stacks;
- repairing windows and doors rather than replacing them. Timber windows rather than upvc are appropriate to the area. Secondary double-glazing or simple draught proofing can be cheaper and might better preserve the appearance of the property.

Front boundary walls are important features and should be retained.

Trees within the Conservation Area

Trees are an important feature and are given special protection. It is an offence to cut down, lop, top or uproot a tree without giving at least six weeks notice in writing to the Development Control section at Rutland County Council. This allows the Council to consider whether the tree is worthy of protection by serving a Tree Preservation Order.

Certain works do not require consent. These include:

- work to a dead, dying or dangerous tree which is in imminent danger (although the Development Control section at Rutland County Council should be given five days notice of proposed work to such trees);
- work to a tree that is less than 75mm in diameter 1.5 metres above ground;
- work by certain statutory undertakers, such as electricity suppliers;
- work to fruit trees in a commercial orchard.
- work required as part of a development authorised by a detailed planning approval.

Further Information

If you are considering making alterations or repairs to a building within the conservation area, you are welcome to contact the Conservation Officer at Rutland County Council, Tel. 01572 758268.