

Appendix A



*served by One Team*

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# HERITAGE UPDATE

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Emilie Wales  
Heritage Manager  
East Lindsey and Boston





# ONGOING

## Planning

- Conservation Leaflets for all 17 Conservation Areas in printable and web versions – to be uploaded onto website Nov
- Reviewing 4 conservation areas, producing Conservation Area Appraisals
  - Alford – to be shared with TC Dec then public consultation
  - Horncastle – to be shared with TC Dec then public consultation
  - Spilsby – to be shared with TC Dec then public consultation
  - Wainfleet – to be shared with TC Dec then public consultation
- Case work (30-40 consultations per month)
- Enforcement (Reactive and Pro-active) ongoing
- Buildings at Risk – HE due to publish any day
- Contract with Heritage Lincolnshire – reviewed, going well
- Local List (SP11 non-designated heritage assets) – long list compiled needs to be refined plan for Summer 24
- Briefs currently being written for Boston, Spalding and Holbeach Conservation Area Appraisals to include a Design Guide which will cover/be relevant to all three districts.

## Economic Development

- Skegness and Mablethorpe Town Centre Transformation Projects – ongoing c50% allocated works start any day, expo 17<sup>th</sup> Nov
- Vital and Viable
  - Alford – triggered Conservation Area Appraisal
  - Louth – added to the at risk register in 22
  - Horncastle – triggered Conservation Area Appraisal
  - Mablethorpe – has town deal fund ongoing
  - Spilsby – triggered Conservation Area Appraisal
  - Wainfleet – triggered Conservation Area Appraisal
- Pop Up Museum (LCC) – Wragby and Skeg being considered
- UK Shared Prosperity Fund – market town grant scheme rejected
- High Street Task Force – Horncastle
- Levelling Up Fund - LINCOLNSHIRE WOLDS CULTURE AND HERITAGE PROGRAMME – Frameworks in place by Dec, emergency works ongoing at SSH and AMH, planning expected in new year with works on site due to run Aug 2024 to Mar 26.



# TEAM

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## Emilie Wales Heritage Manager (EDLC)

I will be going off on maternity leave December 23 to August 24, however the following team is in place to continue to deliver all our Heritage Projects. Jeffery Kenyon (Economic Growth Service Manager) will maintain relationship with Heritage Lincolnshire my absence.

### Planning Conservation Consultant

Alice Cowl –

[Alice.cowl@heritagelincolnshire.org](mailto:Alice.cowl@heritagelincolnshire.org)

Alice Ullathorne –

[alice.ullathorne@heritagelincolnshire.org](mailto:alice.ullathorne@heritagelincolnshire.org)

### Planning Archaeological Consultants

Denise Drury

[denise.drury@heritagelincolnshire.org](mailto:denise.drury@heritagelincolnshire.org)

Vicky Mellor

[vicky.mellor@heritagelincolnshire.org](mailto:vicky.mellor@heritagelincolnshire.org)

### Project Managers

Alice Ullathorne – Skegness Town Centre Transformation

[alice.ullathorne@heritagelincolnshire.org](mailto:alice.ullathorne@heritagelincolnshire.org)

Isabelle Richards – Mablethorpe Town Centre Transformation

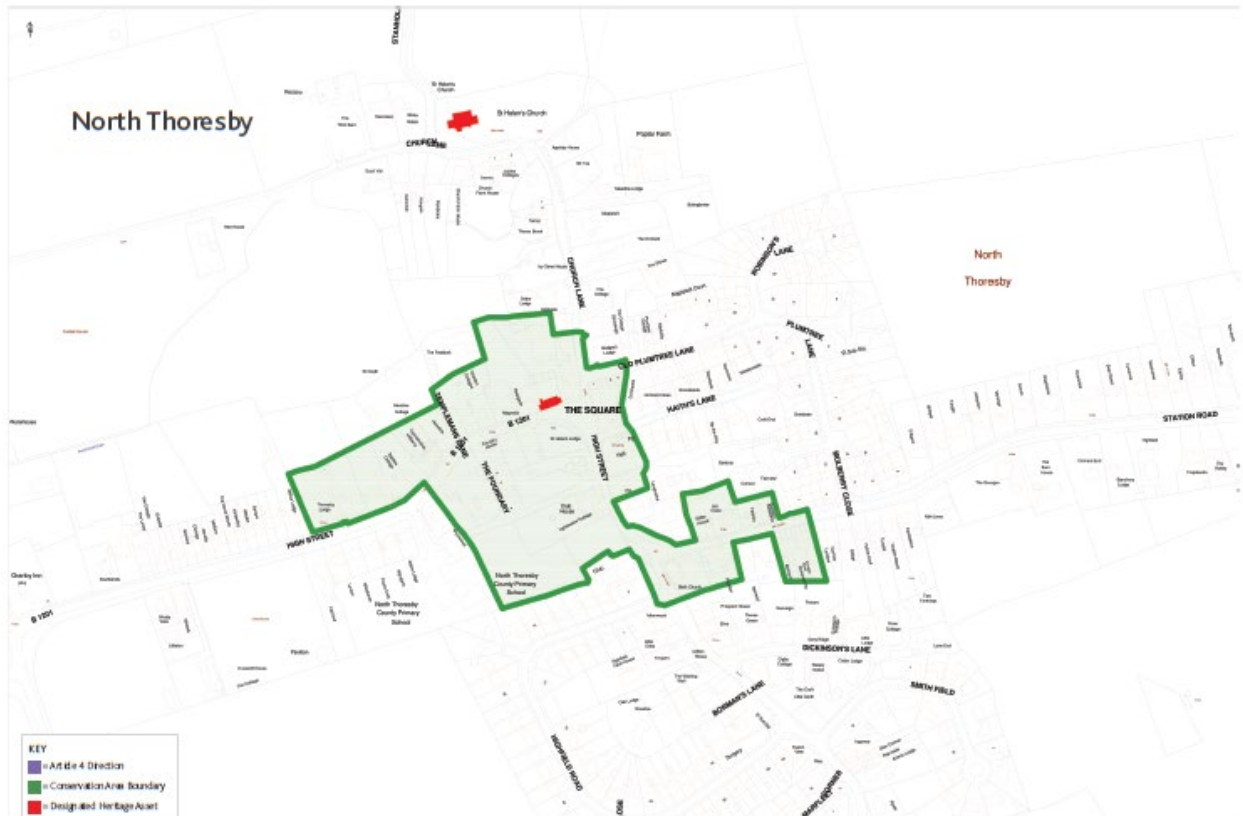
[Isabelle@heritagelincolnshire.org](mailto:Isabelle@heritagelincolnshire.org)

David Garner – INTERIM Levelling Up

[David.Garner@e-lindsey.gov.uk](mailto:David.Garner@e-lindsey.gov.uk)



# EXAMPLE – CA LEAFLETS



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## Brief History / Description

North Thoresby is a small village located between Louth and Grimsby on the A16. North Thoresby was designated as a Conservation Area in 1991.

North Thoresby has seen some form of occupation since the Roman period with evidence of settlement and industry recorded.

Today North Thoresby is mostly a 19th century village with some earlier buildings – most notably St. Helen's a 15th century church with later Victorian restoration, and The Farmhouse in the Square, which is 17th century with later additions, and is one of the best kept examples of a Mud and Stud building in Lincolnshire.

The railway came through North Thoresby as part of the East Lincolnshire Railway, opening in 1848 on Fen Lane. The line was closed in 1970 but reopened as a heritage attraction in the 2000s.

Historic buildings are generally small in scale being mostly of two storeys, red brick (some painted) with slate roofed cottages, terraces and some villa houses.



## What is a Conservation Area?

Conservation Areas are designated by the Council for those areas of special, architectural or historic interest. In East Lindsey we have 17 Conservation Areas. Often, they represent a familiar and valued local scene thus, are given greater protection against alterations to properties and from damage to trees.

One of the most important effects of being in a Conservation Area is the greater emphasis placed on design. We, as a Council, are required to pay 'special attention to the desirability of preserving or enhancing the character or appearance' of Conservation Areas when considering planning applications. This does not mean that things will never change. Instead, it means that new development should respect the character of the area.

Conservation Areas are also intended to encourage local appreciation of the fabric, history and character of the area.

## Further Information

Historic England: <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>

ELDC: <https://www.e-lindsey.gov.uk/article/6142/Conservation-Areas>

## Contact Us:

ELDC Planning: 01507 601111 / [development.control@e-lindsey.gov.uk](mailto:development.control@e-lindsey.gov.uk)

LCC Historic Environment Record: 01522 782070 / [lincsrm@lincolnshire.gov.uk](mailto:lincsrm@lincolnshire.gov.uk)

ELDC Building Control: 08707 551696 / [lbc@lincsbc.gov.uk](mailto:lbc@lincsbc.gov.uk)

## What this means for you...

Living in a Conservation Area reduces Permitted Development Rights. Therefore, planning permission may be required for alterations to dwellings, for:

1. Substantial demolition of unlisted buildings and structures - proposals will not usually be supported where the affected building or structure makes a positive contribution to the character and appearance of the area. A proposal for the redevelopment of a site will normally be required before consent for demolition is granted.
2. Cladding of the exterior of a building.
3. Construction of an extension to the side or front elevation of dwelling house.
4. Construction of an extension exceeding one storey on the rear of a dwelling house.
5. Any enlargement consisting of addition to, or alteration of the roof.
6. A building shed, enclosure, pool or container within the curtilage between a wall for forming a side elevation and the boundary of the dwelling house.
7. Installation of a chimney, flue, or soil and vent pipe on a wall or roof slope fronting a highway and forming the principal or side elevation of a dwelling house.
8. Installation of microwave antenna (e.g. satellite dish) on a chimney wall, or roof slope facing onto or visible from a highway, or on a building greater than 15m high.
9. Installation of solar panels within the grounds, or on a wall or building within the curtilage of a dwelling house where visible from a highway - these should be positioned with regard to minimising the effect upon the external appearance of a building, and the amenity of the area.

Flats and Commercial premises such as shops are not dwellings, thus have different Permitted Development Rights. Generally, most external alterations to these are likely to require planning permission.

Permitted development is always changing so for the latest rules and site specific advice please check with our Planning team.

## Trees

In a Conservation Area the council requires six weeks' written notice prior to any lopping, chopping or felling of trees (with trunks of more than 75mm diameter at 1.2 metres height). During which time a Tree Preservation Order may be served.

## Article 4 Directions

An Article 4 Direction is a tool that can be used by the Council to restrict Permitted Development Rights. They do not prevent development altogether, but ensure proposals which may threaten the character of an area, require planning permission.

North Thoresby Conservation Area shown on the map overlay does not have currently have an Article 4 Direction but one could be introduced in the future to protect the area's character and appearance. The protection can be tailored to meet the specific needs of the area in order to preserve those features which give the area its special interest.

## Appropriate Design

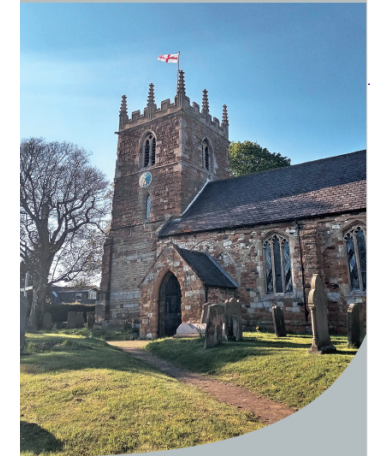
Design of new development or alterations to existing buildings in a Conservation Area must respect and complement the historic character of the area.

Proposals should be underpinned by a detailed understanding of the significance of the heritage assets they affect and the setting, the character of the Conservation Area and the impact of the proposed development on any of these heritage assets.

The use of traditional skills and materials contribute to an area's character and appearance, it is these features which give a Conservation Area special interest. Therefore, the loss of historic detailing such as traditional timber windows and doors and their replacement with uPVC is not appropriate.

Reinstatement of historic detailing is encouraged. Applications should seek to preserve or enhance the significance of the historic environment.

## Understanding your Conservation Area



## Advertisements

Advertisements in a Conservation Area should be designed to be sympathetic to the area's character and appearance and not detract from the building it is situated on. Advertisement Consent is likely to be required for most new adverts, especially:

- Illuminated advertisements
- Captive balloon adverts
- Flag advertisements at house building sites
- Poster hoardings around construction sites.

## Building Regulations

There are allowances within the Building Act for 'historic buildings' including exemptions, where meeting the requirements would compromise the character of the building or adversely affect the performance of the building's fabric. However, the aim should always be to make reasonable improvements without causing harm.

## Energy Performance Certificates (EPC)

All properties now require an EPC when being sold or rented. If the rating falls below the standard E, the new owner may be required to make improvements to the property unless it is eligible to register for an exemption.

Exemptions differ depending on the type of property, use and for lease/sale. However, in general, if the recommendations for property improvements would unacceptably alter the building's character or appearance (and the building is within a Conservation Area or is listed), or £3,500 of works would not improve the rating above E then the property should be eligible to register for an exemption. See:

<https://www.gov.uk/government/publications/private-rented-sector-minimum-energy-efficiency-standards-exemptions-guidance-on-eps-exemptions-and-exemptions-register-evidence-requirements>



# ENFORCEMENT OPTIONS

ACT	NOTES	
<b>Do nothing</b>	<b>Who:</b>	<ul style="list-style-type: none"> <li>Local Authority.</li> </ul>
	<b>When:</b>	<ul style="list-style-type: none"> <li>Not considered expedient to take enforcement action.</li> </ul>
	<b>Benefits:</b>	<ul style="list-style-type: none"> <li>Time Saving.</li> </ul>
	<b>Limitations:</b>	<ul style="list-style-type: none"> <li>No improvements made to the site, site worsens over time.</li> <li>Undermines future enforcement, encourages more breaches/neglect.</li> </ul>
<b>Section 29 of the Local Government (Miscellaneous Provisions) Act 1982</b>	<b>Who:</b>	<ul style="list-style-type: none"> <li>Local Authority.</li> </ul>
	<b>When:</b>	<ul style="list-style-type: none"> <li>The building(s) is not effectively secured or have become a danger to public health and therefore there is a need to prevent access.</li> </ul>
	<b>Benefits:</b>	<ul style="list-style-type: none"> <li>Action can be taken after 48 hours.</li> <li>Need not give notice if works deemed immediately necessary.</li> </ul>
	<b>Limitations:</b>	<ul style="list-style-type: none"> <li>Can only be used on unoccupied buildings.</li> </ul>
<b>[Dangerous Structures] Section 77/78 of the Building Act 1984</b>	<b>Who:</b>	<ul style="list-style-type: none"> <li>Magistrates Court.</li> </ul>
	<b>When:</b>	<ul style="list-style-type: none"> <li>A building or structure, or part of a building or structure, is in such a condition, or is used to carry such loads, as to be dangerous.</li> </ul>
	<b>Benefits:</b>	<ul style="list-style-type: none"> <li>Can specify a wide range of works necessary to remove the danger.</li> </ul>
	<b>Limitations:</b>	<ul style="list-style-type: none"> <li>Subject to Planning (Listed Building and Conservation Areas) Act.</li> </ul>
<b>Section 215 of the Town and Country Planning Act 1990 / [Community Protection Notice] Section of the 43 Anti-social Behaviour, Crime and Policing Act 2014</b>	<b>Who:</b>	<ul style="list-style-type: none"> <li>Local Authority</li> </ul>
	<b>When:</b>	<ul style="list-style-type: none"> <li>The amenity of a part of the area, or of an adjoining area, is adversely affected by the condition of land / The conduct of the individual or body is having a detrimental effect, of a persistent or continuing nature, on the quality of life of those in the locality, and the conduct is unreasonable.</li> </ul>
	<b>Benefits:</b>	<ul style="list-style-type: none"> <li>Can cover land, buildings and individuals.</li> <li>Can specify a wide range of works to limit or remove nuisance.</li> </ul>
	<b>Limitations:</b>	<ul style="list-style-type: none"> <li>A period of no less than 28 days shall be given.</li> <li>Cannot specify works that would require Planning Permission or Listed building Consent.</li> </ul>
<b>Enforcement Notice of the Town and Country Planning Act 1990</b>	<b>Limitations:</b>	<ul style="list-style-type: none"> <li>Returning to a previous point may not always be ideal, <u>E.g.</u> swapping one inappropriate window for another inappropriate window.</li> </ul>
<b>Control of Advertisements Section 224 of the Town and Country Planning Act 1990</b>	<b>Who:</b>	<ul style="list-style-type: none"> <li>Local Authority</li> </ul>
	<b>When:</b>	<ul style="list-style-type: none"> <li>For advertisements that do not benefit from prior consent.</li> </ul>
	<b>Benefits:</b>	<ul style="list-style-type: none"> <li>Quick, can just go in and remove inappropriate signage.</li> <li>Can issue a fine.</li> </ul>
	<b>Limitations:</b>	<ul style="list-style-type: none"> <li>Can only deal with signs.</li> <li>Must be brought within 6 months of the offence.</li> </ul>

<b>[Urgent Works Notice] Section 54 of the Planning (Listed Building and Conservation Areas Act) 1990</b>	<b>Who:</b>	<ul style="list-style-type: none"> <li>Local Authority</li> <li>Secretary of State (non-listed building)</li> </ul>
	<b>When:</b>	<ul style="list-style-type: none"> <li>Works which appear to be urgently necessary for the preservation of a listed buildings.</li> </ul>
	<b>Benefits:</b>	<ul style="list-style-type: none"> <li>Can be used for non-listed buildings in conservation areas if directed by the Secretary of State.</li> <li>Works may consist of or include works for affording temporary support or shelter for the building.</li> </ul>
	<b>Limitations:</b>	<ul style="list-style-type: none"> <li>Works must be urgently necessary (need a trigger)</li> <li>Works must be cost effective.</li> <li>Can only be used on unoccupied buildings, or unoccupied parts of buildings.</li> <li>No less than 7 days' notice shall be given.</li> <li>Cannot be served on buildings in ecclesial use or on Crown land.</li> <li>Needs to be holistic thus will need internal access to assess full extent of works needed.</li> </ul>
<b>[Repairs Notice] Section 48 of the Planning (Listed Building and Conservation Areas Act) 1990</b>	<b>Who:</b>	<ul style="list-style-type: none"> <li>Local Authority with Secretary of State Approval</li> </ul>
	<b>When:</b>	<ul style="list-style-type: none"> <li>Works which appear to be urgently necessary for the preservation of a listed buildings.</li> </ul>
	<b>Benefits:</b>	<ul style="list-style-type: none"> <li>Wide variety of works reasonably necessary for the proper presentation.</li> <li>Allows for minimum compensation to be paid where the building has deliberately been allowed to fall into disrepair.</li> <li>No right to appeal, but can dispute works.</li> </ul>
	<b>Limitations:</b>	<ul style="list-style-type: none"> <li>No less than 2months notice given prior to compulsory</li> <li>Cannot require works to improve its condition beyond condition at point of listing (unless weather proofing).</li> <li>Needs to be holistic thus will need internal access to assess full extent of works needed.</li> </ul>
<b>Listed Building Enforcement Notice of the Planning (Listed Building and Conservation Areas Act) 1990 / Planning</b>	<b>Who:</b>	<ul style="list-style-type: none"> <li>Local Authority</li> </ul>
	<b>When:</b>	<ul style="list-style-type: none"> <li>Alterations which needed permission but have been carried out without the benefit of planning permission or listed building <u>consent.</u></li> </ul>
	<b>Benefits:</b>	<ul style="list-style-type: none"> <li>Can return a property back to condition before the breach occurred.</li> <li>Can be very specific down to paint colour etc.</li> <li>Works can be carried out in default.</li> </ul>





# Buildings at Risk

- National At Risk Register
  - [Heritage at Risk Registers and Publications | Historic England](#)
  - Save Britains Heritage List
  - [Search the Register | Save Britain's Heritage \(savebritainsheritage.org\)](#)
- East Lindsey's Buildings At risk Register (informal)





# Levelling Up - ALFORD MANOR HOUSE

## Alford Manor House (Grade II\*)

100-120 seater function Space, including repairs and energy efficiencies.

**Total Costs:** **£2,100,000**  
inclusive of 4.76% PM fees (£100,000)

**Total LUF:** **£2,050,000**

**Total Match:** **£50,000**  
(Trust reserves)



Heritage at **Risk**







# Levelling Up - ALFORD WINDMILL

**Phase 1 (2023)** – Holiday Cottages and existing café and outbuildings (£172k)

**Phase 2 (2024)** – New visitor centre and car park (£940k)

**Phase 3 (2025)** – Windmill repairs (in excess of £500k LCC funded)

## Alford Windmill (Grade I)

Mill repairs, holiday cottage, café, museum and visitor centre and car park.

**Total Costs:** **£1,624,350**  
inclusive of 4.76% PM fees (£77,350)

**Total LUF:** **£1,112,679.75**

**Total Match:** **£511,670.25**  
(LCC and ATC)





# Levelling Up -SPILSBY SESSIONS HOUSE

Phase 1 (2023) – Emergency Works (£65k)

Phase 2 (2024/5) – Repairs (£5m)

Phase 3 (2025...) – Activities (£300k)



## Spilsby Sessions House (Grade II)

Building repairs and multifunctional reuse of spaces (theatre, museum, café, offices and creative workspaces).

**Total Costs:** **£5,328,750**  
inclusive of 4.76% PM fees (£253,648.50)

**Total LUF:** **£4,929,093.75**

**Total Match:** **£399,656.25**  
(NLHF, AC, HE, TT)

Heritage at **Risk**





# Heritage Champion

- Help local authorities manage the historic environment of their area
- Promote heritage within your local authority, generating enthusiasm for and awareness of the importance of the local historic environment
- Help ensure that commitment to the proper care of the historic environment is embedded in all relevant activities and plans of the local authority; for example, helping to ensure good quality planning decisions are made
- Support your authority's local historic environment services (both archaeological and historic buildings conservation officers). Influence and communicate with others to ensure benefits for the historic environment

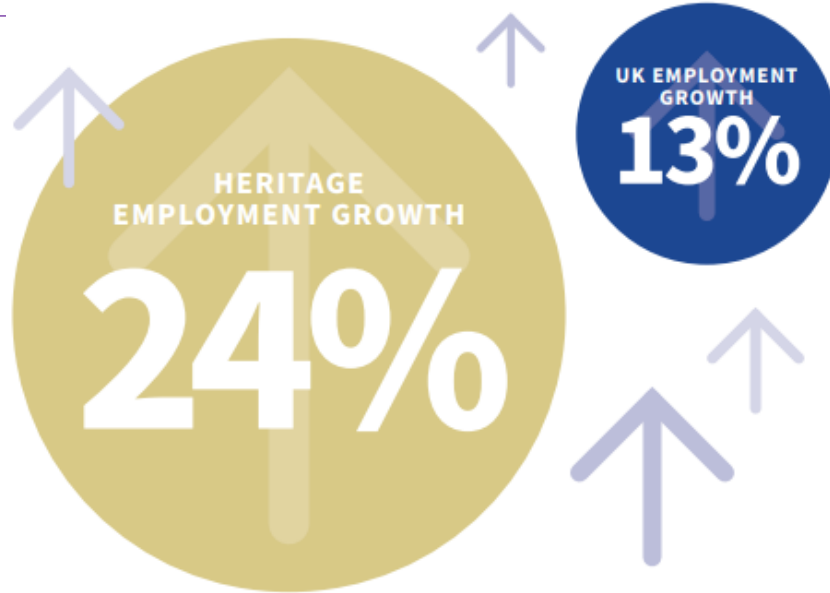


[Heritage Skills & CPD | Historic England](#)



# Heritage Counts

Heritage employment growth outstripped the rest of the UK economy, **growing almost twice as fast between 2011 to 2019.**



SOURCE: CEBR 2020

*“The greenest building is the one that already exists”*

*Carl Elefante, former president of the American Institute of Architects*

*“The development of our historic built environment can drive wider regeneration, job creation, business growth and prosperity.”*

*Culture White Paper (DCMS, 2016)*

## 5. Heritage fosters a strong sense of belonging and attachment to place

The links that people develop with places that matter to them, like historic places, reinforces their sense of belonging. Higher sense of belonging is linked to better self and community identification, higher community cohesion, and satisfaction with the place one lives.

## Heritage as the brand: why local distinctiveness can be key to high street renewal

High streets have traditionally not only been the focus of local commerce, but also the backdrop to where communities gather. They are places that bring people of all ages and backgrounds together to buy, sell, eat and drink.

**Historic assets form a significant part of our retail environment and our high streets with up to 48% of all national retail stock built before 1919 (Valuation Office Agency).**

Historic high-streets have been severely affected by COVID-19, as the pandemic has significantly accelerated the shift away from in-store shopping to online shopping. According to the Office for National Statistics (ONS, 2020) while sales had recovered in September 2020, in store sales were down 10% while online shopping was up nearly 50% since February 2020. The current trends suggest significant risk to heritage assets as they could potentially become functionally obsolete leaving the assets vacant, underused or decaying.

But despite all of this, high streets are not dying - they are evolving. Whilst we are in a period of heightened change, change is a constant. There is currently a pressing need for them to adapt to better meet local needs (Lloyd-James, 2020).

High streets that are becoming more experiential, offering more than just somewhere you buy and sell goods, are finding relative success. In these places the character and quality of local buildings, and their relationship to the space around them, are central to what they are able to offer visitors. Heritage has the power to attract people and businesses to place.

*“We need communities to take the responsibility for their towns and to compete for people to live, work, play and visit, based on their heritage... Experiences in towns based on heritage, activities and events are not wishy-washy; they actually work. If you go to Stockton-on-Tees, which has 97 events a year, it creates footfall and, as a consequence, you get commerce around it, so it does work.”*

Bill Grimsey, Previously chief executive of companies such as Wickes, Iceland and Focus Do It All; Author of the Grimsey Review 2013, 2018, 2020 (November 2020).

**But many high streets require intervention. Historic England’s High Streets Heritage Action Zone programme** is investing £95m in high streets up and down the country to help bring people back to high streets. The funds will help make high streets more vibrant and exciting places where businesses can thrive as well as continue to provide one of the few places where people from all backgrounds can meet and engage with each other (Lloyd-James, 2020).

**Distinctive and characterful places and working spaces attract businesses and customers contributing to the competitiveness of businesses and places.**

Research has shown that for 69% of commercial listed building occupiers “Historic buildings give a positive image to customers and clients”, and similarly 62% of the respondents replied that the historic nature of their building improved their business (Heritage Counts, 2018).