

# **HEMINGTON CONSERVATION AREA CHARACTER APPRAISAL**

Appendix 1

**REVISED  
JULY 2024**

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## 1. Introduction

- 1.1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2. The Hemington conservation area was designated in January 1974. The District Council adopted a character appraisal in April 2001. Revisions to the designated boundary took effect in May 2001. As a result of our most recent boundary review, the conservation area boundary has been revised further (NWLDC, 2024).

### The conservation area since c.2001

- 1.3. Since c.2001 development affecting the conservation area has included the following:
  - 23A and 23B Main Street: An outbuilding attached to the Jolly Sailor PH was demolished c.2000-02. Two detached dwellings were erected.
  - In 2010 we permitted the erection of a detached outbuilding at 6 Church Lane (10/00119/FUL).
  - In 2011 we permitted the alteration of farm buildings at Hemington House Farm to form five dwellings (11/00172/FUL).
  - In 2013 the County Council permitted a ‘classroom extension’ at the Primary School (our reference 13/00231/COM).
  - In 2014 we issued a certificate of lawful existing development for a stable block on land off Church Lane, adjoining the conservation area (19/00005/CLE).
- 1.4. In 2001 the ruined church was “included on the ‘at risk’ register prepared at a national level by English Heritage” (NWLDC, 2001). A management agreement was signed in about 2000. In 2005 the ruined church was in good condition. The war memorial was added to the statutory list in May 2020. It was unveiled in April 1921.



### Context

- 1.5. Hemington is a village in NW Leicestershire. The parish is Lockington cum Hemington<sup>1</sup>. Hemington is about 10 miles SE of Derby and about 12 miles SE of Nottingham. It is about 1 mile west of Lockington.
- 1.6. The amended NW Leicestershire Local Plan (NWLDC, 2021) recognises Hemington as a ‘small village’, i.e. a settlement “with very limited services and where development will be restricted to the conversion of existing buildings and the redevelopment of previously developed land” and for the delivery of “rural exception sites for affordable housing”.

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<sup>1</sup> The ecclesiastical parishes were united before 1557. The parish registers commence at that date (Leicestershire Record Office DE575). The civil parishes were united c.1938-39. Records of Lockington cum Hemington Parish Council commence in 1939 (Leicestershire Record Office DE8674).

- 1.7. For statistical purposes England is divided into Lower Super Output Areas (LSOAs). Hemington is in 'NW Leicestershire 1B'. The level of deprivation in this LSOA is similar to the national median<sup>2</sup>.
- 1.8. The settlement core is situated below 35m AOD on superficial deposits of sand, silt and gravel. Hemington Hill rises steeply; the junction with Diseworth Lane is at 45m AOD. The terrace 3 to 9 Hemington Hill is at 55m AOD on the Helsby sandstone formation<sup>3</sup>.
- 1.9. A water course runs northwards along the east side of Main Street.

## **2. Character zones**

- 2.1. The character of an area may be defined with reference to the age of its buildings and their uses past and present; the overall density, layout and landscaping of development and the scale, massing and materials of the buildings in the area. The conservation area may be divided into two broad character zones; each broad character zone may be divided into two narrow character zones.
- 2.2. Generally the conservation area boundary includes the extent of the village in 1846, except (i) land to the south of the village that was deserted before c.1885 and (ii) land to the north of the village that was redeveloped substantially c.1964-97. The conservation area includes late Victorian designed landscape elements to the east of the village.

### **Church Lane**

- 2.3. The southern part of the settlement core is clustered around the junction of Church Lane, Hemington Hill and Main Street. The broad character zone contains former farmsteads now in residential use. Buildings are arranged in dense clusters – sometimes around courtyards – with substantial open spaces to the peripheries of the character zone. As a result soft landscaping makes a substantial contribution to character. The broad character zone contains a diversity of building heights. Generally roofs are covered with plain tiles.

### Hemington Hall

- 2.4. The former manorial complex is on the north side of Church Lane. The narrow character zone contains significant medieval and early post-medieval fabric including the fourteenth century standing remains of the church, the sixteenth century hall and the seventeenth century kitchen (the 'nunnery').
- 2.5. The hall, the 'nunnery' and the standing remains of the church are faced in stone. 3 Church Lane is a red brick house erected c.1989; it incorporates an earlier stone farm building. Generally stone boundary walls contribute positively to character<sup>4</sup>.
- 2.6. Early Ordnance Survey maps indicate a designed landscape to the west of the 'nunnery' with mixed tree planting. The designed landscape is subject to a tree preservation order (T38). It

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<sup>2</sup> There are 32844 LSOAs in England. These are ranked by deprivation with 1 being the most deprived and 16422 being the national median. NW Leicestershire 1B is ranked 17946.

<sup>3</sup> Fisher's *Victoria history of Castle Donington* (2016) describes how the Helsby formation "runs almost due east-west" across Castle Donington and "falls away sharply to a low-lying plain".

<sup>4</sup> Note the stone boundary wall between 2A and 2B Main Street.

was designated as a 'sensitive area of open space' in the 1991-2006 local plan. It is bounded by a stone wall and a water course; the latter contributes positively to character.

- 2.7. The boundary of the designed landscape is planted with a mix of limes and sycamores underplanted with yews; a sycamore is prominent in views along Main Street from the north. The designed landscape contains mixed tree planting including beech, silver birch, black pine and spruce.



- 2.8. The hall and the 'nunnery' are listed buildings; the 'nunnery' is listed at grade II\*. The standing remains of the church have been designated as a scheduled monument.

- 2.9. 2 and 2A Main Street were erected c.1964. The houses are faced in red brick beneath non-traditional roof coverings; they do not contribute positively to character<sup>5</sup>. The houses reflect the density and layout of houses on Main Street.

#### Farmsteads

- 2.10. The narrow character zone is dominated by buildings erected before c.1885. Generally buildings are faced in red brick. Peggs Farm has a late sixteenth century rear wing; it is a timber framed structure with a thatched roof. In 2011 we permitted the alteration of farm buildings at Hemington House Farm to form five dwellings.



- 2.11. Early Ordnance Survey maps indicate a garden and orchards to the south of Peggs Farmhouse. The land is bounded by a stone wall and conifer hedge. The garden is subject to a tree preservation order (T49); the garden contains a Scots pine and a yew. Land between the orchards and the road is subject to the same tree preservation order. The land contains an ash, a cedar and two yews. The garden to the south of Hemington House is bounded by tall red brick walls. The garden contains two yew trees that are subject to a tree preservation order (T233) as well as a black pine.
- 2.12. The narrow character zone contains four listed buildings. The war memorial is a grade II listed building. It is laid out at one end of a small lawn known locally as the village green. The parish council enhanced the village green recently and described it as "effectively the centre of the village".
- 2.13. 2 and 4 Church Lane were erected c.1963-74. 2 Church Lane has a non-traditional roof covering. The houses make a neutral contribution to character. 1A Main Street was erected

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<sup>5</sup> NWLDC (2001) said that the houses were "suburban in character" and "paid little regard to the materials of existing buildings within the village".

c.1997. It does not reflect the layout or scale of the narrow character zone; it does not contribute positively to character<sup>6</sup>.

### **Main Street**

- 2.14. The northern part of the settlement core is quite densely developed and laid out in a linear manner. The broad character zone is dominated by buildings erected before c.1885. Two properties are known to contain *in situ* cruck trusses and three properties exhibit box framing externally.
- 2.15. The character zone is in residential use excepting the public house and the school. In the past it contained a greater diversity of uses. For example 37 Main Street contained a shop in the late nineteenth century and 7 Main Street contained a post office in the mid twentieth century. A nonconformist chapel was altered c.1965 to form a shop<sup>7</sup>. The Three Horseshoes PH was altered to form a dwelling c.1993.

### Main Street south

- 2.16. The narrow character zone comprises detached and semi-detached buildings laid out to the back of the pavement. As a result soft landscaping makes little contribution to character. Buildings are 1½ or 2 storeys tall. Most buildings are faced in red brick; generally roofs are covered with plain tile or thatch.
- 2.17. The narrow character zone contains five listed buildings including the K6 telephone booth.
- 2.18. 3A Main Street was erected c.1993. The house does not reflect the layout of other houses in the character zone; it is set back from the street behind a small front garden.



### Main Street north

- 2.19. The narrow character zone is dominated by short terraces. Most buildings are laid out behind shallow forecourts or front gardens. The narrow character zone contains a diversity of building heights. Most buildings are faced in red brick but a substantial minority are faced in render or painted brick. Most buildings have plain tile roofs but a substantial minority have slate or thatched roofs. Non-traditional roof coverings intrude to a limited extent.

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<sup>6</sup> NWLDC (2001) said that “although sympathetic in terms of its construction materials”, 1A Main Street “appears out of scale with surrounding properties” and this is “compounded by its location some distance back from the street frontage”.

<sup>7</sup> In October 1965 permission was granted for the alteration of the chapel to form a “general store and post office”. NWLDC (2001) said that the alterations were “particularly insensitive ... resulting in the loss of most external features”. By September 1966 the post office was at 12 Main Street. In October 1975 permission was granted for the use of the former chapel as a house (75/1230/P).

2.20. Between 1789 and 1846 properties on the east side of Main Street encroached into the street. Hence 4 to 14 Main Street are set back behind front gardens. Soft landscaping and trees make a positive contribution to character (note the oak tree in front of 6 Main Street). 4 and 6 Main Street are bounded by a water course that contributes positively to character. Front boundary walls at 36 to 46 Main Street contribute positively to character.



2.21. The side garden at 6 Main Street appears on the enclosure map (1789). It contributes positively to character and it offers a view from Main Street toward the 'shelter belt'. The narrow character zone contains two listed buildings.

2.22. 27 to 35 Main Street were erected c.1976. The terrace makes a neutral contribution to character. Front gardens offer a view toward 37 Main Street<sup>8</sup>.

### 3. Setting elements

3.1. Proceeding clockwise from Hemington Hill the elements that comprise the setting of the conservation area may be described as follows:

#### West of the conservation area

3.2. There is countryside between the conservation area and the boundary with Castle Donington parish. Generally the land makes a positive contribution to character. It was designated as an 'area of separation' in the 1991-2006 local plan. Policy S3 of the adopted local plan supports some forms of development in the countryside if the development would not "undermine ... the physical and perceived separation and open undeveloped character between nearby settlements"<sup>9</sup>. The land comprises:



<sup>8</sup> The view toward 37 Main Street is apparent on the enclosure map (1789) and the 'township map' (1846). It was obscured by a farm building erected c.1846-85. Before 2017 a silver birch at 35 Main Street was removed; a tree replacement notice was not served (our reference E/17/00131/TPO).

<sup>9</sup> In 2019 the District Council refused planning permission for a mixed use development to the east of Castle Donington because it would have "significantly reduced ... the physical separation of the settlements of Castle Donington and Hemington", hence "undermining the separate identities of those settlements" (our reference 17/01135/OUTM).

- a) Countryside (i): Undeveloped land adjoins the conservation area to the south-west. It makes a positive contribution to character. From north to south the land rises steeply from 35m AOD to 55m AOD. The land contains public footpaths that offer views across the settlement core. Five trees are subject to a tree preservation order (T49) and they contribute positively to setting<sup>10</sup>.
- b) Countryside (ii): Undeveloped land adjoins the crofts to the west of the conservation area. It makes a positive contribution to character. The land is flat.

#### **North of the conservation area**

3.3. The north side of the conservation area is bounded by housing development erected since c.1948. Generally the development makes a neutral contribution to character. From west to east it comprises:

- c) 2 to 6 Grange Farm Close: Five detached houses erected c.1990-97.
- d) 39 to 45 Main Street: Two semi-detached pairs erected c.1964.
- e) 1 and 7 to 11 Grange Farm Close and 47 to 49A Main Street: A traditional farmhouse and threshing barn; a detached house and three terraced houses erected c.1997.
- f) 52 to 54 Main Street and 1 to 7 Lockington Lane: Three semi-detached pairs erected c.1948-49.
- g) 9 to 27 Lockington Lane: A long terrace flanked by semi-detached pairs erected c.1954-63.
- h) 6 to 16 Lockington Lane: Three semi-detached pairs erected c.1949.

#### **East of the conservation area**

3.4. There is countryside between the conservation area and the boundary with Lockington township. Generally the land makes a positive contribution to character. It comprises:

- i) Countryside (iii): The 1921 OS map indicates parkland with scattered trees. The trees do not survive. The land is flat.



3.5. Undeveloped land adjoins the conservation area to the east (pictured above). From north to south the land rises from 35m AOD to above 50m AOD. It is bisected by a public footpath that runs east-west and offers views toward the 'shelter belt', Hall Gardens and the spire of Castle Donington parish church beyond.

<sup>10</sup> Coaker (1989) says that five oak trees "were planted in 1897 to commemorate Queen Victoria's diamond jubilee". The trees have been "known ever since as Findern Clump".



### **South of the conservation area**

- 3.6. The south side of the conservation area is bounded by countryside. Generally it makes a positive contribution to character. From NW to SE the land rises from 35m AOD to about 70m AOD. The land contains recreation and tourism uses<sup>11</sup>. From east to west it comprises:
- j) Equestrian development including a stable erected in 2014.
  - k) Land in a “mixed agricultural and equestrian use”.
  - l) Agricultural land including land that was “deserted” in 1885.
  - m) A wooded water course.
  - n) On the west side of the water course, land in use as a camp site.

## **4. Open spaces**

### The ‘crofts’

- 4.1. The enclosure map (1789) indicates ten crofts on land to the west of Main Street; the 1921 OS map indicates eight crofts. Generally the crofts survive as a series of open land parcels maintained as grassland. The crofts are defined by hedge boundaries that reflect the boundaries indicated on historic maps. These qualities contribute positively to character.
- 4.2. The open space includes modern agricultural buildings at Post Office Farm. The buildings do not reflect the character of traditional buildings in the conservation area, but they are an appropriate form of development in the countryside.

### Chapel close

- 4.3. In 1907 a portion of the estate of the late Hugo Harpur Crewe was “appropriated” for use as a public park. The 1921 OS map indicates parkland to the east of the settlement core with scattered trees. The parkland is bisected by a public footpath; to the south of the footpath the parkland trees survive. They include two clumps of mature lime trees and a clump of mature horse chestnut trees. Chapel close contributes positively to character due to its association with the Harpur Crewe family, its openness and its mature trees.

### Shelter belt

- 4.4. A shelter belt was planted c.1884-1903 to the rear of properties on the east side of Main Street. The shelter belt contains a mix of mature deciduous trees that contribute positively to character. The shelter belt is visible from Main Street; note the view across the side garden at 6 Main Street. The shelter belt is also visible from the public footpath that runs east-west across the countryside to the east of the conservation area.

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<sup>11</sup> The local plan supports recreation and tourism uses in the countryside (policy S3). In 2018 we granted permission for the change of use of land to “mixed agricultural and equestrian” use (18/02267/FULM). In 2019 we issued a certificate of lawful existing development for a stable block (19/00005/CLE). In 2019 we granted permission for the change of use of land to a camp site (19/02215/FUL).

### Play area

- 4.5. In July 1897 the play area on Lockington Lane was given to the village. 2 Lockington Lane was erected c.1990 on a portion of the 'shelter belt' (our reference 90/0091/R). The front boundary contains three mature horse chestnut trees and two mature lime trees. The trees contribute positively to character; 2 Lockington Lane makes a neutral contribution.



- 4.6. A triangle of open space at the corner of Lockington Lane and Main Street contains four mature deciduous trees (including two sycamore trees). The open space contributes positively to character. The trees contribute positively to views out of the conservation area facing north.

## **5. Views and landmarks**

- 5.1. Land on the Helsby sandstone formation is at least 15m higher than the settlement core. Public footpaths on land to the west and east of the conservation offer views across the settlement core. Land to the west of the conservation area offers views of the 'crofts' while land to the east of the conservation area offers views of the 'shelter belt' and Hall Gardens.

- 5.2. 37 Main Street is a landmark in views north along Main Street. The view extends beyond the house to include a group of trees at the corner of Lockington Lane and Main Street. The side elevation of the house forms a 'pinch point' that defines the north entrance to the conservation area<sup>12</sup>.



- 5.3. A sycamore tree is a landmark in views south along Main Street. The view extends beyond the sycamore tree to include the thatched rear wing of Peggs Farm and the trees to the south of that building (including 'Findern Clump' beyond the designated boundary).
- 5.4. The 2001 appraisal says that the shelter belt provides "an attractive backdrop when viewed from Main Street through the gaps between properties". The side garden at 6 Main Street offers a view from the street toward the 'shelter belt'.

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<sup>12</sup> The 2001 appraisal noted the landmark value of Hemington House at the south entrance to the conservation area.

## 6. Opportunity areas

### The Horseshoes

- 6.1. Development at 'The Horseshoes' does not reflect the character of traditional buildings on Main Street, but the development has limited visual impact and it makes a neutral contribution to character.
- 6.2. Three detached houses were erected c.1993. The houses are laid out around three sides of a courtyard. The development has a complex massing with porches, dormers etc. It does not reflect the layout and massing of traditional buildings on Main Street.

### Hemington Court

- 6.3. Development to the rear of Hemington Court does not reflect the character of traditional buildings on Main Street, but the development has limited visual impact and it makes a neutral contribution to character.
- 6.4. 1 to 6 (cons) Hemington Court were erected c.1993. The development comprises two terraces of three bungalows with non-traditional roof coverings. To an extent the development reflects "the footprint of lost buildings" but it does not reflect the scale or materials of traditional buildings on Main Street.
- 6.5. 23A and 23B Main Street were erected c.2001-02. The "backland" development of two detached dwellings does not reflect the layout of traditional buildings on Main Street.<sup>13</sup>

### 2B to 2D Main Street

- 6.6. Three houses were erected c.1963-74. Each house is two storeys tall with a single storey lean-to element in front. Each house has a non-traditional roof covering. The houses do not reflect the massing or materials of traditional buildings on Main Street.



### Hall Gardens

- 6.7. Development at 'Hall Gardens' has a limited visual impact upon Church Lane but it is prominent in views into the settlement core from the countryside to the east.
- 6.8. Seven detached houses were erected c.1999. 'Hall Gardens' is a cul-de-sac and the houses are laid out loosely around three sides of a courtyard. The development has a complex massing with gable features, porches etc. It does not reflect the layout and massing of traditional buildings in the conservation area.

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<sup>13</sup> In 1999 the appeal inspector said that "backland development would be acceptable in principle" but a detached dwelling "would be incongruous with the pattern of development in the conservation area" (99/0902/P). In 2001 prior to determination the local planning authority had encouraged a layout that would "take its lead from the traditional terraced form of dwellings within the village".

## 7. Problems, pressures and threats

- 7.1. The Parish Council has identified an existing problem arising from a recent “increase in HGV incursions”. Hemington is subject to a 7.5 tonne weight restriction. In Leicestershire weight restrictions are enforced by Leicestershire Police.
- 7.2. In September 2021 the local planning authority (LPA) refused planning permission for development of up to 9.25ha of storage and distribution units (B8), industrial units (B2) and light industrial units (B1c) and associated works.
- 7.3. The LPA found that the development would harm views across the conservation area from public footpaths to its west (see paragraph 2.7 above). However the LPA concluded that the public benefits of the development would “more than outweigh” the harm.

### Condition of buildings

- 7.4. A survey in May 2017 identified 68 traditional buildings in the Hemington conservation area. 42 buildings (63%) were found to be in good condition; 21 buildings (31%) were found to be in fair condition and 5 buildings (7%) were found to be in poor condition. On this basis the Hemington conservation area is considered to be ‘not at risk’.
- 7.5. In 2005-06 the County Council assessed the condition of 15 listed buildings in the Hemington conservation area<sup>14</sup>. 11 buildings (73.3%) were found to be in good condition; 1 building (6.7%) was found to be in fair condition and 3 buildings (20%) were found to be in poor or very bad condition.
- 7.6. In 2017 the District Council assessed the condition of the same 15 listed buildings<sup>15</sup>. 10 buildings (66.7%) were found to be in good condition; 4 buildings (26.7%) were found to be in fair condition and 1 building (6.7%) was found to be in poor condition. In 2017 the following listed buildings were found to be either ‘at risk’ or ‘vulnerable’:



- A boundary wall at Peggs Farmhouse (‘at risk’);
- 7 Main Street (‘vulnerable’);
- An outbuilding at 7 Main Street (‘at risk’);
- A boundary wall at Hemington Hall (‘at risk’);
- Boundary walls to the ruined church (‘at risk’).

<sup>14</sup> Three buildings (including an outbuilding at 13 Main Street) were surveyed in 1990.

<sup>15</sup> In 2017 a listed K6 telephone booth was found to be ‘vulnerable’. Since about 2018 the telephone booth has been used as a book exchange.

- 7.7. An outbuilding at 13 Main Street was found to be 'at risk' in 1990. The County Council described the outbuilding as "completely dilapidated". In 1994 we granted consent for the part rebuilding of the outbuilding (94/0054/P). In 2017 the outbuilding was no longer at risk.
- 7.8. In 2001 the ruined church was "included on the 'at risk' register prepared at a national level by English Heritage" (NWLDC, 2001). A management agreement<sup>16</sup> was signed in about 2000. In 2005 the ruined church was in good condition.

## **8. Bibliography**

Coaker (1989) *A short history of Lockington and Hemington*

NW Leicestershire District Council (2001) *Hemington conservation area appraisal and study*

NW Leicestershire District Council (2021) *NW Leicestershire Local Plan*

NW Leicestershire District Council (2024) *Historic development of Hemington*

NW Leicestershire District Council (2024) *Hemington conservation area boundary review*

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<sup>16</sup> Under s17 of the Ancient Monuments & Archaeological Areas Act 1979. Jordan R, pers comm (2020).