

HEMINGTON CONSERVATION AREA BOUNDARY REVIEW

Appendix 2A

**REVISED
JULY 2024**

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Introduction

- i. 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”. The Hemington conservation area was designated in January 1974 and revisions to the designated boundary took effect in May 2001.
- ii. The draft character appraisal says: *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.*
- iii. Considering these general principles, further boundary revisions are proposed, as indicated on map 1. The proposed conservation area boundary is shown on map 2.

Grange Farm Close and 39 to 49A Main Street

1. The District Council considers that these properties do not contribute to an area of special architectural and historic interest. The properties are beyond the north “entrance” to the conservation area as described in the draft character appraisal. It is proposed to **remove** the following properties from the conservation area:
 - **39 to 45 Main Street:** Two semi-detached pairs were erected c.1964. The houses have non-traditional roof coverings. In terms of their age, layout and materials, the houses do not reflect the character of the Main Street ‘north’ character zone.
 - **2 to 6 Grange Farm Close:** Five detached houses were erected c.1990-97. In terms of their age, density and layout, the houses do not reflect the character of the Main Street ‘north’ character zone.
 - **1 and 7 to 11 Grange Farm Close; 47 to 49A Main Street:** Farm buildings were demolished c.1997 and replaced by a detached house and three terraced houses. A traditional farmhouse and threshing barn survive. The detached house does not reflect the character of the Main Street ‘north’ character zone. Other properties contribute positively to character, but they are separated from the historic settlement core by the development described above.

Play Area

2. It is proposed to **add** the play area to the conservation area. In July 1897 the play area was given to the village. It contains mature trees that contribute positively to character. The play area is one of three late Victorian designed landscape elements that are associated with the Harpur Crewe family.

Land at Hemington House

3. It is proposed to **add** land at Hemington House to the conservation area. Historic maps indicate garden land to the south of Hemington House and orchard land to its south-east¹. The garden land and the former orchard land is enclosed by a substantial and traditional red brick wall that contributes positively to character.

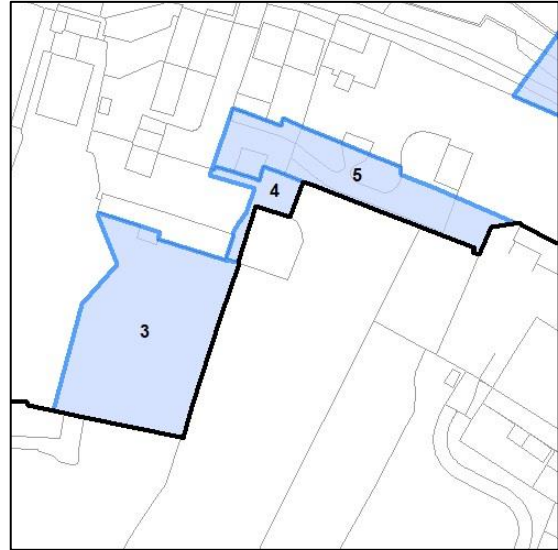
¹ The layout of garden land and orchard land is indicated on Grundy’s *Complete map of the lordship of Hemington* (1740) and on the OS 1:2500 maps of 1885, 1903 and 1921. The enclosure map (1789) does not differentiate between the garden land and the orchard land.

Land at Kelham's Court

4. It is proposed to **add** land at Kelham's Court to the conservation area, to reflect the boundaries that appear on the ground. In 2011 we permitted the alteration of farm buildings to form five dwellings (11/00172/FUL). It is proposed to add land to the conservation area to reflect the boundaries that appear on the ground following that development.

Land at Hemington House Farmhouse

5. It is proposed to **add** land at Hemington House Farmhouse to the conservation area. In 2010 we permitted development including a "new access" (10/00119/FUL). The "new access" does not make a strong positive contribution to character, but its inclusion in the conservation area would ensure consistent treatment of the whole of the residential curtilage.



Inset map: Boundary review areas 3 to 5

Chapel Close

6. It is proposed to **add** Chapel Close to the conservation area. In 1907 a portion of the estate of the late Hugo Harpur Crewe was "appropriated" for use as a public park. Surviving parkland trees include two clumps of mature lime trees and a clump of mature horse chestnut trees. The trees contribute positively to character. The parkland is one of three late Victorian designed landscape elements that are associated with the Harpur Crewe family.
7. It is not proposed to add land to the north of Chapel Close to the conservation area. Since c.1921 this land has been subdivided from the park and all trees have been felled.