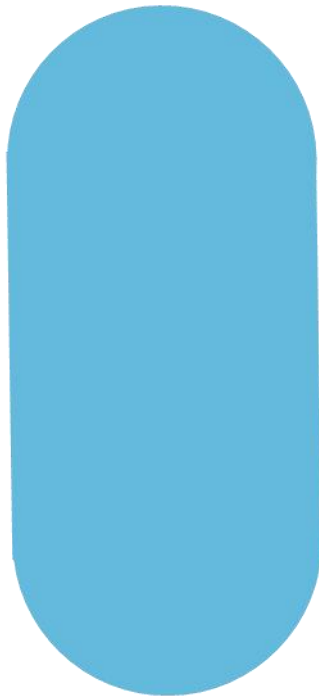




Mr & Mrs Jones

The Bell House, Lyddington

HERITAGE IMPACT ASSESSMENT



Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham, NG2 3DQ

www.marrons.co.uk

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Acknowledgements

This survey was commissioned by Mr & Mrs Jones and thanks are due in this regard. The report was written by Brixie Payne and Tom Street, and verified by Tom Street of Marrons.

EXECUTIVE SUMMARY

In April 2023, Marrons were commissioned by Mr & Mrs Jones to compile a Heritage Impact Assessment to support an application for planning permission and listed building consent for proposed development at the Bell House, 4 the Green, Lyddington, Rutland.

This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. The Bell House is a Grade II listed private dwelling house dating principally to the 18th century with later extensions and outbuildings. It is situated within the Lyddington Conservation Area and its polite symmetrical frontage faces onto the village green.

The proposed scheme of development comprises a ground and first floor extension to the rear of the property following the demolition of the existing conservatory which is a later addition to the building. At ground floor level a new kitchen with roof lantern and glazing overlooking the rear garden will replace the existing conservatory. To the first floor, a new gabled extension will be constructed parallel to the existing rear range in order to provide a dressing room and ensuite to the adjacent Master Bedroom while a flat roofed infill extension between the two gabled ranges will provide a new family bathroom.

Overall, the direct impacts of the proposed extensions and alterations on the architectural and historic interest of the Site would bring about a low to moderate level of less than substantial harm. However, this study demonstrates how the impact of the proposed improvements to residential accommodation have each been mitigated through appropriate design, material choices, and siting.

Where changes occur they are localised and have been minimised to ensure that they represent a logical and traditional development commensurate with the high status and character of the property. The proposed extensions have been discreetly located at the rear of the building, avoid impacts upon the house's principle elevation and notably affect elements which have been previously compromised by unsympathetic modern changes, such as the 1990s conservatory and the dormer windows in the catslide roof. Accounting for the need to sustain the Grade II listed building's optimum viable use as a well-appointed dwelling house for the foreseeable future, the majority of works are therefore mitigated and justified.

The development has the potential to impact on the positive contribution that the Bell House currently makes to the architectural and historic interest of the Lyddington Conservation Area.

However, by virtue of the discrete siting and subordinate traditional design of the extensions, the proposed scheme would have a neutral impact on the significance of the conservation area as a designated heritage asset.

The development also has the potential to impact indirectly on the setting and significance of the Grade II listed buildings of Stoneleigh and Lincoln House and the Scheduled Monument of Lyddington Bedehouse. However, this study demonstrates that the siting and design of the proposals would ensure that the development has a neutral impact on the setting and significance of these designated assets.

In bringing about low to moderate level of less than substantial harm to the significance of the Bell House, the proposed works do not fully comply Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). However, in line with Paragraphs 200 and 202 of the NPPF and the guidance provided in Paragraphs 15 and 16 of the PPG, the harm caused to the listed building should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This study demonstrates how harmful direct impacts have been minimised and mitigated through design and would be justified and outweighed by the benefits of sustaining the optimum viable use of the listed building.

In bringing about a neutral impact on the Lyddington Conservation Area, the proposed scheme adheres to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990), Chapter 16 of the NPPF and policy CS22 of the Rutland Local Development Framework Core Strategy Development Plan Document (2011).

In bringing about a neutral impact on the setting and significance of the Grade II listed buildings of Stoneleigh and Lincoln House and the Scheduled Monument of Lyddington Bedehouse the proposed scheme adheres to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990), Chapter 16 of the NPPF, and policy CS22 of the Rutland Local Development Framework Core Strategy Development Plan Document (2011)



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1 INTRODUCTION

Project Background

- 1.1 In April 2023, Marrons were commissioned by Mr & Mrs Jones to compile a Heritage Impact Assessment to support an application for planning permission and listed building consent for proposed development at the Bell House, 4 the Green, Lyddington, Rutland, LE15 9LW at National Grid Reference SP 87543 97124, henceforth referred to as “the Site”.
- 1.2 This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. For a full assessment methodology, please see Appendix 1: Assessment Methodology.

The Site

Location

- 1.3 The Site is located in the rural village of Lyddington which lies between Uppingham ca. 2.3km to the north and Corby ca. 8.5km to the south. Rutland Water is situated ca. 8.5km to the north.
- 1.4 Lyddington is characterised primarily by a linear pattern of settlement, with development sitting mainly to either side of Main Street, with a small number of roads stretching off to the east and west also lined by development.
- 1.5 The Site is located centrally within the village on the Green. To the immediate west is Main Street, with other residential dwellings located to the north and south of the Site. To the east is an open undeveloped area which is part of the Lyddington Bedehouse scheduled monument, which also extends to the south of the Site. Further east of the Site lies a large area of tree plantation.
- 1.6 The Site currently consists of the Bell House which is in use as a family home, outbuildings and a rear garden plot.



Figure 1: Site location

Landscape Characterisation

National Character Area (NCA)

1.7 The Site lies within the National Character Area (NCA) 93: High Leicestershire. The following summary is extracted from the relevant NCA assessment:

High Leicestershire National Character Area (NCA) rises out of the clay of the Leicestershire and Northamptonshire Vales on the western and southern sides and above the lowland plains of the Soar, Wreake and Welland valleys and the Vale of Belvoir. To the north and east the area abuts the Leicestershire and Nottinghamshire Wolds NCA, rising steeply out of the Wreake Valley, but with a more gradual transition towards the Vale of Catmose and Rutland Water towards the east over limestone lowlands. This landscape of broad, rolling ridges and secluded valleys has a quiet, remote and rural character with small villages and scattered farms. The predominantly rural character of the area comprises undulating fields with a mix of pasture on the higher, sloping land and arable farming on the lower, flatter land.



Fields are divided by well-established hedgerows, with occasional mature hedgerow trees. A network of narrow country lanes, tracks and footpaths connect across the landscape interspersed by small thickets, copses and woodlands. Extensive views from the higher ground reveal a pattern of small attractive villages, hamlets and farm buildings set within an agricultural landscape, with traditional churches acting as distinctive features of the settlements.

Only a very small percentage of the NCA is classified as 'urban': the eastern edge of Leicester (including the suburbs of Thurmaston, Syston and Queniborough) and Uppingham, the only market town in the area, located close to the A47 which cuts horizontally across the middle of the NCA. The A6003 and B6047 provide the major north–south routes.

The area is important for agriculture, with a mix of arable farming in the lowlands and pasture on higher ground. The NCA also hosts important species such as otter, barn owl, yellow wagtail, skylark, lapwing, grey partridge and tree sparrow. The area contains less than a hectare of Rutland Water which has Special Protection Area and Ramsar designation. The reservoir also provides a recreational and biodiversity resource including habitat for birds such as the osprey. There is also an important water resource at Eyebrook Reservoir which has seen a marked increase in its recreational use, especially cycling. Past industries relating to geodiversity in the NCA include quarrying for iron ore at various localities; current industries include quarrying for sand and gravel near the Wreake Valley and for cement at Ketton. Local stones have been used extensively for building in the NCA, mainly Lincolnshire Limestone and the ironstone of the Marlstone Rock Formation.

The historic character of this area is also very important, in particular its ancient woodlands, deserted villages, veteran trees, historic parklands and areas of archaeological interest, including numerous sites of remnant ridge and furrow and the relatively complete large areas of Midland open field systems which are of national significance. There is a strong historic and cultural connection to the keeping and riding of horses and field sports. The long history of countryside management for game has done much to preserve the character of the area.

The NCA is facing significant challenges concerning the protection of its quiet, remote and rural character, as the city of Leicester is developed. At the same time, this

provides potential to encourage urban communities to enjoy the quiet recreational opportunities available in the NCA (Natural England, 2013).

Historic Landscape Characterisation (HLC)

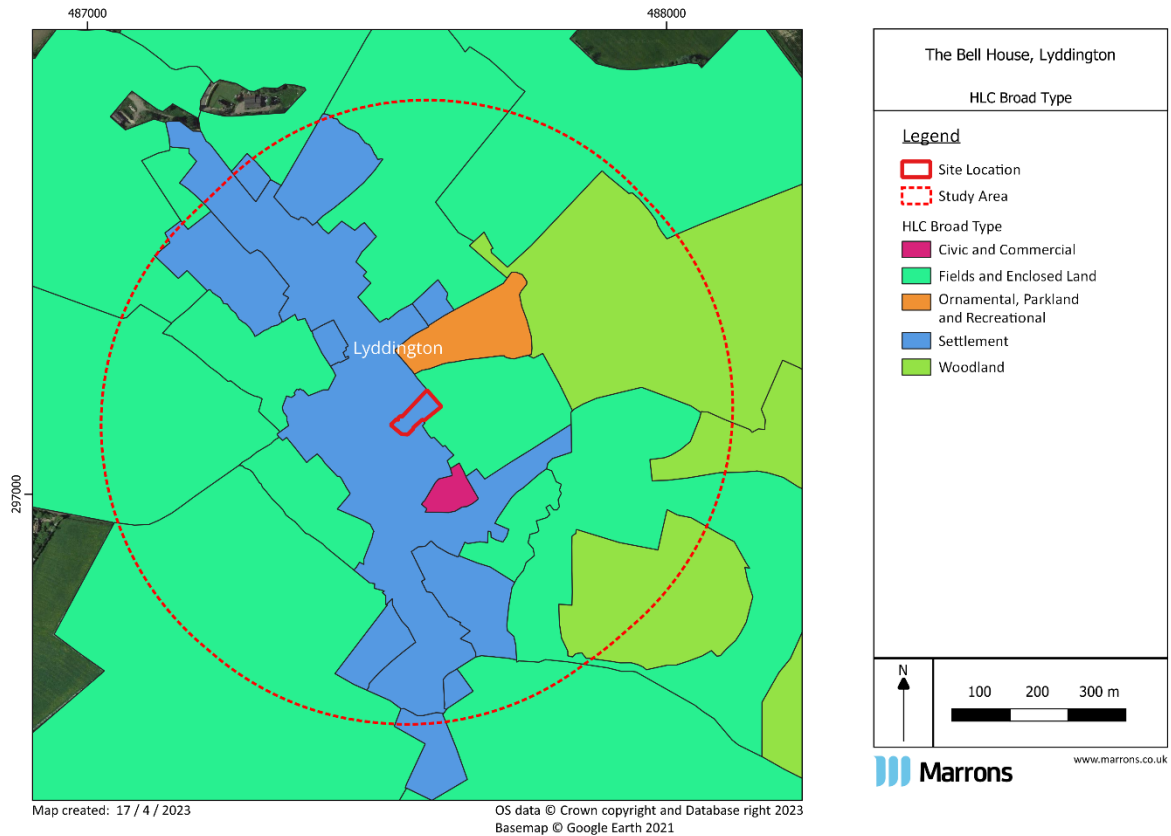


Figure 2: HLC Broad Type

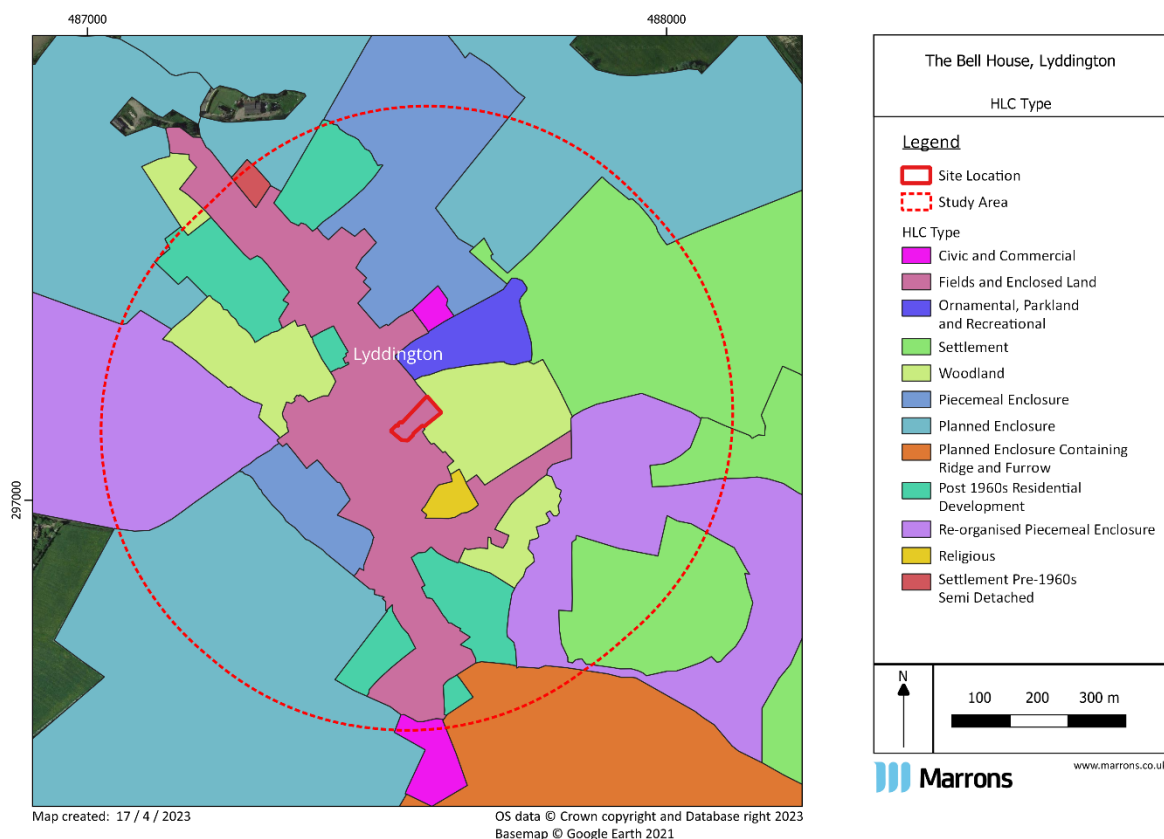


Figure 3: HLC Type

1.8 The Site is located within the HLC Broad Type *Settlement* within the HLC Type *Historic Settlement Core*. A summary of this area is extracted from the *Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project* (Leicestershire County Council, 2019):

- **Description:** *Historic Settlement Cores will be defined by morphology or by data held within the Historic Environment Record. In most cases this will represent the extent of the settlement either by the end of the medieval period or by the beginning of the 19th century. Those areas characterised as Historic Settlement Cores are an attempt to define the current landscape and includes street patterns and buildings marked on the 1st edition 6" OS map layer. It is recognised that the full medieval extent of these cores may have been greater but have in many instances will have undergone subsequent phases of redevelopment. Where appropriate the extent of Historic Settlement Cores that have been through redevelopment is defined within the Previous Historic Landscape Character type.*



-
- **Period:** *Medieval/Post Medieval/Late Post Medieval. Most settlement in Leicestershire will have origins dating from the 8th to the 13th centuries. Analysis of Domesday, compiled in 1086, indicates the pattern of settlement in Leicestershire, as a result of Anglo-Saxon and Danish colonisation, to be most densely concentrated to the south and east of the county. West of the River Soar settlement appears to have been more widely scattered and the impression is that villages were smaller and poorer than those to the east. In the east and south of the study area, although there has been modest expansion, most notably in the market towns, over the last 150 years the pattern remains one of scattered nucleated villages sitting within the context of a predominantly rural landscape. A less dense settlement distribution is certainly discernible when looking at the distribution of Historic Settlement Cores identified through HLC in the north-western part of the project area. This area, along with the Leicester City itself, has undergone by far the greatest level of urban expansion over the past 150 years. The most easterly third of Rutland is also an area with a notably sparse distribution of Historic Settlement Cores.*
 - **Factors influencing change:** *The greatest pressure, particularly in the larger market towns and Leicester City, comes predominantly from new development. Many of the Historic Settlement Cores are also the commercial and shopping districts of towns where modern signage and building refurbishment can also have a detrimental effect upon the historic character of an area. Where towns are significantly affected during periods of economic slowdown or decline there is danger that properties may become vacant and fall into disrepair. Where this is the case the will to pay for repairs can be lacking and the perceived economic viability of a building or set of buildings may be questioned. In many of the more rural villages however, although there may have been a limited amount of infill development, settlement expansion, most notably in the east and west, has not been significant.*
 - **Biodiversity potential:** *Medium. Within the most highly urbanised centres there is very limited biodiversity potential. However, some buildings, including modern housing, will support bats. Many modern gardens are small, and the use of pesticides, modern fertilisers, decking and close cutting of grass will limit their*



biodiversity value. However, large mature gardens, neglected gardens and groups of long gardens are important for a number of UK BAP species. Many garden features such as ponds, ornamental shrubs, fruit trees, etc provide a valuable habitat resource for many species, especially amphibians and birds.

- **Archaeological potential:** *High. The historic settlement core of a town or village will contain above ground archaeology in the form of buildings and other historic structures. These areas will also have a significant potential to contain below ground archaeology. The historic cores of towns will often contain some of our most complex and valuable historic remains. The buried deposits, structures and plan-form of towns are not only important for the study of the past, they provide a tangible link to that past and provide context for us when attempting to understand our surroundings.*
- **Management:** *Historic Settlement Cores typically contain a significant proportion of the study area's historic buildings and structures. Many, because they are either listed or within conservation areas, will be afforded a level of statutory protection. Highways departments and utility operators should take care to consult with conservation officers and planning archaeologists to ensure that any programme of works will not have a detrimental effect upon a town's historic fabric or archaeological deposits. Where damage is shown to be unavoidable an appropriate programme of mitigation needs to be put in place and carried out.*
- **Research potential:** *Both national and regional research agendas are in place for the study of our historic urban centres. In Leicestershire the requirement for an extensive urban survey has long been recognised. Such a survey will provide high quality data about the archaeological potential of the towns of Leicestershire and Rutland as well as charting their historical development.*
- **Amenity value:** *High. Historic Settlement Cores offer a high amenity value. In many cases they will be the commercial and retail sector of a town providing both employment and access to shops and services. The historic cores of a town can also be important in attracting tourism to an area. These areas will also contain the greatest concentration of designated heritage assets.*

Proposed Works

- 1.9 The proposed scheme comprises a ground and first floor extension to the rear of the property following the demolition of the existing conservatory which is a later addition to the building. At ground floor level a new kitchen with roof lantern and glazing overlooking the rear garden will replace the existing conservatory. To the first floor, a new gabled extension will be constructed parallel to the existing rear range in order to provide a dressing room and ensuite to the adjacent Master Bedroom while a flat roofed infill extension between the two gabled ranges will provide a new family bathroom.

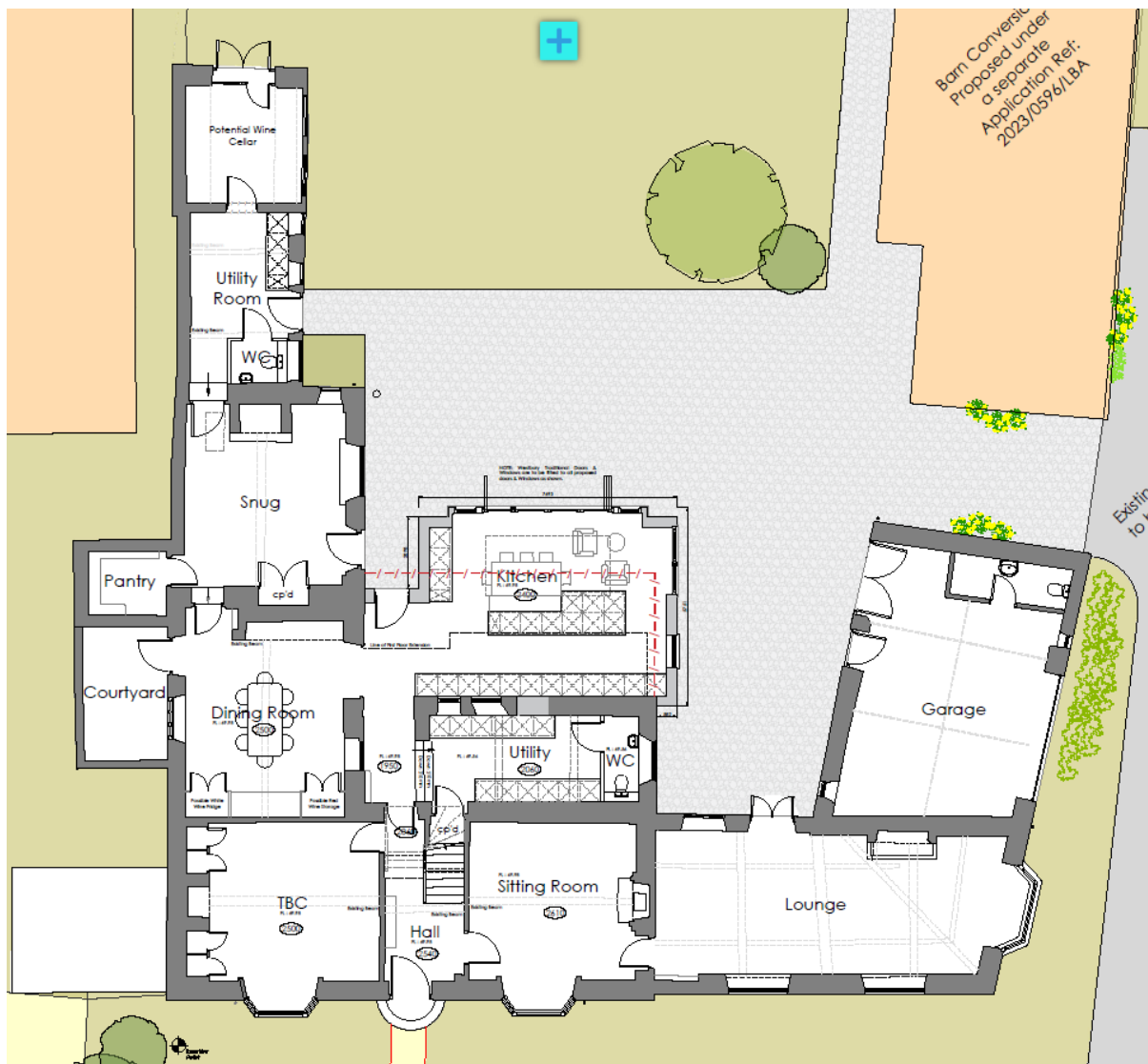


Figure 4: Proposed ground floor plan (the outline of the existing conservatory is shown dashed in red)

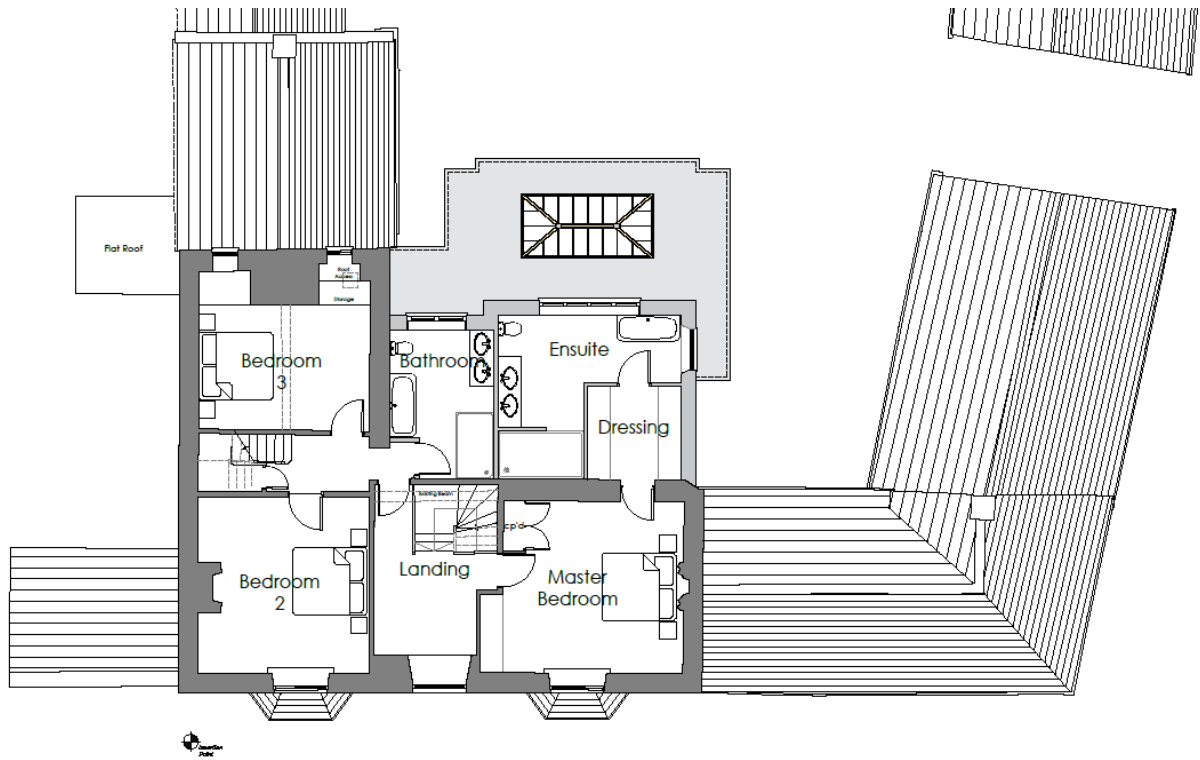


Figure 5: Proposed first floor plan

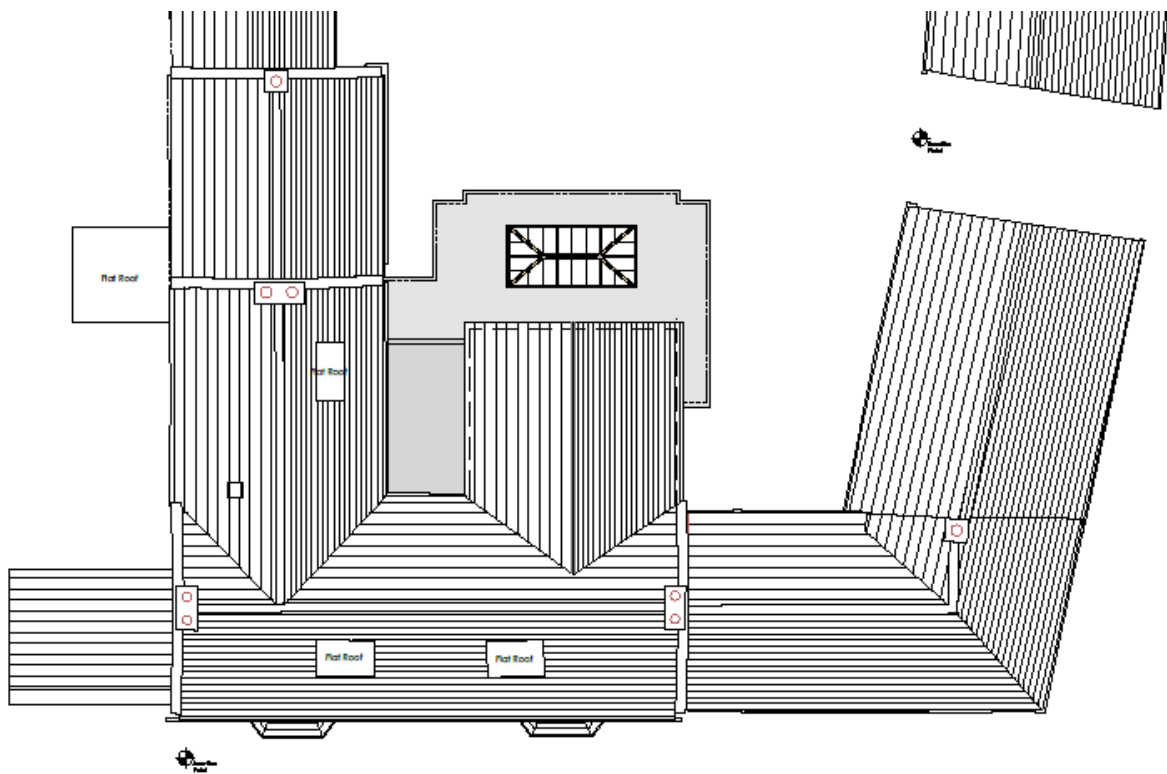


Figure 6: Proposed roof plan



Figure 7: Proposed north east elevation



Figure 8: Proposed south east elevation

1.10 For full details of the proposed development, please refer to the application submission documents.

Scope of Study

1.11 The scope of this study is proportionate to the proposed works and does not constitute a comprehensive statement of significance for those heritage assets that may be directly or indirectly impacted upon by the proposed development.



-
- 1.12 The objectives of this study are to:
- Identify designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
 - Describe the heritage significance of designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
 - Assess the degree of impact of the proposed development upon the significance of heritage assets;
 - Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.
- 1.13 Research sources consulted for this study comprise published references and maps. Online resources were consulted where available and included (but not limited to):
- National Heritage List for England, an up-to-date list of Designated Heritage Assets, excluding Conservation Areas (<https://historicengland.org.uk/listing/the-list/>)
 - Britain from Above (<https://www.britainfromabove.org.uk/>) for aerial photograph coverage
 - The National Library of Scotland (<https://maps.nls.uk/geo/>) and Old-Maps (www.old-maps.com) for a range of maps from 1851 to the present day
 - Historic England Archives Image and Book Collection (<https://historicengland.org.uk/images-books/>)
 - Open Domesday, a free online copy of the Domesday Book (<https://opendomesday.org/>)
 - Key to English Placenames, an up-to-date guide to the interpretation of the names of England's cities, towns and village held by the University of Nottingham (<http://kepn.nottingham.ac.uk/>)
 - Census records accessed online via [Genealogist.co.uk](http://www.genealogist.co.uk)
- 1.14 A Site visit was undertaken on 19th April 2023 by Brixie Payne and Tom Street.



Planning Context

Legislation and National Policy

- 1.15 There is national legislation, policy and guidance relating to the protection and treatment of the historic environment within the planning process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessments to ensure damage or loss to the resource is permitted only where it is justified.
- 1.16 The National Planning Policy Framework (NPPF), published in 2012 and last updated in 2021, sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying Planning Policy Guidance (PPG). The national policy relevant to this assessment is detailed in Appendix 2.

Local Planning Policy

- 1.17 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site is located within the jurisdiction of Rutland County Council which is currently subject to policies set out within Appendix 2.

Planning History

- 1.18 A search of the Rutland County Council online planning website was undertaken. Relevant previous planning applications pertaining to the Site area presented in the table below.

Application Ref	Description	Decision	Date
2018/0333/FUL	Conversion of redundant barn to residential use	Approve	Nov 2018



2018/0334/LBA	Conversion of redundant barn to residential use	Approve	Nov 2018
2013/0622/DIS	Discharge of conditions in relation to L/97/151/9/CC - Alterations to enable construction of conservatory to rear of dwelling.	Refuse	Jul 2013
2013/0621/DIS	Discharge of conditions in relation to F/97/0150/9/CC - Construction of a conservatory at rear of dwelling, erection of gazebo and changing room; provision of swimming pool; alterations.	Refuse	Jul 2013
L/1997/0151	Alterations to enable construction of conservatory to rear of dwelling.	Approve	Jun 1997
F/1997/0150	Construction of a conservatory at rear of dwelling; erection of gazebo and changing room; provision of swimming pool.	Approve	Jun 1997



2 HISTORICAL DEVELOPMENT

A brief historical background is given here to provide an immediate context to the Site.

Medieval

- 2.1 The name Lyddington possibly derives from the Old English words ‘hlyde’ meaning a noisy street and ‘tun’ meaning an enclosure, farmstead or village (University of Nottingham, 2012). This therefore suggests a Saxon origin to the settlement (Rutland County Council, 2015).
- 2.2 Lyddington is recorded in the Domesday Book of 1086 in the hundred of Witchley. It had an estimated recorded population of 13.5 with all land listed under the ownership of the Bishop of Lincoln (St Mary) (Powell-Smith, 2011).
- 2.3 This connection with the Bishop of Lincoln meant that throughout the Medieval period, the village was an important settlement. By the 12th century, a house and park had been built as a stopping place as Lyddington likely lay on a route through the Diocese (Rutland County Council, 2015). This significance was consolidated by the construction of a bishop’s palace in the 12th – 13th century centred around the Bede House ca. 100m south of the Site.
- 2.4 During this period, Lyddington would have functioned as an agricultural economy with most villagers engaged in farming.
- 2.5 It is likely that the village was re-planned in the 13th century following the founding of a market on the Green. There is evidence that Medieval burgage plots were created to the north-east of the Green. The Site was likely part of this planned block (HER ref: MLE24452) (Heritage Gateway, 2012). Although the listing description gives an early 18th century date for construction of the Bell House, evidence seen on the Site visit suggests that the house contains an earlier late Medieval or Post-Medieval core. This seems likely given the central location of the Site on the Green and the fact that the property to the immediate south-east of the Site, Stoneleigh, is also a 17th-18th century remodelling of a Medieval building.

Post-Medieval – 18th Century

- 2.6 After the Dissolution of the Monasteries in the 16th century, the Bishop’s Palace was seized and given to the Cecil family who resided at nearby Burghley House in Stamford (Rutland County Council, 2015).



-
- 2.7 Many houses were constructed in the village during the 17th and 18th centuries, many of them in ironstone which gives the village a distinctive sense of place. The linear extent of the village was established by the end of this period (Rutland County Council, 2015).
- 2.8 Bell House was constructed during this period and owned in 1735 by John Hill. The property remained in the hands of the Hill family until the end of the 18th century when it was sold to Robert Peach (Canadine, et al., 2015). During this time, a small extension was added to the Bell House to the south forming a stables (Historic England, 1987).

19th Century – Modern

- 2.9 The Lyddington Enclosure map of 1804 (Figure 9) shows the Site still under the ownership of Robert Peach. The house, like its neighbour to the north, is set back from the footway behind a front garden, unlike many of the properties along Main Street which sit against the footway. The main house is shown at this time as an L-shape with two projecting wings to the northern end. The accuracy of the map is unknown, as the western-most projecting arm does not correspond to the evidence seen on Site or on later mapping. A small square outbuilding is shown to the east. In 1846, the building is recorded as having 'Barn, hovels, yard & stackyard, dairy, garden and yard' (Canadine, et al., 2015). The 1891 Census is testament to the agricultural nature of Lyddington at this time, with a number of the residents living on the Green listed as agricultural labourers.

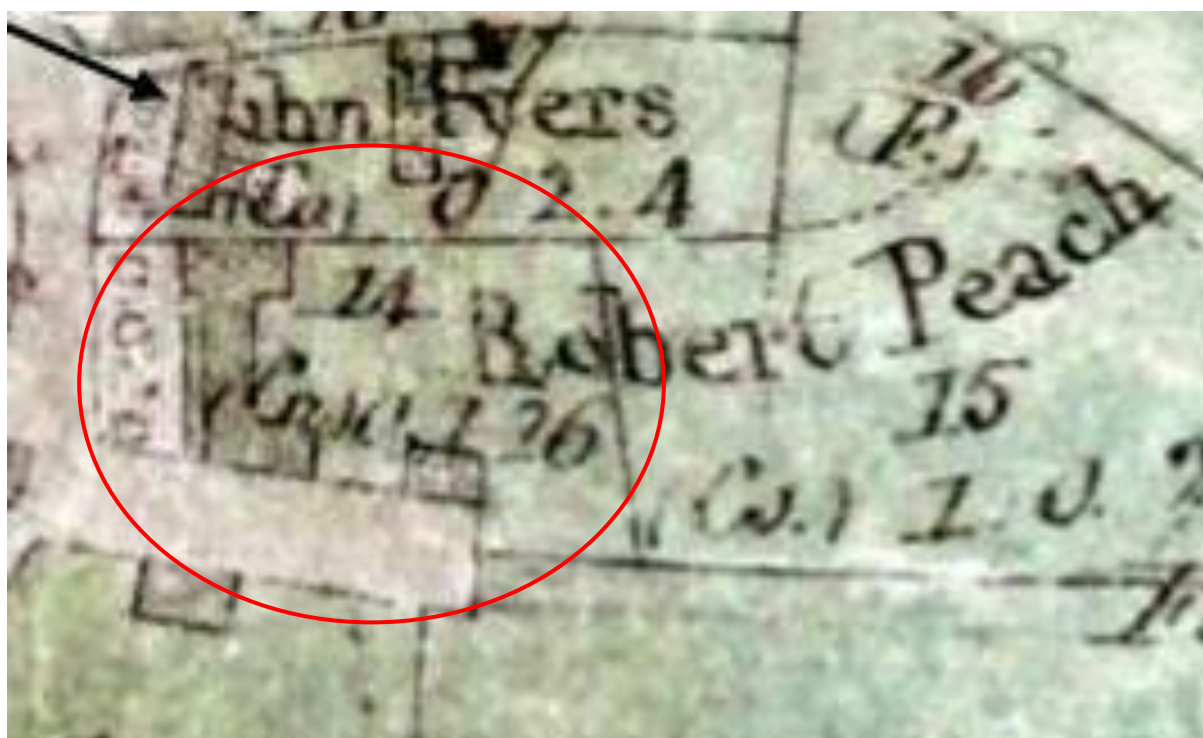


Figure 9: Lyddington Enclosure Map (1804), approximate Site location circled in red, taken from Historic Building Survey – 5 the Green, Lyddington, Rutland (Lyddington Manor History Society, 2010)

- 2.10 The 1886 Ordnance Survey (OS) map shows that significant changes occurred to the property during the mid-19th century resulting in a planform which is similar to that still seen today. The northernmost section of the house had been extended further eastwards. The northern elevation of the building has two projecting northerly arms, creating a small courtyard between them. The outbuilding is now shown as a long linear building stretching westwards to the house. This created a loose U-shaped planform to the Site, centred around a yard or garden, in which the 1904 OS map shows a pump located. An orchard is shown to the rear of the Site.



Figure 10: Rutland XIII.14 Ordnance Survey (OS) map, 25 inch, surveyed 1884 and published 1886, approximate Site location circled in red

- 2.11 The Bell House changed hands a number of times during the late 19th and early 20th centuries, being sold to William Green in 1855, followed by Samuel Bullock in 1856 and then Henry Samuel Tertius Bullock in 1907 (Canadine, et al., 2015).
- 2.12 As was the case with many villages across England during the later 20th century, changes in farming meant that the agricultural economy in the village declined significantly (Rutland County Council, 2015).
- 2.13 The planform of the Site remained relatively unchanged during the 20th century, apart from the addition of a rear flat roofed conservatory in the 1990s (Figure 11). Dormer windows were also inserted during the 20th century, as they were on a number of houses on the Green (Rutland County Council, 2015).



Figure 11: Aerial imagery (1999), approximate Site location circled in red ©Google Earth



Figure 12: Aerial imagery (2021), approximate Site location circled in red ©Google Earth



3 IMPACT ASSESSMENT

Scope of Assessment

- 3.1 This section considers the direct and indirect impacts of the proposed development upon the significance of known and potential designated and non-designated heritage assets.
- 3.2 The scope of assessment gives due respect to Paragraph 194 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*

Direct Impacts

- 3.3 Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon the significance of heritage assets, and through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 3.4 Works that sustain, maintain, preserve or enhance the significance of heritage assets are beneficial, bringing about a degree of public benefit that, commensurate with the works and significance of the asset are due a positive material consideration in the planning balance. Should a programme of works present an optimal re-use of a designated heritage asset and/or secure its ongoing use, they also weigh positively within the planning balance.
- 3.5 Works that erode those elements of a heritage asset that have heritage significance are detrimental and are due a negative weight in the planning balance.
- 3.6 In the majority of developments, both positive and negative impacts occur, and as such a balance should be struck to ensure that the overall impact is positive or neutral, or that the degree of harmful impact is outweighed by the public benefits of other elements of an application for planning permission.

3.7 There are two known designated heritage assets within the Site boundary.

The Bell House



Map Ref	NHLE Ref	Designation
60	1264472	Grade II listed building

Listing Description

3.8 Taken from the National Heritage List for England (NHLE):

House. Late C18, with later extensions to rear and right. Ironstone ashlar, mostly of orange Lyddington stone but with brown Uppingham stone quoins, bands and window surrounds. Collyweston slate roof, stone coped gables, flanking ashlar chimneys with moulded cornices. L-plan. 2 storeys and attic, 3 bays. First floor has 4-pane sashes with cambered stone lintels and keyblocks. Ground floor has late C19 canted bay windows with hipped concrete tile roofs and sashes. 2 C20 flat-roofed dormers with 3-light wooden casements. Central 6-panelled door with leaded rectangular fanlight,



shaped flush keyblock and 2 semi-circular stone steps. Later C18 single storey extension to right, formerly a stable, with hipped roof, 2 bays of C20 3-light barred wooden casements with stone lintels and keyblocks, and blocked doorway with stone surround to left. Attached to rear of this is a further outbuilding with slate roof, now a garage, probably C19 but with re-sited tablet dated 1772. To left of main house is a small extension with parapet. Rear of house has 2-panelled door to rear wing, C19 lean-to in angle, and stone and half-timbered extensions attached to gable of rear wing. Interior: left room on ground floor has large niches with 4-centred arches flanking fireplace, and spine beam with quirked ogee mouldings. Former stable has re-sited fireplace with moulded 4-centred arch and ashlar chimney.

Phasing

- 3.9 Evidence shown on mapping and observed on the Site visit indicates a multi-phased house which has undergone significant changes, alterations, subdivisions and extensions over the centuries with are challenging to ascertain with any certainty.
- 3.10 Internal fixtures and fittings appear to date from different time periods, suggesting reuse from an earlier building or the incorporation of an earlier core from the Medieval or early post-Medieval period. This older area is potentially located within the area of the house with a cat slide roof, which could possibly have formed part of an earlier dwelling, although this cannot be know for certain.
- 3.11 There are also some elements of the property that appear to have 'faux' age to them, such as the stone window inserted into the south-eastern elevation of G.12 and the use of a large timber door in G.2 with large stone surround.

N.b. The phasing plan below is indicative only



KEY:

- Mid-18th century, possibly with earlier core/vestiges
- Late 18th century
- 19th century
- Modern

Further Description

3.12 A general description has been given for the key elements of the property, both externally and internally, with focus on areas of higher historic and architectural interest or in areas where works are proposed.

External

Principal Elevation



Figure 13: Principal elevation of the Bell House

3.13 Polite 18th century frontage. Coursed ironstone with brown Uppingham stone quoins and surrounds to windows. 6 panelled door with leaded fanlight. Canted bay windows to right and left. Above, three timber 8 over 8 modern sash windows. Inserted 20th century dormers to roof. Ashlar chimney stack at either end of roof. To RHS, single storey hipped roof extension (Figure 14), possibly originally used as stables. Casement windows with stone lintels and keystones.



Figure 14: Southern extension to frontage of main house



Figure 15: Rear outrigger

Rear Outrigger

- 3.14 Single storey outrigger of coursed ironstone construction (Figure 15). Steeply-pitched, Collyweston slate roof with low eaves line and coped parapet gable. Likely contemporary with main house and used as service wing. Single ashlar chimney stack to RHS gable. Doorway with wooden lintel, door of potentially 17th century origin, likely reused. To RHS, later inserted stone window surround with metal framed, leaded casement windows.
- 3.15 To right, single storey 19th century wing with thatched roof. Frontage has timber framing with brick infill which appears modern while right hand gable wall is of earlier ironstone. The arrangement may indicate an original open fronted store that was later enclosed. Leaded windows and wooden doors, possibly reused. Has Arts and Crafts style influences.

Rear Elevation



Figure 16: Rear elevation of main section of house

- 3.16 Main 3-storey L-shaped gabled house with contemporary 2-storey cat slide roof with modern slate roof. Incongruous 20th century dormers to second and first floors.

Blocked window to LHS on cat slide section. Large window opening on southern elevation with quoins either side. Later lintel and stone cill with 20th century casement windows. Modern conservatory extension in ironstone of smaller courses than main house. Large glazed area along eastern elevation.



Figure 17: Side extension and garage



Figure 18: Northern elevation of garage

- 3.17 Side extension has exposed upper gable with chimney stack. Inserted modern French doors with wooden lintel and casement window to RHS. Garage has large opening with double doors and wooden lintel above, with smaller door to RHS. Reused date stone of 1772.

Southern Elevation



Figure 19: Southern elevation of extension and garage

- 3.18 Bay window with leaded panes to southern extension to main house. Garage has large modern garage door opening with wooden lintel. To RHS, opening with small window, was likely larger due to length of lintel above.

Barn



Figure 20: Northern elevation of barn



Figure 21: Southern elevation of barn



-
- 3.19 Older element of barn to east with later extension to west. All of ironstone construction apart from western gable end which is of red brick. Modern roof structure with slate tiles. Two stable doors to western gable end with large window opening above. Large opening to south with modern barn-style door, smaller door opening to opposing side with historic wooden door with wooden latch and strap hinges.
- 3.20 Significant structural issues, having suffered a partial wall collapse at north-eastern end and roof is showing signs of bowing.

Internal

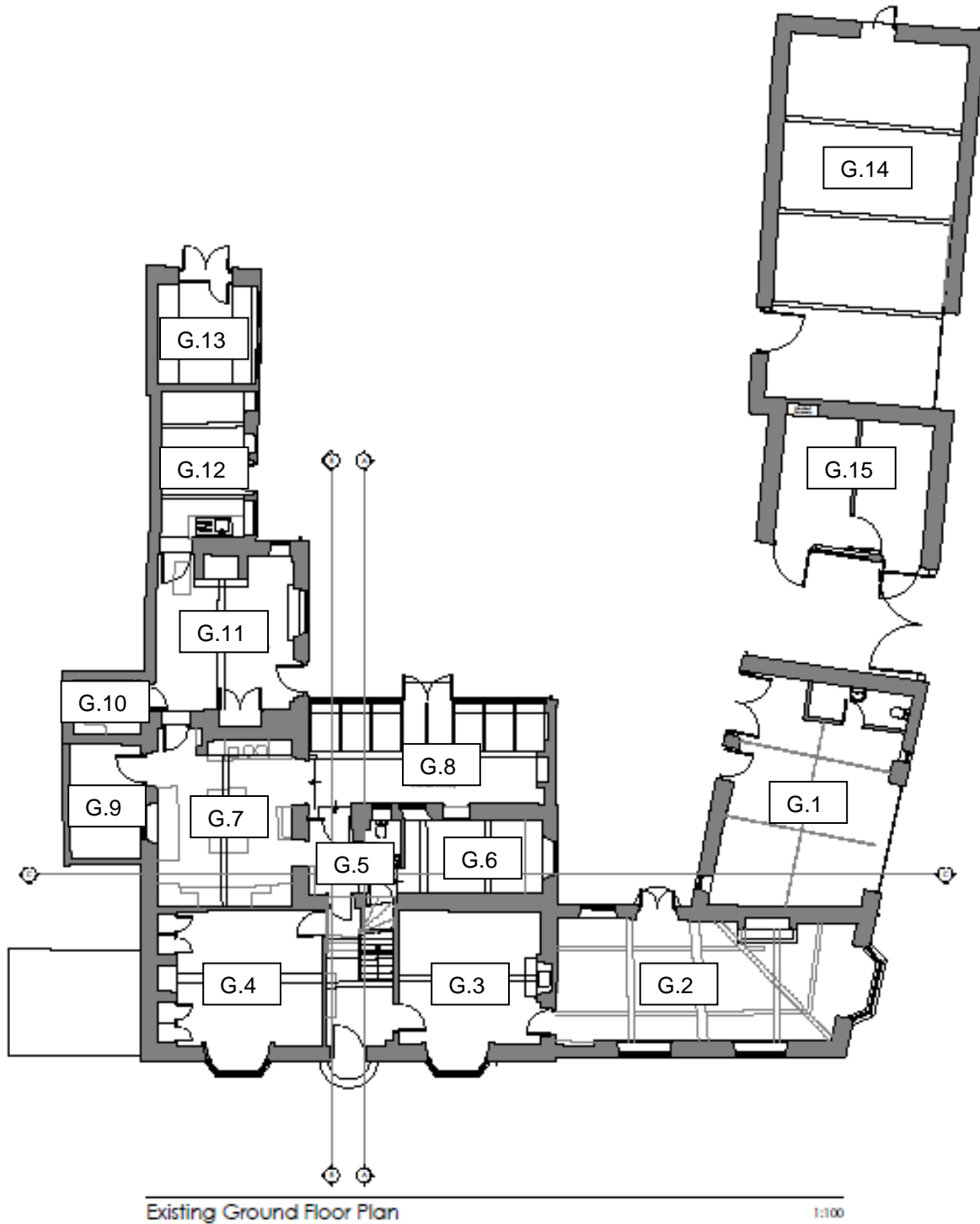


Figure 22: Existing ground floor plans

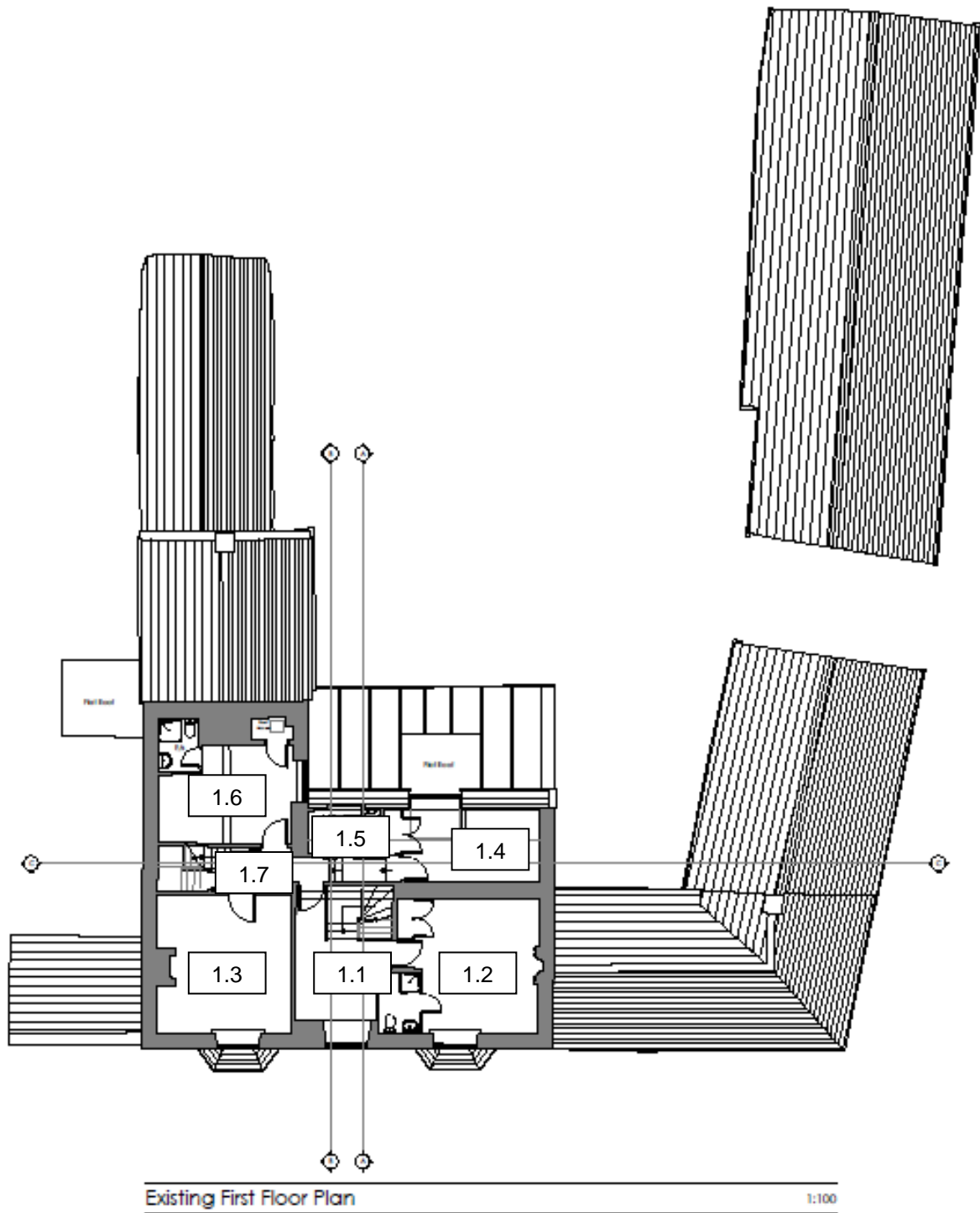


Figure 23: Existing first floor plans

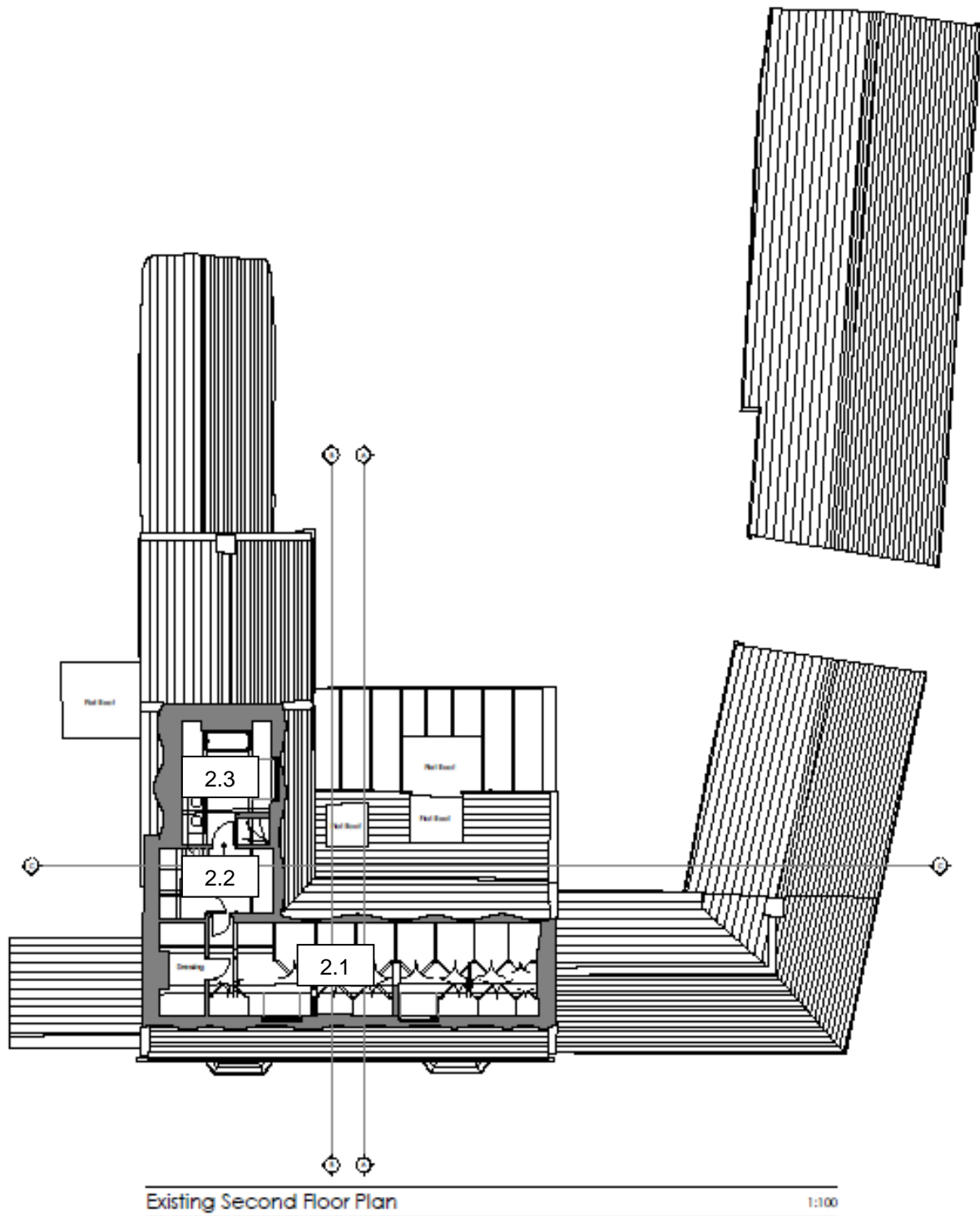


Figure 24: Existing second floor plans



-
- 3.21 **Planform** – A number of phased changes and alterations across the centuries has resulted in a fairly irregular planform to the house, although it is arranged in a loose L-shape. The front section of the house, notably G.3 and G.4 and 1.2 and 1.3, takes a conventional Georgian planform with large and well-proportioned rooms leading of a large entranceway with handsome Georgian staircase. The area of the property to the rear, located within the cat slide section, is more irregular in layout. During 19th century, there has been subdivision of this area of the ground floor to create a small downstairs toilet and the small room next to it (G.6). This has created a small and informal circulation space between rooms G.5, G.7, G.8 and G.6. Additionally, the first floor rooms within the cat slide are small with limited headroom. Due to the lack of a family bathroom of any substantial size on the first floor, there has been some subdivision to rooms 1.2 and 1.6 to create ensembles. Other areas of the planform of the property are unusual, with the conversion of the barn-like room (G.2) to a living room some distance from the core of the house, as well as the linear series of rooms located within the rear outrigger (G.11, G.12 and G.13).
- 3.22 **Doors** - Some surviving historic doors throughout house of varying ages, varying from 18th, 19th and 20th centuries. There are a number of doors that are of particular interest. The door to room G.13 displays decorative ironwork and a wooden latch (Figure 25). Door to understairs cupboard in room G.6 appears to be fairly crudely constructed, possibly original or possibly reused. Doors off G.5 to downstairs toilet and to room G.6 are both of three plank construction and are exceptionally thin, likely 19th century in date (Figure 27). Door to G.11 appears to have been reused and is potentially 17th century in date.



Figure 25: Door to room G.13



Figure 26: Door in room G.6



Figure 27: Same doors used to lead off G.5 to G.6 (left) and to downstairs toilet (right)



Figure 28: Internal and external view of door in G.11

3.23 **Windows** - of varying ages. Many modern windows, such as in rooms G.3, G.4 and sliding sashes to first floor, although all of good quality. Ca. mid-20th century casement windows with monkey tail handles to dormer windows at second floor level

(Figure 29), as well as to room 1.6 (Figure 30). Ca. 20th century dormer windows also to rooms 1.4 and 1.5 (Figure 31 and Figure 32), with modern sliding sashes to 1.4 and 20th century casements with monkey tail handles to 1.5. Windows to Room G.6 and small toilet in G.5 are of particular interest (Figure 33). Now internalised due to the construction of the 1990s conservatory, these window openings indicate that this wall used to be the rear extent of the property, as indicated by the windows and the now blocked doorway to their immediate left. A brick wall has been constructed between the toilet and Room G.6 to subdivide the space, likely in the late 18th or early 19th century. Both windows are set in deep reveal (Figure 34 and Figure 35) and the two light, oak-framed window with metal casements to the left hand side is in a style typical of the 17th and early 18th centuries.



Figure 29: 20th century dormer to second floor at rear



Figure 30: Windows to room 1.6



Figure 31: Window to room 1.4



Figure 32: Window to room 1.5



Figure 33: Windows in G.8, looking into rooms G.6 and downstairs toilet



Figure 34: Window looking from G.6 to G.8



Figure 35: Window looking from downstairs toilet through to G.8

3.24 **Flooring** - mixture of flooring throughout. Much of house carpeted so flooring underneath could not be ascertained. Modern stone flag flooring in some areas such as G.4, G.7 and G.11. 19th century quarry tiles to toilet in G.5 (Figure 36).



Figure 36: 19th century quarry tiles in downstairs toilet

3.25 **Beams and Roof Structure** – Most rooms throughout the house have exposed wooden beams, some of which show evidence of having been previously plastered. Impressive exposed roof structure in room G.2, mixture of timbers of different ages (Figure 37). Exposed historic beams in rooms 1.4 (Figure 38) and 1.5 (Figure 39) as well as on second floor (Figure 40).



Figure 37: Exposed roof structure in G.2



Figure 38: Historic beams to room 1.4

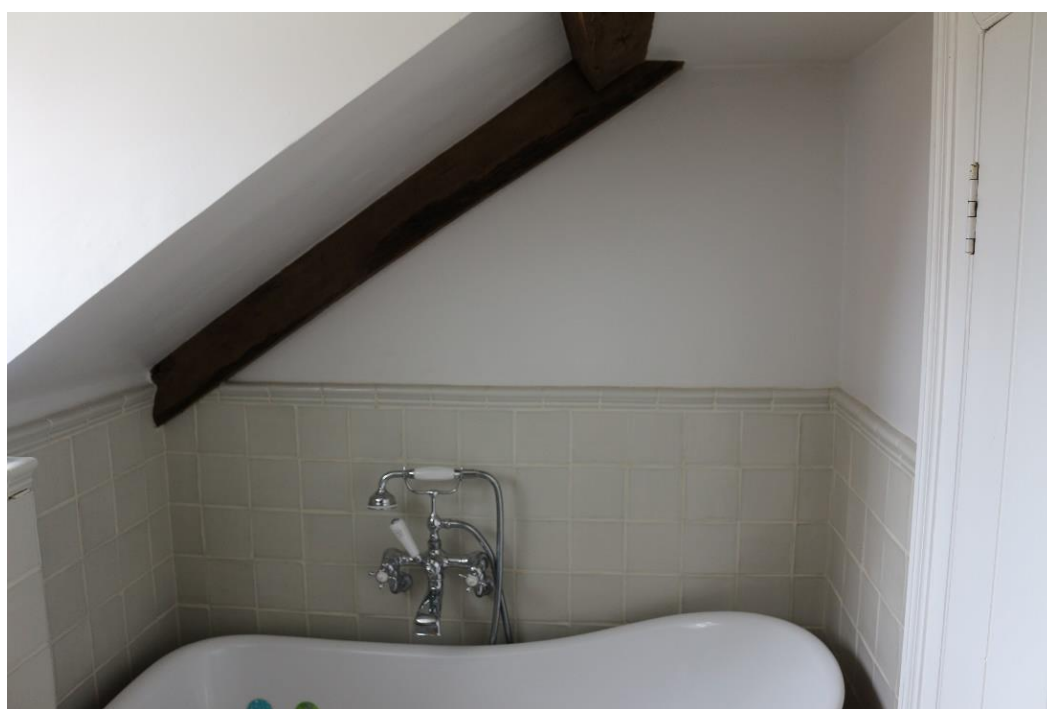


Figure 39: Historic beams to room 1.5



Figure 40: Historic beams to room 2.1

- 3.26 **Barn** – G.14 likely functioned as an agricultural building with a hay loft due to hatch located in upper part of gable. Exposed modern wood roof structure (Figure 41 and Figure 42). G.15 is clearly a pair of former stables, with internal subdivision still present (Figure 43). This section was added during the 19th century to the existing eastern section.



Figure 41: Evidence of previous use as hayloft in G.14



Figure 42: Interior of G.14



Figure 43: Interior of G.15, former stables



Significance

3.27 The Bell House is of **architectural interest** by virtue of both its aesthetic – designed and aesthetic – fortuitous value. As a multi-phased building, the Bell House has undergone a number of extensions and alterations throughout the 18th, 19th and 20th centuries and is a very characterful property as a result.

The principal elevation is pleasingly arranged in a polite architectural style to create a handsome frontage. The centrally located door, with large bay windows to either side, three windows to the first floor and chimneys rising to each end of the roof are classically Georgian in style and proportion. The 20th century dormer windows make a minor negative contribution to the architectural interest of this elevation. The fine frontage and generous setback from the road are indicative of a fairly high status house within the village.

The rear elevation of the property is much less formal and polite, having developed more organically over time with different extensions of differing periods and styles to provide service areas to the house. The thatched extension is of interest in terms of its contrasting materials and brick infilled frontage (possibly enclosing an earlier open fronted store). The ironstone gable wall implies an earlier origin while the later alterations result in an almost Arts and Crafts feel with timber framing and leaded windows, possibly inspired by this popular movement.

Some alterations to the house have been detrimental to its architectural interest, namely the addition of 20th century dormer windows to both the front and the rear of the house. The two dormers inserted into the cat slide roof to the rear appear bulky and incongruous with the rest of the house. The 1990s conservatory is of fairly poor architectural quality and has negatively detracted from the house and has awkwardly been fitted around the large dormer in the cat slide.

Internally, the planform within the 18th century section of the house is typical of Georgian properties, with two formal reception rooms arranged off either side of a large entrance hall and fine rising staircases to a large landing and two generous bedrooms above. The fine proportions of these rooms, particularly those on the ground floor with their large bay windows is indicative of a fairly high-status property. The section of the house located within the cat slide potentially has 17th or early 18th century origins (as suggested by details such as the two light window), although this



cannot be confirmed for certain. This section, with its smaller proportions (especially to the first floor) and more vernacular feel is characterful but has resulted in rooms which are awkwardly proportioned and at odds with modern living standards.

Internally, there are some interesting historic features of varying dates and styles, some which appear to have been reused. The fine Georgian staircase is a notable feature and creates a grand entranceway into the property. Doors and windows of varying ages feature throughout the house, some of which seem to potentially date to the 17th century.

The use of the vernacular materials, ironstone and Collyweston slate is another notable feature of the property. Ironstone is the dominant building material within Lyddington and is used across Northamptonshire, Rutland and Leicestershire creating a strong local character and sense of place.

Overall, the house as it is seen today, both externally and internally, is a result of a number of additions throughout subsequent centuries reflecting changes in architectural fashions and the need for more space.

3.28 The Bell House is of **historic interest** by virtue of its historic – illustrative value. Located on the village green and in close proximity to the Medieval Bedehouse, the Site has stood at the heart of village life for centuries. With significant phasing and alterations which have been added during multiple different periods, the building is illustrative of varying architectural styles, construction methods and historic ways of living as subsequent owners have altered the property to their tastes and needs.

The use of various outbuildings as agricultural buildings and stables is illustrative of the agricultural economy which once would have characterised villages across England. Their current use as domestic/storage areas is indicative of the decline in agriculture during the 20th century.



Impact of Proposed Development

Ground Floor		
Proposed Works	Impact on Significance	Justification and Weight
Demolition of modern conservatory extension (G.8)	<p>The 1990s flat roofed conservatory is of no historic or architectural interest and detracts from the significance of the listed building. Its removal, in isolation, would therefore bring about a positive impact on the significance of the listed building.</p> <p>Overall impact: low positive</p>	<p>The demolition of the conservatory will facilitate the construction of a new extension of higher quality construction that is more sympathetic to the character of the listed building.</p> <p>Overall weight: low positive</p>
Construction of new garden room kitchen extension with timber framed bifold doors and flat roof with lantern roof light	<p>The proposed extension will project from the historic rear elevation wall by approximately 5.7 metres and measure approximately 7.5 metres in width. At its north western end the extension will stand away from the 18th century rear outrigger allowing the door to G.11 to remain external and stopping short of the room's stone mullioned window.</p> <p>The extension's position, width and size will impact to a minor degree upon the legibility of the building's 18th century L shaped plan form by infilling the return at the rear of the building, extending beyond the house's original south east gable wall.</p> <p>The extension and the new kitchen layout will have an obscuring effect upon earlier historic fabric and features on the property's historic rear and side elevations. The characterful window and former door openings between</p>	<p>While the extension would result in a low level of less than substantial harm to the significance of the listed building, this harm would be mitigated to a degree by the extension's high quality material palette and architectural design which have been chosen to complement the existing character of the listed building.</p> <p>Ironstone walls will be combined with traditional timber joinery for doors and windows and a classically styled cornice will run around the parapet, complementing the polite Georgian phase of the property.</p> <p>The kitchen extension aims to improve upon the quality and appearance of the existing</p>



	<p>G.8 and G.6 (Figure 33) are shown with fitted cupboards in front of them in both the kitchen and new utility areas. The cupboard layout, unless carefully designed, has the potential to obscure and impact negatively upon these historic features although at worst these would be encapsulated in a way which is reversible. The extension's overlap of the building's historic south east corner will obscure the original quoins and stonework of this element at ground floor level resulting in a minor impact on legibility.</p> <p>Insertion of new steelwork to support the flat roof and the first floor extension above will result in some localised physical impacts where this bears onto existing historic masonry.</p> <p>In light of the above considerations, the cumulative impact of the extension will result in a low level of less than substantial harm to the heritage significance of the listed building.</p> <p>Overall impact: low negative</p>	<p>1990s conservatory, which is of no architectural or historic interest, and would be justified by the need to provide improved kitchen facilities which would support and sustain the property's optimum viable use as a well-appointed family home.</p> <p>Overall impact: neutral</p>
<p>Removal of walls between G.5 and G.6 and conversion to utility room and WC</p>	<p>The works to reconfigure the layout of rooms G.5 and G.6 would result in the loss of a limited amount of 19th century historic fabric in the form of internal walls and a pair of timber doors of low significance. The removal of the existing WC (G.5) would return the extent of G.6 to a size</p>	<p>The removal of the existing partition and WC would create a more spacious and pleasant layout within G.5, facilitating its use as a generous utility room and WC. The minor loss of later historic fabric would be justified</p>



	<p>and layout more akin to its 18th century phase albeit with the new partition wall which will be inserted to form a new WC at its far end.</p> <p>The impact of the reconfiguration would amount to a very low level of less than substantial harm to the heritage significance of the building.</p> <p>Overall impact: very low negative</p>	<p>by the aim of improving the property's domestic layout and facilities, thus sustaining its optimum viable use as a well-appointed family home.</p> <p>Overall weight: neutral</p>
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First Floor		
Proposed Works	Impact on Significance	Justification and Weight
<p>Demolition of cat slide roof, C20 dormer windows and rooms 1.5 and 1.4</p>	<p>The existing catslide roof on the rear elevation of the property is believed to date to the 18th century phase of development. At first floor level it contains a bathroom and a single bedroom (1.5 and 1.4) served by a pair of mismatched dormer windows. The rooms are accessed by a narrow corridor, have limited head height and their ceilings have exposed principle roof timbers. Externally the roof has lost its original Collyweston slate and is now covered with Welsh slate.</p> <p>The proposed scheme would see the whole of the catslide roof removed to make way for the proposed first floor extension. While the loss of the later dormers and Welsh</p>	<p>The proposed demolition works have arisen from a desire to improve the layout and standard of accommodation on the first floor of the property. This is currently compromised by the cramped pair of rooms and circulation space within the catslide roof section. The existing shared bathroom (1.5) is very cramped for a property of this size and the access corridor is narrow and stepped.</p> <p>The removal of the catslide offers the opportunity to improve the quality of the first</p>



	<p>slate covering would result in very limited impacts on significance the loss of the 18th century roof timbers, the existing layout of rooms 1.4 and 1.5 and the internal subdividing walls and doors would bring about a moderate level of less than substantial harm to the significance of the listed building.</p> <p>Overall impact: moderate negative</p>	<p>floor accommodation and domestic facilities in line with modern expectations and would be justified to a degree by the need to sustain the optimum viable use of the listed building as a well-appointed family home.</p> <p>Overall weight: low negative</p>
<p>Construction of new first floor extension with gabled and flat roofed sections to provide new bathroom, ensuite and dressing room</p>	<p>Following the removal of the catslide roof section a new gabled extension would be constructed in stone by building up the existing south east facing wall. This will contain a dressing room and ensuite to serve room 1.2 and create a Master bedroom suite. Between this new gabled projection and the existing rear outrigger, a flat roofed infill section will contain a spacious new family bathroom. Existing ensuites in rooms 1.2 and 1.6 would be removed.</p> <p>The new extension will impact upon the 18th century historic fabric of the south west facing wall and alter the historic L shaped plan form and layout of the property.</p> <p>Overall impact: moderate negative</p>	<p>The proposed extension has arisen from a desire to improve the standard of residential accommodation and facilities on the first floor of the building in order to bring them in line with modern expectations. The extension's impact would be mitigated through the use of ironstone and sympathetic architectural details which complement the existing character of the rear elevation.</p> <p>The arrangement of the new gabled projection, running parallel to the existing rear outrigger, represents a logical and traditional form of extension for a substantial dwelling house of this period. Nevertheless, in order to remain subordinate to the historic rear outrigger the new extension's ridge height and depth have been limited.</p> <p>In providing a substantial new family bathroom and an ensuite for room 1.2, the</p>



		<p>new extension would allow the beneficial removal of existing ensuites from bedrooms 1.2 and 1.6, returning these rooms to their original spacious proportions.</p> <p>The works would therefore be mitigated to a substantial degree through design and justified by the benefits of sustaining the property's optimum viable use as a well-appointed family home and by the beneficial impact of the ensuites' removal.</p> <p>Overall weight: neutral</p>
Creation of opening between 1.2 and new dressing room	<p>The creation of an opening between room 1.2 and the new first floor extension would result in the loss of a limited amount of 18th century historic fabric. This would amount to a very low level of less than substantial harm to the heritage significance of the listed building.</p> <p>Overall impact: very low negative</p>	<p>The formation of a single new door opening allow access between the new dressing room and ensuite in the extension and room 1.2. In facilitating this access it would allow for the beneficial removal of the existing ensuite bathroom and the reinstatement of 1.2's historic layout and proportions.</p> <p>Overall weight: low positive</p>
Blocking up of window opening to 1.6 and creation of two new window in north east facing gable wall	<p>The construction of the new extension will obscure the existing timber casement window which serves bedroom 1.6. This window is a mid 20th century insertion and is therefore of limited historic interest, but its obscuring would necessitate the infilling of the opening and the creation of two new windows in the north east facing</p>	<p>The blocking up of the existing window to 1.6 and the creation of two new openigns in the north east gable wall would be justified by the overall objectives of improving the standard of accommodation on the first floor of the property and sustaining its optimum viable</p>



	<p>gable wall of the rear outrigger, leading to the loss of a limited amount of 18th century fabric. This would amount to a low level of less than substantial harm to the heritage significance of the listed building.</p> <p>Overall impact: low negative</p>	<p>use. The impact of the two new windows would be mitigated by their limited size, discreet positioning and sympathetic timber casement design.</p> <p>Overall weight: neutral</p>
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Conclusions

- 3.29 Overall, the direct impacts of the proposed extensions and alterations on the architectural and historic interest of the Site as a Grade II listed building would amount to a low to moderate level of less than substantial harm. However, the above tables demonstrate how the impact of the proposed improvements to residential accommodation have each been mitigated through appropriate design, material choices, and siting.
- 3.30 Where changes occur they are localised and have been minimised to ensure that they represent a logical and traditional development commensurate with the high status and character of the property. The proposed extensions have been discreetly located at the rear of the building, avoid impacts upon the house's principle elevation and notably affect elements which have been previously compromised by unsympathetic modern changes, such as the 1990s conservatory and the dormer windows in the catslide roof. Accounting for the need to sustain the Grade II listed building's optimum viable use as a well-appointed dwelling house for the foreseeable future, the majority of works are therefore mitigated and justified.

Lyddington Conservation Area



Figure 44: Lyddington Conservation Area

Map Ref	NHLE Ref	Designation
69	N/A	Conservation area

Description

3.31 Taken from the *Lyddington Conservation Area Character Appraisal and Management Proposals* (Rutland County Council, 2015):

Walls

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; 8 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 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.

Roofs

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

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.

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.

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.

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

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.

Dormers

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.

Eaves Detailing

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

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.



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.

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

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.

- 3.32 A number of key views and vistas are also identified by the Character Appraisal, as well as the role played by open spaces and trees in which the village green (where the Site is located) is identified as *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* (Rutland County Council, 2015).

Significance

- 3.33 Taken from the Lyddington Conservation Area Character Appraisal and Management Proposals (Rutland County Council, 2015).

The features which create Lyddington's distinctive character can be summarised as:

- *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.*
- *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.

- 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.*
- 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 prominent to the key buildings in the history of the village, notably the Church and The Bede House.*
- 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.*
- 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, widow 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.*



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- *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.*
 - *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.*

Contribution Made by Site

- 3.34 The Bell House displays several features which the conservation area appraisal identifies combine to create the village's distinctive character.
- 3.35 The use of a simple gable form, ironstone and Collyweston slate roofs mirrors the materials used on the majority of other properties within the village bringing a robust sense of cohesion in colour, texture, style and massing to Lyddington. Additionally, the use of thatch on the rear outrigger is another typical, although now much less common, roofing material within the village.
- 3.36 Located on the village Green, the Site would have played a particular important role within historic village life. Within the long linear village which is a distinctive feature of the settlement, the village green and buildings surrounding it would have been the focus of village life for centuries (Figure 47 and Figure 49).
- 3.37 The polite frontage of the Bell House along with its setback from the footway which is unlike many other properties in the village, identifies the Site as one of the higher status properties within Lyddington. This variety in house types and styles, many of which have been altered, extended and changed over the centuries, is another characteristic feature of the conservation area.
- 3.38 Overall, the Site makes a positive contribution to Lyddington Conservation Area.

Impact of Proposed Development

- 3.39 The proposed scheme of extension and alteration to the Bell House will sustain the building's positive contribution to the character and appearance of the Lyddington



Conservation Area. The extensions will be discreetly located to the rear of the property where they will be largely screened from public view and have been designed to complement and be subordinate to the established architectural character of the house. As such the proposals would have a neutral impact on the significance of the conservation area as a designated heritage asset.



Indirect Impacts

- 3.40 The NPPF definition of the setting of a heritage asset is ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’
- 3.41 Indirect impacts of development upon a heritage asset have a palpable effect, for better or worse, upon the ability to the experience its significance from within its setting. Impacts can be associated with all sensory experiences of an asset, but are typically associated with views.
- 3.42 Merely appearing in conjunction with a heritage asset within a view may not necessarily bring about a harmful impact to its experience. New development must in some way either enhance an experience or detract from it in order to bring about an indirect impact. Impact that makes no material change to the experience of an asset’s significance is neutral.
- 3.43 A preliminary scoping assessment to identify heritage assets outside of the Site that might be indirectly impacted upon by its future development was undertaken. Due to the scope of works anticipated, the study area was restricted to those buildings in close vicinity of the Site, extending where elevated and long-range views of the Site might exist.
- 3.44 A search area of 1km surrounding the Site for designated heritage assets was used. The nature, level and extent of the significance of heritage assets within the initial study area was then established through desk-based research and a Site visit.
- 3.45 This initial review demonstrated that 69 designated heritage assets were within the search area with the ability to be indirectly impacted upon by the proposed development in principle. However, subsequent to analysis confirmed by the Site visit and proportionate to the proposed development, not all heritage assets required a detailed setting study, as set out in the table below.

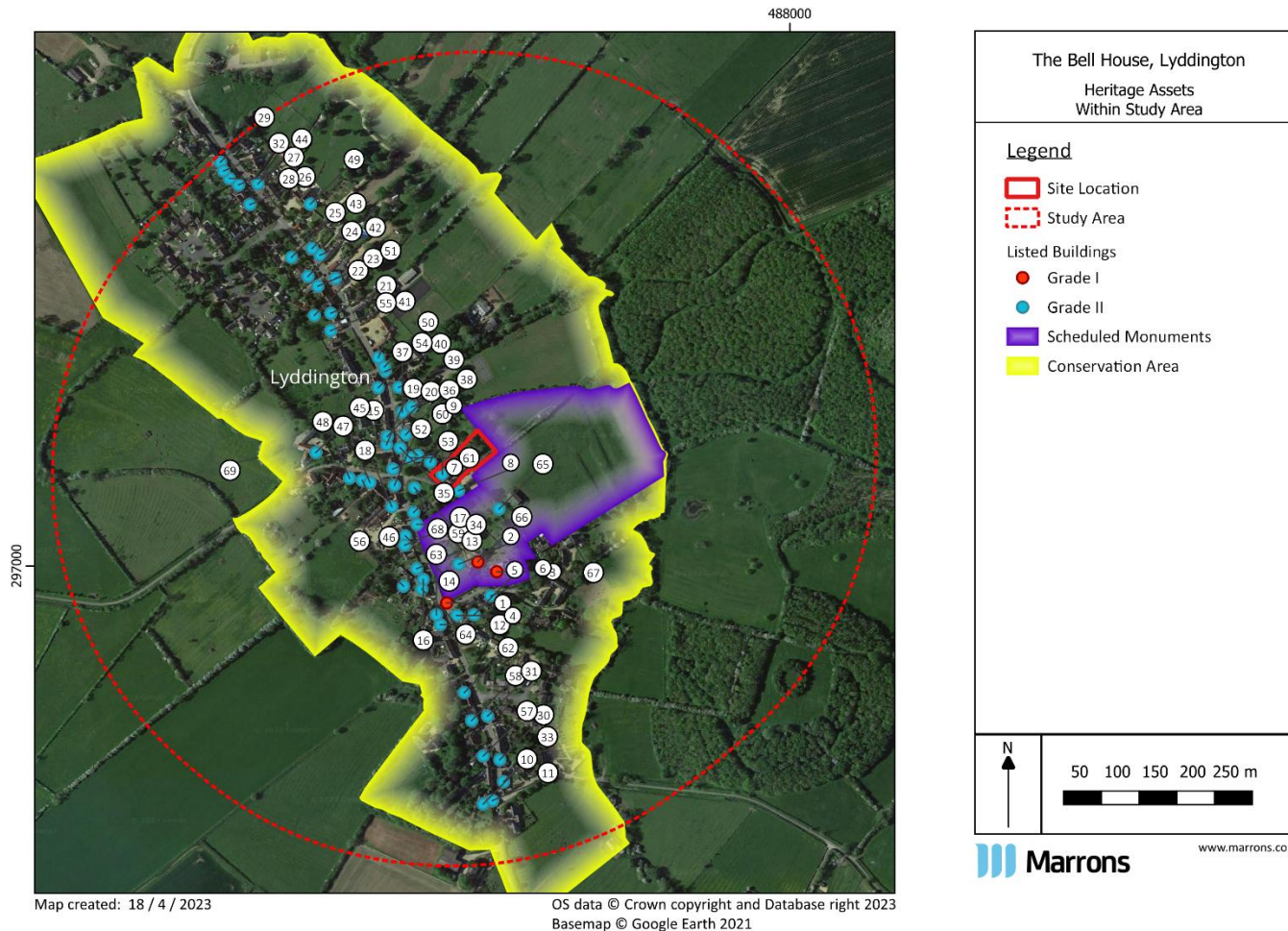


Figure 45: Heritage assets within study area



Map Reference	NHLE Reference	Name	Designation	Grade	Detailed Setting Assessment Required?
1	1236617	WATCH TOWER	Listed building	I	No
2	1236618	WALLS SURROUNDING ENCLOSURES TO NORTH EAST SOUTH WEST OF LYDDINGTON BEDEHOUSE	Listed building	II	No
3	1236656	CHURCH OF ST ANDREW	Listed building	I	No
4	1236657	2, CHURCH LANE	Listed building	II	No
5	1236658	THE FIRS	Listed building	II	No
6	1236659	THE HERMYTAGE	Listed building	II	No
7	1236660	24, MAIN STREET	Listed building	II	No
8	1236661	STONELEIGH	Listed building	II	Yes
9	1236662	LINCOLN HOUSE	Listed building	II	Yes
10	1236663	THE VICARAGE	Listed building	II	No



11	1236664	TWO PAIRS OF GATE PIERS WITH WALL AND RAILINGS BETWEEN, ADJACENT TO EAST OF NUMBER 1	Listed building	II	No
12	1236665	NUMBER 29 AND OUTBUILDINGS ATTACHED TO NORTH	Listed building	II	No
13	1236667	41, MAIN STREET	Listed building	II	No
14	1236668	PAGEANT HOUSE POST OFFICE	Listed building	II	No
15	1236721	6, THE GREEN	Listed building	II	No
16	1236759	BEDE COTTAGE	Listed building	II	No
17	1236763	45, MAIN STREET	Listed building	II	No
18	1236834	THE WHITE HART	Listed building	II	No
19	1236840	INGLEWOOD	Listed building	II	No
20	1236841	SLIEVENANEE	Listed building	II	No
21	1236842	THE HOMESTEAD	Listed building	II	No
22	1236845	OUTBUILDING 15 METRES TO WEST OF NUMBER 81	Listed building	II	No



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23	1236846	87, MAIN STREET	Listed building	II	No
24	1236864	APPLETREE COTTAGE	Listed building	II	No
25	1236865	93, MAIN STREET	Listed building	II	No
26	1236866	THE LILACS AND WALLS OF FRONT GARDEN	Listed building	II	No
27	1236867	THE KNOLL	Listed building	II	No
28	1236868	JASMINE COTTAGE	Listed building	II	No
29	1236869	HILLCREST	Listed building	II	No
30	1236871	4, MAIN STREET	Listed building	II	No
31	1236872	8, 10 AND 12, MAIN STREET	Listed building	II	No
32	1236903	WESTHILL COTTAGE	Listed building	II	No
33	1236924	2, MAIN STREET	Listed building	II	No
34	1236928	22, MAIN STREET	Listed building	II	No
35	1236931	TELEPHONE KIOSK	Listed building	II	No



36	1236933	ROWAN COTTAGE	Listed building	II	No
37	1236934	28, MAIN STREET	Listed building	II	No
38	1236935	30, MAIN STREET	Listed building	II	No
39	1236937	SWAN HOUSE	Listed building	II	No
40	1236938	OUTBUILDING CIRCA 15 METRES TO NORTH OF NUMBER 36 AND ATTACHED TO SOUTH OF NUMBER 38	Listed building	II	No
41	1236939	40-44, MAIN STREET	Listed building	II	No
42	1236940	56, MAIN STREET	Listed building	II	No
43	1236941	AVALON	Listed building	II	No
44	1236942	72, MAIN STREET	Listed building	II	No
45	1237052	POPLAR'S FARMHOUSE	Listed building	II	No
46	1237053	FINESHADE	Listed building	II	No
47	1264310	7, STOKE ROAD	Listed building	II	No
48	1264311	MULLINS	Listed building	II	No



49	1264334	62, MAIN STREET	Listed building	II	No
50	1264372	ANNETTE	Listed building	II	No
51	1264373	MARQUESS OF EXETER	Listed building	II	No
52	1264407	55 AND 57, MAIN STREET	Listed building	II	No
53	1264408	LYNDON HOUSE	Listed building	II	No
54	1264409	NUMBER 71 AND OUTBUILDING ATTACHED IMMEDIATELY TO SOUTH	Listed building	II	No
55	1264410	BARN 10 METRES TO SOUTH WEST OF NUMBER 81	Listed building	II	No
56	1264441	HOME FARMHOUSE	Listed building	II	No
57	1264468	7, MAIN STREET	Listed building	II	No
58	1264469	NUMBER 13 PIED CALF COTTAGE AND NUMBER 15	Listed building	II	No
59	1264471	VILLAGE CROSS	Listed building	II	No
60	1264472	THE BELL HOUSE	Listed building	II	Site
61	1264473	7, THE GREEN	Listed building	II	No



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62	1264474	BAY HOUSE	Listed building	II	No
63	1264475	PRIEST HOUSE	Listed building	II	No
64	1264476	OUTBUILDINGS ADJACENT TO EAST OF HOME FARMHOUSE	Listed building	II	No
65	1264527	BARN CIRCA 50 METRES TO NORTH EAST OF LYDDINGTON BEDEHOUSE	Listed building	II	No
66	1264528	THE BEDE HOUSE	Listed building	I	No
67	1013825	LYDDINGTON BEDEHOUSE: A MEDIEVAL BISHOP'S PALACE AND POST-MEDIEVAL ALMSHOUSE WITH MOAT, GARDENS, FISHPONDS AND CULTIVATION REMAINS	Scheduled monument	N/A	Yes
68	1019308	STANDING CROSS ON THE GREEN, 130M NORTH WEST OF THE BEDE HOUSE	Scheduled monument	N/A	No
69	N/A	Lyddington	Conservation area	N/A	Direct

Table 1: Heritage assets within study area

Stoneleigh



Figure 46: Principal elevation of Stoneleigh

Map Ref	NHLE Ref	Designation
8	1236661	Grade II listed building

Description

3.46 Taken from the National Heritage List for England (NHLE):

House. C17-C18 remodelling of medieval building, altered and extended C20. Coursed rubble ironstone and limestone with large limestone quoins to lower walls. Collyweston slate roof, flanking white brick chimneys. 2 storeys, 2 1/2 bays. C20 3-light wooden casements with wooden lintels; similar 2-light casement over central top-lit flush-panelled door with C20 half-timbered gabled porch. Right gable has 2 blocked openings with chamfered 4-centred arches of limestone, and head of limestone surround to small rectangular opening. Left gable has pantiled projection, rebuilt c.1980 but possibly a former ice-house. C20 wing to rear. Interior: large



fireplace with moulded stone jamb and small window interested in right end; traces of 2 former fireplaces at left end, one with massive cambered lintel, the other with cambered and chamfered beam; heavy chamfered spine beams. House fronts lane leading to former medieval fishponds and may well have been part of the complex of buildings associated with the former bishop's palace.

- 3.47 Further information on the property is available in *Historic Building Survey – 3 The Green, Lyddington, Rutland* (Lyddington Manor History Survey, 2010).

Significance

- 3.48 Stoneleigh is of **architectural interest** by virtue of its aesthetic – designed and aesthetic – fortuitous value. The building, with its simple form, steeply pitched roof, regular window arrangement and chimneys at either end, is a pleasing country cottage which is immediately recognisable as a property of some considerable age. The building uses ironstone and Collyweston slate, vernacular materials distinctive to the towns and villages of Rutland, Northamptonshire and Leicestershire.
- 3.49 Stoneleigh is of **historical interest** by virtue of its historic – illustrative value. As a multi-phased property with a Medieval core, a period of remodelling during the 17-18th and extensions during the 20th century, Stoneleigh is illustrative of changing architectural fashions and ways of living. Its prominent position on the village Green and with possible historic connections to the Bedehouse complex to the immediate south and east, the house is illustrative of the historic village life of Lyddington.

Contribution of Site to Setting

- 3.50 The Site is Stoneleigh's immediate neighbour to the north-west (Figure 47) and makes a positive contribution to its rural village setting.



Figure 47: View from the Green south-eastwards toward the Bell House and Stoneleigh

3.51 There is intervisibility between the two properties, with the principal elevation of Stoneleigh directly facing the southern elevation of the Bell House. However, the southern extension to the main house and barn means that views towards the rear of the Bell House and its garden are obscured (Figure 48).



Figure 48: View westwards along the Green with Stoneleigh on the left and the Site on the right

- 3.52 With a Medieval core and 17th/18th century alterations, Stoneleigh has formed part of the Bell House's immediate setting since its initial construction and the two share a historic spatial and visual relationship which retains a high level of integrity. Nevertheless, with its prominent position facing the Green and setback behind a garden, both things which Stoneleigh lacks, it appears that Bell House has always been a higher status dwelling.
- 3.53 The similar material treatment of both Stoneleigh and the Bell House contributes to the cohesive nature of Lyddington which gives a strong sense of place. Additionally, Stoneleigh and the Bell House form part of a group of buildings centred around the village green, clearly signifying the historic focal point of the village.
- 3.54 Overall, the Site makes a positive contribution to the setting of Stoneleigh.

Impact of Proposed Development

- 3.55 The proposed scheme of extension and alteration to the Bell House will sustain the building's positive contribution to the setting and significance of Stoneleigh. The extensions will be discreetly located to the rear of the property where they will be



largely screened by the southern extension and barn in views from and towards Stoneleigh and have been designed to complement and be subordinate to the established architectural character of the house. As such the proposals would have a neutral impact on the setting and significance of Stoneleigh as a Grade II listed building.

Lincoln House



Figure 49: Principal elevation of Lincoln House

Map Ref	NHLE Ref	Designation
9	1236662	Grade II listed building

Description

3.57 Taken from the National Heritage List for England (NHLE):

House. Early C17, with later C17-C18 rear wing, altered C20. Coursed ironstone rubble, C20 concrete tile roof replacing thatch, brick chimneys to gables and between left bays. Cross passage plan with original doorways blocked C20; left bay probably once an outbuilding but converted to dwelling C18; rear wing also once an outbuilding. One storey and attic, 3 bays. Right bays have 4-light ironstone windows with ovolo-moulded mullions and Tudor hoodmoulds to ground floor. Left bay has slightly lower roof-line, 2-light leaded casement and small fireplace window to left. 2-light limestone window with ovolo-moulded mullions and cornice inserted 1970s into



doorway to right of left bay. 3 C20 flat-roofed dormers with paired barred wooden casements. 2-light ironstone window with chamfered mullions and C20 entry in right gable. Rear wing has one similar window, other C20 fenestration, and coped gable. Interior has stop-chamfered spine beams to centre bay and passage, and chamfered spine to right bay. Large altered fireplace in centre bay with back to passage.

Significance

- 3.58 Lincoln House is of **architectural interest** by virtue of its aesthetic – designed and aesthetic – fortuitous value. The building, with its simple form and features such as stone windows with leaded panes, is a pleasing country cottage. The building uses ironstone, a vernacular materials distinctive to the towns and villages of Rutland, Northamptonshire and Leicestershire. 20th century changes have, such as the removal of the original thatch and replacement with concrete tiles as well as the addition of dormers have significantly altered the historic appearance of the house and negatively impacted upon its architectural interest.
- 3.59 Stoneleigh is of **historical interest** by virtue of its historic – illustrative value. As a multi-phased property with a Medieval core, a period of remodelling during the 17-18th and extensions during the 20th century, Stoneleigh is illustrative of changing architectural fashions and ways of living. Its prominent position on the village Green and with possible historic connections to the Bedehouse complex to the immediate south and east, the house is illustrative of the historic village life of Lyddington.

Contribution of Site to Setting

- 3.60 The Site is Lincoln House's immediate neighbour to the south (Figure 49) and makes a positive contribution to its rural village setting.
- 3.61 There is clear intervisibility between the two properties particularly between their front garden areas, with both facing westwards onto the Green (Figure 49).
- 3.62 With 17th century origins, Lincoln House has formed part of the Bell House's immediate setting since its initial construction and the two share a historic spatial and visual relationship which retains a high level of integrity. Nevertheless, the larger massing and polite frontage of the Bell House indicates its higher status compared to the more cottage-like Lincoln House.



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- 3.63 The similar material treatment of both Lincoln House and the Bell House contributes to the cohesive nature of Lyddington which gives a strong sense of place. Additionally, the two properties form part of a group of buildings centred around the village green, clearly signifying the historic focal point of the village. Within this group, both houses are set back behind front gardens, providing a consistent building line compared to other properties surrounding the village green which have no setback.
- 3.64 Overall, the Site makes a positive contribution to the setting of Lincoln House.

Impact of Proposed Development

- 3.65 The proposed scheme of extension and alteration to the Bell House will sustain the building's positive contribution to the setting and significance of Lincoln House. The extensions will be discreetly located to the rear of the property where they will not be visible in notable views of the two properties from The Green. As such the proposals would have a neutral impact on the setting and significance of Lincoln House as a Grade II listed building.

Lyddington Bedehouse



Figure 50: Lyddington Bedehouse scheduled monument

Map Ref	NHLE Ref	Designation
67	1013825	Scheduled monument

Description

3.66 Taken from the National Heritage List for England (NHLE):

The monument includes Lyddington Bedehouse, a Grade I Listed Building incorporating the standing remains of a medieval palace of the bishops of Lincoln. In 1085 Bishop Remegius acquired a manor at Lyddington which was enlarged and developed throughout the following century, and in the early 13th century the presence of an episcopal residence on the site was first recorded. The palace was extensively rebuilt in the early 14th century and further altered during the 15th and early 16th centuries. In 1547 it was seized on behalf of the king and later passed to the Cecils of Burghley who in 1600, converted part of the palace into an almshouse



known as the Jesus Hospital. Later known as the Bedehouse, it continued in use as an almshouse until 1930. In 1954 it passed into the care of the Ministry of Works and was subsequently restored. The monument includes the standing and buried remains of the medieval palace and post-medieval almshouse, and the buried remains of the moated manor which preceded them; these features were partly excavated between 1976 and 1983. It also includes the earthwork remains of the palace gardens, fishponds and associated features, including ridge-and-furrow cultivation. The monument lies near the centre of the village of Lyddington, south, east and north east of the village green. It takes the form of a series of standing structures, earthworks and buried features extending from Main Street on the west to the River Hylde on the east. In the western part of the monument are the remains of the palace, almshouse and moated site; to the east is the area which served as a garden of the palace, formerly known as 'Little Park', and where the earthwork remains of fishponds and ridge-and-furrow cultivation are located. The present Bedehouse and surrounding walls are in the care of the Secretary of State; these structures are included in the scheduling. All other standing buildings, walls and fences are excluded from the scheduling, although the ground beneath them is included.

Significance

3.67 Taken from the National Heritage List for England (NHLE):

Bishops' palaces were high status domestic residences providing luxury accommodation for the bishops and lodgings for their large retinues; although some were little more than country houses, others were the setting for great works of architecture and displays of decoration. Bishops' palaces were usually set within an enclosure, sometimes moated, containing a range of buildings, often of stone, including a hall or halls, chapels, lodgings and a gatehouse, often arranged around a courtyard or courtyards. The earliest recorded examples date to the seventh century. Many were occupied throughout the medieval period and some continued in use into the post- medieval period; a few remain occupied today. Only some 150 bishops' palaces have been identified and documentary sources confirm that they were widely dispersed throughout England. All positively identified examples are considered to be nationally important.



The bishop's palace at Lyddington survives well in the form of both standing remains and buried features. A considerable accumulation of archaeological deposits indicates that remains of the medieval and post-medieval periods have been overlain, rather than destroyed by, later activity; part excavation has demonstrated a high level of survival for below ground remains while leaving the majority of deposits undisturbed. Structural, artefactual and ecofactual material, including organic material preserved by waterlogging, are thus likely to survive intact, preserving valuable evidence for social, religious, domestic and economic activity on the site. The remains of the bishop's palace are associated with a variety of other features of the landscape, both contemporary and of earlier or later date. The survival of the relationship between the main palace buildings and the site of a church, which formed an integral part of the complex as the bishop's palace chapel, is one of few known examples and will preserve rare evidence for the evolution of this type of site. The development of part of the palace buildings into a post-medieval almshouse, and its subsequent abandonment and restoration, have resulted in the survival of the almshouse structure in a largely intact state including fittings which are rarely preserved elsewhere. The relationship of the fully developed palace complex to underlying features, such as the moated site which preceded it, have been elucidated by part excavation and documentary research; its relationship to the remains of early ridge-and-furrow cultivation is also preserved, with the result that these earthworks may be dated to a specific historical period. Further earthworks representing two separate groups of fishponds are similarly little disturbed and will preserve evidence for economic activity on the site. The integration of the principal fishpond complex into the ornamental layout of the late medieval palace garden provides an additional, and rare, insight into the ideas governing the layout of medieval gardens. The relationships between these numerous and varying features will tell us how different elements of the medieval community functioned together in the context of a high status clerical residence, and how they developed through time. Partly in the care of the Secretary of State and partly in countryside stewardship, much of the monument is accessible to the public and serves as an important educational and recreational resource.

Contribution of Site to Setting

- 3.68 Lyddington Bedehouse scheduled monument abuts the Site boundary to the east and south-east. It also runs to the south and south-west of the Site, to the rear of Stoneleigh.
- 3.69 There is south-west – north-east intervisibility between the two, with views looking from the rear of the Bell House across the garden towards the scheduled monument and vice versa (Figure 51). Intervisibility at ground level is obstructed in some areas by vegetation growth and the garden wall of the Bell House. The most direct views are concentrated through a stone archway which links the garden of the Bell House with the open area of scheduled monument to the rear.



Figure 51: View south-west from scheduled monument towards the rear elevation of the Bell House



Figure 52: View south-west from the scheduled monument towards the rear of the Bell House

3.70 Views from within the rear ground floor of the Bell House towards the scheduled monument are largely obstructed by vegetation within the garden (Figure 53). There are limited views from the rear first floor, with southerly viewpoints obscured by the barn on Site and the garage. There are good views from the sole rear second floor window (Figure 54).



Figure 53: View from room G.8 north-east towards scheduled monument



Figure 54: View from room 2.3 south-eastwards towards the scheduled monument



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- 3.71 From many areas within the scheduled monument, particularly to the south, there are no views of the Site as it is shielded by intervening development and vegetation.
- 3.72 Historically, there was potentially development or activity on the Site which was Medieval in date, thus contemporary with the ongoing operations of the Bedehouse complex. As recorded in the HER, this likely took the form of burgage plots. Indeed, the Bedehouse was largely responsible for the importance and growth of the village during the Medieval period. Nevertheless, the scheduled monument significantly predates the current development on the Site.
- 3.73 Overall, the Site makes a minor positive contribution to the wider rural village setting of Lyddington Bedehouse.

Impact of Proposed Development

- 3.74 The proposed scheme of extension and alteration to the Bell House will sustain the building's positive contribution to the wider rural village setting of Lyddington Bedehouse. The extensions will be discreetly located to the rear of the property and while there is a limited degree of intervisibility between the rear elevation of the Bell House and the Scheduled Monument, the extensions are not of a magnitude that would bring about negative impacts on the latter's setting and have been designed to be strictly subordinate and traditional in their appearance. As such the proposals would have a neutral impact on the setting and significance of Lyddington Bedehouse as a Scheduled Monument.



4 CONCLUSIONS & POSITION

Conclusions

- 4.1 The Bell House is a Grade II listed private dwelling house dating principally to the 18th century with later extensions and outbuildings. It is situated in the village of Lyddington, Rutland which is a designated conservation area and its polite symmetrical frontage faces onto the village green.
- 4.2 The proposed scheme of development comprises a ground and first floor extension to the rear of the property following the demolition of the existing conservatory which is a later addition to the building. At ground floor level a new kitchen with roof lantern and glazing overlooking the rear garden will replace the existing conservatory. To the first floor, a new gabled extension will be constructed parallel to the existing rear range in order to provide a dressing room and ensuite to the adjacent Master Bedroom while a flat roofed infill extension between the two gabled ranges will provide a new family bathroom.
- 4.3 Overall, the direct impacts of the proposed extensions and alterations on the architectural and historic interest of the Site would bring about a low to moderate level of less than substantial harm. However, this study demonstrates how the impact of the proposed improvements to residential accommodation have each been mitigated through appropriate design, material choices, and siting.
- 4.4 Where changes occur they are localised and have been minimised to ensure that they represent a logical and traditional development commensurate with the high status and character of the property. The proposed extensions have been discreetly located at the rear of the building, avoid impacts upon the house's principle elevation and notably affect elements which have been previously compromised by unsympathetic modern changes, such as the 1990s conservatory and the dormer windows in the catslide roof. Accounting for the need to sustain the Grade II listed building's optimum viable use as a well-appointed dwelling house for the foreseeable future, the majority of works are therefore mitigated and justified.
- 4.5 The development has the potential to impact on the positive contribution that the Bell House currently makes to the architectural and historic interest of the Lyddington Conservation Area. However, by virtue of the discrete siting and subordinate



traditional design of the extensions, the proposed scheme would have a neutral impact on the significance of the conservation area as a designated heritage asset.

- 4.6 The development also has the potential to impact indirectly on the setting and significance of the Grade II listed buildings of Stoneleigh and Lincoln House and the Scheduled Monument of Lyddington Bedehouse. However, this study demonstrates that the siting and design of the proposals would ensure that the development has a neutral impact on the setting and significance of these designated assets.

Recommendations

- 4.7 Subject to the agreement in principle from the LPA a greater amount of detail will be required for some aspects of the scheme to ensure that the impacts on the fabric and features of the building are minimised. This is of particular relevance in relation to the structural design of the new extension, the layout of the proposed kitchen units and the detailed design of new architectural elements such as doors and windows. In order to avoid abortive work, it is recommended that additional information on these aspects is submitted to the satisfaction of the LPA either prior to or as a condition of consent and permission.

Position

- 4.8 In bringing about low to moderate level of less than substantial harm to the significance of the Bell House, the proposed works do not fully comply Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). However, in line with Paragraphs 200 and 202 of the NPPF and the guidance provided in Paragraphs 15 and 16 of the PPG, the harm caused to the listed building should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This study demonstrates how harmful direct impacts have been minimised and mitigated through design and would be justified and outweighed by the benefits of sustaining the optimum viable use of the listed building.
- 4.9 In bringing about a neutral impact on the Lyddington Conservation Area, the proposed scheme adheres to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990), Chapter 16 of the NPPF and policy CS22 of the Rutland Local Development Framework Core Strategy Development Plan Document (2011).



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- 4.10 In bringing about a neutral impact on the setting and significance of the Grade II listed buildings of Stoneleigh and Lincoln House and the Scheduled Monument of Lyddington Bedehouse the proposed scheme adheres to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990), Chapter 16 of the NPPF, and policy CS22 of the Rutland Local Development Framework Core Strategy Development Plan Document (2011).



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Mapping

Range of Historic Ordnance Survey mapping, available through the *National Library of Scotland*

GIS Basemaps available through Google, ESRI, and Ordnance Survey

Satellite Imagery from ©Google Earth



APPENDICES

Appendix 1: Assessment Methodology

Aims and Scope

The aim of this assessment is to establish the significance of heritage assets which have the potential to be impacted upon by the proposed development.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England documents *Historic England Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2017) have been followed.

This report follows the advice set out in Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019), which covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) have been followed.

This report follows the Principles of Cultural Heritage Assessment (CHIA) guidance developed jointly by IEMA, IHBC and CIfA in July 2021. This document sets out a standardised framework which can be used to assess the impact of proposed works on cultural heritage assets and their significance, thus supporting their sustainable management.



The Heritage Resource

The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.

Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation areas (for the purposes of this assessment, conservation areas will be included as designated heritage assets)

The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.



Sources

The following sources of heritage and planning data and information were consulted:

Designated Heritage Asset Data

These datasets are available from Historic England, and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, listed buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data was accessed in April 2023.

Non-Designated Heritage Asset Data

At the time of writing, a local list of non-designated heritage assets has not been produced by Rutland County Council.

Cartographic Sources

Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits.

National Legislation and Planning Documents

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in April 2023 and are detailed in Appendix 2.

Assumptions and Limitations

Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

The HER is a record of known archaeological and historic features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.



Criteria

Contribution to Significance

The contribution that a site or feature makes to a heritage asset's significance is expressed using the criteria below:

Contribution	Degree to which Setting Contributes to Significance of the Heritage Asset
Neutral	The site/area of works makes no contribution to the significance of a heritage asset or its setting.
Minor	The Site/area of works forms a modest part of a heritage asset's physical fabric or makes a modest contribution to the experience of a heritage asset's significance from within its setting.
Moderate	The site/area of works forms a notable and positive element of a heritage asset's physical fabric or makes a modest contribution to the experience of a heritage asset's significance from within its setting.
High	The Site/area of works forms an important part of a heritage asset's fabric or enables the experience of an important element of a heritage asset's significance from within its setting.
Very High	The Site/area of works forms a critical part of a heritage asset's fabric or enables the experience of a critical element of a heritage asset's significance from within its setting.

The character of the Site may already have a detrimental impact upon the significance of a heritage asset to varying degrees which can be expressed using the same terminology above (very high to low). In this instance, development may have the opportunity bring about positive change within the setting of a heritage asset.

Definitions of Impact

The degree of impact of a proposed development upon a heritage asset is defined using the following criteria:



Level of Harm	Definition
Less Than Substantial Harm	
Low	Minor adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is not fundamental or critical to its significance.
Moderate	Medium adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is an important or very important, but not fundamental or critical, element of its significance.
High	High adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is very important, if not fundamental or critical, to its significance.
Substantial Harm	
Very High or Substantial Harm	Impact to such a degree that the significance of a heritage asset is entirely lost or a fundamental part of it is vitiated.

The terms above, with exception of substantial harm, also apply to the impact of a development upon non-designated heritage assets.

N.B. Similar hierarchical language (low, moderate, high, very high) and criteria of impact applies to the beneficial outcomes of a proposed development.



Appendix 2: Planning Legislation and Policy

Legislation

Table 2: National Legislation relevant to the proposed development.

<p>Planning (Listed Buildings and Conservation Areas) Act (1990)</p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order):</p> <p>Grade I: buildings of exceptional interest;</p> <p>Grade II*: particularly important buildings of more than special interest; and</p> <p>Grade II: buildings of special interest, warranting every effort to preserve them.</p> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving</u> the <u>building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p>
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	The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.
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National Policy

Table 3: National Policy relevant to the proposed development, National Planning Policy Framework (NPPF), (published 2012, updated 2021)

Title	Content
NPPF Chapter 16, Paragraph 189	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Chapter 16, Paragraph 190	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Chapter 16, Paragraph 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.



	<p>The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>
<p>NPPF Chapter 16, Paragraph 195</p>	<p>Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.</p>
<p>NPPF Chapter 16, Paragraph 197</p>	<p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
<p>NPPF Chapter 16, Paragraph 199</p>	<p>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the</p>



	<p>asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</p>
<p>NPPF Chapter 16, Paragraph 200</p>	<p>Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:</p> <ul style="list-style-type: none"> a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
<p>NPPF Chapter 16, Paragraph 201</p>	<p>Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <ul style="list-style-type: none"> a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.



<p>NPPF Chapter 16, Paragraph 202</p>	<p>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p>
<p>NPPF Chapter 16, Paragraph 203</p>	<p>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>
<p>NPPF Chapter 16, Paragraph 204</p>	<p>Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</p>
<p>NPPF Chapter 16, Paragraph 205</p>	<p>Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</p>
<p>NPPF Chapter 16, Paragraph 206</p>	<p>Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.</p>
<p>NPPF Chapter 16, Footnote 68</p>	<p>Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p>



Local Policy

Table 4: Policies relevant to the historic environment and Site taken from the Rutland Local Development Framework Core Strategy Development Plan Document (adopted July 2011)

Policy	Content
<p>CS22 – The historic and cultural environment</p>	<p>The quality and character of the built and historic environment of Rutland will be conserved and enhanced. Particular protection will be given to the character and special features of:</p> <ul style="list-style-type: none"> a) listed buildings and features; b) conservation areas; c) scheduled ancient monuments; d) historic parks and gardens; e) known and potential archaeological sites. <p>All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features.</p> <p>Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.</p> <p>The adaptive re-use of redundant or functionally obsolete listed buildings or important buildings will be supported where this does not harm their essential character.</p>

Article 4 Direction

Lyddington Conservation Area is subject to an Article 4 Direction.

Relevant Supplementary Planning Documents (SPD):

- Extensions to Dwellings SPD (adopted 2015)
- Design Guidelines for Rutland SPD (adopted 2021)



New Local Plan:

Rutland County Council have begun the process of preparing a new Local Plan. This is still in the early stages and the indicative timescales provided by the council are shown below.

Indicative timescales

- Call for Sites – spring 2022
- Issues and Options – summer 2022
- Developing the Preferred Options Plan (Regulation 18) – autumn 2023
- Finalising the Submission Draft Plan (Regulation 19) – autumn 2024
- Submission to the Secretary of State for Independent Examination – January 2025
- Main modifications, as recommended by the independent planning inspector – to be advised
- Adoption and publication – to be advised

