

# Norton Lindsey

## Conservation Area

Areas of Special Architectural or Historic Interest



CONSERVATION AREAS

### General Introduction

Old buildings and their settings are an important part of our local and national heritage. It is important to preserve them both as a historical and social record, together with a pleasant environment to be enjoyed both by those who live in them and for the enjoyment of others. To assist with the proper protection of these areas, the designation of areas of special architectural and historic interest as Conservation Areas was first introduced in 1967.

The village of Norton Lindsey has been selected as a place with special characteristics worthy of designation as a Conservation Area. The maintenance of the character of this area is an important working partnership between those who live in the Conservation Area, the Parish Council and the District Council, with a view to householders and visitors to the village enjoying its special characteristics.

In many ways, Conservation Areas are a fragile environment which can soon be destroyed by unsympathetic changes or lack of maintenance. It is, therefore, important that all the partners involved are aware of, and appreciative of, the qualities which exist in the Conservation Area and also the controls that may be used to assist in its maintenance.





## Listed Buildings

The properties listed below are statutorily protected as Listed Buildings within the Norton Lindsey Conservation Area. Because these buildings are of high architectural and historic interest, they are among the top 2% of buildings in England statutorily protected. Any works to a Listed Building which affect its character or appearance will require Listed Building Consent. Certain repair works may be eligible for grant aid. Further information concerning Listed Buildings may be obtained from the District Council's Conservation staff.

**Canada Lane** - Rose Cottage.

**Church Road** - Church of Holy Trinity (grade II\*). Nos 1-4 and Big House Farm.

**Main Street** Nos 1&2, White House and Barn Cottage.

**Wards Hill** - Jubilee Signpost.

## Areas included within the Conservation Area

The following streets/roads are included within the Norton Lindsey Conservation Area. Main Street, Snitterfield Lane (part), Church Road, Canada Lane (part) and New Road (part). If you are unclear whether or not your house is included in the Conservation Area please contact the Conservation staff at Warwick District Council.

## Scheduled Monuments Historic Parks and Sites of Special Scientific Interest

There are no Scheduled Ancient Monuments, Historic Parks or Sites of Special Scientific Interest within the Norton Lindsey Conservation Area.

## Historical Background

The village of Norton Lindsey originated as a few outlying settlements in the Forest of Arden. During the Anglo Saxon period, the tenure of Norton Lindsey was held by Waga, whose name appears in the Earl Leofric's documents for the foundation of Coventry in 1042. At that time, the village was known as Norton Wagen. After the Norman invasion, the manorial estate was owned by Robert de Toney, Earl of Stafford and held for him by Robert de Limes. The Domesday book recorded the estate as rated at one hide (normal rate of single farm), populated by five

villeins (villagers) and four slaves, and two small holders. Originally the village was designated Upper and Lower or Nether Lindsey, but partly as a consequence of the colossal mortality of the Black Death and a severe local epidemic in 1729, "Nether" Lindsey was drastically depopulated. The last reference to Upper and Lower Norton was the record of Upper Norton in 1809 Enclosure award. The history of the tenure of Norton Lindsey is rather obscure. In 1205, it was rented out jointly between Philip de Norton and William de Lindsey, from which time the village was known as Norton Lindsey. The village ownership transferred to the Earls of Warwick, who then held it until 1460. A third of the land was later transferred to family of the Lord Dormer of Budbrooke. The Lucy family and the Webbs of Sherbourne also held land in the village. By 1700, a third of the land was under the tenure of yeoman farmers of Norton Lindsey. The parish church of Holy Trinity was a chapelry of Claverdon during the Middle Ages. It was built as a single cell church in the thirteenth century, although the font predates the building by 200 years. By the nineteenth century, the village was relatively prosperous and employed a carrier and a number of craft workers, as well as numerous agricultural workers. Norton Lindsey has a school, which was built in 1876 for the villages of both Norton Lindsey and Wolverton. There was a windmill, which was built in 1795 which was replaced after a fire in 1802 and ceased to operate in 1901.

### **Character of Conservation Area**

The character of Norton Lindsey Conservation Area is defined very much by Main Street and Snitterfield Lane, which are the spine roads running through the village, Canada Lane and Church Road are distinctive off shoots to the south of the village. The centre of the Conservation Area is the intersection of Main Street and New Road at the New Inn. The New Inn is a twentieth century building which fits well into the village character, with a well landscaped car park.

Main Street is an attractive collection of buildings ranging from seventeenth century timber framed to late twentieth century additions to the Conservation Areas.. Three properties in Main Street are grade II listed, these and several other properties about the road help to create a tight sense of enclosure along the southern half of Main Street. There are a number of unlisted properties of eighteenth century origin with attractive nineteenth century alterations. It is important that the detailing on these buildings is retained and restored. The northern section of Main Street has a more open character with boundaries defined by hedges and the boundaries of Norton Paddock. An interesting late twentieth century house has been added to the western side of the road. Main Street terminates with the Laurels a detached nineteenth century house in its own grounds and the grade II listed jubilee memorial signpost. The importance of the building details, scale and enclosure along Main Street is critical to the character of the area.

Church Road and Canada Lane are characterised by some twentieth century detached houses within mature grounds. Church Road has a row of seventeenth/eighteenth century black and white timber framed and brick cottages on the south side, leading to Holy Trinity Church, the Church Room (former reading room) and the approaches to Big House Farm. In Canada Lane, Cannings Farm an early nineteenth century house and grounds

And farm buildings add significantly to the character of the south side of the lane. Fern and Rose Cottages have their garden with hedged enclosures on the north side. The small scale character of the traditional buildings in both of these lanes is important to their character.

### **Important Views**

The views up and down Main Street are important as described in the character appraisal. The jubilee signpost acts as a gateway feature at the north end of Main Street. There are important views out of the Conservation Area from Church Road and Canada Lane towards Warwick. Views of surrounding open fields enhance the ridge top setting of the Conservation Area.

### **What does Conservation Area Designation Mean?**

The formal definition of a Conservation Area within the Planning (Listed Buildings and Conservation Areas) Act 1990 is “an area of special architectural historic interest, character or appearance of which it is desired to preserve or enhance”. The designation of a Conservation Area has several formal consequences which includes:-

- The demolition of all complete buildings and certain parts of buildings within Conservation Areas is controlled, requiring Conservation Area consent from the District Council.
- It is an offence to cut down, uproot, lop, top or wilfully damage or destroy any tree in a Conservation Area, except with the consent of the District Council.
- The amount of permitted development “that which can be built without planning permission” is more limited in a Conservation Area and additional limitations apply to the display of advertisements.

If you are considering carrying out any form of development in a Conservation Area, for example, the erection of a fence, or the alteration of your house, it is advisable to contact the Development Control Section of the Planning Department at Warwick District Council before you start work.



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## Where can I find out more information about Norton Lindsey Conservation Area?

The Local Plan, which determines all land use within Warwick District, will contain certain policies which are relevant to the Norton Lindsey Conservation Area. These will be both specific to Norton Lindsey and also to Conservation Areas in general and will always need to be taken into account where any form of development is proposed within the Conservation Area. Copies of relevant Local Plan policies can be made available from the Policy, Projects and Conservation Section of the Planning Department at the District Council. Other helpful information may be obtained from the District Council's Design Guidance Leaflets which include general guidance on Listed Buildings and Conservation Areas, specific guidance on windows, roofs, doors and the conversion of agricultural buildings.

Certain buildings within Conservation Areas may be eligible for grant aid for the maintenance of their character and terms of the overall preservation of the Conservation Area. Specific details of the availability of grant aid may be obtained from the Conservation Section at Warwick District Council.

Should you need to fell or lop trees or shrubs within the Conservation Area, written application should be made to the Planning Department.



Where possible, information can be made available in other formats, including large print, cassette tape, CD and other languages if required. Tel. 01926 450000.



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