

What is a Conservation Area?

It is an area of “special architectural or historic interest”, where character or appearance merit protection or improvement. This character is created through both listed and unlisted buildings and their wider context such as the layout of roads, the quality and relationships of buildings and their materials, paths, public and private spaces, trees, monuments and artworks.

The designation of a Conservation Area indicates that a Council recognises its special value and aims to guide but not prevent change within the area.

Why does Louth have a Conservation Area? – As a Town

Louth has a rich social history and architectural legacy. In 1968 it became one of the first towns in the country to have a designated Conservation Area. Louth has many areas of special interest including its vibrant market, locally owned shops and small businesses, high status public buildings, its Medieval street pattern, the variety of 18th and 19th century buildings, Hubbards Hills to the west, the Navigation Canal to the east and a skyline dominated by the 16th century spire of St James Church.

At Street Level – Each street has its own individual character with every property contributing to it. The styles of windows and fanlights, bonds or decorative patterns in brickwork, walls, gates and railings can all be particular to Louth and tell us something about its history.

The Benefits of Living in A Conservation Area A Stable Environment

The effective enforcement of planning procedures brings the assurance that the area will not be subject to any significant changes.

Enhanced Property Values

Retaining or re-instating original features will have a positive impact on the market value of your property and wider efforts to conserve or enhance a particular area will also influence property prices.

Insight into Local History

Researching the unique architectural features of your property and its relation to other buildings in the street can give you a fascinating insight into the local history of your area.



East Lindsey District Council manages the development of the Conservation Area through an Article 4 Direction which requires residents to apply for planning permission to make any alterations to their property that may change its external character or the character of the surrounding area. There is no fee for making an application which is a result of the Direction and the Council provide Guide to “How an Article 4 Direction affects you” which is available by calling tel. 01507 601111 or online at www.e-lindsey.gov.uk.

Taking a wider view

We have given a brief introduction into how you can enhance your property by taking into account the historical significance of any major or minor alteration. You can have a positive impact on how your property helps maintain or enhance the Conservation Area but if you are interested in looking at managing the character of the town as a whole, you may wish to consider becoming a member of the Louth Civic Trust.

Louth Civic Trust is a local charity encouraging community pride and passion, for the history and identity of its buildings, streets and public places. It aims to protect and manage change in the town’s landscape and architectural heritage through **campaigning, education and action.**

For more information on the work of the Trust and how you can get involved visit our website at www.louthcivictrust.org

Thank you to the Louth Photographic Society for the supplying of images for use in this brochure.



Living in a Conservation Area

A guide to enhancing your property and environment



Roofs, Dormer Windows and Rooflights

The roof is one of the most essential parts of a property with the important function of keeping the building watertight. It is also a key visual factor in the harmony of a street. Red clay pantiles are the traditional roofing material in Louth for both higher and lower status buildings. Welsh slate was also used in the 19th century and may have replaced original pantiles when it became more widely available after the arrival of the railway. Wherever possible the original roof covering should be maintained or re-introduced. A roof can be radically changed by the installation of a rooflight or dormer. Planning permission is necessary to make any changes to the roof covering or install rooflights or dormers to ensure any alterations do not have a negative impact on the roof area.



Chimney Stacks

Looking out over the roofs of Louth you cannot fail to see the rich variety of chimney stacks across the skyline. Repair and maintenance of the chimney stack will provide a major contribution to the street's character.

Aerials, Satellite Dishes and Alarm Boxes

Where aerials, satellite dishes or alarm boxes are required, their impact on the visual appearance of the house can be minimised by placing them inside or to the rear of the property. Generally planning permission is required for satellite dishes if they are to be visible from the road or public footpath.

Gardens, Grounds and Trees

Original patterns and grounds are part of the external presentation of the property and contribute to its character and should be retained where possible. Trees also play an important role and so receive protection. The Council should be advised of any intention to carry out work on a tree at least six weeks prior to the work commencing.

Windows and Doors

Vertical sliding sash windows are the predominant style of the town and there are many examples of elaborate door cases and attractive fanlights. The importance of windows and doors to the character of a property cannot be overstated and every effort should be made to maintain or re-instate original forms.

This leaflet aims to highlight the architectural details that contribute to the individual character of properties in a Conservation Area.

Even if your home is not a fine example of Victorian or Georgian architecture, it is still part of the street's history and will have elements of value that can either be retained or improved.



No. 65 James Street, Louth, is a late Victorian house in the Conservation Area retaining much of its original Victorian detailing.



Reduction in heat loss and sound proofing can then be achieved through the use of internal secondary glazing which can be more cost effective and have less environmental impact.

The inappropriate use of uPVC windows and doors can have a detrimental effect on the overall appearance of the property and street. Any changes to the type, size or materials of windows and doors require planning permission.

It may also be useful to point out that even the replacement of a modern window with another modern window type requires planning permission and this applies to windows on any external wall including the back of the property.



Masonry, Brickwork and Pointing

18th century bricks are small and of brown/red colour whilst 19th century bricks are larger and redder and there are many examples of decorative brickwork throughout the Conservation Area. Care should be taken when carrying out building repairs and pointing should be undertaken using lime mortar as opposed to the much harder Portland cement which can cause the shattering of brick fascias.



Rainwater Goods

Rainwater goods include, gutters, brackets and fascia boards, box guttering on brackets, drainpipes and hoppers. The substitution of original wooden and cast iron materials for uPVC pipework and brackets can have a negative impact on the appearance of a traditional house and should be avoided.

Colour and Painting

A large number of houses in the Conservation Area have external rendered walls so these walls and the joinery work on the house will periodically need to be repainted. Keeping to the original colour scheme will preserve the unity of the area and advice should be sought from the Council for any alteration to these colour schemes.