

# Lunt Village Conservation Area

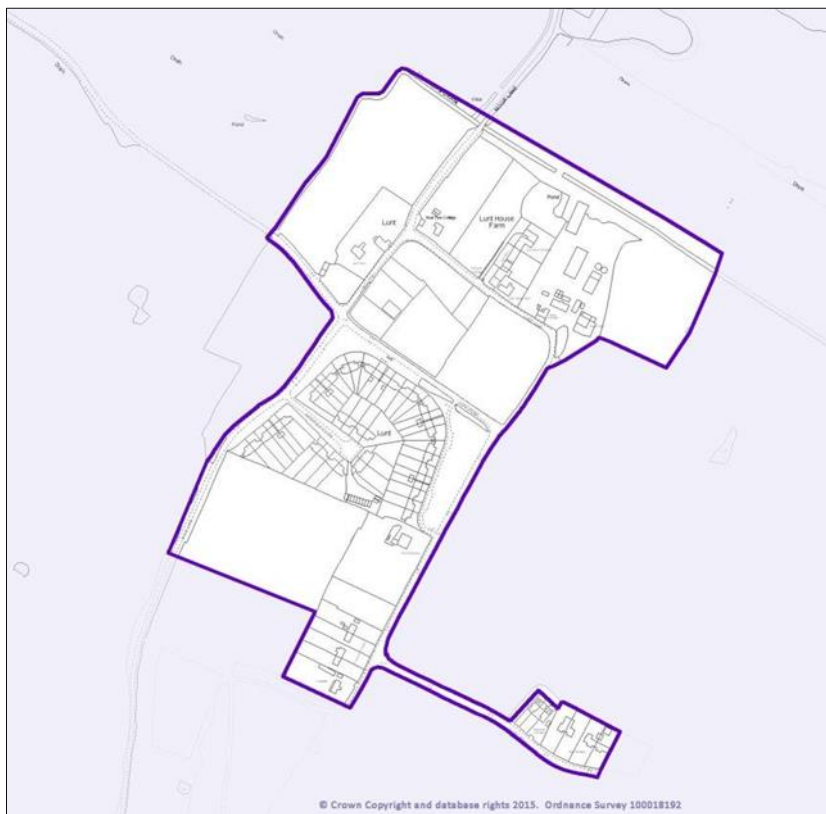


Drawing of a house inside Lunt Village Conservation Area

## Architectural and Historical Significance

In the early 10th century Scandinavian settlers arriving from Ireland and the Isle of Man settled in the area. The name Lunt is of Old Norse origin meaning “a grove” or “small wood” which would support the idea that the area was once forested. Lunt is not mentioned in the Domesday Book of 1086, but it may have been included in the estates of the “five thanes” (Lords) who held Sefton around that time.

Before 1212, land including the present day village was granted to Richard Branch by Richard de Molyneux to be held by Knight’s service and a rent of 6s. References to ‘Lund’ exist from 1251 and also can be found in the form of surnames of people connected with the area including Richard de Lunt who in 1337 granted his son a “messuage and croft”.



Lunt Village Conservation Area Boundary

The 1769 estate plan of Sefton Manor is the earliest map of the village. It shows a small group of buildings at a crossroads on the route between Ince Blundell and Sefton Church. The earlier ‘tofts’ and ‘crofts’ that made up the settlement have now disappeared but it is still possible to trace the line of some of the 18th century boundaries.

The present day village includes an 18th century hamlet enlarged by a post-war housing estate. The older parts of the village facing Lunt Lane are built on the foundations of medieval predecessors and enclose a now open area referred to as ‘Lunt Green’. It is here that some of tofts were established. Lunt House and cottage, the home of the Bootle family, stood at the east end of Lunt Green until they were demolished. All that remains now are the gateposts.

The surviving buildings are of interest in that they represent a variety of vernacular styles, through the full range of farm buildings. The group around ‘Lunt Green’ includes two listed buildings, Lunt House Farm and the late 17th

century Tythebarn. Lunt House Farm is especially interesting as a rare example of a cottage, which retains its ‘smoke-hood’. The house, which dates from the early 18th century is of red brick and uses random rubble and stone, possibly recycled from the previous medieval building on the site.

The townscape around Lunt Green is a mixture of 18th century and more modern houses and farm buildings. Lunt Farm was built in 1936 to replace the older, probably 18th century. The only surviving building is the barn, also 18th Century, which is in a state of dereliction.

To the south of Lunt Green is a housing estate built in 1950 as a major expansion of the settlement. The

development faces Lunt Green and connects the outlying dwellings along Lunt Road to the village. The estate is laid out on formal grounds following the road pattern established in previous centuries, skirting field boundaries and drainage systems. Along Lunt Road lies *'The Chestnuts'*, another listed building. Its simple Georgian formality contrasts with the picturesque and rustic farm and cottage dwellings.

Further along Lunt Road two Sefton Rural District Council properties, built in the 1920s complete the evolution of the village from early medieval crofts through 18th century hamlet to a modern rural settlement.

## The Conservation Area

The conservation area was originally designated in 1991. Following a detailed appraisal of the area, the boundary was extended in January 2007 to include Rothwell's Cottages and New Cottages.

The village is in the Green Belt and includes an attractive settlement pattern with a combination of varied vernacular architecture of considerable townscape value and is an important archaeological site. It is these elements that justify its designation as a Conservation Area.

Sefton Council recognises that for Conservation Areas to remain "live" and responsive to a changing society, changes must and will happen. Through the planning system the Council undertakes to ensure that changes preserve or enhance the area, and do not result in the loss of character and any harm is balanced against wider public benefits.

A detailed appraisal of the conservation area was adopted by Sefton Council in 2007 and was updated in 2023 including a management plan.

## Additional Planning Powers

Conservation Area status means that the Council possesses a number of statutory powers to safeguard against some changes. These are special planning controls which relate to specific works which would normally be considered 'permitted development', i.e. works which would not require planning permission.

### ***If a building is a Listed Building additional special controls will also apply.***

Within the Conservation Area the following additional planning powers apply:-

- Any proposal involving the demolition of any building, wall or other structure within the Conservation Area (with minor exceptions) will require planning permission.
- Anyone wishing to cut down, top, lop or uproot a tree with a stem diameter of 75mm or greater measured at 1.5m above ground level must give the Local Planning Authority six weeks written notice of their intention to do so (a "Section 211 notice" under the Town and Country Planning Act 1990) subject to specific exemptions. Within this time the Authority may grant permission for the proposed work, or they may consider making a Tree Preservation Order. It is an offence to carry out tree works without permission.
- There are greater restrictions over 'permitted development' rights for the alteration and enlargement of dwellinghouses, and on the provision, alteration or improvement of outbuildings within their curtilage.
- Dormer windows will require planning permission, and in some cases, other changes to roofs and chimneys may require planning permission.
- The cladding of any part of external walls in stone, artificial stone, pebble dash, render, timber, plastic would require planning permission.
- Planning permission is needed for satellite dishes where they are to be located on a chimney, wall or roof slope which faces onto a highway.
- Micro-generation (e.g. wind turbines/solar panels) installations will require planning permission in some cases.
- The Council has powers under the Act to require owners to carry out essential works to empty or partly occupied buildings in order to protect the fabric of buildings important to the conservation area.

- Permitted development rights are only for single residential properties.

For up to date advice on what may need planning permission go to [www.planningportal.gov.uk](http://www.planningportal.gov.uk) In deciding applications for the development of land and alterations or extensions to buildings within the Lunt Village Conservation Area the Council will pay special regard to:-

- The restrictions on new development within the Green Belt. See the Council's website for further details.
- The desire to retain, and where appropriate restore, historic details and features of the buildings and associated land including boundary walls, ditches and hedges.
- The design and detail of extensions and alterations to existing buildings, which will be expected to be in sympathy with the architectural and historic character of the building as a whole and its setting.
- The detailed design of any new building (including form, scale and materials) and its integration with its immediate surroundings and the special architectural and visual qualities of the conservation area.
- The retention and preservation of existing trees and the provision of further appropriate landscaping.
- The retention and enhancement of views into and out of the area, vistas within the area and the general character and appearance of the village scene and skyline.

## Guidance Notes for planning applications and use of materials

### Pre-Application Advice

You can request advice from the planning department before submitting a formal application. In some cases we make a charge for this service. Forms are available on the Council's website.

### Planning Applications

A Heritage Statement will be needed to support your planning application; this should include an explanation of what the significance of the property is, and what impact the proposals have on that significance.

Outline applications will not usually be considered.

### Demolition

The demolition or redevelopment of any building of historic value will not be permitted unless the Local Planning Authority is content that the building cannot be used for any suitable purpose and it is not important enough to merit the costs involved in its preservation.

### Conversion of existing buildings

Where planning permission to convert buildings into new uses is required particular attention will be paid to plan form, character of the building and its external appearance, and landscaping.

Proposals should minimise the need for external alterations, such as new windows. Where external change is needed it should be made to a non- prominent elevation. Alterations or extensions should use the carefully chosen materials that match/complement the building. Again, the services of a qualified architect are strongly recommended.

## External alterations to existing buildings including extensions

In Lunt, the older buildings are mainly of vernacular designs. Their simplicity is what lends the area its particular character. The buildings within the estate are attractively designed, key to their aesthetic value is their unity of appearance. The following provides general advice over typical kinds of alterations and extensions to buildings:

### Windows and Dormers

Traditional windows and detailing should be retained, renovated or if necessary, replaced to match the original

design. Additional windows can be harmful to the character of historic building, they should be restricted to the non-prominent elevations and be designed to be sympathetic to the historic character of the building. Imitation leaded lights, aluminium and UPVC windows should not be used as they completely change the character of the building.

Dormer windows are not characteristic of the buildings in the conservation area and should not be constructed.

### **Wall Surfaces**

Brickwork and stonework should not be painted or rendered. Areas of brickwork or stonework requiring renewal should be repaired or carefully replaced to match. Brick pointing should be compatible with existing construction, which is generally flush finish. For older softer bricks, repointing should be carried out with lime-sand mortar to prevent deterioration. Where stonework or brickwork is to be cleaned, professional advice should be pursued, to prevent damage. Sand-blasting is not generally recommended as it is damaging to traditional bricks and softer stone.

Cladding of brickwork in stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted. The use of bright obtrusive colours for render should be avoided. Traditional renders should be replaced in their original form or pattern. Care should be taken to use correct mixes and finishing coats, professional advice should be sought.

### **Roofs**

Original roofing materials and existing rooflines and profiles should be retained. Any renewals or repairs should use reclaimed or new materials to match those on the existing roof. Care should be taken to retain roof features such as eaves details, ridges and corbels.

### **Satellite Dishes and Aerials**

Aerials and satellite dishes should be located as sensitively as possible and should avoid main street elevations.

### **Chimneys**

In most cases, chimney stacks and pots form an important part of the design of buildings. If they become unsafe, they should be repaired or rebuilt to the original height and design, taking care to replace chimney pots, even if no longer in use.

### **Porticoes and Porches**

Where porches or porticoes are not part of the original design of the building, their addition should be avoided as in most cases they will detract from the architectural design.

### **Front Doors**

Original doors and door surrounds should be retained and repaired wherever possible. Replacements should be to a sympathetic design. "Georgian style" doors with imitation semi-circular fanlights and UPVC should be avoided. Care should be taken to retain and repair details around openings, such as architraves, thresholds, transoms and fanlights.

### **Boundary Walls, Fences, Gates and Gate Posts**

Original brick and stone boundary walls, including their stone copings, should be repaired or rebuilt to the original design, using reclaimed or matching materials. Boundary walls and gateposts should not be painted.

Wooden fences should not be installed above existing walls. Railings will also be inappropriate in most instances. Boundary treatments should retain their simple understated rural appearance. The street scene can be 'softened' and enhanced by the planting of boundary hedges, which has the added benefit of improving privacy. Existing gates should be repaired or replaced to the original design.

Openings in boundary walls should be kept to a minimum especially on principal street elevations so that the streetscape is not negatively affected.

## Services

Wherever possible original rainwater gutters and downpipes should be replaced in cast iron to the same patterns. Care should be taken in the siting of burglar alarms, satellite dishes, central heating flues, meter boxes etc. so as not to detract from the appearance of principal elevations.

## Maintenance

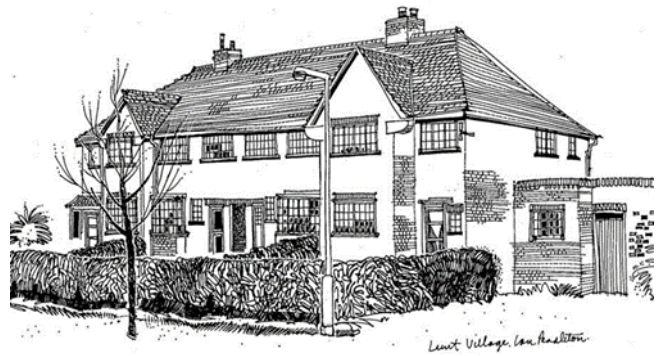
It is strongly advised that owners keep their property in good repair and condition. Regular and thorough maintenance can help avoid major structural repairs that can develop through neglect. Sefton Council Conservation team have developed a [Maintenance Guidance](#) and an [Energy Efficiency Guidance](#) for historic homes that can be downloaded from the website.

## Website & email

[www.sefton.gov.uk/planning](http://www.sefton.gov.uk/planning)

[planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)

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*Drawing of Lunt Village Conservation Area*



