



Rushcliffe
Borough Council

Granby Conservation Area Appraisal and Management Plan

September 2009



RUSHCLIFFE - GREAT PLACE • GREAT LIFESTYLE • GREAT SPORT

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PART 1 CHARACTER APPRAISAL

1 Introduction and summary

1.1 The Granby Conservation Area

The village of Granby was designated in 1990 as part of the Borough Council's proposals to create ten new Conservation Areas. The boundary encompasses the whole village of 264 people and includes 9 Listed Buildings or structures.

A tight street pattern, containing numerous cottages and farms radiates from the three central greens. Standing on a pre-Norman conquest site, the mostly Early English, 13th/14th century church of All Saints was reduced in size and restored around 1777, and again in 1888. However, two small round-headed Norman windows still survive in the second stage of the tower. Within the churchyard are five groups of Grade II Listed headstones which mark a total of 72, mainly 18th century, graves. The earliest decipherable stone is dated 1710 with the inscription 'William, the dear child of George Rick by Cassandra his wife'.

One of the village's oldest buildings is the farmhouse on Church Street. The right gable, beneath the steeply pitched pantile roof, has a stone plaque inscribed "G H 1762".

1.2 Key characteristics

- Complex street pattern connecting three small village greens.
- Panoramic views over open countryside.
- Dominance of traditional red brick and pantile properties.
- Landmark 13th-14th century church of All Saints set in a tree lined churchyard.
- Courtyards of converted barns and large farmhouses on village outskirts and tightly spaced cottages in village core.

1.3 Key issues

Development Pressures – Government housing targets are a threat to the character of small villages.

Boundary treatments – High brick wall on bend in Main Street is unsympathetic to the character of the village.

Highways and Transportation – Heavy traffic, speeding and rat running through the village.

Public Realm – A few poorly maintained gardens.

2 Purpose and context

2.1 The purpose of a Conservation Area character appraisal

Local Planning Authorities have a duty to designate as Conservation Areas any 'areas of special historic or architectural interest the character or appearance of which it is desirable to preserve or enhance'. (PPS 5). This Appraisal aims to describe Granby as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces.

In 2005, Rushcliffe Borough Council followed government advice by looking more closely at the architectural and historic features within each Conservation Area and how their special character could be preserved or enhanced. The appraisal process has also provided an opportunity to evaluate the appropriateness of the Conservation Area's boundary and make changes where necessary. In the case of Granby the boundary has been updated in certain areas so that it follows physical features and modern property boundaries. Alterations were particularly necessary around Hall Farm, Old Orchard Cottage, Wells Hill Farm and the farmyard of Keyworth's Farmhouse (which now contains four new properties). Revisions were also made to include open spaces on the outskirts of the village which contribute strongly to its immediate rural setting. The fields on either side of the Granby Hill approach, for example, have been included because of their important contribution to views, the presence of significant trees and hedgerows and their elongated form which suggests they were once the burgage plots for historic properties in the village.

The survey and analysis work within the appraisal sections of this document highlight the particular features and characteristics of Granby that are worthy of preservation. Work on previous Conservation Areas has identified characteristics which are common throughout Rushcliffe. These have been fed into a generic Management Plan for the Borough which states why these features and characteristics should be preserved or enhanced and how this could be achieved. This document should be used by residents and professionals both as a source of information and as a guide.

2.2 The planning policy context

This appraisal provides a firm basis on which applications for development within the Granby Conservation Area can be assessed. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and other National Planning Policy Guidance documents. The relevant documents include:

- Rushcliffe Borough Non-Statutory Replacement Local Plan 2006
 - Policies EN2, EN3 (Conservation Areas)
 - EN4, EN5 (Listed Buildings)
 - EN6 (Ancient Monuments)
 - EN7 (Archaeological importance)
- Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment (2010)
- Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2006)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)
- Rushcliffe Residential Design Guide Supplementary Planning Document (2009)

3 Location and landscape setting

Rushcliffe Borough forms the southern tip of Nottinghamshire which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about half a mile South of Nottingham city centre, with the River Trent forming the majority of its northern boundary and the River Soar defining its western boundary.

The Fosse Way (A46), a distinctive Roman Road, runs through the centre of the Borough and leads to Newark in the North and Leicester in the South. In the northern half of the Borough, the A52 forms Nottingham's primary transport link to Grantham and the East of England. Junction 24 of the M1 and East Midlands Airport are located about 1 mile from the western border.

Granby is situated approximately a mile from the Leicestershire border in the east of Rushcliffe Borough. It sits in an elevated position on a ridge, overlooking the South Nottinghamshire Farmlands to the west and the Vale of Belvoir to the east. The A52 runs east-west approximately 1½ miles to the north while the neighbouring villages of Sutton and Barnstone lie a mile to the north east and a mile to the south west respectively. The landscape around Granby consists of a mixture of large arable fields and extensive areas of pasture which are bordered by hedgerows.

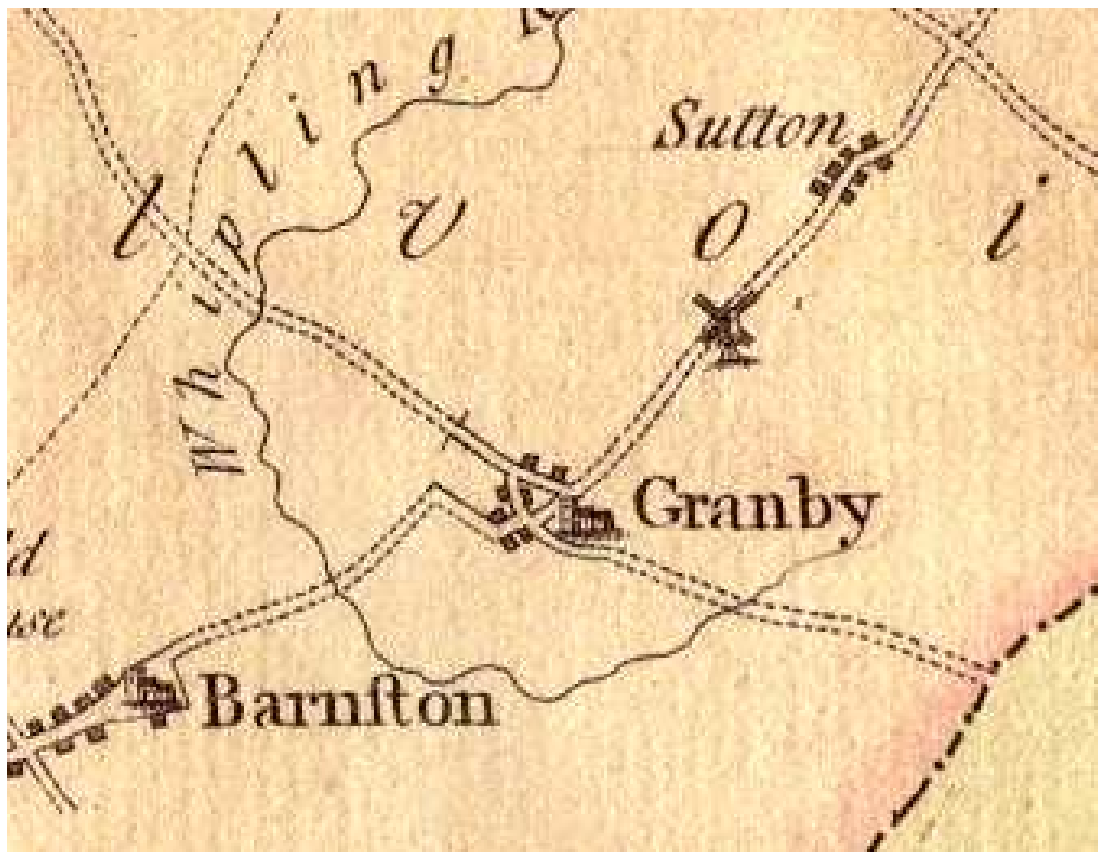


The view over the Vale of Belvoir from Sutton Lane. Belvoir Castle is just visible on the horizon towards the left of the picture.

4 Historic development and archaeology

Archaeological surveys of the agricultural land in the immediate surroundings of the village have revealed an extensive area of ridge and furrow fields and boundary ditches. These are particularly characteristic of a medieval community based around working the land. Within the village itself evidence has been found for building foundations and enclosures dating back to the medieval period but the remains of a Roman altar in the vicinity of the churchyard provide evidence for a much earlier occupation on the site.

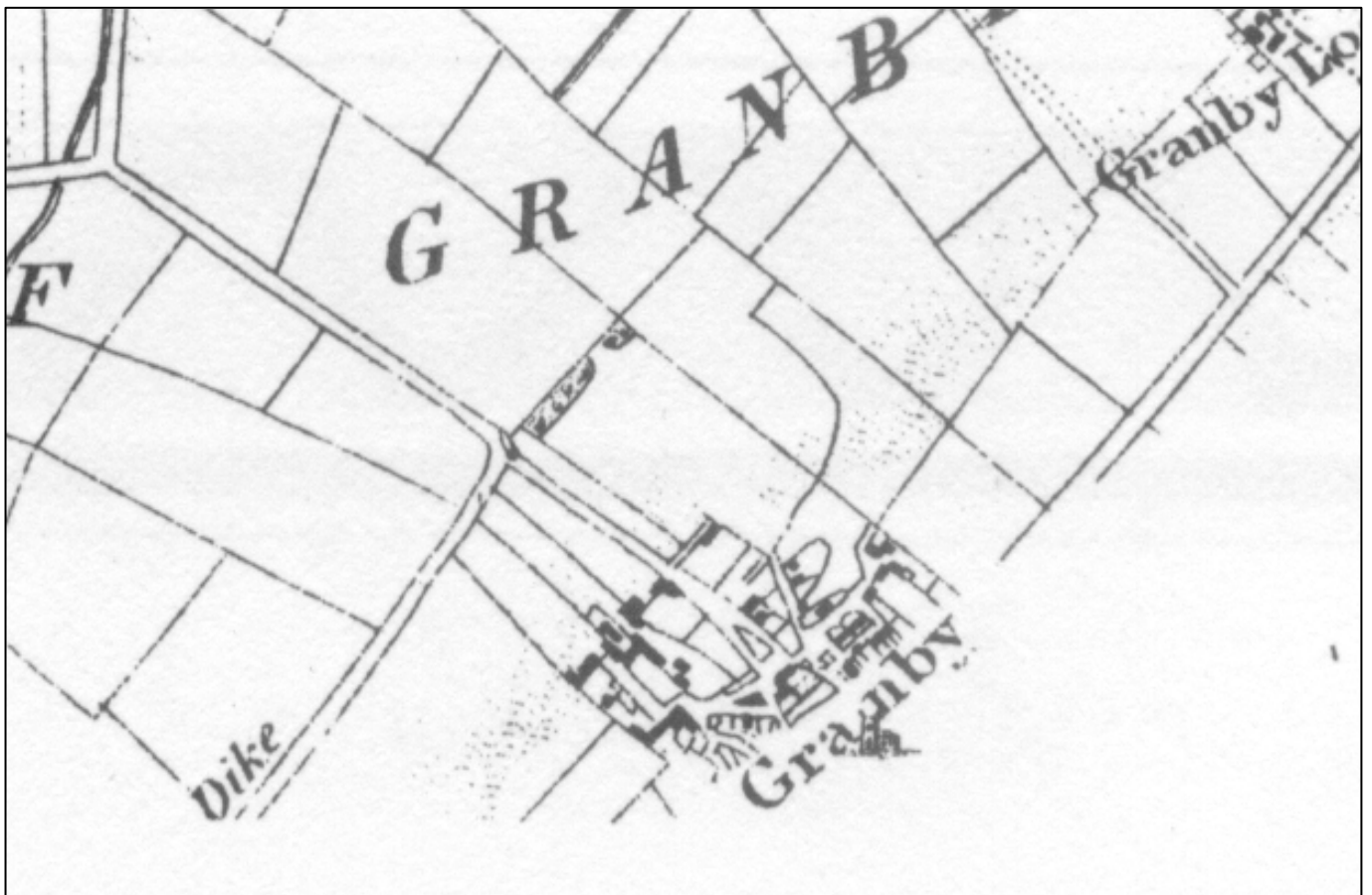
The oldest surviving building in the village is the Church of All Saints which consists of a nave, chancel, tower and vestry and stands in a closed churchyard in the centre of the village. The lowest part of the massive tower, with its wide arch to the nave, is 13th century; the rest of it is sixteenth century, with battlements and pinnacles above a fine band of quatrefoils. Over the years the church has lost certain features such as the spire and terracotta east window surround (replaced in stone in 1888). The roll of incumbents dates from 1253. The Domesday survey of 1086 records a pre Norman church built by William D'Ayncourt, a priest, and another church at Sutton, which has long since disappeared. In 1155 Ralph D'Ayncourt founded the Priory at Thurgarton and gave the prior the livings of Granby and other Vale churches. At the dissolution of the monasteries the patronage passed from the prior to King Philip of Spain and Queen Mary, thence to Queen Elizabeth I, who gave it to John Manners, founder of the ducal line of Rutland. Since 1703 the village has given the title of Marquis to the eldest son of the Duke of Rutland, hence the Public House name 'The Marquis of Granby'.



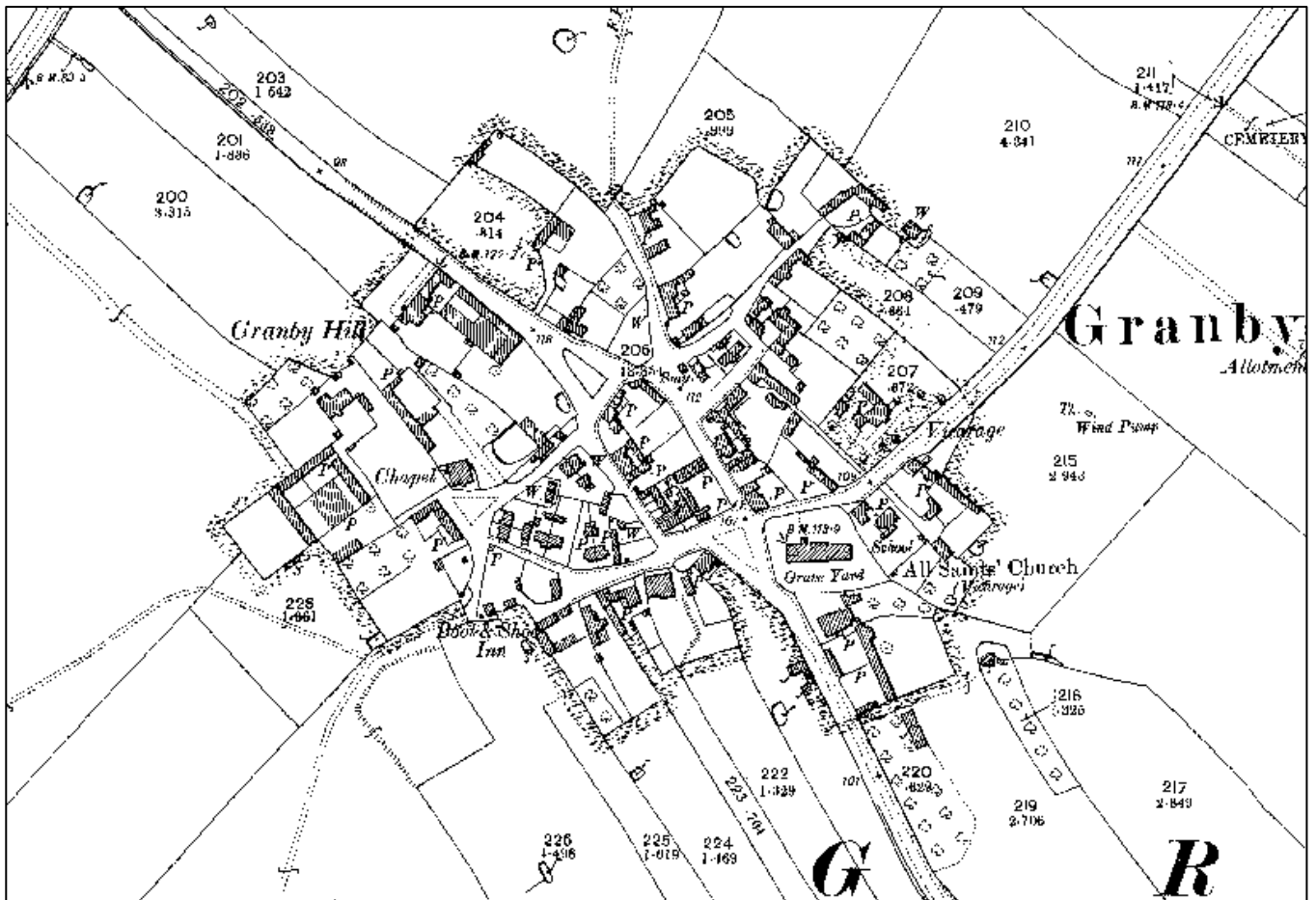
Chapman's map of 1774. Note how Church Street continues towards Barnstone.



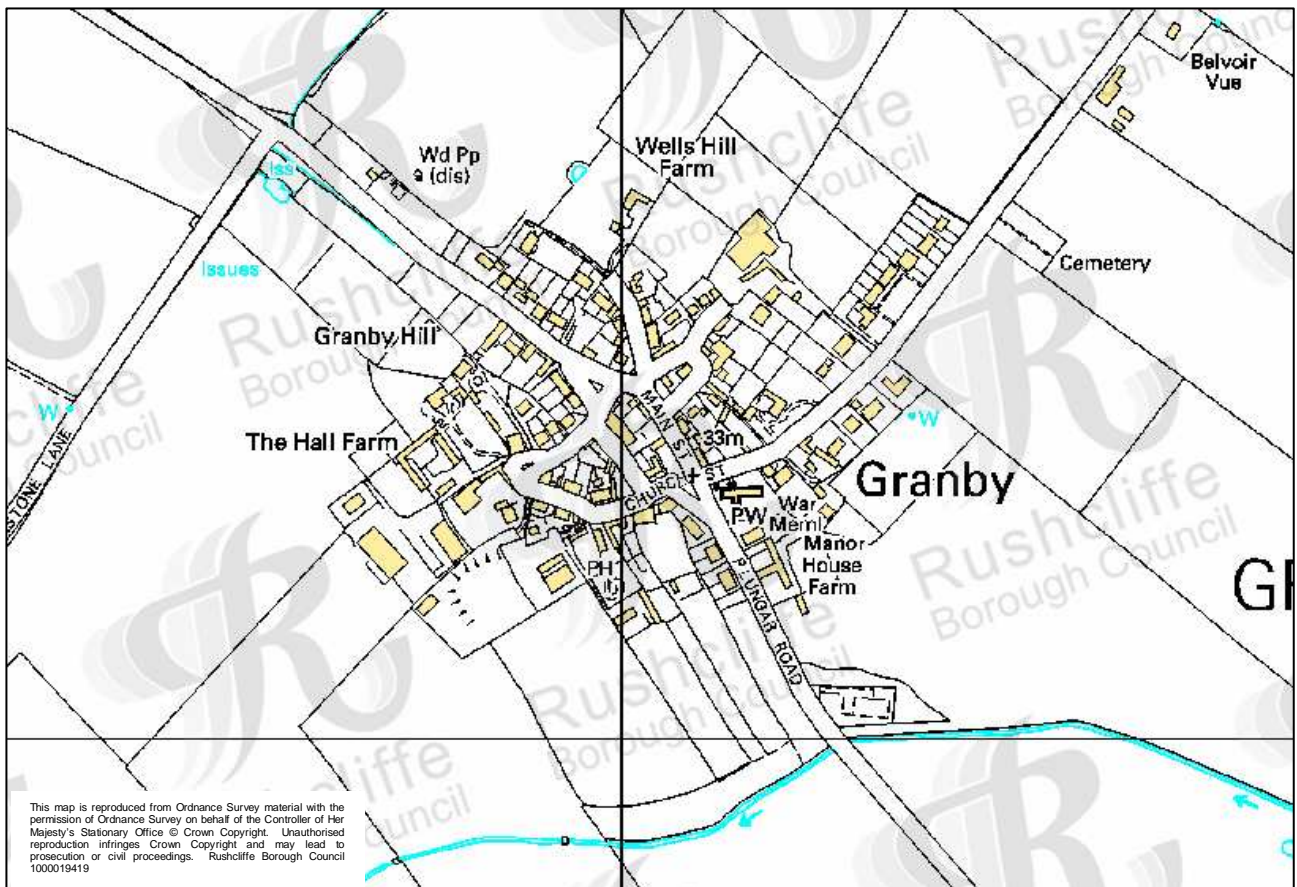
Ordnance Survey map of 1815. Church Street now ends abruptly at the edge of the village.



Sanderson's map of 1835. Granby appears at the very edge of the map and is not shown in its entirety.



Ordnance Survey map of 1900



Present day Granby. Note the presence of new housing development along the north east of Main Street, the west side of Green Lane and the north side of Sutton Lane.

5 Spatial analysis

5.1 Plan form and layout

Granby's plan form consists of a network of small lanes which link together the three small village greens. Buildings in the centre of the village are situated close together, usually with their principal elevations fronting onto the highway, while buildings on the outskirts are generally grander in scale, set back from the road and have larger private gardens or ranges of outbuildings. There are three roads leading into the village: Granby Hill approaches from the north west, Sutton Lane from the north east, and Plungar Road from the south east.

5.2 Landmarks, focal points and views

Granby's most significant landmark is the Early English church and churchyard of All Saints whose tower features in views throughout the village. In addition the three village greens provide nodal points and an attractive setting for the buildings which surround them. From the outskirts of the village, views of the countryside beyond the Conservation Area are particularly pleasing thanks to Granby's elevated position. From Sutton Lane the view eastwards towards Belvoir Castle is a noteworthy highlight (see p.6).

The Townscape Appraisal map in Appendix 2 illustrates these key views and other views which link the village to the adjacent countryside.



The green at the junction of Church Street and Main Street (above left), the Church of All Saints (above right), the view out of the village down Granby Hill (left).

5.3 Open spaces, trees and landscape

The most prominent open spaces in Granby are the churchyard of All Saints church and the three small village greens around which many of the village's historic properties are arranged. Mature trees are a particular feature around the churchyard and in the grounds of The Old Vicarage and hedgerows can be found along the Granby Hill and Plungar Road approaches to the village in conjunction with grass verges. The landscape around Granby consists of a mixture of large arable and pasture fields which are bordered by hedgerows.

Areas of open green space which make a positive contribution to the character of the Conservation Area are shown on the Townscape Appraisal map in Appendix 2.



The green between Main Street and Dragon Street in the north of the village (above left), the green on Chapel Lane (above right) and the hedge and grass verge lined northern approach to the village (right).



5.4 Public realm

Boundary treatments in the village are a diverse mixture of stone and brick walls, timber fencing, metal railings, bollards and hedges but in the centre of the village some properties also front directly onto the pavement thus defining their own front boundaries. Whilst the village's public roads and pavements are paved with asphalt, grass verges, greens and private gravel drives help to soften the impact of these and retain an informal rural character.



Timber fencing and a brick boundary wall along Church Street.



Dairy House fronting directly onto the pavement of Chapel Lane (left) and metal railings at the Village Hall (right).



Stone wall and gravel drive at the Old Vicarage (left) and Sutton Lane Green (right).

6 The buildings of the Conservation Area

6.1 Building types

Granby's domestic buildings are a mixture of 17th, 18th and 19th century small detached and semi-detached cottages, farmhouses with ranges of outbuildings (many of which have been converted for residential use) and large houses with extensive grounds. Many of these older properties can be seen on the historical maps shown in Section 4. There are also a number of 20th and 21st century detached and semi-detached houses.

6.2 Listed Buildings

Buildings on the Government's List of Buildings of Special Architectural or Historic Interest are called "Listed" buildings and are protected by law. Consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. Further information can be found in Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe, which is also available online at www.rushcliffe.gov.uk/doc.asp?cat=9564.

A complete list of Listed Buildings and structures in Granby is provided in Appendix 1. All Listed Buildings are shown on the Townscape Appraisal plan, but some of the smaller structures such as gravestones may not be shown.



Manor Farm, Plungar Road (grade II)



Lodge Farm, Church Street (grade II)



Granby Farmhouse, Church Street (grade II)



All Saints Church (grade I)

6.3 The contribution of unlisted buildings

The Granby Conservation Area includes a number of unlisted buildings that make a positive contribution to the character and appearance of the Conservation Area. This may be because of their age, architectural style, former function, or general contribution to the variety of the townscape. Key unlisted buildings are highlighted in the Townscape Appraisal in Appendix 2 and some examples of these are shown in the photographs below. However it is important to stress that nearly all the buildings within a Conservation Area can make a positive contribution to the townscape in some way.

Over 60 unlisted cottages, farmhouses and outbuildings have been identified on the Townscape Appraisal map as having a positive impact on the character of the Conservation Area. The majority of these date to the 18th and 19th centuries but there are also occasional examples of 17th century construction. The coherent character of the village derives from the use of similar materials and construction details, despite the fact that the buildings are of individual design.



The Marquis of Granby Public House, Dragon Street (left), Hall Farm Cottages, Chapel Lane (centre) and Newbray, Church Street (right).



The Old Vicarage, Sutton Lane (left), Old Forge Cottage, Old Forge Lane (centre), Church Cottage, Sutton Lane (right).

6.4 Building materials and local details

Traditional building materials were largely locally sourced. Bricks for example, were not transported far from where they were made, with most villages having their own brick pit and yard. This led to interesting village-specific sizes, colours and styles of brickwork. Roofs would have been made from local materials such as thatch until clay pantiles became popular.

The traditional building materials within the Conservation Area are as follows:

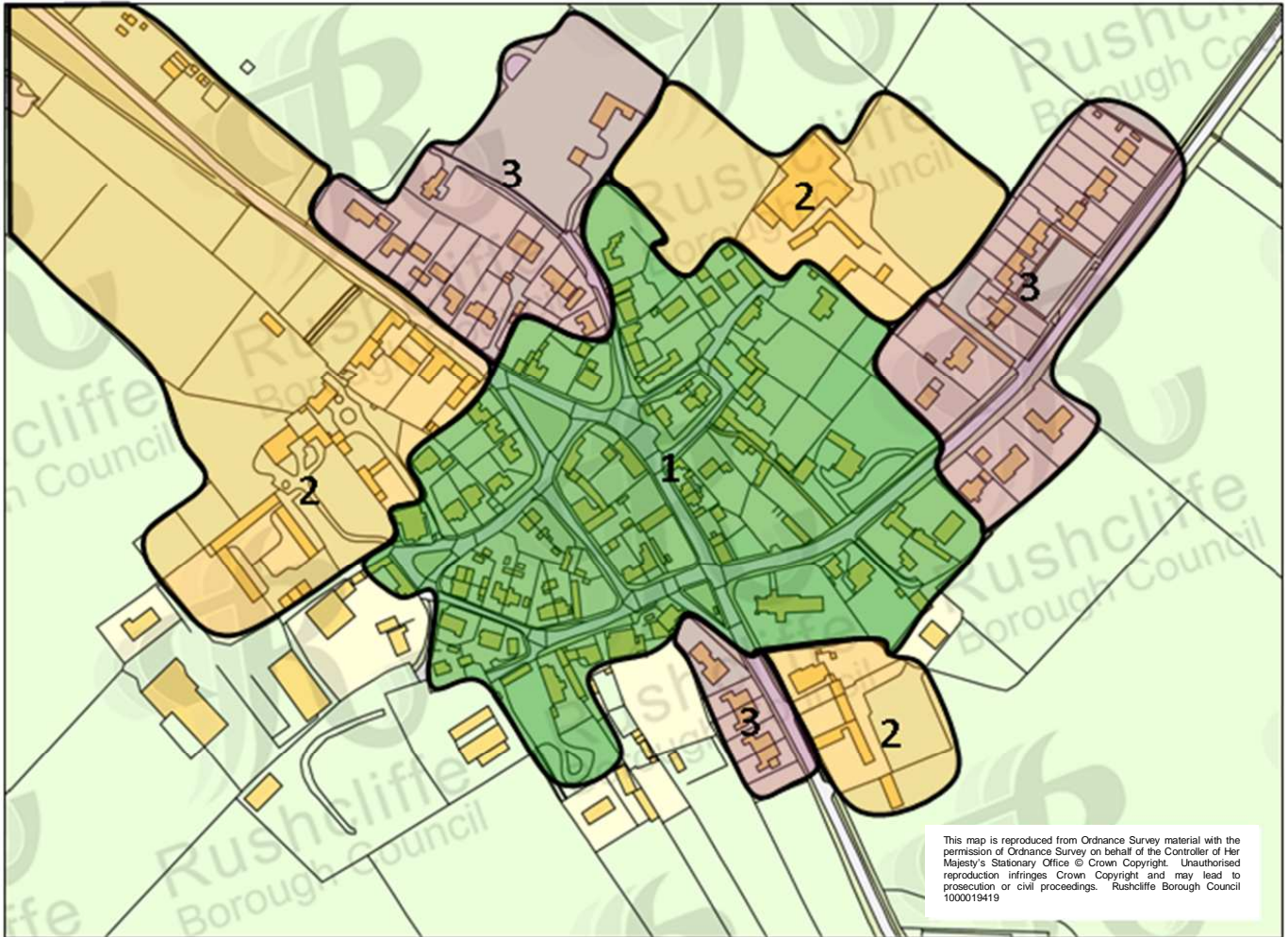
Walls: Dominated by orange/red brick in Flemish or stretcher bond. Walls are sometimes painted white and occasionally have design details such as string courses, dentillated eaves and blind windows. The village also contains a small number of stone walled buildings.

Roofs: A mixture of clay pantiles and slate. Orange, dark red and black glazed pantiles can be found in almost equal numbers. Gable ends are mostly plain close verge where the tiles run to the edge of the brick gables but there are some examples of parapet gables. Brick chimney stacks are normally positioned on the gable walls or roof ridges.

Windows: A mixture of timber casements in a variety of configurations, Yorkshire sliding sashes and Georgian style sliding sashes with many creating a symmetrical façade and having glazing bars. Arched brick or stone lintels are most prominent.

Doors: Timber plank and batten, panelled or part glazed types, generally with iron door furniture. Arched brick lintels are the commonest type and some properties have porches or porticos.

7 The Character of the Conservation Area



- 1. Village Core:** Network of small lanes and three village greens. Clusters of traditional cottages, houses and outbuildings. Early English church and churchyard of All Saints, two public houses and Village Hall. Occasional groups of mature trees. Boundary treatments are mostly metal railings, timber fences and masonry walls. Some modern infill development.
- 2. Farms:** Traditional farmhouses and courtyards of ancillary farm buildings, many of which have been converted to residential use. Granby Hall, a large Victorian country house and its grounds. Paddocks and small fields.
- 3. Village extensions:** Modern 20th century housing developments which are suburban in character.

8 SWOT Analysis

A SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken by the Parish Council it asked residents:

- To identify what the special character of the village was;
- If anything had a negative impact on this character;
- If there are any opportunities to further improve this special character;
- If there is anything that could threaten the special character of the village.

Table 1: SWOT Analysis	
Strengths	<ul style="list-style-type: none"> • Compact size of the village. • Hilltop position. • Nuclear settlement type. • Well kept and attractive village greens and gardens. • Strong sense of community. • Diversity of buildings and architecture. • Some beautiful older buildings such as All Saint's Church.
Weaknesses	<ul style="list-style-type: none"> • Speeding and heavy vehicles passing through the village. • A few poorly maintained gardens. • High brick wall on bend in Main Street.
Opportunities	<ul style="list-style-type: none"> • Sensitive consideration of any future planning development. • Introduce measures to retain the character of the village as it is now.
Threats	<ul style="list-style-type: none"> • Any further extensions of the built up area. • Inappropriate new buildings or extensions to existing buildings. • Government Housing targets. • Heavier traffic flow and an increase in rat-running through the village.

PART 2 GENERIC MANAGEMENT PLAN FOR CONSERVATION AREAS IN RUSHCLIFFE

1.0 Introduction

- 1.1 The quality and interest of the whole area, rather than individual buildings, gives a Conservation Area its special character. This includes factors such as historic street layout, use of local building materials, scale and detailing of buildings, boundary treatments, shop fronts, street furniture, vistas along streets or between buildings as well as trees and shrub planting.
- 1.2 In carrying out its planning functions, the Borough Council is required to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Conservation Area Appraisals identify the special character of each Conservation Area and the Borough Council has a programme for preparing or reviewing these.
- 1.3 There is also a duty to formulate and publish management plans setting out policies and proposals for the preservation and enhancement of Conservation Areas. Many of these policies and proposals are common to all Conservation Areas and these are set out in this document. Supplementary documents will be issued for individual Conservation Areas where specific policies or proposals are needed.

2.0 Aims and Objectives of this Management Plan

- To set out clear management proposals for the preservation and enhancement of Conservation Areas.
- To guide residents and professionals on:
 - features of value, worthy of preservation;
 - characteristics worthy of preservation;
 - opportunities for enhancement.
 - development proposals which preserve and enhance the special character of the area
- To foster community commitment to conservation principles

The Borough Council will follow these objectives in its own activities and will encourage other public bodies, including the Highway Authority to do the same.

3.0 National and Local Policies and guidance

- 3.1 Central Government guidance applies to all Conservation Areas. This can be found in the following

Planning Policy Statement 5 “Planning for the Historic Environment”

English Heritage “Management of Conservation Areas”

- 3.2 The County Structure Plan contains the following policy:

POLICY 2/12 HISTORIC CHARACTER

Local planning authorities will protect and enhance the historic and architectural character and appearance of the landscape of the Plan Area. Permission will not be granted for development within Historic Parks and Gardens, Historic Battlefields and other areas designated for special protection except where it demonstrably conserves and enhances the characteristics of these areas. The protection and enhancement of the historic character will be achieved through:

- a) the protection and maintenance of buildings listed as of special architectural, historic or landscape importance, including their settings;*
- b) the identification, protection and maintenance of other individual and groups of buildings which are important for their local architectural distinctiveness, or significance;*
- c) the identification, maintenance and enhancement of other locally distinctive and culturally important aspects of the historic environment;*
- d) the designation, enhancement and preservation of Conservation Areas and their settings;*
- e) sensitively designed environmental improvement and traffic management schemes in Conservation Areas and other appropriate areas;*
- f) finding appropriate alternative uses for, and the restoration of, listed or other buildings worthy of retention; and*
- g) informed design of new development.*

3.3 The adopted Rushcliffe Local Plan was replaced in 2006 by the Non Statutory Replacement Local Plan for Development Control purposes and the following policies from that plan will be used for guidance in Conservation Areas.

EN2 – CONSERVATION AREAS

Planning permission for development including changes of use and alterations or extensions to existing buildings within a designated Conservation Area, or outside of but affecting its setting, or views into or out of the Conservation Area will only be granted where:

- a) the proposal would preserve or enhance the character or appearance of the Conservation Area by virtue of its use, design, scale, siting and materials;*
- b) there will be no adverse impact upon the form of the Conservation Area, including its open spaces (including gardens), the position of existing buildings and notable features such as groups of trees, walls and other structures; and*

there will be no loss of part or all of an open space which contributes to the character or appearance of the Conservation Area.

EN3 – DEMOLITION IN CONSERVATION AREAS

Where planning permission is required for development which includes the demolition of buildings in Conservation Areas it will only be granted where the proposal does not detrimentally affect the character or appearance of the area, and any permission may be conditional on redevelopment proposals for the site being approved, and contracts for them accepted, before demolition is begun.

3.4 Village Design Statements

Village Design Statements exist or are being prepared for several villages in the Borough, some of which are also Conservation Areas. Although these offer no statutory protection they identify the qualities that are valued by the local community and the character that should be preserved.

4.0 Development in Conservation Areas

4.1 Article 4 Directions.

Article 4 of the Town & Country Planning (General Permitted Development) Order 1995 allows planning authorities to restrict specified permitted development rights in particular areas. Many councils use these to assist with the preservation of the special character of Conservation Areas although there are currently none in Rushcliffe.

Many buildings still possess original or traditional architectural details which contribute to the special character. These include windows, doors, porches, door hoods, pilasters and fanlights, chimneys, brick detailing and roofing materials as well as walls, gates and railings. However, the increased use of upvc windows, plastic barge boards, inappropriate roofing materials, high spiked metal railing and electric gates is eroding the character of many of our Conservation Areas. The use of Article 4 Directions will be proposed where considered appropriate following the completion of each Area Appraisal

4.2 Building Design

Extensions to buildings in Conservation Areas should respect

- The key characteristics of the original building including scale, mass, materials and proportions
- The contextual setting and character of the Conservation Area

This does not mean slavishly copying the original, which can devalue it and destroy the ability to “read” historic change and dilutes our historic heritage. In some cases this is impossible. For example Flemish Bond brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern cement mortar.

4.2.1 Good contemporary design will be encouraged where it respects the scale and character of its context. This must be demonstrated in the Design and Access Statement submitted with any planning application.

4.2.2 In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high quality workmanship are the keynotes.

4.2.3 Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.

4.2.4 As with extensions, good contemporary design which respects local character and the context of the site will be encouraged.

“New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives”.
(DETR - ‘By Design’, p19)

4.2.5 Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high quality replication may be required in a few very sensitive locations.

4.2.6 All new buildings should respond appropriately to the existing frontage and normally follow the established building line. Development or redevelopment will normally be resisted if:

- it blocks important views identified in the individual appraisals
- uses important open spaces identified in the appraisals
- adversely affects the setting of any Listed or key buildings
- fails to maintain or re-establish the streetscape where appropriate
- dominates its Conservation Area background
- fails to recognize the context of the site
- destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees

4.2.7 New development that stands out from the background of buildings may be appropriate in exceptional circumstances if it contributes positively as a landmark to enhance the street scene, to highlight a corner or to signal a visual change of direction such as along a curving vista.

4.2.8 Any external lighting should be carefully designed and sited to minimise light pollution.

4.2.9 Energy producing or saving devices are generally welcomed by the Council, but careful consideration is required when these are to be located in a Conservation Area and some may require planning permission. In particular they should be sited to minimise their impact on the building and on the local amenity.

4.3 Materials

Rushcliffe's older buildings are predominantly brick, some incorporating earlier timber framed structures. (There were many small local brickyards, some of which only worked for a few years and produced bricks in various shades of orangey red.) There is a little local stone, mainly a soft grey lias, and higher status buildings in stone imported from Lincolnshire and elsewhere. Roofs are mainly plain tiles or pantiles, with some Swithland slate and Welsh slate from the mid 19c onwards. A few original thatched roofs remain.

Most of these materials are no longer available second hand, except in very limited quantities. National guidance is to use high quality new materials for extensions to existing buildings. However, it is preferable to use reclaimed materials where:

- Small quantities are needed to exactly match the materials of the existing building
- The materials are of high quality, the correct dimensions and colour
- The materials are sourced locally e.g. the approved demolition of an existing structure on site or in the immediate vicinity
- It can be demonstrated that the sourced materials have not resulted in the loss of a heritage asset elsewhere

4.4 Boundary Treatment

Boundaries, such as walls, fences or hedges, separate private spaces from the public realm of roads and pavements, physically and visually. They are as important in determining the character of a Conservation Area as the buildings behind them.

4.4.1 Types of boundary

4.4.2 High brick walls and buildings on the back of pavements create a hard, urban feel to the Conservation Area whilst hedges, verges and trees produce a more rural character. In some Conservation Areas one or the other predominates whilst some have a mix of these features.

4.4.3 Where the character definition is strong, it is important to retain and promote a continuation of the theme. A high brick wall in a predominantly "green" lane will impact adversely on its character and the introduction of a hedge in an urban scene may be equally inappropriate. Where there is a variety in the type of boundary there will be more flexibility.

4.4.4 Local materials and design play a vital role in successful boundary treatments which maintain or enhance the character of the Conservation Area. Brick walls which match or complement the local architecture or locally native hedgerows and trees invariably have the greatest conservation benefits.

4.4.5 Any boundary detail should be in keeping with the street scene and be complementary to the building to which it is the boundary. It should reflect the status of the property and not attempt to create a sense of grandeur where unwarranted.

4.5 Landscaping

4.5.1 Trees can be a key factor in the special character of Conservation Areas. Each Conservation Area appraisal identifies trees that are particularly important to the Conservation Area.

4.5.2 In Conservation Areas there is a duty to give the local planning authority six weeks notice of any proposed work to a tree. This period allows the local authority to assess the trees and decide whether a tree preservation order is desirable.

4.5.3 In many instances, the planting of new trees or groups of trees, would enhance the character of the Conservation Area. The Council is keen to promote this, where new planting contributes to the public realm, and works with Parish Councils to carry out small scale planting and other landscape schemes in their areas.

5.0 Buildings at risk and sites which detract from the character of the area

5.1 A number of important buildings in our various Conservation Areas are currently vacant or not in regular use, with some being 'at risk' of neglect or decay. There is a presumption against demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would therefore benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

5.2 The Council will encourage owners of key properties in Conservation Areas which are in need of renovation or repair to carry out the basic maintenance work necessary to make sure the building is structurally sound and weather tight. The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features.

5.3 The Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

6.0 Management of Public Realm

6.1 Management of highways and footpaths is the responsibility of the Highway Authority, Nottinghamshire County Council. The Council will use its influence to ensure that the principles of good street and public realm design, such as those set out in

- “Streets for All: East Midlands” (English Heritage, 2005),
- “By Design: Urban Design in the Planning System: Towards Better Practice” (DETR/CABE, 2000)
- “Manual for Streets” (DfT, 2007),

are applied within Conservation Areas.

6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result in the gradual deterioration of the special character of a Conservation Area. Such works will be resisted.

6.3 The quality and design of street surfaces and street furniture can also have a major impact on the character of the Conservation Area. Where historic or traditional street surfaces and street furniture have survived, these should be preserved and maintained. Any streets or public spaces in poor condition can have a negative impact on the Conservation Area and may need to be improved. Materials should be carefully selected to ensure that they complement and enhance the character of the Conservation Area.

6.4 Any surfaces, whether public or privately owned, that are in a severe state of disrepair and/or have a negative impact on the Conservation Area should be a priority for improvement works.

6.5 The public footpaths and other rights of way within and adjacent to the Conservation Area play a vital role in allowing people to enjoy and experience the area. It is important that these paths are well maintained, clearly marked and made accessible.

7.0 Monitoring

7.1 This Management Plan will be reviewed in accordance with a programme to be agreed in the light of the emerging Local Development Framework and government policy and best practice guidance at the time.

7.2 This review could involve residents and/or members of a residents’ conservation group or conservation advisory committee under the guidance of the Borough Council. By this means, the local community would become more involved in the process, thus raising public awareness of and commitment to conservation issues.

APPENDICES

Appendix 1 – Listed Buildings and Structures

LODGE FARMHOUSE , CHURCH STREET, NG13 9PU *Grade: II Date Listed: 25/09/1979*
GRID REFERENCE: SK7503036226

GRANBY FARMHOUSE , CHURCH STREET, NG13 9PU *Grade: II Date Listed: 25/09/1979*
GRID REFERENCE: SK7500136182

MANOR FARMHOUSE , PLUNGAR ROAD, NG13 9PX *Grade: II Date Listed: 25/09/1979*
GRID REFERENCE: SK7511336169

CHURCH OF ALL SAINTS , SUTTON LANE *Grade: I Date Listed: 01/12/1965* *GRID REFERENCE: SK7510336205*

HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS ADJACENT TO WEST END OF TOWER , SUTTON LANE *Grade: II Date Listed: 23/06/1989* *GRID REFERENCE: SK7508436200*

HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS, SOUTH OF TOWER WEST OF SOUTH PORCH, SUTTON LANE *Grade: II Date Listed: 23/06/1989* *GRID REFERENCE: SK7508836198*

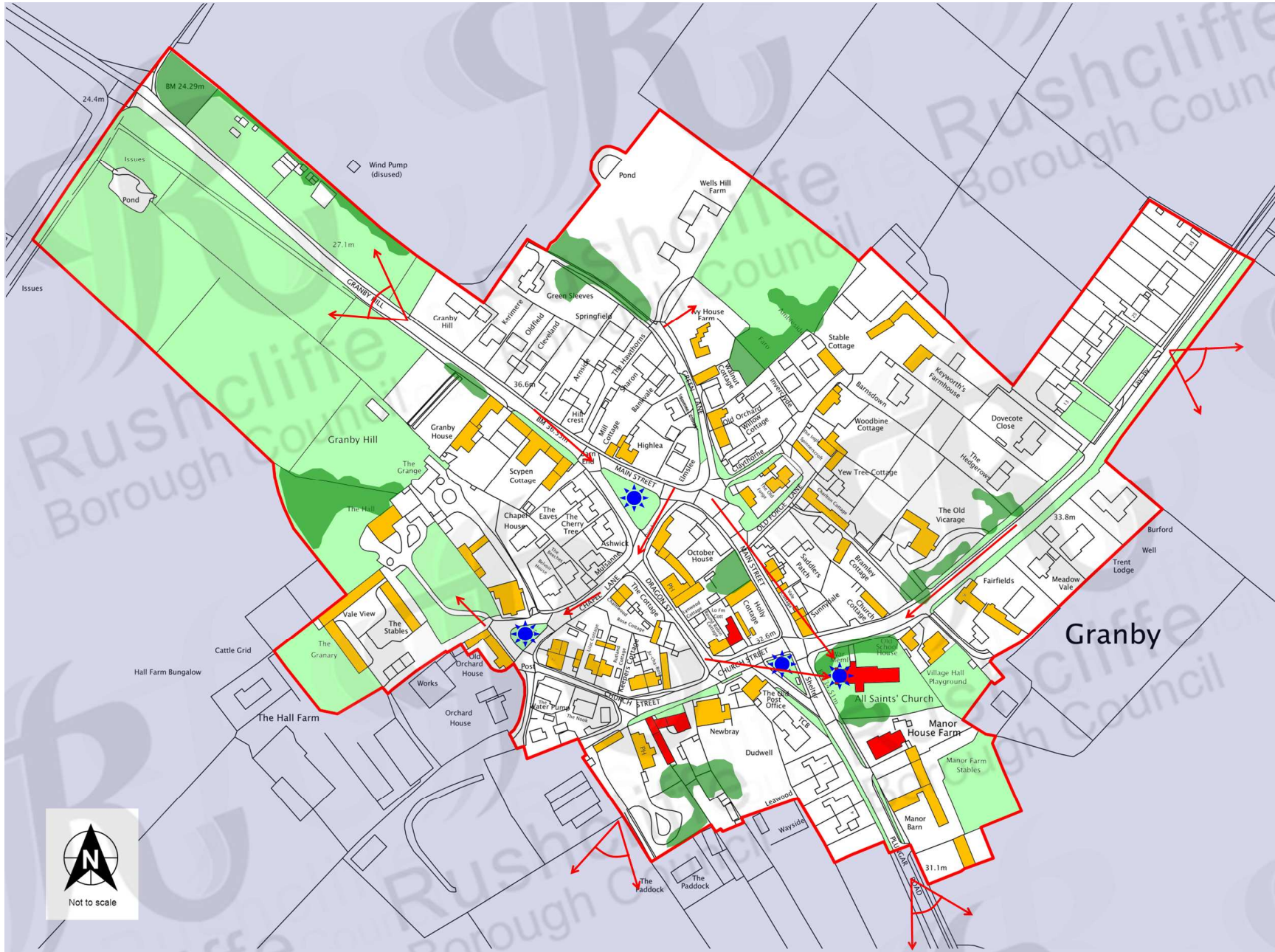
TAPERING GRAVE SLAB IN CHURCHYARD OF CHURCH OF ALL SAINTS SOUTH OF NAVE, SUTTON LANE *Grade: II Date Listed: 23/06/1989* *GRID REFERENCE: SK7509636192*

HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS SOUTH OF NAVE, SUTTON LANE *Grade: II Date Listed: 23/06/1989* *GRID REFERENCE: SK7510336193*

HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS SOUTH OF CHANCEL, SUTTON LANE *Grade: II Date Listed: 23/06/1989* *GRID REFERENCE: SK7511436195*

K6 TELEPHONE KIOSK SOUTHWEST OF ALL SAINTS CHURCH , PLUNGAR ROAD, NG13 9PX *Grade: II Date Listed: 17/10/2005* *GRID REFERENCE: SK7507036185*

Appendix 2 – Townscape Appraisal



Note: A townscape appraisal is not a mapping exercise and the symbols illustrate the character of the area, rather than exact positions and sizes of individual features. No appraisal can be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

- Important vista
- Panoramic (wide) view
- Listed Building
- Key unlisted Buildings
- Positive open spaces
- Wooded areas
- Focal point or visual stop
- Conservation Area boundary



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Appendix 3 – Works within Conservation Areas that require permission

This page illustrates examples of extra consents required in Conservation Areas. If in any doubt over any consent which may be required, please contact Planning and Place Shaping.

New buildings should positively enhance a conservation area and reflect the character of the area. They should be in sympathy with their surroundings and should follow the pattern of existing built form.

In addition to general control of development, you will need permission for the following:

