



Report to Cabinet

Subject: Lambley Conservation Area Character Appraisal
Date: 6 September 2007
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Introduction

The purpose of this paper is to report on the findings of the Lambley Conservation Area Character Appraisal in order to gain Cabinet approval for proposed minor boundary changes to the Conservation Area. These proposals are in line with the Council's corporate objective to enhance the physical environment of the Borough.

Conservation Areas and Character Appraisals

Under Sections 69-71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 there is a duty on local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them accordingly, in order that their character or appearance may be preserved or enhanced.

A Conservation Area has been in place in Lambley since 1976 although, like the Borough's other Conservation Areas, it was not subject to a formal Character Appraisal at the time of its designation. In response, however, to Best Value Performance Indicator (BVPI) 219 and recent English Heritage guidance, all local planning authorities are required to review their conservation areas every five years. The BVPI is split into three sections:

- 219a monitors the total number of conservation areas in the local authority area;
- 219b monitors the percentage of conservation areas in the area that have an up-to-date (last five years) character appraisal; and
- 219c monitors the percentage of conservation areas with published management proposals.

As a result, the Council is now undertaking a programme of Conservation Area reviews to result in Conservation Area Character Appraisals and management proposals for all of the Borough's Conservation Areas.

A Conservation Area Character Appraisal seeks to highlight the specific qualities of a place that contribute to its character and which are worthy of protection and enhancement. This provides a framework against which decisions about future development can be made. The Appraisal does this through exploring how social and economic change is reflected in the present layout of streets, buildings and open spaces. It describes an area's origins and development, its prominent historic buildings, local building materials and styles, important views and the importance of tree cover and open spaces. It works on the principle that once the character of an area is clearly understood then it will be easier to draw up development proposals and to consider them in a way that ensures that they are sympathetic to the Conservation Area.

Local Consultation

During February and March 2007, Gedling Borough Council's Planning Policy section undertook a consultation exercise on the draft Lambley Conservation Area Appraisal, which saw letters being sent to all local residents within or adjacent to the Conservation Area, as well as the Parish Council, Local History Society and Local Member. The majority of responses to the consultation exercise, written, electronic and by telephone, were generally very positive as far as the overall idea of the Conservation Area was concerned and respondents engaged constructively with the issues and made many helpful suggestions, including highlighting inaccuracies. Following the consultation, the initial Draft was re-evaluated, taking into consideration, and incorporating where appropriate, the points raised by respondents. It is hoped that this final appraisal highlights that which is valued by local residents.

Proposed Boundary Changes

English Heritage's *Guidance on Conservation Appraisals* (2005) notes that "Many early conservation areas were too tightly drawn". In broad terms, officers do not believe this to be the case with Lambley and no representations were received to extend the Area beyond the minor amendments proposed. There were no objections to the proposed amendments.

The former and proposed Conservation Area boundaries are shown on the attached maps (please note that other Maps that accompany the Appraisal have been excluded for ease of printing, but Officers will be pleased to supply these on request). The extensions have been proposed to ensure that future development in this area is of a high quality and enhances that which is already present. It is also felt that extensions are justified to ensure that the setting of the Conservation Area is properly protected and that any potential future development is of a design and scale appropriate to this setting.

Recommendations

It is recommended that Cabinet resolve to adopt the Lambley Conservation Area Character Appraisal and the proposed Conservation Area boundary changes.

Cllr Alan Bexon..... Date.....