

Report to Cabinet

Subject: Papplewick Conservation Appraisal and Management Plan

Date: 28 June 2018

Author: Service Manager Planning Policy

Wards Affected

Newstead Abbey Ward

Purpose

The purpose of this paper is to seek Cabinet approval to publish the Papplewick Conservation Area Character Appraisal and the associated Management Plan (attached as **Appendix B**), including proposed boundary changes to the Conservation (attached at **Appendix C**).

Key Decision

This is not a key decision

Background

- 1.1 Under Sections 69-71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 (the 'ACT') 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.
- 1.2 The Papplewick Conservation Area was originally designated in 1973. It was not subject to a formal Character Appraisal at the time of its designation. Historic England advise that local planning authorities should review Conservation Areas every five years and undertake a Character Appraisal. 'Trigpoint Conservation and Planning' were commissioned to carry out an appraisal to examine the historical development of the Conservation Area and to describe its present appearance, identifying those qualities that contribute to its significance as a place of special architectural and historic interest as required by paragraph 127 of the National Planning Policy framework (NPPF). The consultant was also commissioned to prepare a Management Plan that sets out how the Conservation Area will be preserved and enhanced as there is a requirement under section 71 of the 'Act' to publish such proposals.
- 1.3 The Council's Conservation and Heritage Officer has been actively involved in the preparation of the Conservation Area Appraisal and Management Plan

through correspondence with the consultants and has advised Planning Policy on technical matters.

- 1.4 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 purpose of a Conservation Area is not to prevent development but rather it is to manage change in an informed manner that preserves and enhances the Conservation Area without harming its special character and appearance.
- 1.5 The Appraisal also provides the opportunity to re-assess the Conservation Area boundary to ensure it continues to have special architectural or historic interest to warrant designation and to amend the boundary accordingly and include new areas where appropriate. It therefore considers a number of possible extensions and recommends two detailed boundary changes which are set out in this report. The adopted Appraisal will be used to inform the consideration of management and development proposals within the Area. The Management Plan sets out broad planning guidance by which the objectives of preserving and enhancing the unique character and appearance of the Conservation Area can be pursued through the planning process.
- 1.6 The Appraisal and Management Plan have also been subject to a six week public consultation between 19th February and 6th April 2018 in accordance with the requirements of S71 of the 'Act'. **Appendix A** of this report sets out the representations received and the Council's response to these. Some amendments to the document were necessary following careful consideration of the representations received.

Proposal

- 2.1 It is proposed that Cabinet approves the Papplewick Conservation Area Appraisal and Management Plan attached at **Appendix B**. (It should be noted that the Conservation Area Appraisal incorporates the boundary amendments indicated at **Appendix C**). The document has been subject to public consultation and a summary of the consultation responses is provided at **Appendix A**.
- 2.2 The key findings of the Appraisal include:
 - The identification of key features of the Conservation Area including; construction materials; historic architectural details; a sense of enclosure provided by buildings and boundary treatment; Papplewick's rural setting and key views and vistas.
 - The importance of certain buildings within the Conservation area (with accompanying photographs) most notably St James's Church and Papplewick Hall but also other Listed Buildings and more generally the

meandering street and variable plot widths.

- The identification of two areas of extension to the Conservation Area, as shown at **Appendix C**, both of which are associated with Papplewick Hall Grade II* Listed Park and Garden.
- The identification of two principal character areas of the Conservation Area – to the north of Altham Lodge along Blidworth Way, being characterised as open rural landscape; and to the south of this area, the principal historic settlement along Main Street.
- The identification of threats to the Conservation Area and a Management Plan is set out to help ameliorate these.

Issues and opportunities

- 2.3 The appraisal notes more recent forms of development that have had a negative impact upon the Conservation Area including unsympathetic home improvements (i.e. use of UPVC windows and modern porches) and the development of rear garden boundaries towards the main road. The appraisal also makes reference to potential threats such as the cluttering of the area as a result of proliferation of road and business signage. The development of 20th century housing is found to have had a neutral impact on the Conservation Area. The development of Blacksmith's Court in the early 2000's is found to mostly address local context although the inclusion of rear gardens (and associated timber fencing) towards the main road is found to have been less successful and should be avoided in the future. The Character Appraisal and Management Plan sets out guidance to assist proprietors, applicants and planning officers in addressing potential future threats in order to preserve the character of the Conservation Area.
- 2.4 Overall, the Conservation Area is considered to be in good order with the historic core of the village surviving mostly intact.

Proposed Boundary changes

- 2.5 The appraisal includes recommendations to extend the boundary of the Conservation Area (see **Appendix C** of this report), as follows:
- Land to the west of Hall Lane (Area B as outlined within the appraisal) – this area provides an open and rural setting to the Conservation Area and falls within the Papplewick Hall Grade II* Registered Park and Garden.
 - Papplewick Hall Park and Garden (Area C as outlined within the appraisal) – this area is of considerable historic interest as a Grade II* Registered Park and Garden and contributes to the overall setting of the Conservation Area
- 2.6 For the avoidance of doubt, the boundary of the proposed Conservation Area as shown at **Appendix C** corresponds with the outside edge of the boundary line.

Consultation

2. 7 The Papplewick Conservation Area Appraisal & Management Plan has been made available for local residents to make comments both online, and at the Civic Centre, Arnold; Papplewick and Linby Village Hall; The Griffins Head Pub, Papplewick; and Hucknall Library. Posters were also placed at these locations. Letters were sent to all households in Papplewick Parish and leaflets were delivered as part of the Parish Council's newsletter.
2. 8 The consultation was undertaken alongside the consultation on the Papplewick Neighbourhood Plan.
2. 9 Four questions were included within the consultation. In total, the Council received six complete or partially complete responses. A brief summary of the responses for each question is outlined below. Please refer to **Appendix A** for the detailed summary of responses received.

Question 1a. Do you agree with the proposals to extend the Papplewick Conservation Area boundaries to include West of Hall Lane (Area B)?

2. 10 No responses were received relating to Question 1a.

Question 1b. Do you agree with the proposals to extend the Papplewick Conservation Area boundaries to include Papplewick Hall Park and Garden (Area C)?

2. 11 No responses were received relating to Question 1b.

Question 2. Do you have any comments on the wording of the Papplewick Conservation Area Appraisal (Part 1 of the document)?

2. 12 Four responses were received relating to Question 2. Most comments were supportive and included additional local information. Several comments suggested amendments to the boundary of the Conservation Area and/or minor factual corrections to the wording of the Appraisal. Another comment sought to ensure that appropriate development for cricket facilities and Papplewick and Linby Cricket Club would not be prevented by the extension of the Conservation Area. Please refer to **Appendix A** for the detailed comments and the Council's response.

Question 3. Do you have any comments on the wording of the Papplewick Management Plan (Part 2 of the document)?

2. 13 One response was received for Question 3 which was generally supportive of the management plan. This response referred to local concerns relating to appropriate replacement doors and windows, dormer windows, lack of control over alarm boxes, the importance of off-street parking provision when removing boundary walls and lack of information about legislation for new residents in Papplewick. Please refer to **Appendix A** for the detailed comments and the Council's response.

Next Steps

2. 14 Subject to Cabinet approval, changes to the Conservation Area boundary must be notified to the Secretary of State (Communities) and advertised in the London Gazette and locally.

Alternative Options

An alternative option is not to approve the Conservation Area Appraisal and Management Plan. This would result in the Borough Council having less control over development in the Conservation Area and not meeting the requirements of S71 of the 'Act' to publish proposals for the preservation and enhancement of designated conservation areas.

Financial Implications

Costs associated with advertising changes to the Conservation Area boundary can be met from existing budgets.

Appendices

Appendix A: Detailed Summary of Consultation Responses and GBC response

Appendix B: Papplewick Conservation Area Appraisal and Management Plan (Strikethrough Version)

Appendix C: Papplewick Conservation Area Proposed Boundary Amendments

Background Papers

None

Recommendation

It is recommended that Cabinet:

- a) Approve the appended Papplewick Conservation Area Character Appraisal and Management Plan at **Appendix B** and the recommended boundary changes therein (also attached at **Appendix C**); and
- b) Authorise the Service Manager - Planning Policy to notify the Secretary of State of the boundary changes, and advertise the boundary changes as required by statute.
- c) Delegates authority to the Service Manager - Planning Policy to make any minor typographical, formatting or factual amendments to the Papplewick Conservation Area Appraisal and Management Plan as appropriate.

Reasons for Recommendations

The reasons for the recommendations are:

- a) For the purpose of planning guidance.
- b) In order to comply with statutory requirements.
- c) For the purpose of efficiently rectifying minor errors as appropriate.