

Report to Cabinet

Subject: Lambley Conservation Area Appraisal and Management Plan

Date: 12th November 2020

Author: Service Manager Planning Policy

Wards Affected

Dumbles

Purpose

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

Key Decision

This is not a key decision.

Recommendation(s)

THAT:

- 1) Approve the appended Lambley Conservation Area Character Appraisal and Management Plan at **Appendix A** and the recommended boundary changes therein (also attached at **Appendix B**);
- 2) Authorise the Service Manager - Planning Policy to notify the Secretary of State of the boundary changes, publish the document and advertise the boundary changes as required by statute; and
- 3) Delegates authority to the Service Manager - Planning Policy to make any minor typographical, formatting or factual amendments to the Lambley Conservation Area Appraisal and Management Plan as appropriate

1 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 Lambley Conservation Area was designated in 1976 and extended in 2007. The format for these documents has considerably changed since 2007 as has guidance and this document re-appraises Lambley and its Conservation Area boundary in the light of changes over time. The document sets out guidance for the preservation and control of change in a Management Plan to ensure the Conservation Area continues to retain its special architectural and historic interest. This appraisal will supersede the previous version adopted on 6th September 2007.
- 1.3 The Council's Conservation and Heritage Officer has been actively involved in the preparation of the Conservation Area Appraisal and Management Plan working alongside Planning Policy. The document has also been subject to informal consultation with Lambley Parish Council and Lambley Local History Society who have provided valuable comments and assistance.
- 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. Two relatively minor boundary changes are proposed which are set out in this report.
- 1.6 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.
- 1.7 The Appraisal and Management Plan have been subject to public consultation between 17th July and 20th August 2020 in accordance with

the requirements of S71 of the 'Act'. No comments were received however, as both Lambley Parish Council and Lambley Local History Society were consulted on a pre-publication draft version of the document and provided valuable comments and assistance, appropriate amendments were made to the draft prior to formal public consultation.

2 Proposal

2.1 It is proposed that Cabinet approves the Lambley Conservation Area Appraisal and Management Plan attached at **Appendix A**. (It should be noted that the Conservation Area Appraisal incorporates the boundary amendments indicated at **Appendix B**).

2.2 The key findings of the Appraisal include:

- Its architectural character - the chronological, social and economic development of the village is evident from the range of buildings within the Conservation Area with buildings that illustrate the agricultural and small scale industrial development of the village, with extensive use of traditional materials predominantly red/orange brick and red pantiles with timber windows.
- Its overall street pattern - the historic street pattern provides spatial and visual qualities that combine with the existing buildings to give the historic core of Lambley a unique character. The street pattern has largely been dictated by the local topography, the position of the village within the two Dumbles valleys with the medieval core located at their confluence.
- Its distinctive landscape and topography – the village is situated in the two Dumbles valleys and along Cocker Beck surrounded by high quality mature countryside that contributes to the rural and agricultural setting of the Conservation Area.
- Important green spaces - open space within the village contributes to the Conservation Area's character including the Lambley Pingle, Reed Pond and the treed lined Dumbles. The Pingle, which is a privately owned open space, is at the heart of the village and is of both archaeological importance and spatial importance. It is highly significant in terms of the setting and character of this part of the Conservation Area.
- The views and vistas through the area - there is a strong distinction between views within the conservation area and those into and out from the Conservation Area from high points in and around the village. The views from Main Street across the Pingle contribute to

the setting of the Grade I Listed Holy Trinity Church.

Issues and Opportunities

- 2.3 There is a significant amount of relatively modern (1950s onward) housing development within the Conservation Area. Most development has been on small infill plots with a few examples of small estate type development such as Cocker Beck, The Dumbles and part of Orchard Rise. With the exception of some infill developments, this more modern development is suburban in character and not in keeping with the form of architecture in the village in terms of materials, scale and massing. However, this is not unusual within a Conservation Area and does not devalue the purpose or contribution that such designation makes to the quality of the village.
- 2.4 The character and appearance of the Conservation Area has been eroded to a degree by often well intentioned home improvements not requiring planning permission such as the insertion of upvc double glazed windows and doors that have replaced more traditional wooden windows and doors. Despite such changes, the majority of altered buildings retain their basic historic character.
- 2.5 Gedling Borough Council's approach to the consideration of new development proposals in the Conservation Area is set out in the accompanying Management Plan. Overall, the Conservation Area is in good order, most properties and open land are well maintained. There are few opportunities for development within the Conservation Area as described in paragraph 200 of the NPPF, which encourages local planning authorities to look for development opportunities for new development so as to enhance or better reveal the significance of the historic asset.

Proposed Boundary Changes

- 2.6 A minor extension to the boundary at the southeast corner is proposed to include the whole of the footpath (or back lane) running from the cemetery to Spring Lane as shown on **Appendix 2**. This footpath or back lane running to the rear of historical plot boundaries towards the open fields to the west has historical significance as an original back lane. Presently the boundary is tight to the rear property boundaries but it is logical to move the boundary to the edge of the adjacent field to include the whole footpath and its associated trees, hedgerows and herbage so that it is located within the Conservation Area.
- 2.7 Minor alterations are also proposed to the boundaries to exclude some modern properties close to the Church, which are unnecessarily included within the Conservation Area and whose design and form is not in keeping with the more traditional type of design in the Conservation Area.

Consultation

- 2.8 The Lambley Conservation Area Appraisal & Management Plan has been made available on the Council's website for local residents to make comments. The COVID 19 social distancing guidelines meant that paper copies could not be made available within Lambley Village during the consultation period that was between 17th July and 20th August 2020. However, paper copies could be viewed at the Civic Centre by appointment. Letters were sent to all households in Lambley Village living within or adjoining the Conservation Area boundaries. Posters were put up around Lambley Village and an officer made a presentation to Lambley Parish Council at their July meeting. No relevant comments were received.

Next Steps

- 2.8 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.

3 Alternative Options

- 3.1 An alternative option is not to approve the updated Conservation Area Appraisal and Management Plan. This would result in the Borough Council relying on an outdated version of the document and not meeting its statutory requirements under S69 (2) of The 'Act' to review Conservation Areas and to ensure Lambley Conservation Area continues to be sufficiently relevant and informative, including only those areas of special architectural or historic character within its boundary.

4 Financial Implications

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

5 Legal Implications

- 5.1 The Appraisal meets the Council's obligations required by the Planning (Listed Building and Conservation Areas) Act 1990. Under Sections 69 and 71 of the Act, the Council should review conservation area boundaries from time-to-time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
- 5.2 The principal legal effect of the designation of an area as a Conservation Area is control over demolition of buildings (including structures classed as buildings in planning legislation) and less generous permitted development rights, under the Town and Country Planning (General Permitted

Development) Order 2015.

- 5.3 The Act requires that the proposed boundary changes will need to be advertised in the London Gazette, locally and the Secretary of State (Communities) and Historic England will also be notified.

6 Equalities Implications

- 6.1 It is not necessary to carry out an impact assessment, as the main impact would be on the ability of people to alter or extend their property. In this case, no new residential properties are to be included within the amended boundaries of the Conservation Area. The minor change to the boundary to the south to include the whole footpath would mean the inclusion of some trees within the Conservation Area Boundary, which would require permission for any pruning or felling of trees. The designation does not prevent people being able to do this, rather it ensures that added controls are in place to ensure that development does not harm the character of the Conservation Area.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 The document will help to protect the environment of the Conservation Area. There are no implications for climate change.

8 Appendices

- 8.1 **Appendix 1:** Lambley Conservation Area Appraisal and Management Plan
Appendix 2: Map showing proposed boundary changes

9 Background Papers

- 9.1 None

10 Reasons for Recommendations

- 10.1 The reasons for the recommendations are:
- a) For the purpose of planning guidance.
 - b) To comply with statutory requirements and to publicise the approved document.
 - c) For the purpose of efficiently rectifying minor errors as appropriate.

Statutory Officer approval

Approved by: Alison Ball
Date: 30 October 2020
Chief Financial Officer

Approved by: Francesca Whyley
Date: 16 October 2020
On behalf of the Monitoring Officer