

# LINBY CONSERVATION AREA CHARACTER APPRAISAL



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## **PART 1: CONSERVATION AREA APPRAISAL**

### **1.0 SUMMARY**

- 1.1 Conservation Areas are defined by section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas. In February 2019, Historic England published its updated guidance entitled “Conservation Area Appraisal, Designation and Management Advice Note 1 (Second Edition)”. This updated Linby Village Conservation Area Character Appraisal and Management Plan follows the guidance set out by Historic England and meets the requirement of the 1990 Act.
- 1.2 Linby was designated as a Conservation Area in 1972. The Conservation Area boundary follows historic field boundaries to the north and south of Main Street and includes adjoining parts of Church Lane, Wighay Road, Quarry Lane and Linby Lane. In August 2011 a Conservation Area Appraisal was formally adopted. Since 2011 planning policy guidance has changed considerably and this document updates and re-appraises the Conservation Area and its boundary in the light of changes over time. An updated Management Plan sets out measures for the preservation and control of change to ensure that the Conservation Area continues to retain its special architectural and historic interest. Public consultation was undertaken on a draft Character Appraisal and Management Plan between 12<sup>th</sup> July and 23<sup>rd</sup> August 2021 and a public meeting held with the Parish Council on 4<sup>th</sup> October 2021. The appraisal was approved by Cabinet in November 2021.
- 1.3 This Character Appraisal assesses the historical development of Linby and describes the special qualities that contribute to Linby’s significance as a place of special architectural and historic interest. Gedling Borough Council’s approach to new development proposals in the Conservation Area is outlined, having regard to the relevant local and national planning policies at the time of writing. It is intended that future changes within the Conservation Area will be monitored and the Character Appraisal and the accompanying Management Plan will be reviewed every few years to ensure they continue to reflect up-to-date policies and the Conservation Area boundary continues to include only those areas of Linby that are of special architectural or historic interest.
- 1.4 The Character Appraisal identifies the main significant features that make up the special architectural and historic interest of Linby and which are set out as follows:

- The rural setting of the village, highlighted by open and greenfield farmland landscape that surrounds the buildings in an historic harmonious relationship, with mature trees, field boundaries of hedgerows, stone boundary walls, together with the permeating waters of ancient streams that form the Linby Docks in the centre of the village.
- The landform and topography that changes through the village to provide different views, together with the meandering roads and footpaths that result in enclosed views upon entrance in to Linby and opening up to the wider open spaces within the village core with green spaces and Linby Docks running either side of Main Street affording long views.
- The linear pattern of development from its mediaeval origins to the present day, with the location of the church, farm houses and ancillary outbuildings close to the village centre, cottages aligning the Main Street, crofts, tracks connecting to the fields beyond and the later housing of the C18<sup>th</sup>, C19<sup>th</sup> and C20<sup>th</sup> to the village edges as the settlement expanded.
- The influence of the railways and the relationship with neighbouring settlements
- Most notably two intact post medieval stone crosses, one to each end of the village (Top and Bottom Cross) but within sight of each other.
- The prevalence of vernacular buildings consistently using locally quarried stone and a combination of clay tile and natural slate roofing, with timber sash windows. These range from large farm houses, farmyards and associated agricultural buildings, barns, stables, mills, to smaller cottages and the School house.
- The retention of historic architectural details, including plan form, door and window openings, timber horizontal sliding sash windows;
- The high quality and well maintained public realm including a prevalence of natural York stone for footpaths and kerbs, local stone blocks to manage verge parking, the grassed areas on Main Street, low level of street clutter such as overhead wires and signs, Victorian style lamp columns.
- The lack of commercial buildings, shops, offices.

1.5 These elements and features combine to characterise and define the local distinctiveness that makes Linby a special place. A settlement that has grown from its medieval origins and characterised by the historic relationship of agriculture and landscape and the changes that have occurred in response to a changing economy and the area around it.

1.6 This document comes in **two** parts:-

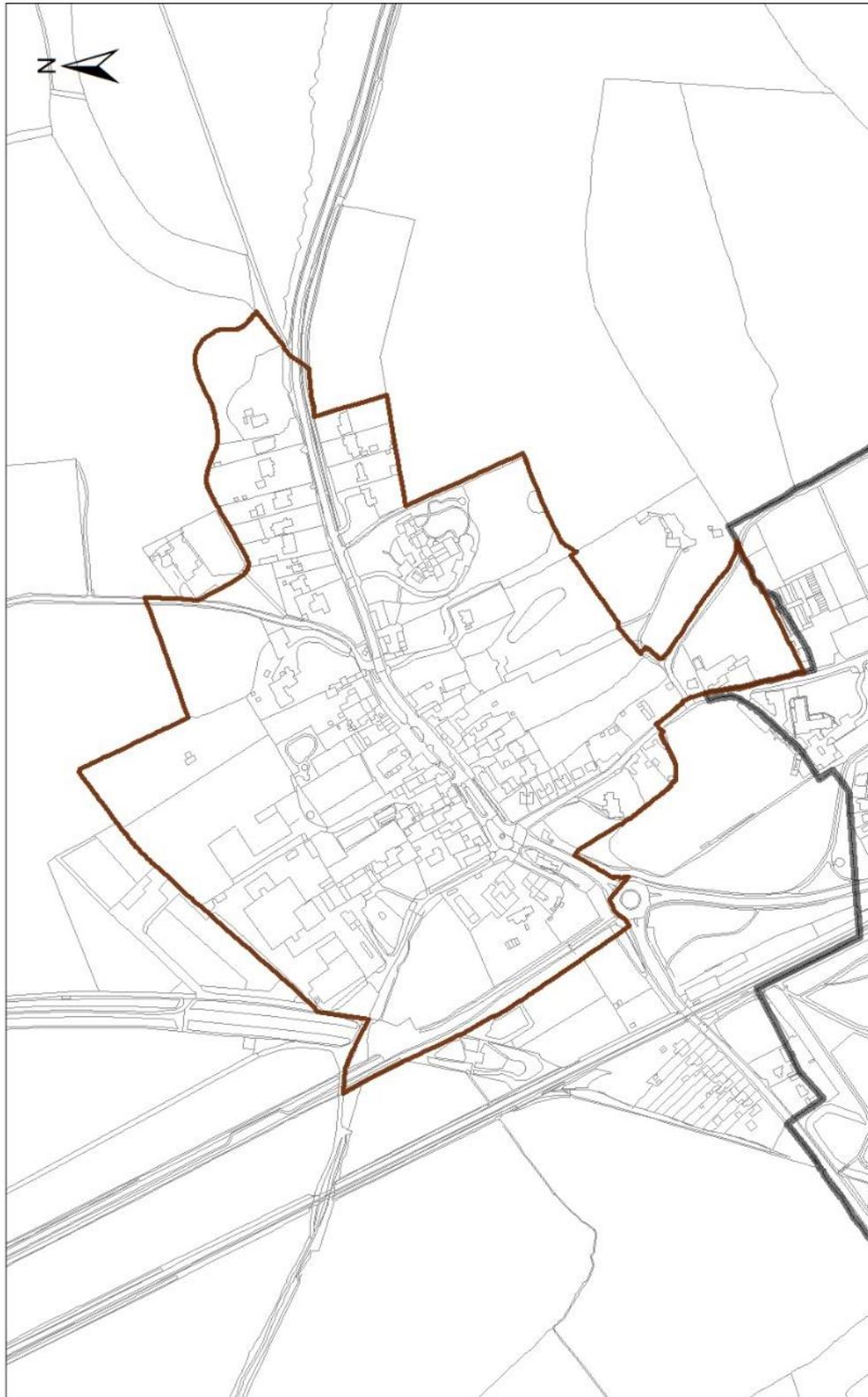
- Part 1 comprises a Character Appraisal that describes the special interest of the Linby Conservation Area and assesses the boundary; and
- Part 2 comprises a Management Plan that sets out guidance, policies and proposals for the preservation and enhancement of Linby Conservation Area that can be carried out through the planning process.

## 2.0 INTRODUCTION

- 2.1 Linby Conservation Area has an existing boundary which encompasses the medieval core and includes C18<sup>th</sup>, C19<sup>th</sup> and C20<sup>th</sup> buildings within the centre and on the village edges. The boundary of the Conservation Area follows historic field boundaries and includes the most significant parts of the village where a number of important historic buildings are located, many of which are listed buildings. Such buildings include, farmhouses, labourer's cottages, threshing barns, mill buildings, stables and the like, a legacy of past farming practices. As the economy and transport developed so did its influence upon Linby with the coming of the railway and mining activity in the area. The existing boundary has taken account of this and is shown on **Map 1**. The boundary has been reassessed as part of this review taking into account the changes that have been made over time and the document updated in the light of national and local planning policy changes since the last review in 2011. The assessment has concluded that no changes are necessary to the existing boundary at this time.
- 2.2 The Character Appraisal assesses the historical development of the Conservation Area and describes its present appearance, identifying the specific qualities that contribute to its significance as a place of special architectural and historic interest in accordance with paragraph 191 of the National Planning Policy Framework<sup>1</sup>. In particular, this Character Appraisal includes a description of architectural styles, forms and features that underline the major phases in the development of the village as well as important open spaces, which together make a substantial contribution to the character and appearance of the Conservation Area.
- 2.3 The Character Appraisal will inform decisions in relation to development to ensure proposals preserve and/or enhance the existing character and appearance of the Conservation Area and its setting.

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<sup>1</sup> [The National Planning Policy Framework February 2019, Ministry of Housing, Communities and Local Government](#)



Linby Conservation Area Boundary  
Borough Boundary

Map 1 - Existing Conservation Area Boundary

**Gedling**  
Borough Council

Civic Centre, Amcote Hill Park, Arnold,  
 Nottinghamshire, NG6 8LU

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### 3.0 LOCATION AND PATTERN OF DEVELOPMENT

- 3.1 Linby Village is located 12 kilometres (7.5 miles) to the north of Nottingham city centre and immediately to the north of Hucknall which is within Ashfield District boundary. To the east and connected by road lies the village of Papplewick, some 0.75 km in distance and with which Linby is associated. Like Papplewick, Linby developed as an agricultural settlement, in a linear pattern of development, buildings erected along Main Street surrounded by relatively flat open farmlands, fields bounded with mature hedgerows and copses of woodland. The historic core of Linby remains relatively intact and retains much of its rural and agriculturally influenced identity.
- 3.2 Working farmsteads retain their activity to the rear of residential properties, connected to the centre by tracks that punctuate the street scene. Although historically influenced by farms and crofts fronting Main Street the village is now predominantly residential in character reinforced by the conversion of former farm buildings with the village shop and Post Office converted to residential use and later development. Farmland surrounding the village remains in use. The railway lines appeared in the latter part of the C19<sup>th</sup> as coal mining took hold in nearby villages at Bestwood and Newstead which shared the Leen Valley line with Linby but which has since been closed as has the Great Central line, leaving only the Robin Hood Line between Nottingham and Worksop active. This is located to the west of the village as is the M1 Motorway at 3.5 km away and with easy access from junction 27 of the M1 Motorway.
- 3.3 Two streams run through the centre of Linby (known as Linby Docks) and which are separated by the main road. The streams also known as North and South Side Brooks (**Photos 1 and 2**) meet at the eastern end of the village to form a tributary of the River Leen and provide Linby with a unique feature. The streams have carved out their path through the ancient rock formation of the area. Linby is located on a sedimentary bedrock formed in the Permian period approximately 252 to 272 million years ago in a shallow marine environment which resulted in a band of magnesian limestone up to 100m in depth that runs northwards through Doncaster and towards Wakefield and the north east<sup>2</sup>. Formed from the remains of sea creatures, the buff or honey coloured stone of Linby was quarried locally and used in the buildings of the village that make them distinctive. The consistent use of stone in buildings with natural clay plain or pan tiled or slate roofs, sash windows and timber

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<sup>2</sup> British Geological Survey – Map viewer - [https://mapapps.bgs.ac.uk/geologyofbritain/home.html?&\\_ga=2.245019653.1491196791.1615203031-702148324.1609411559](https://mapapps.bgs.ac.uk/geologyofbritain/home.html?&_ga=2.245019653.1491196791.1615203031-702148324.1609411559)

doors coupled with the natural stone used in paving and boundary walls provides a cohesive visual unity to the appearance of Linby.

**Photo 1** – South Side Brook, Linby Docks, Main Street



**Photo 2** – North Side Brook, Linby Docks, Main Street



In addition to the Docks, Linby is also characterised by having two village crosses, one at each end of the main street and both of which are Scheduled Monuments.

- 3.4 The boundary of the Conservation Area at its outer limits follows established field boundaries which are seen on the 1835 plan by George Sanderson (**Map 3**). The Conservation Area includes the core of the village which is chiefly residential in character but accompanied by a number of farm buildings, a former school, church, a vicarage and a public house all

combining and interacting with natural landscaped elements that feature prominently to provide a unique and special place. Together the buildings form an impressive display of vernacular architecture, reflecting social status and the economic prosperity of previous ages. The oldest and perhaps most significant of the farm houses is Hall Farm (Grade II\* Listed Building) which dates at the very least from the C15<sup>th</sup> and is the remaining wing of a former manor house<sup>3</sup>. Ancillary farm outbuildings at Hall Farm include a former brew house, crew yard and mill barn (Grade II\* listed) which together form a group along with a threshing barn (Grade II listed) and in the setting of a nearby dovecote and farmhouse known as The Limes (both Grade II). St Michaels Church Linby is located at the south west edge of the village on higher ground along Church Lane and dates to the C12<sup>th</sup> (Grade II\* listed), its square tower seen from distance from a variety of places.

- 3.5 There is a lack of shops in the village with very few signs, those signs there are mainly being traffic signs. One key building of note is the C19<sup>th</sup> Horse and Groom public house (**Photo 3**) that commands views along Main Street and forms a social hub for the village and focal point for walkers and other visitors. Farmland around the village and in conjunction with working farms remains in use for arable purposes and so the agricultural influences of the past remain in the present day.

**Photo 3** – The Horse and Groom public house



- 3.6 It is not just the buildings alone that make Linby special but it is also their relationship to each other, the green spaces and spaces in between buildings

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<sup>3</sup> Late medieval, it is one wing and all that remains of the early manor - P165 Nikolaus Pevsner 2<sup>nd</sup> Ed. By Elizabeth Williamson

with glimpses of the wider gently rolling farm landscape surrounding Linby. Bottom Cross stands on higher ground with the north brook running beneath it and Main Street very gently rising north east to south west through the village. Higher ground is evident on the south side of the road upon entrance in to the village from Papplewick with late C19<sup>th</sup> and mid C20<sup>th</sup> properties commanding the hillside, the C19<sup>th</sup> Linby House largely obscured by mature trees. The main road at its south west point climbs as it travels over the former Great Northern Railway line and the Robin Hood line before meeting with Wighay Road.

- 3.7 Main Street is broad, accommodating Linby Docks and the green spaces around them, while buildings hug the back edge of pavements long views are afforded from both ends of the village, enhanced by higher ground at each end of Main Street.

## 4.0 LANDSCAPE SETTING

- 4.1 The rolling landscape that provides the setting for Linby is born out of its geological formation and landform origins developed by its interaction with human activity over time. The influence of the landscape upon Linby cannot be over stated and it is the special relationship between the two that gives the village its identity. From the streams that run through the centre with buildings that are carefully situated to utilise and harness their power, mature trees and hedgerows that mark field boundaries, to the topography and the farmlands that provided a living for its inhabitants. All have combined in a unique relationship.
- 4.2 Surrounded by arable fields the village retains its close links to agriculture, a fact emphasised on its approach along Linby Lane from Papplewick to the east, Quarry Lane, the Linby Trail and the footpath from Papplewick.
- 4.3 The landscape has changed over time as earlier crofts and closes have opened up to form larger fields, however many field boundaries are of mediaeval origin and restrict views across open countryside with just the occasional glimpse of a wider landscape view. The green spaces of the fields seen in longer views around the village perimeter are reinforced by the green spaces within the village to provide a consistent visual connection between the village core and its surroundings.

**Photo 4** - Farm landscape to the north-west



**Photo 5** – Long view south east towards Hucknall



**Photos 6 and 7** – The stream along Linby Lane to the east and North Brook at the western end of Linby are lined by mature trees.



## 5.0 THE HISTORICAL DEVELOPMENT OF LINBY

- 5.1 The historic development of Linby played a central role to its character and appearance and was set out in the 2011 Conservation Area Appraisal. That history remains relevant to understanding the pattern of development and building forms that are seen today. It is repeated and updated here.
- 5.2 Linby appears in the Domesday Book of 1086 as Lidebi which is Scandinavian (Norse or Viking) in origin meaning ‘farmstead or village where lime trees grow’<sup>4</sup>. This indicates that the settlement origins occurred before the Norman conquest of 1066. There is no known archaeological evidence pointing to an earlier phase of development.
- 5.3 From around 1232 onwards, Linby is mentioned in the Sherwood Forest ‘perambulations’ or walks around the forest boundary. The forest boundary ran along Main Street and up Hall Lane to follow the ‘Great North Highway’ towards Annesley. This meant that the north side of Main Street and the land beyond it was within Sherwood Forest, while the south side and land beyond was not. From 1505, the perambulations also refer to a cross in Linby. There has been much debate over which of Linby’s two crosses was the boundary marker. What is known is that Top Cross was damaged in the 17th century and ‘restored’ in 1869, while Bottom Cross appears on an estate map of the village drawn in 1692. Both have had their base dated as late medieval/early post medieval.

**Photo 8** – Top Cross, post mediaeval Scheduled Monument



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<sup>4</sup> A Dictionary of Place Names A. D. Mills Oxford University Press, 1993

**Photo 9** – Bottom Cross, post mediaeval Scheduled Monument



- 5.4 Local stone was used in the construction of the earliest buildings, those higher status buildings including earlier parts of St Michael's Church C12<sup>th</sup> (**Photo 10**) and possibly for the original Linby Hall C14<sup>th</sup> which was the former manor house, a remaining wing of which is now Hall farm. Early cottages and associated agricultural buildings were probably not of stone and may have been timber framed since none remain from the medieval period<sup>5</sup>. The layout of the existing historic buildings within the village, which date largely from the C18<sup>th</sup> and C19<sup>th</sup>, differs very little from the earlier linear development along Main Street. It may therefore be possible that earlier buildings were demolished and replaced with new buildings during the C17<sup>th</sup>, C18<sup>th</sup> and C19<sup>th</sup>. Like its neighbour Papplewick and many other villages within the Borough of Gedling, development was shaped by agriculture, with small farms and crofts fronting Main Street and farmland beyond. At either end of the village, lanes, or tracks running north or south provided access to the farmlands (and quarries) behind these buildings. These lanes are still in evidence to the east of the village in the shape of Quarry Lane, and the farm track running south along the boundary of Linby House.
- 5.5 The rich history of Linby is clearly seen in the Church, Hall farmhouse and the standing crosses but also in the farm houses, labourers' cottages and other dwellings within Linby.

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<sup>5</sup> The expense of dressing limestone in this period meant that it would have been reserved for higher status buildings such as Linby Hall and church.

**Photo 10 - St Michael's Church**



The Limes, a grade II listed farmhouse adjacent to Hall Farm dates from the late C17<sup>th</sup> and Western farmhouse grade II is late C18<sup>th</sup>. The C18<sup>th</sup> saw a range of farm buildings erected using the local stone, their presence still seen today. A number of labourer's cottages were built during the C18<sup>th</sup> and C19<sup>th</sup> including 5, 6, 7 and 13-19 Main Street which are grade II listed buildings. Linby also has its share of larger properties including the grade II listed Vicarage C18<sup>th</sup>, the C19<sup>th</sup> former School house (Hanson House) and Sherwood House built between 1841 and 1880. The C18<sup>th</sup> and C19<sup>th</sup> saw many stone buildings including mills and barns erected in response to agricultural needs, serving farms as the centre of the village expanded either side of Main Road. Linby Docks comprise two streams that run through the village. North Side Brook runs from a spring in Joe's Wood, past Hall Farm, and along the north side of Main Street, while South Side Brook runs from a spring near Top Wighay, past Tommywoods Cottage and along the south side of Main Street. These streams were used to drive water wheels for milling corn at what is now Hall Farm, Watermill Barn, and, later, at Colliery Farm (now the Old Mill and Western House). The Horse and Groom public house was also erected in the C19<sup>th</sup> in the centre of the village to serve the local population and commands views from both directions along Main Street.

- 5.6 Despite the opening of the Midland Railway in 1848 (Robin Hood Line), the colliery in 1871, the Great Northern Railway (GNR) Leen Valley line in 1882 and the Great Central c.1900, the historic core of Linby village remained relatively unchanged until the mid C20<sup>th</sup>. The railway lines passed by the village on its western boundary with the Midland railway station (now demolished) built between 1841 and 1880. Between 1880 and 1900, Main Street was diverted to the south to cross the new railway lines, with the GNR station and associated structures including the weighbridge building that is

now the Local Heritage Centre (**Photo 12**), the station house, and Linby House constructed.

**Photo 11** – The Linby Trail



**Photo 12** - Linby Heritage Centre



The Midland railway line (Robin Hood line) connected Nottingham to Worksop and runs roughly parallel to what was the Great Northern Railway Leen Valley line in a northwest and south east direction. Both lines were intersected by the Great Central Railway line running north to south. Only the Robin Hood line remains in use with the Linby Trail following the line of the former Great Northern Railway between Linby and Newstead and which since 1998 has designation as a Local Nature Reserve (**Photo 11**).

- 5.7 Later phases of development occurred throughout the C20<sup>th</sup> as some older buildings were altered and changed to new uses and new housing was erected. The early to middle part of the C20<sup>th</sup> saw housing built upon entrance in to the village from the east on the north side of the road. These large detached properties situated on the north side of Linby Lane display Arts and Crafts<sup>6</sup> style detailing and access in to them is gained over individual bridges over the brook which runs parallel and adjacent to Linby Lane. C20<sup>th</sup> housing was developed along Church Lane on its east side opposite to the church, a row of semi-detached brick houses contrasting with the rest of the village core largely built in stone. The former station masters house, also in red brick and

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<sup>6</sup> The Arts And Crafts movement had its origins in an admiration for traditional art and craftsmanship following the Great Exhibition of 1851.

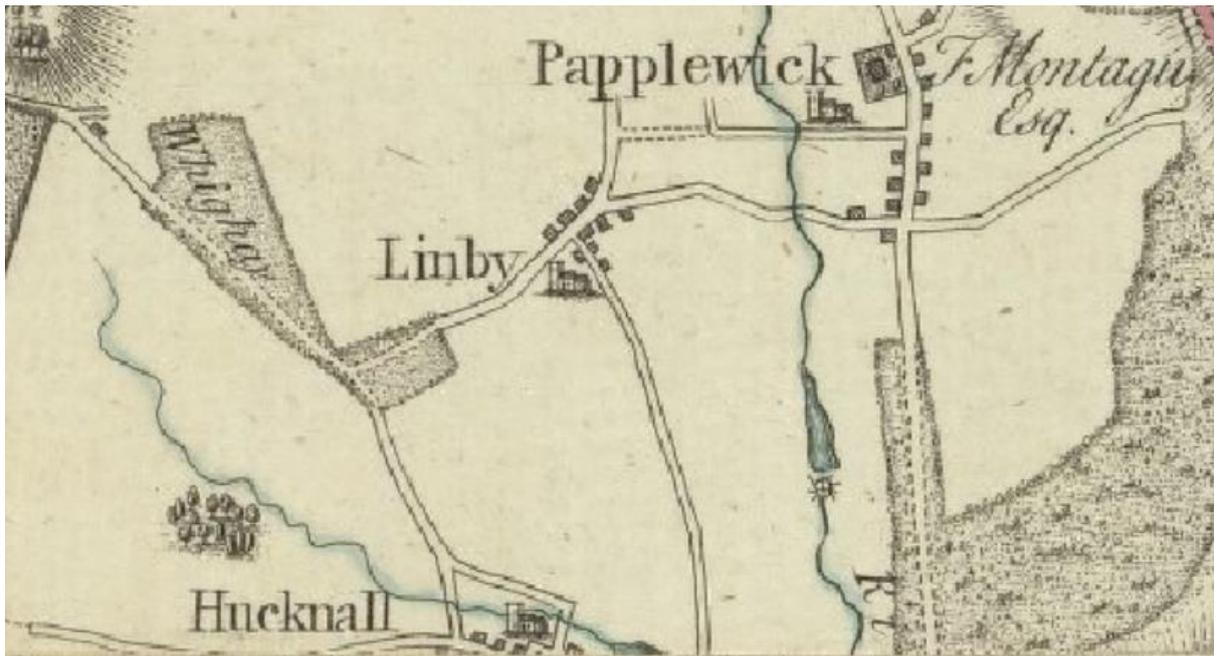
late C19<sup>th</sup> stands on the west side of Church Lane at its entrance. On the whole Linby has retained its rural character despite changes made over time. Road links via Wighay Road lead to Annesley Road connecting the village to Hucknall to the south and the M1 via the A608 to the north-west resulting in busy traffic through the village, something Linby would not have seen in earlier times.

- 5.8 The population of the parish of Linby rose dramatically (from approximately 185 people to 515) during the second half of the C18<sup>th</sup>, probably largely due to the opening of cotton mills along the River Leen<sup>7</sup>. Although Linby has been described as having a 'vigorous' framework knitting industry prior to the industrial revolution, there is no architectural evidence of workshops or framework knitters' houses within the village and it would appear that knitting took place solely in the mills. Following the closure of the mills in 1828 the population declined again (reaching a low of 271 in 1841), framework knitters were 'discharged' from the parish and cottages which had housed them were demolished.
- 5.9 Between 1921 and 1931 the population of the parish doubled, increasing from 275 people to 557. Although this increase has been attributed to residential development, in particular along Papplewick Lane, there was again very little impact on the village core. The north side of Linby Lane began to be developed between 1920 and 1938. By 1955 four large detached houses had been constructed, with a further four to the south side of the lane. The east side of Church Lane was also developed between 1938 and 1956. The new school off Quarry Lane and a further four houses along the north side of Linby Lane had appeared by 1961.

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<sup>7</sup> Although a mill is referred to in the Domesday Book and in the perambulations of 1232 and 1538, this would have been a corn mill, probably on the site of either Linby/Castle/Top Mill, or Wauk/Warp/Walk Mill.

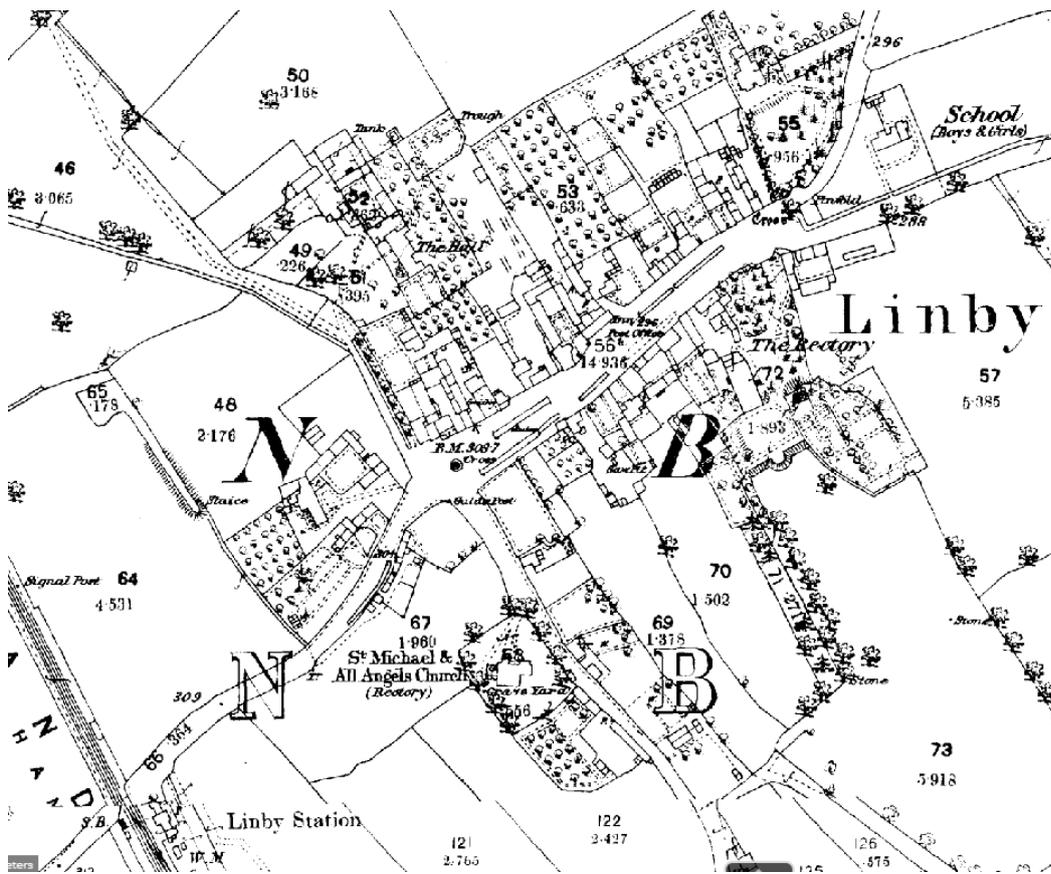
**Map 2 – Chapmans Map 1774**



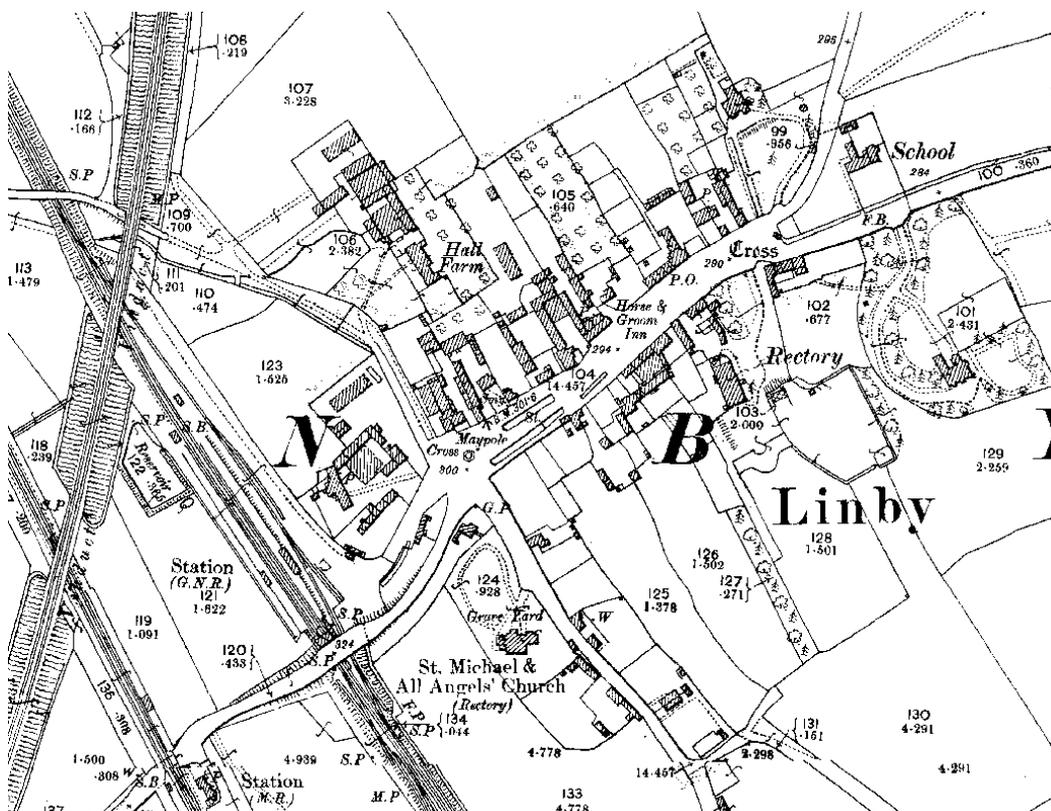
**Map 3 – Twenty miles around Mansfield by George Sanderson 1835**



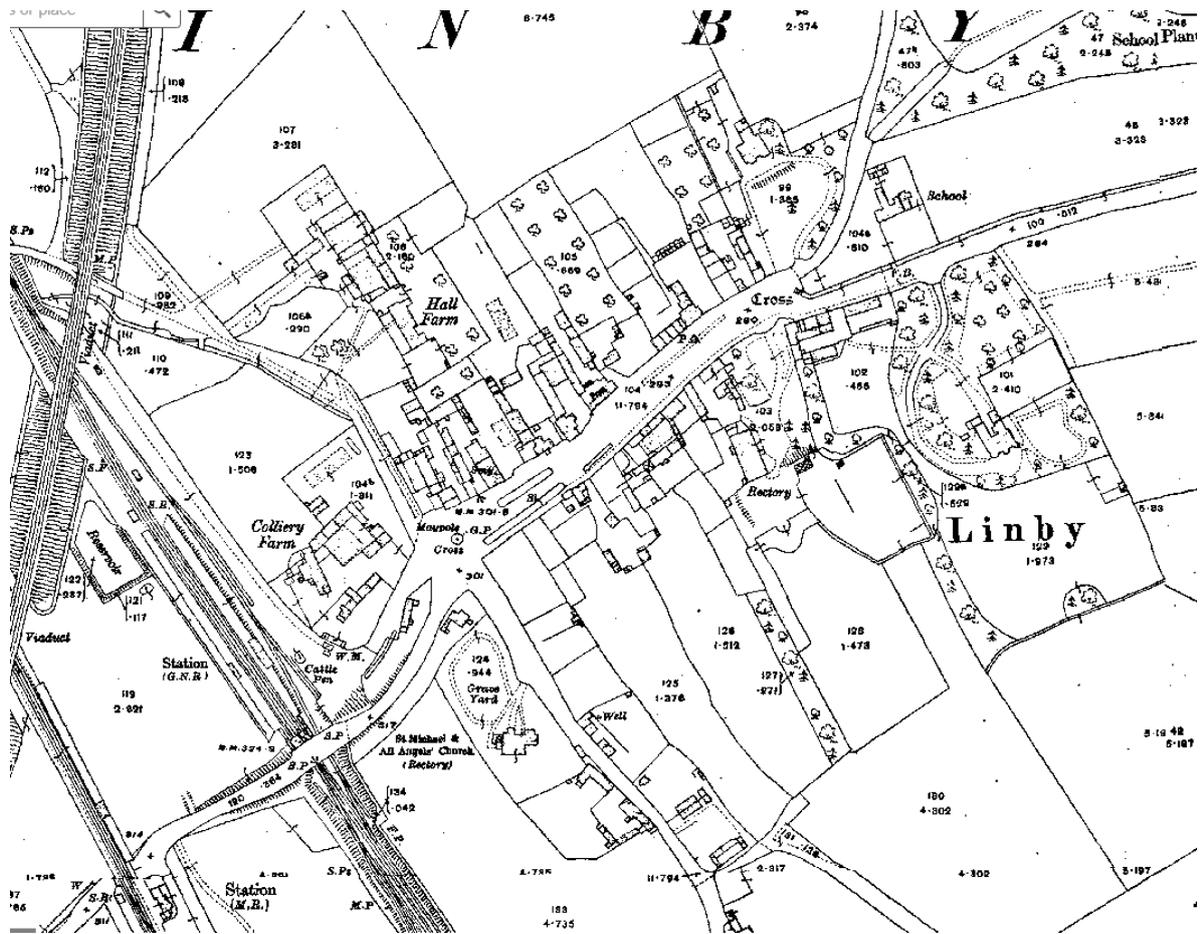
Map 4 – Linby 1880 OS Plan



Map 5 – Linby 1900



Map 6 – Linby 1914

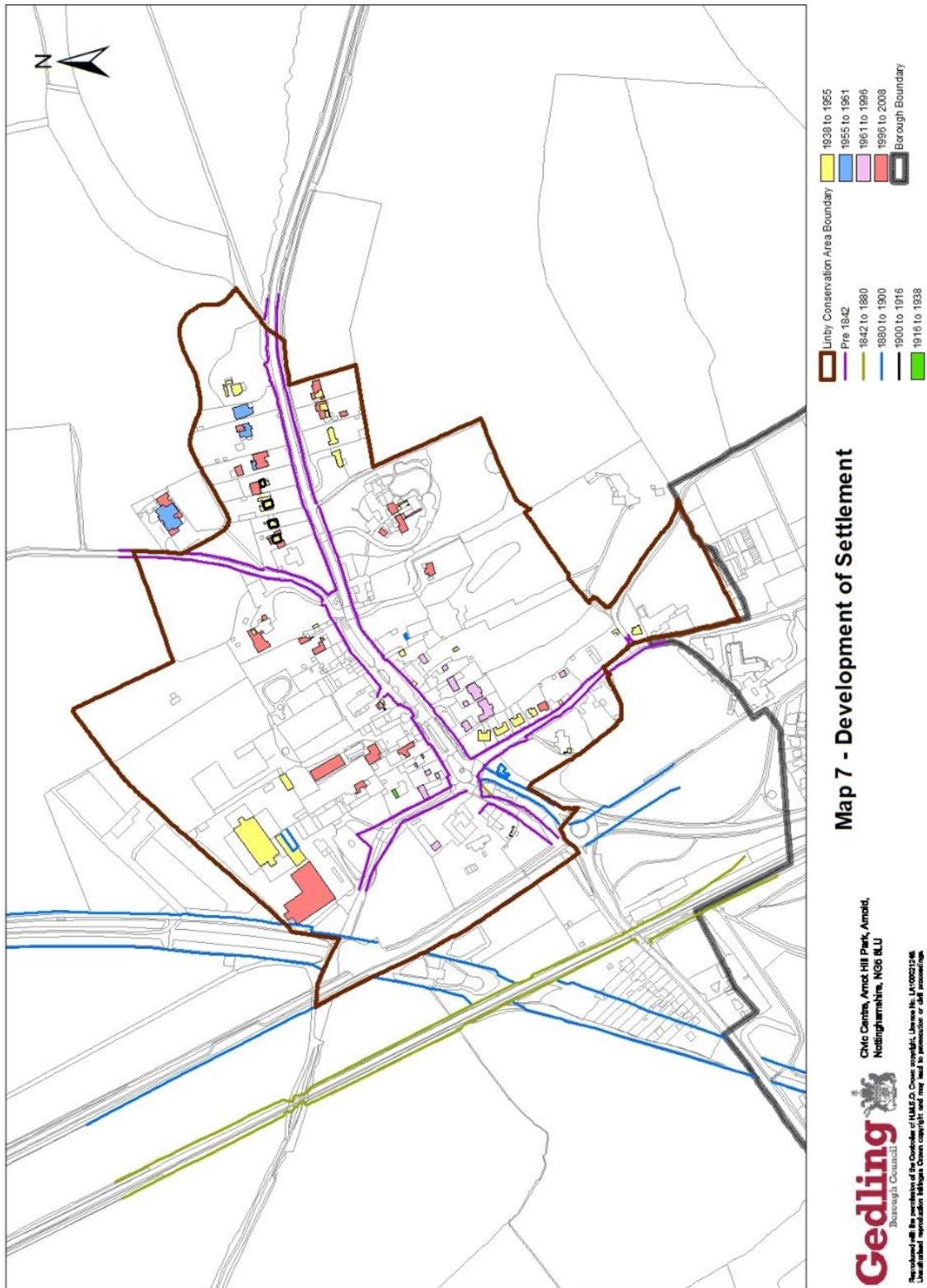


## 6.0 ARCHAEOLOGY

- 6.1 The development of Linby may be traced by way of historic mapping. Its linear development, field boundaries and oldest buildings provide some tangible evidence of its known past. The field boundaries and earthworks provide some clues to the development of the village prior to and throughout the medieval period. To the north of Hall Farm, earthwork remnants of terracing, and 'ridge and furrow' provided evidence of medieval (or earlier) farming of the land. The remnant of a 'hollow way' (or sunken lane)<sup>8</sup> is seen to the east of the village centre. The hollow way ran east from the village towards the Leen (and Papplewick beyond), and south along an ancient field boundary, probably to provide access to the farm land south of Main Street. Although still in existence in the late C18<sup>th</sup> century (it appears on a map of 1774), the road to Papplewick has been formed over the eastern extent of the hollow way so that it no longer remains.

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<sup>8</sup> A hollow way describes an ancient route, formed by regular use of a particular path, often over centuries.



## 7.0 CHARACTER AND INTERRELATIONSHIP OF SPACES WITHIN THE CONSERVATION AREA

- 7.1 The relationship of buildings to spaces and the wider countryside surroundings defines the character of Linby. This relationship is a function of its topography, historical development, land use and ownership. The core of the village developed in a linear form with buildings either side of Main street and this is evidenced as far back as Chapman's map of 1774 (**Map 3**). Older houses within the village dating from the C17<sup>th</sup> onwards including small dwellings and agricultural buildings fronted Main Street with crofts or small fields immediately behind. Following enclosure a number of properties had long narrow plots to the rear specifically to either side of the central part of Main Street while the larger spaces to the farms were on the village edges but with narrower tracks providing access to Main Street and vice versa to the fields for farm vehicles.
- 7.2 Linby Lane gently bends upon entrance in to the village from the east. Mature trees and hedgerows enclose the space either side of the road with glimpses of the fields on the south side between the trees until there is the sloping grassed embankment marked by a mature hedgerow on top and behind which are private garden spaces to houses that are set well back so that space opens out. In contrast the north side of the road is bounded by a line of tall mature trees and hedgerows adjacent to the stream that enclose the space upon entrance in to the core of the village. That space is again enclosed on the north side by the stone wall and mature woodlands of Linby house.

**Photo 13** – Entrance into Linby from Linby Lane



- 7.3 At the eastern end of Main Street, the varying topography and open green spaces on the north and south sides of the road, both private and public around Hanson House, Bottom Cross, Linby Cottage, The Old Vicarage and to the front of 13-19 Main Street serve to provide a sense of openness within

the Conservation Area. These spaces between buildings, including the green areas and natural stone footpaths provide the setting to the stone buildings and their boundary walls which are set back from the road.

**Photo 14** – Public and private green spaces make a significant contribution to the Conservation Area



- 7.4 On the north side the variety of space adds interest, shaped by the position and orientation of individual buildings set back with private garden space to the front including Vine House and Sherwood House. Quarry Lane is enclosed by mature hedgerows to each side, the long narrow space bends and straightens before it opens out in to open countryside to the north. The large space of the car park and forecourt to the Horse and Groom public house ensure it has a commanding position in the street scene where it is a focal point of the village. On the south side buildings and stone boundary walls abut the footpath, providing a sense of enclosure and continuity. There is a mixture of buildings that abut the footpath to enclose the space and private gardens of varying sizes from the vicarage to the cottages and houses further along Main Street to the west which open space out.
- 7.5 The position and orientation of houses, cottages, and former farm buildings, individually and in groups provide an eclectic mix of public and private spaces in gardens, courtyards and village green. The interaction of public and private spaces add to the special character of Main Street and Linby. Buildings and stone boundary walls enclose private garden spaces at the back edge of pavements. Private gardens provide a natural floral and green connection to the public green spaces of Main Street from where they can be viewed generally without obstruction. Wider public space is accentuated by the width of the road and building distances either side with their varying heights and widths, the road aligned by Linby Docks, the footpaths and the green spaces between that combine to provide a special and most attractive appearance of

its own. The gentle curvature of Main Street east to the west with buildings punctuated by space to provide glimpsed or longer views to back lands, the variable building line and the combination of enclosed and open spaces are an important feature that enhances the sense of intimacy and informality.

- 7.6 The gable end of Brook Farm encroaches towards the road. Opposite and west from here Linby Docks align the main road with the space opening out towards the entrance to Hall Farm and the western parts of the village.

**Photo 15** – Main Street, Linby docks and Brook Farm



Both north and south sides of Main Street have private garden spaces set behind stone walls, their properties set well back. However the north side is punctuated by the farm yards or tracks leading to the farms and buildings to the immediate north providing narrower private spaces that contrast to the wider public spaces of Main Street. Top Cross and its green mark the point where the topography changes as the land rises to the west towards Wighay. The junction of Main Street with Church Street on the south side and private access to farms and cottages including Tommywoods Cottage, western house, the old Mill and Hall Farm on the north side, together with the green space around Top Cross provide a wide open space. From here there are views towards St Michael's church where the green space of the churchyard provides its important setting. The space along Church Lane narrows and becomes more enclosed by buildings and later hedgerows as it extends south towards Hucknall.

## 8.0 GREEN SPACES AND TREES

- 8.1 Grassed public spaces, mature trees, hedgerows and private garden spaces within and around the Linby Conservation Area provide a very natural setting for Linby and a reflection of its connections to the countryside around. Green spaces both public and private, trees and hedgerows lend considerable character and beauty to the appearance of Linby with hedgerows and trees marking boundaries that extend in to the village and out to the wider farmlands beyond along lanes and tracks providing the rural setting for the village. Those trees that are within the Conservation Area are protected and six weeks' notice in writing must be given to Gedling Borough Council for proposed work to lop, top or fell a tree. The most important green spaces have been highlighted on plan at **Map 8** and include those significant Local Green Spaces highlighted in the Gedling Borough Local Plan adopted in 2018.

**Photo 16** – St Michael's Churchyard is a well maintained attractive and important green space.

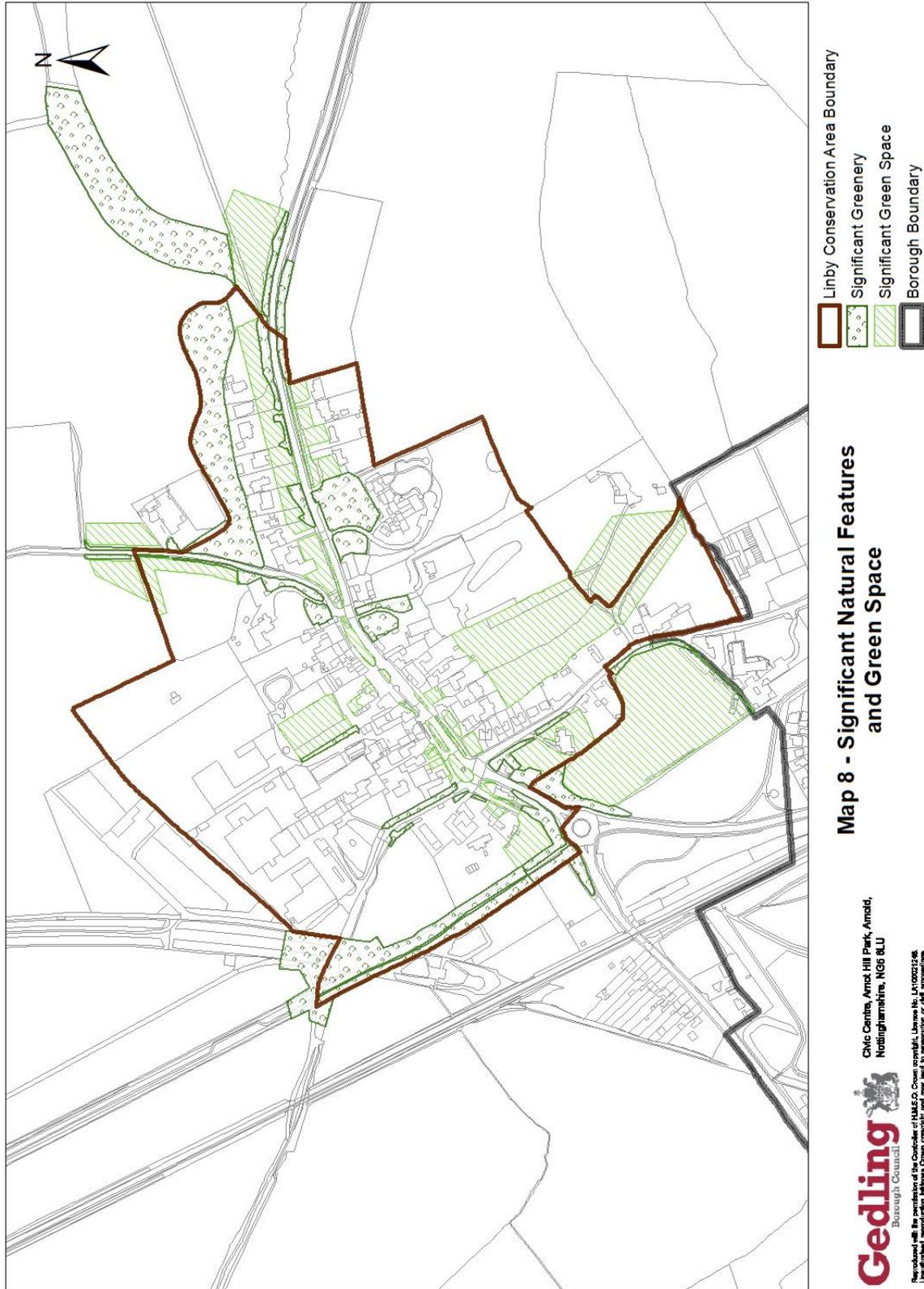


- 8.2 The development of Linby saw a number of larger properties erected in the C19<sup>th</sup> and C20<sup>th</sup> to the eastern end of the village. Linby House for example had its grounds landscaped and today its mature woodlands along with the grassed embankment to the front of 'Linview' and 'Linstone' announce entry in to Linby on its south side. Sherwood House and the Old Rectory also stand in large grounds set back in their plots and planted with what are now mature trees creating the illusion of standing in their own country estate and a symbol of their status. A marked contrast to the smaller cottages and gardens further along Main Street yet all making their contribution to the natural character of Linby. New development along the north side of Linby Lane in the late C19<sup>th</sup> and early C20<sup>th</sup> adopted Arts and Crafts style villa houses set deep in their plots with large front gardens having mature boundaries of trees, shrubs and hedgerows that combine to retain the rural character of the village.

- 8.3 The trees and hedgerows that are within the Conservation Area together with the green garden spaces of private properties, the schools and the church yard provide a transition along the lanes to the open fields where hedgerows mark the boundaries to the fields. The lawned areas to Hall Farm bounded by stone walls blend with the fields close by with hedgerows marking their boundaries and the transition from village to countryside can be seamless as spaces open out. Trees within and on the edge of the village play an important role to the natural setting of Linby in short and long views. Of particular note are the trees within the grounds of the Old Rectory and Linby House and in the case of the latter formally planted in the early C20<sup>th</sup> following the building of the Victorian Villa. Green spaces around Linby Docks, and the two crosses make a significant contribution to the character of Linby and crucially the setting for its buildings.

**Photo 17** – Trees bound Linby Lane upon entrance from the east.





**Photo 18** – The stone wall, grassed area, hedgerows and trees combine to provide a natural view along Quarry Lane adjacent to Hanson House



**Photo 19** – Fields are bounded by mature hedgerows on the edges of the village to the north.



**Photo 20** – Front gardens make a significant contribution to the character of Linby.



## 9.0 KEY VIEWS AND VISTAS

- 9.1 Much of Linby is enveloped by a gentle rolling green field landscape as seen in long views to the south from the old track (Holloway) at the east end of the village (**Photo 21**).

**Photo 21** – Long views south



There are key views into and out of the Conservation Area as well as within its boundary that are significant for their contribution to the positive character of Linby. Whether it involves a long view along Main Street that takes in its important buildings and spaces or a glimpsed view beneath an arched entrance or towards a landmark feature such as the two crosses, Linby Docks or the church. Important views provide a positive appreciation of the character of Linby and are accentuated by being unhindered. The meandering nature of Main Street and other roads in the village and upon entrance in to Linby afford longer views that terminate with traditional buildings or mature trees that define the special character of Linby. The quality of the streetscape and natural features make these views special.

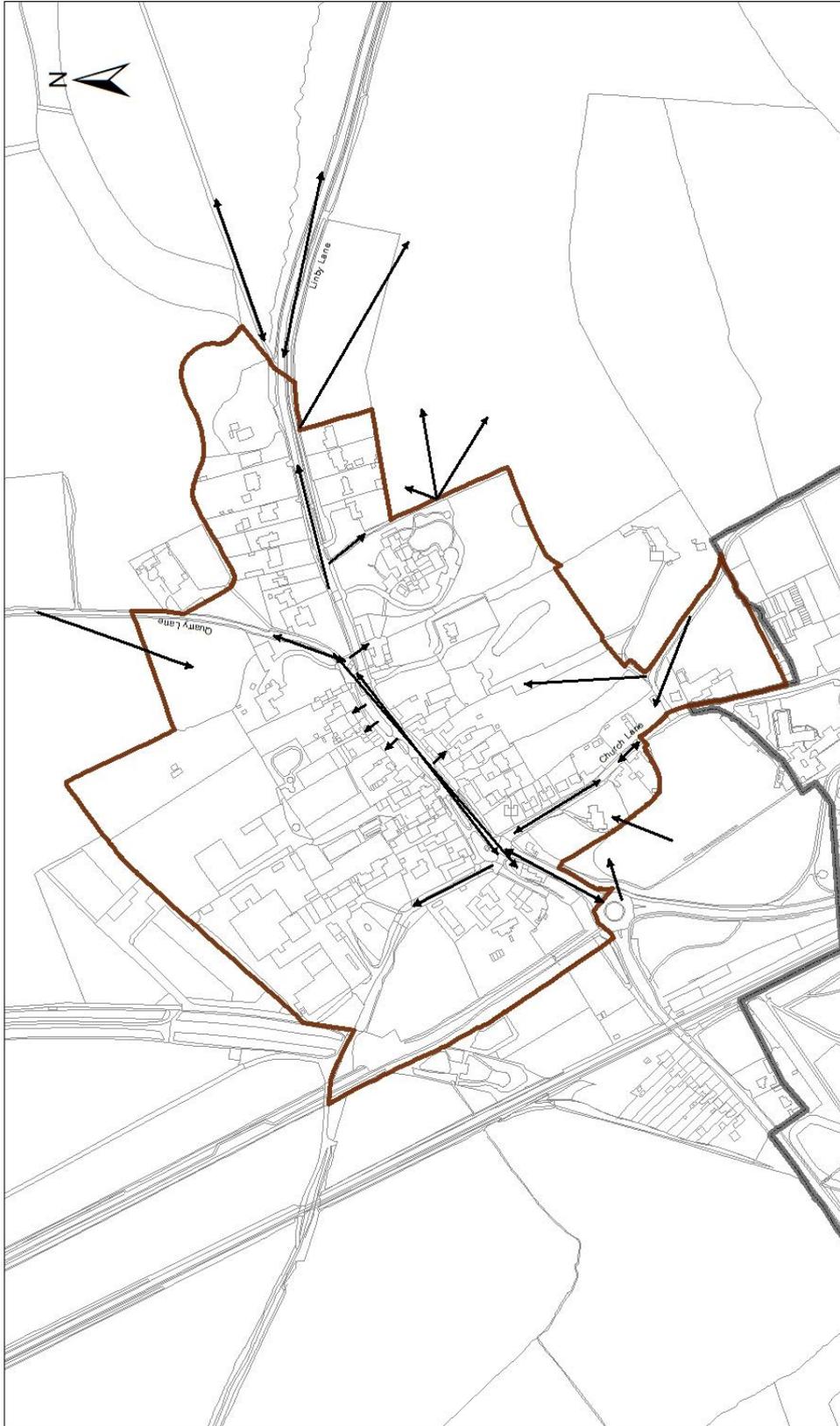
This Conservation Area Character Appraisal and Management Plan will seek to protect such views as highlighted on **Map 9**. A number of key views are highlighted here.

**Photo 22** – Mature hedgerows line the footpath from the south with a glimpsed view of St Michael’s church tower in the distance.



**Photo 23** - Church Street looking north-west. The view is closed by a line of trees behind the stone wall as the road bends, with buildings and hedgerows enclosing the space.





- Linby Conservation Area Boundary
- Key Views and Vistas
- Borough Boundary

Map 9 - Key Views and Vistas

**Photo 24** - Views from Church Lane terminate with traditional buildings, trees and Top Cross within a setting of green space.



**Photo 25** – The long view east terminates with buildings and trees together. Traditional stone buildings, boundary walls, grassed verges and Linby Docks provide an attractive character and appearance.



**Photo 26** – Views west towards the round about where the view terminates with mature trees.



**Photo 27** – Top Cross is a landmark from where long views along Main Street eastwards embrace buildings both sides of the street and terminate with trees.



**Photo 28** – Well maintained grass verges enhance the setting of the stone buildings and walls in views eastwards.



**Photo 29** – Linby Docks, natural paving and stone buildings combine in attractive views on Main Street



- 9.2 Within the village there are a number and variety of shorter or glimpsed views in addition to the longer views along Main Street. For example, on both north and south sides of Main Street are glimpsed views through archways and on the north side longer views along farm entrance yards to Hall Farm, Brook Farm and the playing field, a designated local green space to the rear of the Horse and Groom public house.

**Photo 30** – Glimpsed view through the archway at Town End farm.



**Photo 31** – Stone buildings hug the back edge of the pavement on the south side of Main Street in contrast to the north side where the buildings are set back behind grassed verges. The view closes with trees and buildings.



**Photo 32** – Quarry Lane meanders out of Linby towards Papplewick to the north east. Trees and hedgerows constrain views so that immediate views of fields are glimpsed between trees, the skyline drawing the eye to open countryside beyond



**Photo 33** – View of Main Street from Bottom Cross.



- 9.3 The well managed green spaces upon entrance in to the village and throughout provide a visual connection to the countryside and landscape beyond, adding to the rural natural character of the village and enhancing views. The varied orientation of buildings and the spaces between along yards, footpaths and roads affords long, short and glimpsed views across gardens, private lands and public spaces accentuated by the change in landform levels at both ends of the village. At the western edges of Linby the colliery welfare football ground (a local green space) provides a green open space buffer between St Michael's Church, its churchyard, the roundabout and Waterloo Road. Linby is relatively well hidden in longer views from the

wider area as a result of the landscape character and landform and this adds to the sense of intimacy and seclusion only disturbed by the flow of traffic.

**Photo 34** – The Horse and Groom closes the view on entrance into Linby from Linby Lane.



## **10.0 PREVAILING ACTIVITY AND USES**

- 10.1 The historical development of Linby from the medieval period onwards arose chiefly from its agricultural origins and the association of buildings with the land. Many early buildings up until the C19<sup>th</sup> were tenanted including farm houses, labourer's cottages, barns, watermills, a dovecote and smithy. Many buildings associated with the farms have since been converted to residential use. Collectively, they have retained their overall character and the variety in position and orientation provides a pattern of development that is varied in plot sizes with buildings facing the road, either set back or abutting the pavement or gable end on, separated by garden or yard space, some with crofts behind. The Church, old school (Hanson House) and the Horse and Groom offer traditional uses commonly seen in rural villages helping to sustain local communities.
- 10.2 While the buildings of the early C19<sup>th</sup> and before that were commonly associated with agriculture, later developments were not so influenced. For example the late C19<sup>th</sup> grand villa style houses of Linby House and Sherwood House, set back within large mature landscaped plots were built at the eastern end of the village where sufficient space allowed. Today, Linby House has been converted into apartments and Sherwood House has been converted into a care home and both have been extended considerably to their rear. C20<sup>th</sup> buildings are commonly residential in use and main phases of development are seen upon entrance from Linby Lane to the east in the earlier part of the century and Church Lane in the mid to latter part, both phases displaying the national architectural fashions of their time. The move away from the vernacular is also seen at 30 Main Street (Station House), built in the late C19<sup>th</sup> of common red brick yet retaining its Victorian form. So it is that later buildings within Linby bear a more regional or nationally influenced architecture. The earlier buildings have however retained their character and conversion and extension has helped sustain some of them in use to the benefit of the village and its vitality.

## 11.0 ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS

- 11.1 The pattern of development, early building forms and architectural styles originate from the medieval and post medieval period, heavily influenced by their connection with farming activity and access to local building materials. The vernacular architecture was added to with later phases of development in the C18<sup>th</sup>, C19<sup>th</sup> and C20<sup>th</sup> introduced building features and styles not uniquely found in Linby. Linby is characterised however by buildings, boundary walls and gate piers of coursed magnesian limestone. More recently, stone paving has been introduced to complement the buildings and walls. The consistent use of stone in buildings, boundary walls and some footpaths provide a unity and cohesion that harmonize the architectural qualities of Linby and only with more recent development has brick as the main building material been introduced along Church Lane.
- 11.2 Described in Nikolaus Pevsner's book<sup>9</sup> as 'one of the prettiest villages on the north side of Nottingham'. Among the earliest of the buildings are St Michael's Church, Hall Farm and the two stone crosses. Top Cross (**Photo 27**) is medieval and has a base of seven steps and with a later stone shaft probably of 1869 (Pevsner). Bottom Cross (**Photo 33**) was repaired in 2019 and according to Pevsner dated 1663) Its position over the stream would have given it some logistical challenges in its build however the location may be symbolic as it stands on higher ground over running water.
- 11.3 St Michael's Church, a grade II\* listed building dates in parts to the C12<sup>th</sup> with a Norman south door and was built of coursed and squared limestone rubble and ashlar (the smooth faced limestone blocks). The church comprises a west tower, nave, chancel, south aisle, vestries and north porch. It bears a fragment of C14<sup>th</sup> stained glass in the east window of the south aisle. The west tower dates to the C13<sup>th</sup> and C14<sup>th</sup>, being of two stages. The north porch is early C16<sup>th</sup> while the windows on the north side are late C18<sup>th</sup>. Pevsner notes that the stained glass in the northern windows are 1912 by Hardman.

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<sup>9</sup> The Buildings of England, Nottinghamshire, By Nikolaus Pevsner 2<sup>nd</sup> Ed. Revised by Elizabeth Williamson

**Photo 35** - St Michael's Church



- 11.4 The Old Rectory is grade II listed and was built in the C18<sup>th</sup>, located at the opposite end of the village to the church. Erected in spacious grounds, it is a large grand house with a gabled front porch on steps to a solid timber panelled front door with an over light. Windows are predominantly a mix, of C19<sup>th</sup> and mid C20<sup>th</sup>. There are six over six paned vertical sliding glazing bar sashes with horns (brackets at each end of the meeting rail to support the upper sash), however the original C18<sup>th</sup> part has three stone mullioned windows in a part C17<sup>th</sup> rear wing (Pevsner).

**Photo 36** - Six over six and four over four timber sashes having stone window surrounds.



- 11.5 Hall Farm (Linby Hall), a wing of the old mediaeval manor house is in active use as a farm house. It appears to have a complicated history architecturally, its floor levels changed in the C18<sup>th</sup> as rooms were divided and new windows inserted. The front elevation is of ashlar and it is seen in a group including stables, barns and brew house set around courtyards with 'The Limes' house close by and its attendant dovecote. All in coursed magnesian limestone and

listed buildings. Hall Farmhouse stands as an important legacy of the medieval period.

- 11.6 The age range of standing buildings in Linby spans almost 1,000 years. Building styles and fashions change over time and coupled with the informal pattern of development and variety in building uses they have created a place of considerable charm. Building features not only add to the character and appearance of buildings but also provide a clue to their age. There are for example a number of different types of window styles found in Linby, a result of national trends in building design. Most common to be found in older cottages are the C18<sup>th</sup> and C19<sup>th</sup> style Yorkshire horizontal sliding timber glazing bar sash windows as seen here in **Photo 37**.

**Photo 37** – Horizontal sliding sashes which added to the horizontal emphasis of some cottages within the street



**Photo 38** is a stone mullioned casement window with stone surrounds and lead comes used to hold the pieces of glass, a style going back to the C16<sup>th</sup>.



**Photos 39 and 40** respectively show a timber vertical sliding sash with 'margin lights' (narrow glazed outer margins of the sash) dating to the end of the C19<sup>th</sup> and plain one over one sashes of the late C19<sup>th</sup> and early C20<sup>th</sup> set within canted bays. There are also C20<sup>th</sup> cross casement windows and other casement styles within Linby.



The retention of traditional windows is vitally important in retaining the character and appearance of older properties.

- 11.7 Roofing materials in Linby include plain clay, clay pantiles and Welsh slates. These natural tiles are commonly seen in Linby providing a consistency in appearance with the use of concrete tiles rarely seen. Natural roof tiles complement the natural walling materials of older buildings very well. Chimneys on roofs are mostly of red brick with some in stone. They are seen in a variety of styles, with some having elaborate cornice detailing with clay pots. The need to meet current building regulation standards has led to different chimney pot styles however, some older styles are still seen including the attractive crown top pots. **Photos 41-43** provide examples.
- 11.8 Roofscapes plays an important role in the character and appearance of buildings and add interest in a variety of landscape views. Enhanced by the spaces between buildings they are a feature of the Linby skyline.

**Photo 41-43** – The detailing of chimneys, particularly in the late C19<sup>th</sup> or early C20<sup>th</sup> was a reflection of the Arts and Crafts providing a variety of styles.



**Photo 44** – Chimneys on the terrace row at 13-19 Main Street are gabled end and ridge, regimented to provide a soldier like rhythm. They are an important element of building form and design. The colour of clay pan tiles provides a warmth that contrasts beautifully with the coursed honey yellow stone work.



**Photo 45** – The Vicarage and nearby buildings respond to the landform and changing levels with a variety in roof scape and skyline. The grade II listed K6 type phone box and accompanying letter box to the foreground at the old Post Office.



**Photo 46** - Doors also play an important role as the entrance in to a home and traditional door types and entrances reflect status and age. Here a C20<sup>th</sup> door with inserted glazed panel is used within an earlier opening. Above is an early C18<sup>th</sup> stone door hood. The more humble cottages often would have plain timber plank doors with higher status house doors displaying timber raised and fielded panels.



11.9 Stone boundary walls, gate piers and the public realm contribute to the significance of the character and appearance of Linby. Where stone walls provide boundaries between public and private space in an attractive way using natural stone, the use of gate piers formalises the entrance to some properties designed to make a statement regarding their status. Stone walls

also display a variety of stone copings throughout the village, including flat, half round and pyramidal copings.

**Photos 47-48.** Flat and half round coping stones to walls seen here on Main Street. **Photo 48** shows the tall stone entrance piers at the old Rectory.

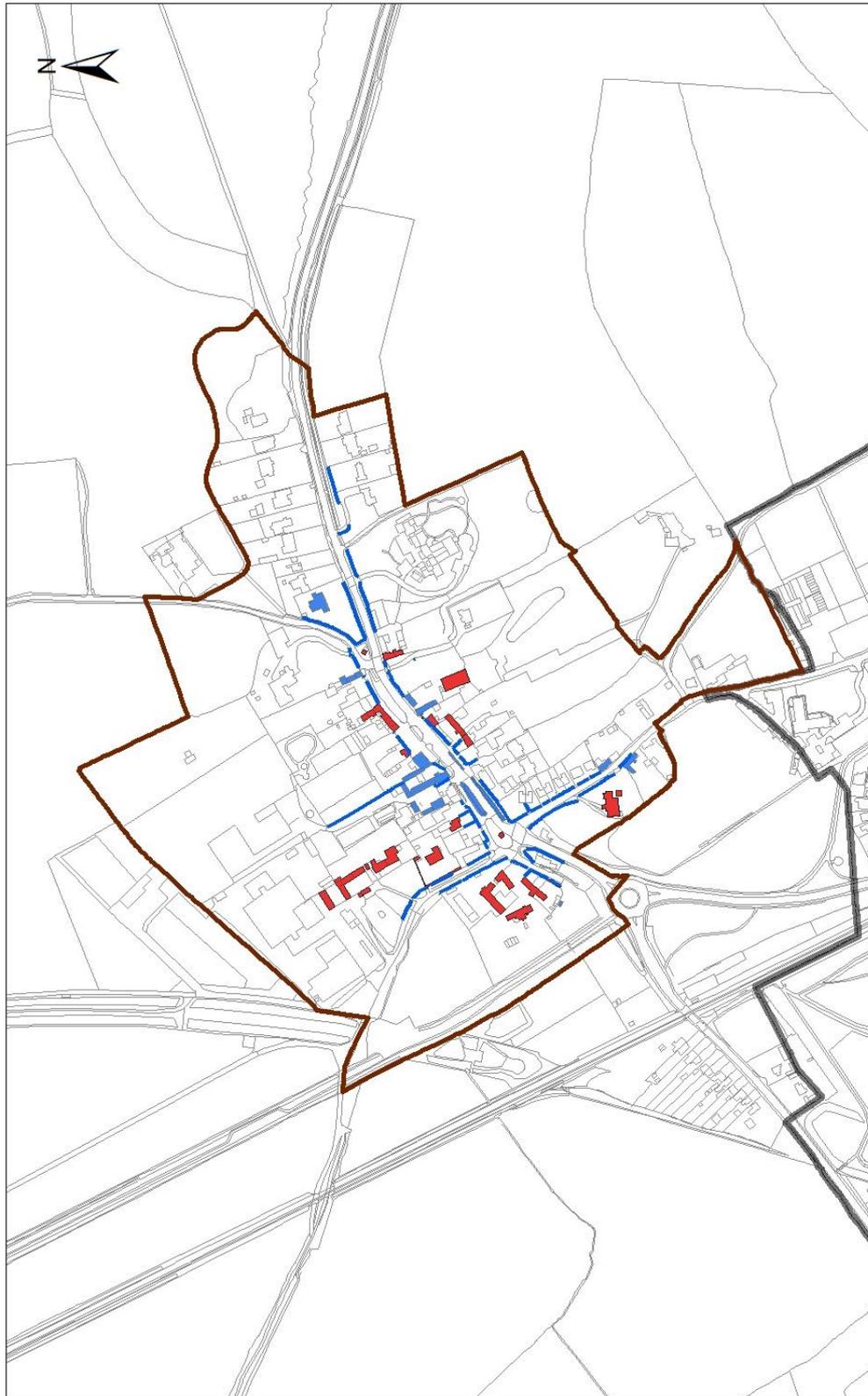


**Photo 49** – A stone boundary marker within the wall at the Old Rectory, Main Street which reads “Boundary of Glebe” meaning Church land which was for the benefit of the Parish Priest.

11.10 The public realm in Linby is well cared for and clearly a source of pride. Neatly kept grassed areas combine with stone footpaths and kerbs. Victorian style lamp posts, black cast metal bins and finger post signs enhance the street scene and setting of the village centre.

**Photos 50 – 52.** Riven stone pavement and stone kerb adjacent to the discreet stone bus shelter, Main Street. Victorian style cast metal lamp post and traditional finger post sign.





-  Linby Conservation Area Boundary
-  Significant Walls
-  Listed Buildings
-  Local Heritage Assets
-  Borough Boundary

**Map 10 - Significant Buildings and Walls**



City Centre, Arnd Hill Park, Arnd,  
Nottinghamshire, NG6 8LU

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## 12.0 ISSUES, PRESSURES, THREATS AND OPPORTUNITIES

- 12.1 The picturesque village of Linby has retained much of its original character and appearance with its early informal layout, mixture of plot sizes and uses, the variety of buildings, the influences of agriculture, transport, topography, geology and natural elements. The consistent use of natural materials; stone for walling, clay or slate tiled roofs, timber windows and doors which have been used over centuries with changing building styles against a rural backdrop setting provide Linby with its special character. Yet there is development that has occurred that does not respect the village character outlined.
- 12.2 Successful development will have special regard to its context and respond accordingly. Extensions and new buildings where unsympathetic can harm the special character and setting of existing buildings and the Conservation Area. Where extensions dominate their host building in size and/or position and are also unsympathetic in their use of materials or design they have a negative impact not only on the host building but also the wider Conservation Area. The late C20<sup>th</sup> rear extension at Sherwood House is a function of its use as a residential care home, however UPVC windows and the size and bulk of the extension together with its roof shape, dominate and harm the setting of the original building erected in the late C19<sup>th</sup>, this despite its rear location. Similarly, Linby House has been greatly extended to its rear to accommodate a change, in this case to apartments. In both instances the large mature garden plots help negate the impact.
- 12.3 Previously in the 2011 appraisal, the two side extensions added to The Red House, Linby Lane in the late C20<sup>th</sup> were also highlighted as being unsympathetic due to them being oversized and projecting forward of the main façade of the original building when they could have extended to the rear in a more appropriate manner. Instead, the garage door is seen as a prominent feature in the whole elevation. Garages and other ancillary buildings should be subservient and placed to the rear or side rear, set back where possible to ensure the primacy of the original dwelling.
- 12.4 Gateways and gate piers help formalise entrances to driveways into properties and provide a break in walling. They should be of the same materials as the wall to which they are attached, well designed with a suitable coping and finial, the piers sufficient in strength and size to hold attached gates and proportionate to their context reflecting the size/width of the entrance while bearing in mind the size and status of the property to which they belong. A grand entrance to a modest sized house can appear awkward and out of proportion. Historically, they were a mark of the status of the property. For example, **Photo 45** showing the stone gate piers at the driveway entrance to the old Vicarage are tall and of large ashlar blocks with stone ball

shaped finials, the vicarage being a large and important building in Linby with religious connections. In contrast, the entrance piers at Linby House although being of stone are poorly designed and appear to be a later addition. The stone sizes are too small and reflect the size of adjacent walling stone rather than following the example of those at the old vicarage. The gates exaggerate the width of the entrance, a function of highway requirements. Gate entrances along Linby Lane at 'Hi Fi' are oversized and out of context with the rural character off the boundary while the gate piers and entrance at Vine House are well designed and proportionate.

- 12.5 Perhaps one of the most significant of changes in the more recent past in Linby occurred in the mid to late C20<sup>th</sup> with the building of the semi-detached brick built housing on Church Lane, possibly inspired by the late C19<sup>th</sup> brick former station master's house on the opposite corner of Church Lane, but otherwise a complete departure from the stone used in the immediate environs over the previous few hundred years. Standing opposite St Michael's Church and at the junction of Church Lane and Main Street the houses appear out of place with the older buildings around them and accentuated by their elevated position. The use of brick is repeated at a later date further along Church Lane where a new building, poorly conceived in its choice of materials (roof apart) and location significantly encroaches upon its neighbour, the historic cottage at 28 Church Lane, harming its setting and the setting of the grade II\* listed St Michael's Church opposite, the Conservation Area and the street scene. Future developments in the central core of the village should draw upon the building traditions of Linby established over the centuries, using natural stone for walling, clay or slate for roofing materials and timber windows. Stonework should be left exposed and not painted over as it harms the natural appearance of the stone and the collective contribution stone makes to the character and appearance of the village. Examples are seen within the medieval core where its impact is most keenly felt. On new development, careful consideration should be given to the spaces between existing buildings and protection of important views.
- 12.6 Building features make an important contribution to the character and appearance of buildings and the Conservation Area. Where they reflect the age of the building in their style and design, they should be preserved. For example, the consistent appearance of timber Yorkshire horizontal sliding sash windows in older cottages of the C19<sup>th</sup> is extremely characterful. UPVC in windows and doors, a common theme seen in buildings in Nottinghamshire and elsewhere are also seen in Linby as at Brook House, Main Street for example. The flat broad frames and design are unable to replicate the delicate finer mouldings of timber and in historic buildings harms their character, appearance and historic integrity. Where old windows have been replaced with modern equivalents and they in turn have deteriorated there is an

opportunity to enhance a building by reintroducing the original style window whether it be horizontal sliding or vertical sliding sashes for example. For terraced properties, not only is the consistent and appropriate style of window important but also their colour. The row of stone cottages at 13-19 Main Street (**Photo 41**) would benefit from a consistent approach in style and colour to windows. Historically correct styles and the same colour of window paint to each cottage in the terrace row will provide a unity and architectural consistency in appearance for the whole row, enhancing the buildings and Conservation Area.

- 12.7 The same principles apply to doors and gutters where designs and materials should match the age of the building they belong to or harmonise with it in the case of new buildings and extensions in order to make a positive contribution. Within the Conservation Area the use of natural materials is appropriate.
- 12.8 The use of natural materials, in particular stone for footpaths, enhances the setting of the street scene and buildings. Where the opportunity exists to extend the use of natural stone paving and kerbs throughout the village that should be taken. Church Street in particular could benefit from use of stone paving to enhance the setting of the church, buildings, walls and views along Church Street.
- 12.9 The Borough Council monitors listed buildings at risk and in 2017 Nottinghamshire County Council on behalf of Gedling Borough Council, carried out a survey of all listed buildings in Gedling Borough including Linby. Three buildings/structures were recorded as being in poor condition with one located outside of the Conservation Area. Of the others, 21 Main Street remains vulnerable although window repairs have been undertaken.
- 12.10 Since the Buildings at Risk survey in 2017 repair work has been undertaken to Bottom Cross thanks to the intervention of the Parish Council and in co-operation with Historic England to make the structure stable. Bottom Cross is no longer in poor condition and has been removed from the Historic England Heritage at Risk Register.

**Photos 53-54** - Bottom Cross during and after repair in 2020.



12.11 Significant green spaces (**Map 8**) and key views and vistas (**Map 9**) should be protected from harmful development that blocks or harms their significance. A modern barn terminates the view along Hall Lane and as with modern barns constructed of materials including corrugated metal they have a high detrimental impact upon the Conservation Area. As and when the opportunity arises its removal or relocation would open longer views towards the countryside beyond enhancing and better revealing the visual connection between the core of the village and countryside beyond.

**Photo 55** – Hall Lane



- 12.12 Those buildings and spaces that have a neutral impact upon the Conservation Area include tarmac surfaced footpaths. There are also driveways along Church Lane that have been widened to meet highway visibility standards, their impact mitigated by the narrow lane in longer restricted views. The loss of front garden space to hardstanding along Church Lane remains a concern. New buildings should complement the existing pattern of development in their building form but also in their features as noted earlier. For example, the oversized dormer window at Vine House as seen from Main Street appears out of proportion to the part of roof it sits within. It is therefore important for development to consider its context very carefully to preserve and enhance the Conservation Area.
- 12.13 The setting of the Linby Conservation Area is an important consideration in proposals for new development. Linby is surrounded by open countryside designated as Green Belt which helps preserve its setting and important views in to and out of Linby. However, on the southern and western approaches to Linby the residential development at the former colliery is highly visible.

**Photo 56** - Fence adjacent to St Michael's church yard



Fencing and signs as seen at Linby Colliery Welfare Football Club have a negative impact upon the setting of the Conservation Area. Here, a visually unattractive steel palisade fence runs parallel with St Michael's church yard stone wall just beyond the boundary of the Conservation Area. The situation could be significantly improved by planting with native species to screen the palisade fence from view. A similar strategy could be adopted elsewhere on the edges of the village. The use of species such as hawthorn, holly or pyracantha can help deter intruders in designing out crime.

- 12.14 The impact of highway signs can be detrimental to the Conservation Area as seen at the junction of Church Lane and Main Street (west side). Here the sign is seen within the setting of Top Cross and stands prominent in views along Church Lane. Wherever possible, highway signs should be discreetly located, sufficient to achieve their purpose but bearing in mind the important

buildings and views in the part of the Conservation Area that they are located so that significance is not harmed. Nottinghamshire County Council Highways are responsible for the management of such signs and road markings. The Borough and Parish Councils should work with the County Council to mitigate the impact of statutory signs upon the Conservation Area.

**Photo 57** – Traffic Sign on Church Lane



- 12.15 Increasing pressures upon Linby come from the growth of nearby settlements, in particular Hucknall to the south. Increases in vehicular traffic from the surrounding areas may impact upon village life with Linby used as a route through from Hucknall towards the A60 east and south to Nottingham from junction 27 of the M1. The impact of increased traffic upon historic fabric has not been measured but there is a potential threat of unsympathetic highway works resulting from statutory requirements.
- 12.16 The Gedling Borough Local Plan has allocated land to the south east (Policy LPD64 site H10 at Hayden Lane) for 120 houses. To the west at Top Wighay farm 8.5 Hectares of employment land (Policy LPD 71 site E3) close to the M1 motorway is allocated with office uses and land allocated for 840 dwellings. As the economy expands in the surrounding area so do traffic pressures upon Linby.
- 12.17 The main pressures and threats to Linby Conservation Area lie in proposed new developments and their ability to respect and enhance the special architectural and historic interest of Linby. The loss of traditional building features with the use of modern equivalent materials such as UPVC for doors and windows erodes the character of old buildings, their contribution to the street scene and setting of the Conservation Area. Linby is washed over by Green Belt restricting new development proposals within and beyond the

village settlement boundary as defined in the Gedling Borough Local Planning Document adopted 2018. This has restricted development within the village to infill plots and extensions to dwellings. The key is ensuring that new development complements the character of Linby Conservation Area. A Management Plan at Part 2 sets out a strategy for its preservation and enhancement.

## **13.0 REVIEW OF THE CONSERVATION AREA BOUNDARY**

- 13.1 A review of the existing Conservation Area boundary has been undertaken and it is considered that the boundary remains robust and relevant in line with national and local guidance. It is important to only include those areas that are of special architectural and or historic interest which the current boundary does. Places may change over time as does legislation and guidance and it is why the area has been re surveyed to ensure it continues to be worthy of designation in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council invited views on this matter as part of the public consultation exercise.

## **APPENDIX A: DESIGNATED HERITAGE ASSETS WITHIN THE CONSERVATION AREA**

### **Scheduled Monuments**

Scheduled Monuments are among the most important historic buildings or structures in our country and given the highest level of protection in law. In Linby, both Top Cross and Bottom Cross have Scheduled Monument status. They also appear on the statutory list of listed buildings as grade II listed. All heritage assets are named below and highlighted on **Map 9**.

### **Listed Buildings**

Listed buildings are those buildings recognised at a national level for their special architectural or historic interest and are statutorily protected. Linby is well represented by a number of listed buildings. Any work to a listed building that would affect its character will require listed building consent from Gedling Borough Council. Structures within the curtilage of a listed building may also be protected (including for example, outbuildings, boundary walls and garden features) which are not highlighted on the map. The National Planning Policy Framework at Section 16 and Gedling Borough Local Planning Document (adopted 2018) policies LPD 26 to 31 relate to the protection of heritage assets including listed buildings.

### **Listed Buildings within Linby Conservation Area**

#### **Grade II\***

Church of St. Michael, Church Lane.

Brew house, crew yard and mill barn at Hall Farmhouse.

#### **Grade II**

Headstone 8 metres south of chancel at Church of St. Michael, Church Lane

The Limes, Hall Lane

Pigeoncote and boundary walls 30 metres south-west of Hall Farmhouse, Hall Lane (Formerly listed as Old Dovecote, now Garage, Main Street)

Hall Farmhouse, Hall Farm Cottage and boundary wall, Hall Lane

Threshing barn north of crew yard at Hall Farmhouse, Hall Lane

Castle Mill, Linby Lane

Western House, Main Street

5, 6, 7 and boundary wall, Main Street

The Old Mill, Main Street (formerly listed as former cart shed and loft and adjoining SW-NE)

Outbuilding range at Colliery Farm

Water Mill and stables at Colliery Farm, Main Street

Top Cross, Main Street

Clematis Cottage, 9 Main Street

12 Main Street

13, 14, 15, 16, 17, 18, 19 Main Street

Bottom Cross, Main Street

21 and adjoining outbuilding, Main Street

The Old Rectory, off Main Street

Glebe boundary marker 110 metres south of the Old Rectory

Glebe boundary marker 150 metres south-east of the Old Rectory

The Old Post Office, 22 Main Street

Watermill Barn, 23 Main Street (formerly listed as part of No 23)

Town Farmhouse, 24 Main Street (formerly listed as No 23 Town Farmhouse)

Weir Mill House and adjoining weir

Mill Cottage, Quarry Lane

Barn, stable and cart sheds 100m north of Weir Mill Farmhouse, Quarry Lane

K6 telephone kiosk, Main Street.

## **APPENDIX B: KEY UNLISTED BUILDINGS WITHIN LINBY CONSERVATION AREA**

### **Non-designated heritage assets of local interest**

In 2019 the Council adopted criteria for recognising buildings of local interest in the Borough for the architectural and/or historic interest they hold. A recent review of such buildings across the Borough has highlighted their value. While these buildings do not merit listed status they are classed as being of local interest and afforded some protection through the National Planning Policy Framework and LPD 31 of the Gedling Borough Local Planning Document (adopted 2018). Those buildings of local interest in Linby are highlighted below as well as on **Map 9**.

28 Church Lane

32, Church Side and outbuilding, Church Lane

Outbuildings and Cottage to Sherwood House, Main Street

Brook Farm and converted farm buildings to rear, Main Street

Hanson House, Linby Lane

Farm outbuildings at the Old Vicarage

The Horse & Groom public house and outbuildings to rear, Main Street

Former office to the Leen Valley railway weighbridge, Linby Station (now a local heritage centre)

Linby Docks

## **PART 2: MANAGEMENT PLAN**

### **1.0 INTRODUCTION**

- 1.1 The designation of a Conservation Area is not intended to prevent further development from taking place within the area. However, it is the purpose of the Character Appraisal together with the Management Plan to inform the controlled management of change with regard to planning decisions so that new development can take place within the Conservation Area without harming its special character and appearance in accordance with national and local planning policies. In preparing this Management Plan the Council satisfies the duty placed upon local authorities by section 71 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.
- 1.2 The Character Appraisal, covered in the first part of this document, describes the special architectural and historic interest of the Conservation Area. The aim of this Management Plan is to set 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. In particular, reconciling the key planning issues arising from the pressures for new development with the objectives of the heritage policies set out in the Gedling Borough Aligned Core Strategy Part 1 Local Plan (2014), the Gedling Borough Local Planning Document Part 2 Local Plan (2018) and the Linby Neighbourhood Plan (2019). These being underpinned by the requirements set out in the National Planning Policy Framework.

### **2.0 PLANNING POLICY CONTEXT**

#### **2.1 Historic Environment**

Conservation Areas are defined by section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990<sup>10</sup> as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 72 of the Act then requires local planning authorities to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of the area’ when making decisions on development proposals within a Conservation Area. In addition, Schedule

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<sup>10</sup> The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal framework for the protection of listed buildings and Conservation Areas.

17 of the Enterprise and Regulatory Reform Act 2013<sup>11</sup> makes it clear that it is a criminal offence to demolish an unlisted building in a Conservation Area without the benefit of planning permission.

- 2.2 Conservation Areas are designated heritage assets and paragraph 189 of the National Planning Policy Framework states that these assets are ‘to be conserved in a manner appropriate to their significance’. The 1990 Act requires local planning authorities to review their Conservation Areas from time to time which should ensure that they continue to hold the special architectural and historic interest that warranted their designation in the first place. The National Planning Policy Framework at paragraph 191 requires that the concept of conservation is not devalued through the designation of areas that lack special interest.
- 2.3 In coming to its decision in respect of development proposals within or adjacent to the Conservation Area the Borough Council will have regard to the guidance set out in the National Planning Policy Framework. Section 16 of the Framework published in 2019 relates to the historic environment. Further advice is also provided in the Government’s Planning Practice Guide. Proposals that affect heritage assets including the Conservation Area will also be assessed against the Aligned Core Strategy (Policy 11: The Historic Environment), the Gedling Borough Local Planning Document 2018 where policies LPD 26 -31 are relevant and the Linby Neighbourhood Plan.
- 2.4 Historic England has produced guidance in respect of decision taking in the historic environment<sup>12</sup> and in relation to the setting of heritage assets<sup>13</sup>; see paragraph 11.3 – 11.5.
- 2.5 This Character Appraisal and Management Plan provides important background evidence that will be a material consideration in informing Planning decisions and provides an effective tool in the protection and management of the Conservation Area in to the future. It may also help in securing funding to preserve and enhance Linby Conservation Area.

### **3.0 PLANNING APPLICATIONS FOR NEW DEVELOPMENT**

- 3.1 The National Planning Policy Framework and the Aligned Core Strategy are supported by Policy LPD 28 of the Gedling Borough Local Planning Document

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<sup>11</sup> The Enterprise and Regulatory Reform Act 2013 sought to uphold levels of existing heritage protection whilst simplifying the process

<sup>12</sup> Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2 – Historic England 2015

<sup>13</sup> The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – Historic England 2017

and Policy CBH2 of the Linby Neighbourhood Plan (March 2019) in recognising that new development in Conservation Areas should preserve or enhance their character or appearance and within their setting. Therefore in order to properly assess the impact of new proposals, planning applications for development in or within the setting of the Conservation Area should be made in full and be accompanied by all of the necessary supporting information, such as a design and access statement<sup>14</sup>, heritage impact assessment<sup>15</sup>, tree survey report and landscaping proposals. Advice on this process may be obtained by contacting the planning department at Gedling Borough Council.

- 3.2 A heritage impact statement (see paragraphs 11.1-11.5) is required in accordance with paragraph 189 of the National Planning Policy Framework to describe the significance of the heritage asset being affected, including within its setting. The level of detail provided should be proportionate to the assets importance and sufficient to assess the impact of the proposals upon that significance, including recording (paragraph 12.1).
- 3.3 Outline planning applications for new development in the Conservation Area are not usually appropriate as they do not offer sufficient information to assess the potential impact of a proposal on the character and appearance of the Conservation Area. Where outline applications are submitted within or affecting the setting of a Conservation Area, the Council may request the submission of some or all of the reserved matters details as specified by Section 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This enables the Council to require further details where it is of the opinion that these are required in order to consider an outline planning application.

### 3.4 **National and Local Policies**

Proposed developments within the Conservation Area and or its setting should take account of the following relevant planning policy criteria.

#### National Planning Policy Framework

- Section 16 – Conserving and enhancing the historic environment (Paragraphs 184-202)

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<sup>14</sup> A short report accompanying and supporting a planning application that explains the design of a development, its response to the site and setting and how it may be accessed.

<sup>15</sup> A Heritage Impact Statement sets out the proposed development, the impact upon the Significance of heritage assets including from within their setting and where there is potential harm how that harm may, if possible be mitigated. An application may not be validated without a statement.

Gedling Borough Aligned Core Strategy Part 1 Local Plan (2014)

- Policy 11 -The Historic Environment

Gedling Borough Local Planning Document Part 2 Local Plan (2018)

- Policy LPD 26 – Heritage Assets
- Policy LPD 27 – Listed Buildings
- Policy LPD 28 – Conservation Areas
- Policy LPD 29 – Historic Landscapes, Parks and Gardens
- Policy LPD 30 – Archaeology
- Policy LPD 31 – Locally Important Heritage Assets

Linby Neighbourhood Plan (March 2019)

- Policy CBH1 – Designation of Local Green Spaces
- Policy CBH2 – Historic Character

### 3.5 Design Guidance

Within the Conservation Area opportunities for development are mostly limited to extensions, with one or two examples of individual plot development in the more recent past. Where proposals for new buildings are planned they should follow the existing form and patterns of development having regard to their context and being of appropriate design and scale. Linby is washed over Green Belt and so has benefitted from this in the protection of the character of the Conservation Area and its setting. However, there is a threat to the loss of building features through permitted development rights and with this in mind, the following guidance is provided.

- 3.6 Linby is characterised by a predominance of traditional buildings constructed of coursed natural magnesian limestone with gabled roofs on single or two storey buildings for the most part, covered using natural materials of clay pan tiles, plain clay tiles or slate. These buildings collectively provide a consistency and unified character that sits comfortably within the context of the natural landscape that surrounds and permeates through the village. Therefore, proposals for new buildings and extensions within the village core will be expected to harmonize with and respect the historic patterns of development. Proposals for new developments should place an emphasis on high quality design as influenced by context and setting, that will inform scale, height, siting, design, form, materials of construction and architectural detailing. Where more recent developments have been unsuccessful because they do not achieve this they should not be held as the standard for new development proposals.

- 3.7 While opportunities for new housing in Linby Conservation Area may be limited, proposals for new developments that do arise should be of a similar scale, height (including comparable height to eaves) and plan form to the neighbouring properties having regard to their use of materials, setting and surrounding space. With one or two exceptions most properties are a maximum of two storeys and built using high quality natural materials incorporating detailing commonly seen elsewhere. This provides character and interest, a template for new development to respect.
- 3.8 Stone for walling should be magnesian limestone which is coursed and square with a pitch face (rough faced stone). Smooth faced stone which is cut should be used for window and door surrounds. Modern man made composite versions will not weather in the same way as purely natural stone, their colour and appearance will differ over time. They should not be used on listed buildings or their extensions.
- 3.9 In all cases the mortar mix for pointing and repointing work should be lime based using a mixture of lime and sand. The use of hard cement mortar once set will cause moisture to be trapped unable to evaporate through the mortar joints and instead forcing its way through the stone face, leading to the face of stonework 'blowing' or crumbling away. The same applies to brickwork. Lime mortars are softer and more flexible, allowing moisture to find its way out through the mortar joints instead of the face of the stonework. It will also be important to use the correct type and colour of sand in the mix so that it complements the stone and existing mortar colours seen in the village. Raised mortar to joints known as 'strap' pointing harms the appearance of stonework as the mortar dominates the visual appearance of a wall rather than the actual stonework. The style of repointing is therefore vital in enhancing the visual appearance of a stone building or wall as seen here.

**Photo 58** - Good quality repointing using a lime mortar and correct colour sand enhances the appearance of stonework.



Nottinghamshire County Council has produced guidance in respect of the pointing of stone and brickwork which may be obtained directly from them<sup>16</sup>. Alternatively, contact Gedling Borough Council for further advice.

- 3.10 In the centre of Linby the occasional building is rendered or rough cast and painted, notably the Horse and Groom public house, 8 Main Street and Brook House. Where buildings within the Conservation Area are erected and their original walling materials left exposed they should not be painted over if the village is to retain its sense of identity and leave the natural beauty of exposed stonework as the predominant material. The painting or rendering over of stonework designed to be left exposed is harmful to the overall character and appearance of the buildings and setting of the Conservation Area where within the historic core the majority of buildings are of natural stone. Where there are such treatments that are inappropriate the opportunity to remove paint from walling should be considered. The Borough Council may consider removing permitted development rights in relation to this.

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<sup>16</sup> A Guide to Repointing Stone and Brickwork – Nottinghamshire County Council

**Photo 59** – Painting over stonework should be avoided



The C20<sup>th</sup> developments along Linby Lane use brickwork but are a distinctively separate group due to their edge of village location as a later phase of development. Within the historic medieval core, new developments should have regard to the existing character and pattern of development.

- 3.11 New buildings may employ gable end or brick ridge stacks or have stone chimneys and while modern houses have different methods of heating compared to older traditional buildings, the use of log burning stoves is common. Therefore, in older buildings they may use existing chimneys where this is possible rather than introduce a new flue for example. In general terms, vents and flues whether on old or new buildings should be as discreetly placed as possible to minimise their impact. Older buildings of the early C20<sup>th</sup> and before used cast iron for gutters on rise and fall brackets and downpipes and these should be retained or replaced with like for like with UPVC versions avoided. Where UPVC has been used for guttering on older unlisted properties owners should consider replacement with cast Iron painted black to greater respect the original design.
- 3.12 Roofs of new buildings should use natural materials and avoid the use of concrete tiles which will look out of place in Linby. Dormer windows should be in proportion in their size to the scale of the roof they are intended for. Oversized dormer windows will dominate the roof and harm the appearance of the building and its contribution to the Conservation Area. Roof lights should be of the conservation type, a style based on a Victorian design with frames to harmonize in their colour with the roof tiles and fitted flush to the plane of the roof. In the proposed conversion of old buildings, the use of dormer windows and roof lights should be minimised to leave unbroken roof elevations as far as possible.

- 3.13 In the conversion of farm buildings the use of existing apertures for windows or doors should be utilised as much as possible to allow light in to the building and only with convincing justification should a new aperture be created. Historic England has produced guidance on the conversion of farm buildings<sup>17</sup>.
- 3.14 Windows should be of painted timber and in older properties where they are rotten and beyond repair replacements should match originals where they exist in their materials, style and design or they may reinstate original designs that match the age of the property or window aperture. Modern equivalents such as UPVC windows and doors should be avoided as they neither respect the historic integrity of older buildings nor preserve their character as the finer mouldings of timber work cannot be replicated in UPVC which can appear as flat, wide and reflective in its appearance. The gradual erosion of historic building features by replacement with modern versions harms the character and appearance of the Conservation Area.
- 3.16 To maintain the character of the Conservation Area new developments (not listed buildings) should look to use timber casement windows or sashes that are designed with slim double glazing. Such windows can more closely copy original styles than UPVC and will respect the traditional character and appearance of the Conservation Area to a greater degree. Timber casement windows should use flush fitting opening lights that reflect the proportions of windows in historic buildings, with a regular arrangement of windows on the principal elevation.

## **4.0 HOUSEHOLDER EXTENSIONS AND ALTERATIONS**

- 4.1 Householder extensions and alterations, whether built under permitted development rights or built with planning permission, have the capacity to damage the character and appearance of the Conservation Area. Permitted development rights within Conservation Areas are more restrictive and in most cases planning permission will be required for extensions and alterations. Cladding any part of the exterior of a dwelling will require planning permission. Householders are therefore advised to contact the planning department at Gedling Borough Council prior to starting any works to the exterior of the building.

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<sup>17</sup> Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse – Historic England 2017 and The Adaptive Reuse of Traditional Farm Buildings Historic England Advice Note 9

- 4.2 Proposed extensions should be subservient to the host building in their height and set back from the main elevation so they do not dominate and are subservient to the original building while also being sympathetic in form, size, texture, colour, detailing and use of materials. Alterations should be carefully considered to ensure the overall arrangement and significance of windows and doors is retained. The enlargement of windows or movement of a door for example can have a harmful and unbalancing impact upon the architecture of a traditional building.

## **5.0 SOLAR PANELS, SATELLITE DISHES AND ALARM BOXES**

- 5.1 Planning permission is required for the installation of solar panels on domestic premises within a Conservation Area, where these would be installed on a wall which fronts a highway. Planning permission and/or listed building consent is required for the installation of solar panels on, or within the curtilage of, a Listed Building. Planning permission is not required for the installation of solar panels on the roof of domestic premises provided:-

- The solar panel would not protrude more than 0.2 metres beyond the roof plane or be higher than the highest part of the roof (excluding the chimney);
- The solar panel should be sited, so far as practicable, so as to minimise its effect on the external appearance of the building;
- The solar panel should be sited, so far as practicable, so as to minimise its effect on the amenity of the area; and
- The solar panel should be removed as soon as reasonably practicable when no longer needed.

- 5.2 The installation or alteration of satellite dishes (microwave antenna) within a Conservation Area may require planning permission, subject to the proposal meeting certain technical criteria. Applicants are advised in any case to contact the planning department at Gedling Borough Council prior to starting works. In any case, satellite dishes (microwave antenna) within a Conservation Area that face onto and are visible from a highway will require planning permission.

- 5.3 The installation of alarm boxes generally does not require planning permission. Proprietors should however seek to install such apparatus in line with the below recommendations.

- 5.4 In order to preserve the originality of the Conservation Area, the installation of solar panels, satellite dishes and alarm boxes should be carefully located so

as to minimise the impact on the character and appearance of the building and surrounding area. Usually this would mean installing apparatus that is discreetly located to side/rear elevations; that is not overly visually prominent in terms of positioning, materials and colour; and minimises the visibility of wiring within the façade of the building. Proprietors should be mindful of these considerations, even in cases where works are permitted development, in order to align with the objectives of this Management Plan.

- 5.5 Proposed work that would affect the character of a listed building or building or structure within its curtilage will require listed building consent in addition to any planning permission that may be required. Therefore, alterations or additions to a listed building, including extensions, alterations to windows and items such as alarm boxes, solar panels and satellite dishes will require listed building consent in addition to planning permission. To do work to a listed building without first having obtained consent is a criminal offence. It is therefore very important to consult the Borough Council before undertaking any such work.

## **6.0 DEMOLITION OF BUILDINGS WITHIN THE CONSERVATION AREA**

- 6.1 There is a general presumption against the demolition of any buildings within a Conservation Area, including those that are not listed. It is a criminal offence to carry out the demolition of a building within a Conservation Area without planning permission, other than in the following circumstances:-

- The building has an externally measured cubic content of less than 115 cubic metres, or any part of such a building, other than a pre-1925 tombstone;
- Any gate, wall, fence or means of enclosure which is less than one metre high where abutting on a highway (including a public footpath or bridleway), waterway or open space, or less than two metres high in any other case; and
- Any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry.

- 6.2 The presumption in favour of retaining buildings ensures that buildings and structures that make a positive contribution to the character and appearance of the Conservation Area are not lost. Proprietors are advised to contact the planning department at Gedling Borough Council prior to demolishing any structures within the Conservation Area.

- 6.3 Where demolition is permissible, any replacement buildings will be required to enhance the character or appearance of the Conservation Area. To avoid unsightly gaps in the Conservation Area, the Council will also seek assurances that all reasonable steps have been taken by the applicant to ensure that the new development proceeds following the demolition works, as advised by paragraph 198 of the National Planning Policy Framework.

## **7.0 PRESERVATION AND ENHANCEMENT OF HERITAGE ASSETS IN THE CONSERVATION AREA**

- 7.1 Where any buildings of architectural or historic interest within the Conservation Area are left unoccupied, resulting in their deterioration due to neglect and a lack of maintenance, the Council will work with owners to secure the appropriate repair and if appropriate, the re-use of the buildings to promote their long-term viability. The Borough Council monitors the condition of heritage assets which it shares with Nottinghamshire County Council and Historic England who have their own Heritage at Risk Registers. There is one unoccupied listed building while no others appear in the most at risk categories following repairs to Bottom Cross. The overall condition of heritage assets in Linby appears good.
- 7.2 If the Council considers that any listed buildings or unlisted buildings within the Conservation Area are not being properly maintained then it will consider serving urgent works notices to secure their preservation, as provided for by sections 54 and 76 of the Planning (Listed Building and Conservation Areas) Act 1990. This requires an owner to undertake certain emergency measures to protect the building as temporary support or shelter and where compliance is not forthcoming the Council has the power under the Act to do the work itself and reclaim costs from the owner.
- 7.3 Historic England co-ordinates a nationwide Heritage at Risk programme which includes assessment of Conservation Areas and Grade I and Grade II\* listed buildings. No buildings in Linby were identified as being at risk following repairs to Bottom Cross and Linby is not classified as a Conservation Area at risk where surveys monitor condition and vacancy rates for example. For grade I and II\* listed buildings an owner may approach Historic England for financial assistance, however unfortunately the Borough Council is unable to offer grants for repair or maintenance works but will offer advice and work with owners to seek a solution.
- 7.4 The Council also has the power to use Repairs Notices under section 48 of the Planning (Listed Building and Conservation Areas) Act 1990 to secure works considered reasonably necessary for the proper preservation of listed

buildings within the Area. Such a notice could lead to the compulsory acquisition of the listed building by the Council.

- 7.5 The Council may use its powers under section 215 of the Planning (Listed Building and Conservation Areas) Act 1990 to require areas of land that are untidy or derelict to be improved. The core of Linby is however very well maintained.
- 7.6 Section 77 of the 1990 Act allows local planning authorities to operate grant schemes that seek to preserve and enhance the Conservation Area. Such schemes that are normally managed by a local planning authority in partnership with Historic England or the National Lottery Fund could if appropriate be employed to help restore the character and appearance of buildings and public spaces within the Conservation Area. When opportunities arise and resources permitting the Borough Council will explore the potential for such schemes to enhance the Conservation Area.

## **8.0 HISTORICALLY SIGNIFICANT BOUNDARY WALLS AND RAILINGS**

- 8.1 Linby is characterised by a number of stone boundary walls to front gardens that separate public and private space at the back edge of pavements. Individually and collectively they make a significant and positive contribution to the appearance of the Conservation Area as part of the setting of the buildings to which they relate. Paragraph 11.8 of this appraisal highlights their contribution and their ongoing presence is important for the village. The loss of such features is to be avoided. Railings are not so commonly seen except where they form the boundary on top of a low stone wall at Hanson House on entrance into Linby from Papplewick.
- 8.2 Planning permission is required for the demolition of boundary walls within the Conservation Area. As a matter of principle, the Council will resist proposals to remove any walls that make a significant contribution to the character and appearance of the Conservation Area. **Map 10** highlights important boundary walls.

## **9.0 PROTECTION OF IMPORTANT OPEN SPACES AND TREES**

- 9.1 Significant green spaces are highlighted on **Map 8** of this appraisal. Three areas of protected open space are located on the edge of the Conservation Area and highlighted within the Local Plan. These are the sports ground and church yard, land to the south of Wighay Road and land around the primary

school, Quarry Lane. There are no trees protected by Tree Preservation Orders (T.P.O.) however as explained at paragraph 8.1 the Borough Council must be informed in writing of proposed works to trees within the Conservation Area 6 weeks in advance of works.

- 9.2 The potential impact of a development proposal on any trees in the Conservation Area is a material consideration in assessing that proposal. In addition any demolition proposals will also need to provide for the protection of important trees affected.
- 9.3 To maintain the presence of trees within the Conservation Area, unnecessary works to trees will be resisted. New buildings will not be permitted in close proximity to trees that contribute positively to the Conservation Area unless it can be demonstrated that this will have no significant negative impact upon the health of the tree. The Council will require developers to follow the guidelines set out in the latest British Standards (BS5837:2012 Trees in relation to design, demolition and construction), particularly in respect of such matters as the proximity of new structures to trees, the implementation of tree protection plans and the submission of arboricultural impact assessments by suitably qualified arboricultural consultants.

## **10.0 PROTECTION OF IMPORTANT VIEWS**

- 10.1 Proposals for development should have regard to important views and vistas that contribute positively to the Conservation Area. Important views are highlighted on **Map 9** in the Character Appraisal and should be retained as far as possible. Where proposed development is going to block important views, thus harming the setting of the Conservation Area or significance within it, this will be resisted without clear and convincing justification provided.

## **11.0 ALTERATIONS AND SETTING OF LISTED BUILDINGS**

- 11.1 Linby has a number of listed buildings within its Conservation Area, including the grade II\* listed St Michael's Church which stands as a landmark with its tower visible in views from all around the Conservation Area at various vantage points. Top and Bottom Crosses are Scheduled Monuments afforded the highest level of protection. These structures make a significant contribution to the character and appearance of Linby. Works to a listed building that would affect its character require Listed Building Consent and to undertake work to a listed building without consent is a criminal offence. Works to Scheduled Monuments will require specific Scheduled Monument consent from Historic England/the relevant Secretary of State.

## 11.2 Heritage Impact statements

If plans are proposed that would affect a listed building then an application to the Borough Council is required, to be accompanied by a Heritage Impact Statement setting out the significance of the listed building and part to be affected, stating why the work is necessary, its impact upon the listed building and within its setting and if harm is going to be caused how that harm may be mitigated. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. There should be clear and convincing justification for the works proposed. Public benefits should also be identified where appropriate.

- 11.3 The National Planning Policy Framework recognises that the significance of a listed building can also be harmed by development within its setting. Setting is defined in the National Planning Policy Framework at annex 2 as “the surroundings in which an asset is experienced”. Historic England has produced guidance in respect of the setting of Heritage Assets entitled “The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)”.
- 11.4 The setting of the Conservation Area (a designated heritage asset) plays an important role in its character and appearance and policies LPD 26 and 28 of the Gedling Borough Local Planning Document (adopted 2018) are designed to protect that setting. Development proposals within or within the setting of the Conservation Area requiring planning permission must also be accompanied by a Heritage Impact Statement, again setting out the need for the development, its impact upon the significance of the Conservation Area, how proposals seek to preserve and/or enhance the Conservation Area and mitigate potential harm.
- 11.5 Any development proposals within the setting of a Listed Building will need to demonstrate that their setting is not compromised by the proposed development, as required by the relevant national and local planning policies as set out in section 2 of this Management Plan.

## 12.0 RECORDING

- 12.1 Before approved building work commences, Gedling Borough Council will often require as a condition of any permission that the existing building, part of building or area affected is recorded to provide an historical record and a measure of change. The results may then be shared with the Nottinghamshire Environment Record (HER). The area or part of a building to be affected by proposals may be photographed and a measured drawing provided as part of

a Heritage Impact Statement. Historic England has produced guidance in relation to the recording of historic buildings which may be useful should development proposals affecting heritage assets be considered<sup>18</sup>.

### 13.0 KEY UNLISTED BUILDINGS

- 13.1 Non Designated Heritage Assets are those buildings, structures and important areas of landscape which although not statutorily protected, nevertheless make a significant contribution to the local area and are considered as heritage assets in the context of the National Planning Policy Framework.
- 13.2 As a result of a recent survey of all Non Designated Heritage Assets, also known as locally listed buildings a number have been identified and the list updated from the previous appraisal carried out in 2011. The Borough Council has now adopted its own set of criteria against which potential Non Designated Heritage Assets may be assessed. Those identified for Linby are included at **Appendix B** of the Appraisal. In addition, those other buildings of merit are recorded. All heritage assets in Linby whether statutorily listed or non- designated are highlighted on **Map 10**.

### 14.0 ARCHAEOLOGY

- 14.1 Policy LPD 30: Archaeology of the Local Planning Document Part 2 Local Plan (2018) sets out that in areas of high archaeological potential or an area which is likely to contain archaeological remains, new development proposals should take appropriate measures to either protect remains by preservation in situ, or where this is not justifiable or practical, applicants should provide for excavation, recording and archiving of the remains. Development proposals within the Conservation Area requiring excavation works should be preceded by a considered archaeological assessment and investigation in order to identify the potential of the site and prepare a suitable archaeological strategy. Within the Conservation Area and its setting, development proposals that may affect the areas around the former colliery will require an archaeological assessment.

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<sup>18</sup> Understanding Historic Buildings A Guide to Good Recording Practice – Historic England 2016 and....  
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