

Report to Portfolio Holder for Growth and Regeneration

Subject: Gedling Village Conservation Area and Management Plan

Date: 24th January 2025

Author: Planning Policy Manager

Wards Affected

Gedling

Purpose

The purpose of this report is to seek Portfolio Holder approval to publish and consult on proposals for the designation of a new Conservation Area at Gedling Village as set out in the draft Conservation Area Appraisal and Management Plan (attached as **Appendix A**).

Key Decision

This is not a key decision.

Recommendation(s)

THAT:

The Portfolio Holder agrees to publish and consult on proposals for the designation of a new Conservation Area at Gedling Village and the publication of the attached Gedling Village Conservation Area Appraisal and Management Plan for the purposes of public consultation.

1 Background

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

which are conservation areas and that such proposals should be considered at a public meeting and any comments considered.

- 1.2 Gedling Village is proposed as a new Conservation Area in recognition that the area is of special historic and architectural interest. The Council's Conservation and Heritage Officer has been actively involved in the preparation of the Conservation Area Appraisal and Management Plan and has advised Planning Policy on technical matters.
- 1.3 A Conservation Area Character Appraisal seeks to highlight the specific qualities of a place that contribute to its character, and which are worthy of protection and enhancement. This provides a framework against which decisions about future development can be made. The purpose of a Conservation Area is not to prevent development but rather it is to manage change in an informed manner that preserves and enhances the Conservation Area without harming its special character and appearance.
- 1.4 Gedling Village has a long history and is mentioned in the Domesday Book and whilst originally a separate village has over time morphed into a suburb of Nottingham. However, the core elements of the original village remain and are of special architectural and historic interest. The proposed boundaries of the Conservation Area include the core elements of the original village and includes a number of listed buildings and non-designated heritage assets.
- 1.5 The Act requires proposals for Conservation Area designation to be published and regard must be given to any comments received. It is proposed to consult on the draft Conservation Area Appraisal and Management Plan for a period of six weeks commencing shortly. Details of the consultation are set out in the proposal below.
- 1.6 Once adopted, the Gedling Village Conservation Area Appraisal and Management Plan would be an important material consideration when determining planning applications within the area as well as forming an important part of the evidence base for planning decisions.

2 Proposal

- 2.1 It is proposed that the Portfolio Holder agrees to consult on proposals for the designation of a new Conservation Area at Gedling Village and publish the attached draft Gedling Village Appraisal and Management Plan which sets out the special architectural and historic characteristics of the area and the detailed proposed boundaries. The Portfolio Holder is also asked to agree that the draft Appraisal and Management Plan are subject to a six week period of public consultation.

Proposed boundaries of the Gedling Village Conservation Area

- 2.2 The proposed Conservation Area boundaries includes the core elements of the original village that are of special architectural and historic interest. Within the boundaries are a number of listed buildings and non-designated heritage assets which are particularly important in terms of the area's heritage. The boundaries have also been drawn to include important frontages and historic plots reflecting the historic linear development of the village (Appendix 1 Map 9 on page 44). The boundaries also include areas developed in the later Victorian and Edwardian period representing an important phase of the development of the Village when much "new" building took place some of which is in the "arts and crafts" style and of good quality and in some cases built as avenues with abundant street trees. Important open space is also included where this is a key part of the local character and/or forms part of the setting for the Conservation Area.

Key findings of the Appraisal

- 2.3 The Character Appraisal highlights the following major key features that contribute to Gedling Village's distinctive architectural and historic interest:
- The pattern of development relating to the historic core of Gedling Village from its mediaeval origins to the present day;
 - The preponderance of trees, curving roads and their relationship with open space which gives the Village a more rural feel;
 - Significant trees, walls and hedgerows within the Conservation Area boundary;
 - The influence of the railway and former Gedling Colliery;
 - The prevalence of vernacular buildings including former farmsteads, workers' cottages built in traditional plan form of red brick, tiles or slate and detached and semidetached houses built in the Victorian and Edwardian era including the Arts and Crafts style of architectural detailing of the late C19 and early C20.
 - Landmark buildings including All Hallows Church with its iconic spire, former Gedling Station, Memorial Hall and the Fountain with their distinct architecture add to a sense of place;
 - The retention of historic architectural details, including door and window openings including bay windows, timber sliding sash windows, brick decoration and brick detailing.

Consultation arrangements

2.4 The Act requires the proposals to be published and whilst there is no statutory requirement for the Council to carry out consultation with the local community it is considered good practice and in the spirit of Gedling Borough Council's Statement of Community Involvement. It is considered that proper consultation is more likely to result in greater local support if the area is formally designated as a conservation area. Informal consultations already carried out have proved fruitful in terms of information provided and it is also very likely that local residents would be a valuable source of historical and other information which would greatly improve the document. It is a requirement of the Act to hold a public meeting, and it is proposed to undertake a drop in consultation event /question and answer session at a suitable location and time within the proposed Conservation Area to fulfil this requirement. The consultation would include the following:

- Press release in local newspapers;
- Use of the Council's website and social media including alerting local groups, such as the Gedling Local History and Preservation Society
- Displaying site notices within the proposed Conservation Area and its immediate surrounding area;
- Letters to all residents within and adjoining the proposed Conservation boundary, notifying them of the proposals and where they can find information on the consultation;
- Notifying relevant consultees on the Planning Policy consultation database including, amongst others, Nottinghamshire County Council, Historic England and local groups; and
- Holding an afternoon/evening drop in session at a suitable location within the Conservation Area attended by Council Planning/Conservation officers.

Next steps

2.5 Following public consultation, a report of the responses will be prepared and a report taken to Cabinet with a recommendation whether to designate a new conservation area in Gedling Village or not.

3 Alternative Options

3.1 Not to proceed with adopting a new conservation area for Gedling Village. This would result in no additional protection for the built heritage of Gedling

Village.

- 3.2 To proceed with adopting a conservation area for Gedling Village but not to carry out consultation. This would mean the public would have no say in whether a conservation area should be designated and the decision would be entirely up to the Executive.

4 Financial Implications

- 4.1 None.

5 Legal Implications

- 5.1 Under Sections 69-71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 (the 'Act') there is a duty on local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them accordingly, in order that their character or appearance may be preserved or enhanced.
- 5.2 Section 71 requires proposals for new conservation areas to be published, for the holding of a public meeting and for any comments to be considered.

6 Equalities Implications

- 6.1 Designating areas of special architectural or historical interest is a statutory duty and overall is considered to be beneficial to all protected groups. However, there is a small potential for development within a Conservation Area to impact on those who live in the proposed Conservation Area who are elderly and/or have disabilities given additional policy requirements which would apply and additional controls in terms of the changes that can be made to the external appearance of buildings which may impact on proposals to alter buildings for adaptation for the disabled or elderly. Each case can be considered on its merits and personal circumstances may be a material consideration and adjustments would be considered on a case by case basis. The proposed consultation provides local residents with the opportunity to raise equality issues and concerns and these can be considered before a report is brought back to Cabinet.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 Whilst the creation of a new conservation area will have implications for planning applications within the area, the impacts of the changes on carbon emissions within applications are expected to be limited. Proposed development would still be subject to policy requirements for climate change for e.g. Aligned Core Strategy Policy 1 (Climate Change) and proposals would also be expected to meet Building Regulations.

8 Appendices

8.1 **Appendix A:** Gedling Village Conservation Area and Management Plan

Appendix B: Equality Impact Assessment

Appendix C: Climate Impact Assessment

9 Background Papers

9.1 None

10 Reasons for Recommendations

10.1 To publish and consult on the proposed designation of a new Conservation Area for Gedling Village as set in the Gedling Village Conservation Area Appraisal and Management Plan which will provide planning controls over the demolition of buildings and structures, and the planning authority will be able to exercise greater control over the design of development. The designation will confer a level of protection for trees that are not currently protected.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer