

## **Report to Cabinet**

**Subject:** Gedling Village Conservation Area and Management Plan

**Date:** 5<sup>th</sup> June 2025

**Author:** Planning Policy Manager

### **Wards Affected**

Gedling

### **Purpose**

The purpose of this report is to seek to seek approval from Cabinet to designate a new Conservation Area in Gedling Village. A map showing the proposed Conservation Area Designation is appended to the report as **Appendix A**.

Approval is also sought to publish the Gedling Conservation Area Appraisal and Management Plan (attached as **Appendix B**).

### **Key Decision**

This is not a key decision.

### **Recommendation(s)**

#### **THAT Cabinet:**

- A) Approves the designation of a new Conservation Area in Gedling Village;**
- B) Authorises the Planning Policy Manager to notify the Secretary of State and Historic England of the proposed designation and to advertise the proposed Conservation Area as required by statute; and**
- C) Agrees to publish the Gedling Village Conservation Area Appraisal and Management Plan and to delegate authority to the Planning Policy Manager to make any minor typographical, formatting or factual amendments to the Gedling Village Conservation Area Appraisal and Management Plan as appropriate.**

## **1 Background**

- 1.1 Under Sections 69-71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 (the 'Act') there is a duty on local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them accordingly, in order that their character or appearance may be preserved or enhanced. 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 include 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. The draft Conservation Area Appraisal and Management Plan, which sets out the justification for the proposed designation and detailed boundaries, was subject to public consultation for a period of six weeks between 10<sup>th</sup> February 2025 and 24<sup>th</sup> March 2025. Details of the consultation and responses 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 Cabinet approves the designation of a new Conservation Area at Gedling Village and authorise its implementation in accordance with the statutory requirements. Cabinet is also asked to approve the publication of 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.

### **Proposed boundaries of the Gedling Village Conservation Area**

- 2.2 The proposed Conservation Area boundaries include 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 (see Appendix 1 Map 9 on page 44 of the Conservation Area Appraisal). 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.
- 2.3 As a result of the consultation a minor boundary change has been made to exclude the top part of Blackburn Close and the full curtilage of the former railway station, and more detail is provided on this below.

### **Key findings of the Appraisal**

- 2.4 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 medieval 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 and materials 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 where their distinct architecture adds 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

2.5 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, Historic England advises that it is good practice to consult, and it is also within the spirit of Gedling Borough's Statement of Community Involvement for planning policy to carry out public engagement. The public consultation exercise was held between 10<sup>th</sup> February and 24<sup>th</sup> March 2025 which included a "drop in" public meeting and undertaken in accordance with the Statement of Community Involvement. The response to the consultation exercise is set out in **Appendix C**. To raise awareness of the consultation the following actions were taken:

- Press release in local newspapers resulting in an article in the Gedling Eye publication on 24/02/2025;
- 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 exercise;
- Notifying relevant consultees on the Planning Policy consultation database including, amongst others, Nottinghamshire County Council, Historic England and local groups; and

- A public drop in session was held during the afternoon / evening of 26<sup>th</sup> February at the Gedling Inn which was reasonably well attended by about 20 local residents, with Council Planning/Conservation officers being present.

## **Results of consultation**

- 2.6 Around 21 consultees responded to the consultation exercise making approximately 40 comments. Some of these were of a supporting nature whilst others raised concerns and objections. Historic England is supportive of the proposed Conservation Area and comment that the boundaries appear carefully considered. The responses are summarised in **Appendix C** together with the Council's response and key points are set out below.
- 2.7 The objectives and purpose of the Conservation Area was raised by a consultee who felt that there was a lack of buildings of special historic and architectural interest. At the "drop in" session it was questioned whether the designation had come too late. In response, the analysis set out in the Conservation Appraisal provides evidence that there is sufficient historical and architectural interest as the designation would contain former farmsteads, workers cottages and a relatively high proportion of Victorian houses / cottages and Edwardian housing. The area also includes a number of Listed and locally listed buildings of historic and architectural significance, greatly adding to the heritage and character of the area. The proposed designation is therefore justified and it is desirable to preserve or enhance the character of the area for future generations.
- 2.8 Two minor boundary changes are proposed as a result of the consultation; to remove the top part of Blackburn Close from the proposed designated Conservation Area as it is accepted that it is not necessary to include this small area; and to include the full historic curtilage of the former railway station. Consultees also argued for additional areas to be included. In response, it is stressed that the boundary has been drawn very tightly around the original core part of the Village and redrawing the boundaries to include the areas suggested would result in more modern properties being included, with the risk of devaluing the concept through the designation of areas that of are not such a comparable level of architectural and historic interest.
- 2.9 Residents queried the additional planning controls and burdens imposed as a result of the designation. It is worth stressing that the designation of a Conservation Area does not prevent development. Whilst it is accepted that there would be additional controls, these are not

considered unduly onerous and are justified in order to protect the historic and architectural interest of Gedling Village.

- 2.10 Concerns about the impact of traffic on the proposed Conservation Area were also raised with respondents saying that despite the new bypass (A611 – Colliery Way) through traffic remained an issue and its effects would be detrimental to the proposed Conservation Area status without traffic calming and mitigation measures being put in place. Comments on the impact of highway signage and street lighting on the aesthetics of the proposed Conservation Area were also raised. It is proposed that these concerns are forwarded to the County Highways Authority.
- 2.11 Other more detailed points raised included being clearer on what does or does not require planning permission, further clarification on works to trees and issues concerning replacement windows and these are responded to in **Appendix C. Changes to the Conservation Area Appraisal are identified in bold underlined text as set out in Appendix B.**

### **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 and townscape of Gedling Village.

### **4 Financial Implications**

- 4.1 Costs of publishing the designation of the Conservation Area including advertising in the London Gazette and a local paper. These costs can be met from existing budgets.

### **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. Section 70 (5) of the Act requires that the local planning authority gives notice to the Secretary of State and Historic England of any designation of any area as a conservation area. Notice of any such designation with particulars will be published in the London Gazette, and in at least one local newspaper as required in Section 70 (8).

## **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.. No concerns were raised in this context during the consultation.

## **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 boundaries

**Appendix B:** Gedling Village Conservation Area Appraisal and Management Plan

**Appendix C** – Consultee responses

**Appendix D:** Equality Impact Assessment

**Appendix E:** Climate Impact Assessment

## **9 Background Papers**

- 9.1 None

## **10 Reasons for Recommendations**

- 10.1 Section 69 – 71 of the Act requires local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them accordingly. Gedling Village is proposed as a new Conservation Area in recognition that the area is of special historic and architectural interest. Cabinet is asked to approve the designation of the proposed Gedling Village Conservation Area and for its implementation

in accordance with statute. Cabinet is also asked to approve and publish 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**