

**Thrumpton  
Conservation Area Appraisal  
and Management Plan  
March 2010**



**Rushcliffe  
Borough Council**



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## **PART 1 CHARACTER APPRAISAL**

### **1 Summary**

#### **1.1 Key characteristics**

- High quality, harmonious design of traditional brick buildings.
- Picturesque Thrumpton Hall and its associated outbuildings and parkland dominate the western part of the Conservation Area.
- 13<sup>th</sup> Century All Saint's Church and Thrumpton Hall's gatehouse are clear focal points.
- Sylvan backdrop with a large number of important mature trees.
- Stone and brick boundary walls around larger properties.
- Strong rural approaches into village with grass verges and hedgerows.

## **2 Introduction**

### **2.1 The Thrumpton Conservation Area**

The boundary of this large Conservation Area includes all the built-up area as well as the parkland setting of Thrumpton Hall. Designated in 1972, it includes 19 Listed Buildings or structures. Against a backdrop of high trees, the old village and street is predominantly fronted by hedges on one side and walls, cottages and some farm out-buildings on the other; All Saints' Church and The Gate House to Thrumpton Hall marking the two ends.

The Grade II\* Listed church comprises 13th and 15th century architecture. It was extensively restored in 1871. Within the Churchyard is a separately Listed Grade II font of the 13th century, placed there after the Victorian restoration, and the graves of family members of Lord Byron.

Set in splendid parkland, Thrumpton Hall (Grade I), dates back to 1617 and is a fine house of mellowed brickwork.

### **2.2 The purpose of a Conservation Area character appraisal**

Local Planning Authorities have a duty to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. (PPG 15).

In 2005, Rushcliffe Borough Council followed government advice by looking more closely at the architectural and historic features within each Conservation Area and how their special character could be preserved or enhanced. An important part of this process has been to evaluate the appropriateness of a Conservation Area's boundary and make changes where necessary. In the case of Thrumpton the most obvious change is the inclusion of the large area of parkland to the west of Thrumpton Hall which includes groups of mature trees, the archaeological remains of the original medieval village, the estate's Grade II Listed ice house and the Grade II Listed entrances to Redhill Tunnel. The only other addition to the Conservation Area has been the inclusion of five 20<sup>th</sup> century properties on the south side of Church Lane. The front gardens of these properties contribute to the character of the Conservation Area and the properties have been included in order to ensure the preservation and enhancement of both sides of Church Lane. The only area omitted, in order to create a more logical boundary, was a piece of farmland to the north of Manor Farm. The revised boundary and a detailed analysis of the village's characteristics are shown on the counterpart Townscape Appraisal Plan.

The survey and analysis work within the appraisal sections of this document highlight the particular features and characteristics of Thrumpton that are worthy of preservation. Work on previous Conservation Areas has identified characteristics which are common throughout the Borough. These have been fed into a generic Management Plan for the Borough which states why these features and characteristics should be preserved or enhanced and how this could be achieved.

This document should be used by residents and professionals both as a source of information and as a guide.

### **2.3 The planning policy context**

This appraisal provides a firm basis on which applications for development within the Thrumpton Conservation Area can be assessed. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and other National Planning Policy Guidance documents. The relevant documents include:

- Rushcliffe Borough Non-Statutory Replacement Local Plan 2006
  - Policies EN2, EN3 (Conservation Areas)  
EN4, EN5 (Listed Buildings)  
EN6 (Ancient Monuments)  
EN7 (Archaeological importance)
- Planning Policy Guidance 15 (PPG 15): Planning and the Historic Environment (1994)
- Planning Policy Guidance 16 (PPG 16): Archaeology (1990)
- Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2006)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)

### 3 Location and landscape setting

Rushcliffe Borough forms the southern tip of Nottinghamshire which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about half a mile south of Nottingham city centre, with the River Trent forming the majority of its northern boundary and the River Soar defining its western boundary.

The A46, a distinctive Roman Road, runs through the centre of the Borough and leads to Newark in the North and Leicester in the South. In the northern half of the Borough, the A52 forms Nottingham's primary transport link to Grantham and the East of England. Junction 24 of the M1 and East Midlands Airport are located about 1 mile from the western border.

The village of Thrumpton is situated close to the western border of Rushcliffe Borough approximately 3 miles along the A453 from Junction 24 of the M1 and 1 mile to the east of the Midland mainline railway. The River Trent flows directly to the north of the village centre and has shaped the surrounding landscape of predominantly flat arable farm land. To the south, the wooded Wrights Hill lessens the visual impact of the coal fired Ratcliffe-on-Soar power station which is situated ½ mile away.



## 4 Historic development and archaeology

Originally called Turmodeston, the village of Thrumpton is thought to have started life as a Viking farmstead. Archaeological evidence in the form of a Neolithic polished axe head suggests that the site of the village, in its position close to the important trade route of the River Trent, has been the scene of human activity since much earlier times however. The village was mentioned in the Domesday Book of 1086 and throughout the medieval period, Turmodeston developed into a collection of huts and rustic farmhouses situated in what is now the parkland of Thrumpton Hall. During the reign of Henry II (1154-1189) Nottingham was granted a charter allowing it to exact tolls on River Trent shipping between Thrumpton and Newark, the village being selected for its position close to the county border. Later Thrumpton also became a river crossing with the installation of a ferry to the north of the village run by the occupants of Ferry Farm.

The present Thrumpton Hall dates from 1607 but incorporates elements of an earlier manor house. A priest's hole at the foot of a secret staircase built into the thickness of a chimney breast survives from the earliest house and was used by the Roman Catholic Powdrill family to conceal Father Garnett, a leading figure in the 1605 Gunpowder Plot. The Powdrill's involvement in the affair eventually led to the confiscation of their estate which was passed to the Pigot family. The new owners carried out lavish and extensive alterations to the Hall during the 1660s including the addition of a magnificent carved wooden staircase. The expense incurred by these improvements eventually resulted in Gervase Pigot II (to whom there is a monument at All Saints Church dated 1669) being forced to mortgage the estate, and in 1694 John Emmerton foreclosed it and took possession. Soon after, Emmerton enclosed the park, clearing the buildings of the original village and building a new group of houses around the existing church of All Saints. He also carried out extensive tree planting in the grounds of the Hall. The footprint of these buildings and traces of medieval ridge and furrow farming are still visible in aerial photographs of the park.

John Emmerton's descendant, Lucy Emmerton Westcomb (Lady Byron) ruled over the village for 68 years until her death in 1912 and dominated its affairs. As a rule she would only employ good singers and consequently Thrumpton's famous village choir regularly sang at Southwell Minster during the 19<sup>th</sup> century. She had All Saints church restored at a cost of several thousand pounds and had the schoolhouse and two new farmhouses built in the village. She also forbade the opening of a public house at Ferry Farm and to this day Thrumpton does not have one.

During the 20<sup>th</sup> century the village itself has seen steady growth in the form of new houses and agricultural buildings but the wider setting has been altered over time by infrastructure projects such as the 18<sup>th</sup> century Cranfleet Canal which bypasses a shallow section of the River Trent, the 19<sup>th</sup> century Redhill Tunnel of the Midland Railway which bores under part of the Thrumpton estate, and the 1960s Ratcliffe-on-Soar power station which dominates the skyline to the south of the village.



An aerial photograph showing the site of the original medieval settlement in the grounds of Thrumpton Hall. Impressions of building foundations and earthworks are still discernible.

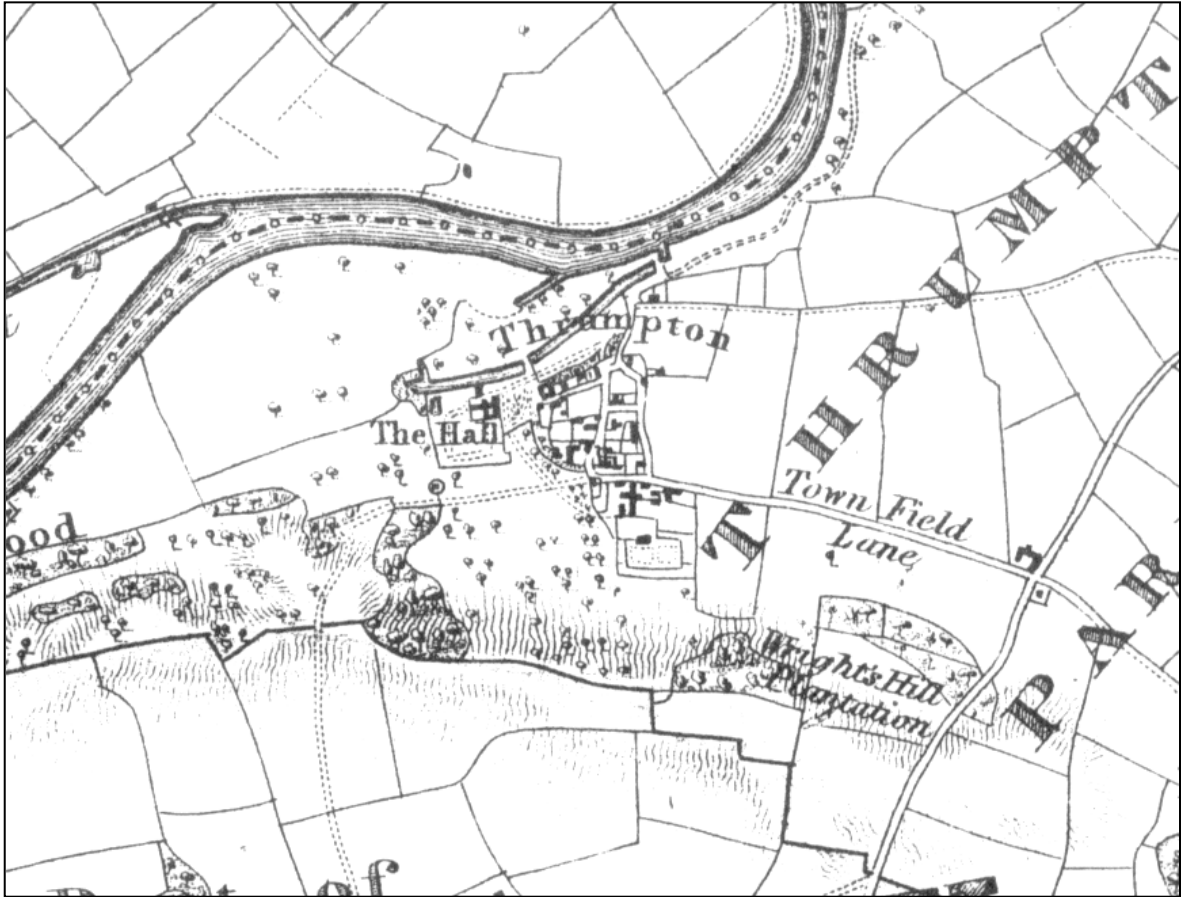


Chapman's map of 1774

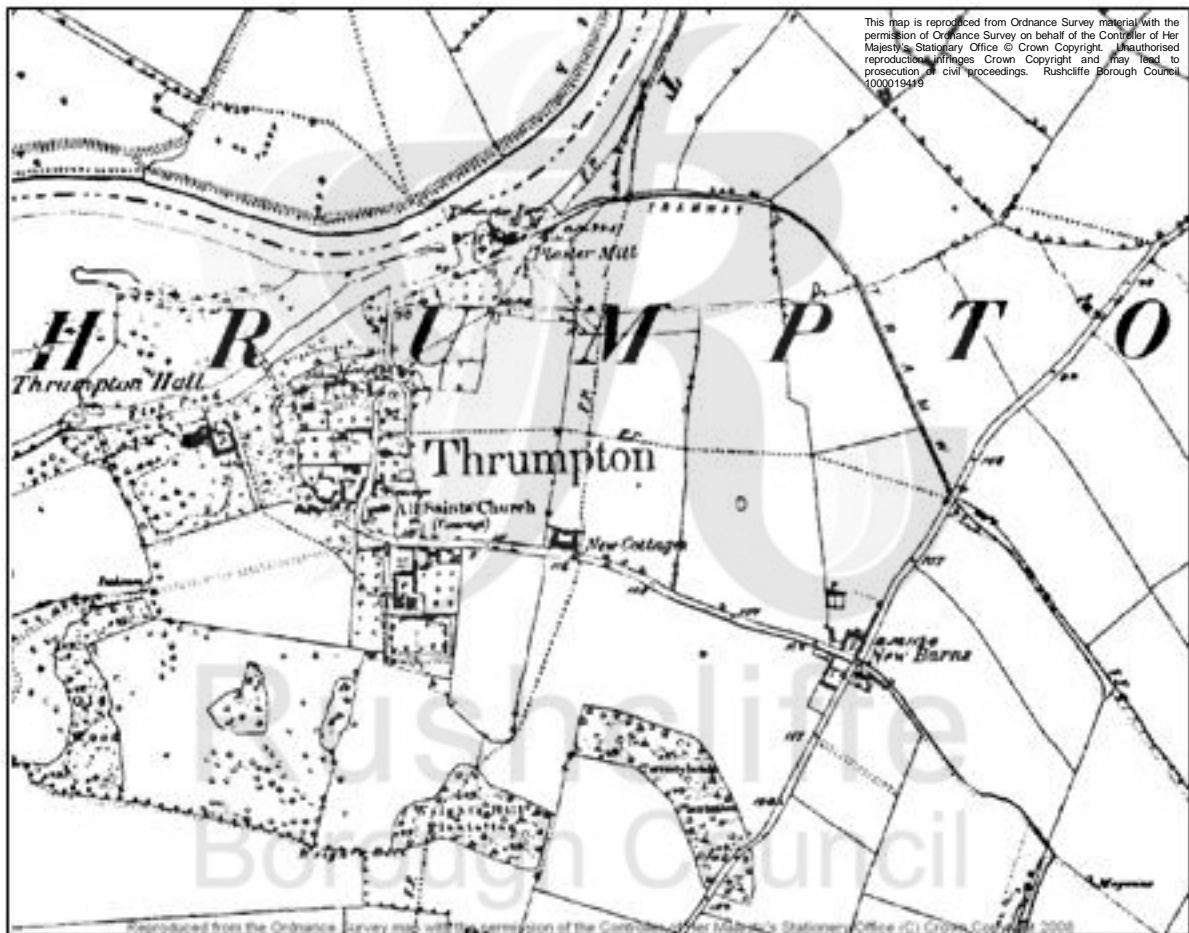




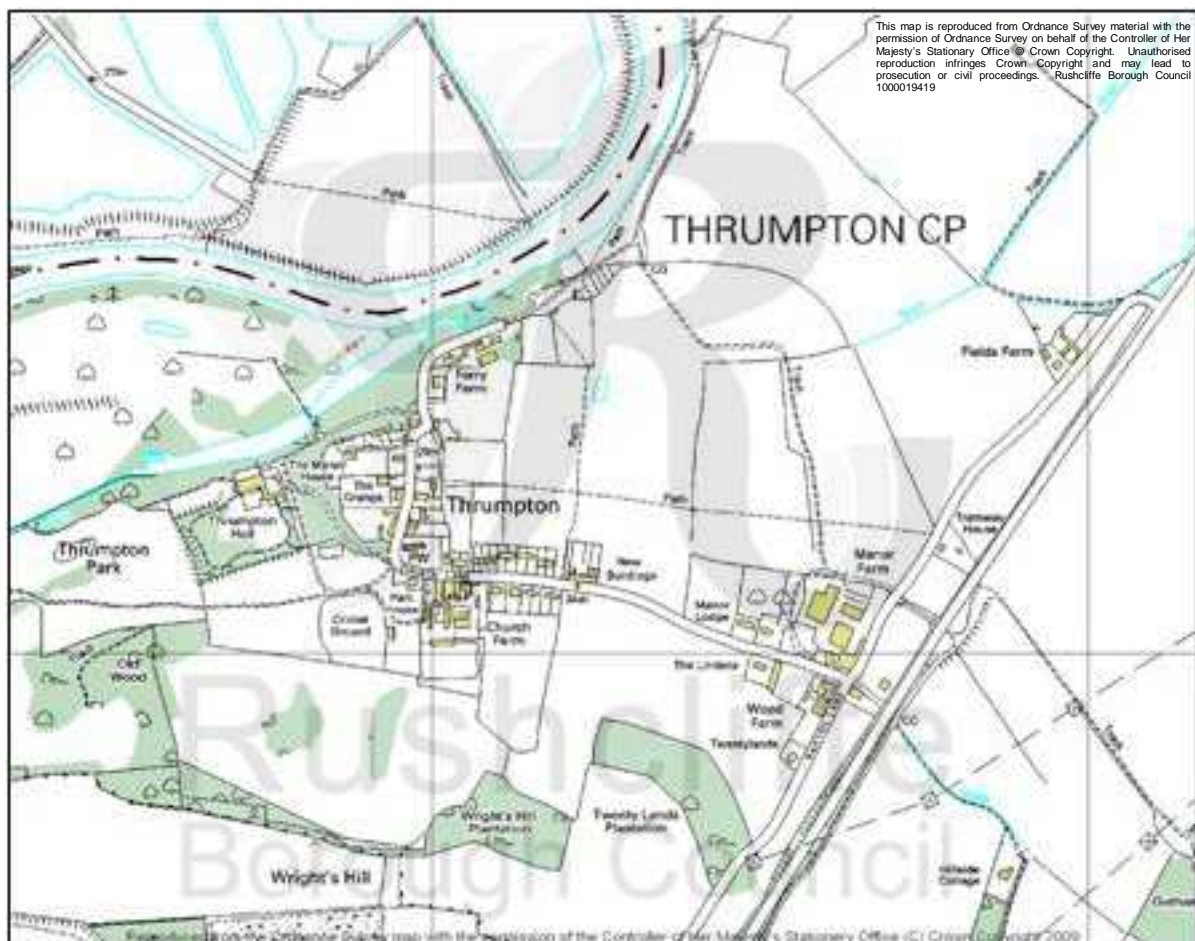
Ordnance Survey 1815



Sanderson's map of 1835



Ordnance Survey 1884



Present day Thrumpton

## 5 Spatial analysis

### 5.1 Plan form and layout

Thrumpton has a linear plan form with buildings facing two main routes. These buildings are split into two distinct groups within the Conservation Area. The first are grouped around the junction of Barton Lane (which runs roughly north-east to south-west in parallel with the A453) and Church Lane. These are a mixture of residential and agricultural buildings. Church Lane runs directly westwards from this junction and towards the village centre where it bends northwards around All Saints' churchyard. The properties here generally have their principal elevations facing the roadway. They are mostly residential and detached with the oldest buildings positioned along the north-south stretch. Leading off Church Lane to the west there are three private driveways which serve Thrumpton Hall and its parkland.

### 5.2 Landmarks, focal points and views

The most prominent landmarks in the village are All Saints church, Thrumpton Hall and Thrumpton Hall's gatehouse. The church and gatehouse in their positions at either end of the old village street are striking focal points and close the views in either direction. In the eastern half of the Conservation Area there are frequent views over open countryside and along the tree and hedge lined Church Lane and Barton Lane. In the centre of the village, views are more restricted due to the enclosure created by mature trees and boundary walls. From the Cricket Ground however there are fine views over Thrumpton Hall's parkland, including glimpses of the Hall itself.

The Townscape Appraisal map illustrates these key views and other views which link the village to the adjacent countryside.



Views over Thrumpton Hall's grounds and All Saint's Church

### 5.3 Open spaces, trees and landscape

The eastern half of the Conservation Area is dominated by agricultural activity and arable fields but there are also a number of attractive private gardens and paddocks. Along with the hedgerows which line Barton Lane these spaces create a distinctly rural approach to the village. The stretch of Church Lane leading into the old part of the village is lined with mature trees, grass banks and hedgerows. In the old part of the village the churchyard stands out as the most accessible open space as many private gardens are encircled by brick or stone boundary walls. This part of the Conservation Area is dominated by groups of mature trees. The grounds and gardens of Thrumpton Hall to the west create the largest open space in the village and lead to an area of open parkland beyond the boundary of the Conservation Area.

The most significant trees, hedges, open spaces, grass verges and gardens are marked on the Townscape Appraisal map.



From left to right: mature trees in All Saints churchyard; views out over Thrumpton Hall's parkland; an attractive lawn at Garden Cottage.

#### 5.4 Public realm

Barton Lane and the eastern stretch of Church Lane retain a rural character in terms of boundary treatments (hedges, grass banks and treelines) but in the centre of the village properties make use of roughly cut stone and brick boundary walls, chain linked bollards and picket fences. Roads are paved with asphalt throughout and there are few footpaths. Private drives are generally of gravel.

Significant walls and hedges are marked on the Townscape Appraisal map.



From left to right: stone boundary wall (All Saints churchyard); picket fence (Laburnum Cottage); chain linked bollards (The Gate House).



From left to right: gravel drive in the grounds of Thrumpton Hall; looking south along Barton Lane; grass verges and hedges along Church Lane

## 6 The buildings of the Conservation Area

### 6.1 Building types

The older buildings in Thrumpton are a mixture of period farmhouses, cottages, outbuildings and barns, many of which can be seen on the historical maps shown in 4.1. The obvious exceptions to this are the medieval church of All Saints and the ornate architecture and grand scale of Thrumpton Hall. The Conservation Area also includes a variety of more modern construction, including functional agricultural buildings and 20<sup>th</sup> century residential development.

### 6.2 Listed Buildings

Buildings on the Government's List of Buildings of Special Architectural or Historic Interest are called "Listed" buildings and are protected by law. Consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. Further information can be found in Rushcliffe Borough Council's publication *Listed Buildings in Rushcliffe*, which is also available online at [www.rushcliffe.gov.uk/doc.asp?cat=9564](http://www.rushcliffe.gov.uk/doc.asp?cat=9564).

A complete list of Listed Buildings and structures in Thrumpton is provided in Appendix 1. All Listed Buildings are shown on the appraisal plan, but some of the smaller structures may not be shown.



The Gate House (Grade II)

All Saints (Grade II\*)

Church House (Grade II)

### 6.3 Key unlisted buildings

In addition to the Listed Buildings, the Conservation Area contains a large number of unlisted buildings that make a positive contribution to its character. These are marked on the Townscape Appraisal map as 'positive buildings'. Both Planning Policy Guidance Note 15 (PPG 15) and English Heritage Guidance (English Heritage, 2005) stress the importance of identifying and protecting such buildings.

These buildings have been identified using criteria set out in Appendix 2 of English Heritage's "*Guidance on conservation area appraisals (2005)*". Where a building has been adversely affected by modern changes and restoration is impractical or impossible it is excluded.

A handful of unlisted 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century cottages, farmhouses and outbuildings have been identified on the Townscape Appraisal map as having a positive impact on the character of the Conservation Area. The individuality of these buildings combined with the use of locally distinctive materials and construction details contributes to the enhancement of the village's historic character.



Thrumpton House



Elton Cottage



Manor Farm

#### 6.4 Building materials and local details

Building materials in Rushcliffe were largely locally sourced. Bricks, for example, were not transported far from where they were made, with each village having its own brick pit and yard. This led to interesting village-specific sizes, colours and styles of brickwork. Roofs were made from local materials such as thatch until clay pantiles became popular.

The traditional building materials and architectural details found within the Conservation Area are as follows:

**Walls:** dominated by orange/red brick with dressed stone plinths and finishings. Some buildings exhibit chequering in their brickwork, using blue headers and red stretchers. Most properties have brick corbelled eaves and string courses.

**Roofs:** steeply pitched and dominated by plain clay tiles with a few examples of slate. Gable ends have either carved timber barge boards or parapet gables. Brick chimney stacks are prominent throughout.

**Windows:** bipartite or tripartite timber casements (with segmental heads), ashlar mullioned (some mullioned and transomed) iron casements and timber sliding sashes. Almost all have glazing bars or latticework and many create a symmetrical façade. Arched brick lintels are most prominent.

**Doors:** timber and generally painted black. Some are battened and studded.



Chequered brickwork, decorative string courses and stone mullioned casement window with square lattice (Church House).



Tripartite timber casement window with segmental header and arched brick lintel (Garden House).



Carved timber barge boards and plain tile roof (Elton Cottage).



Side hung timber casement window with tracery style glazing bars; parapet gable, corbelled eaves and decorative string course (Foxglove Cottage).



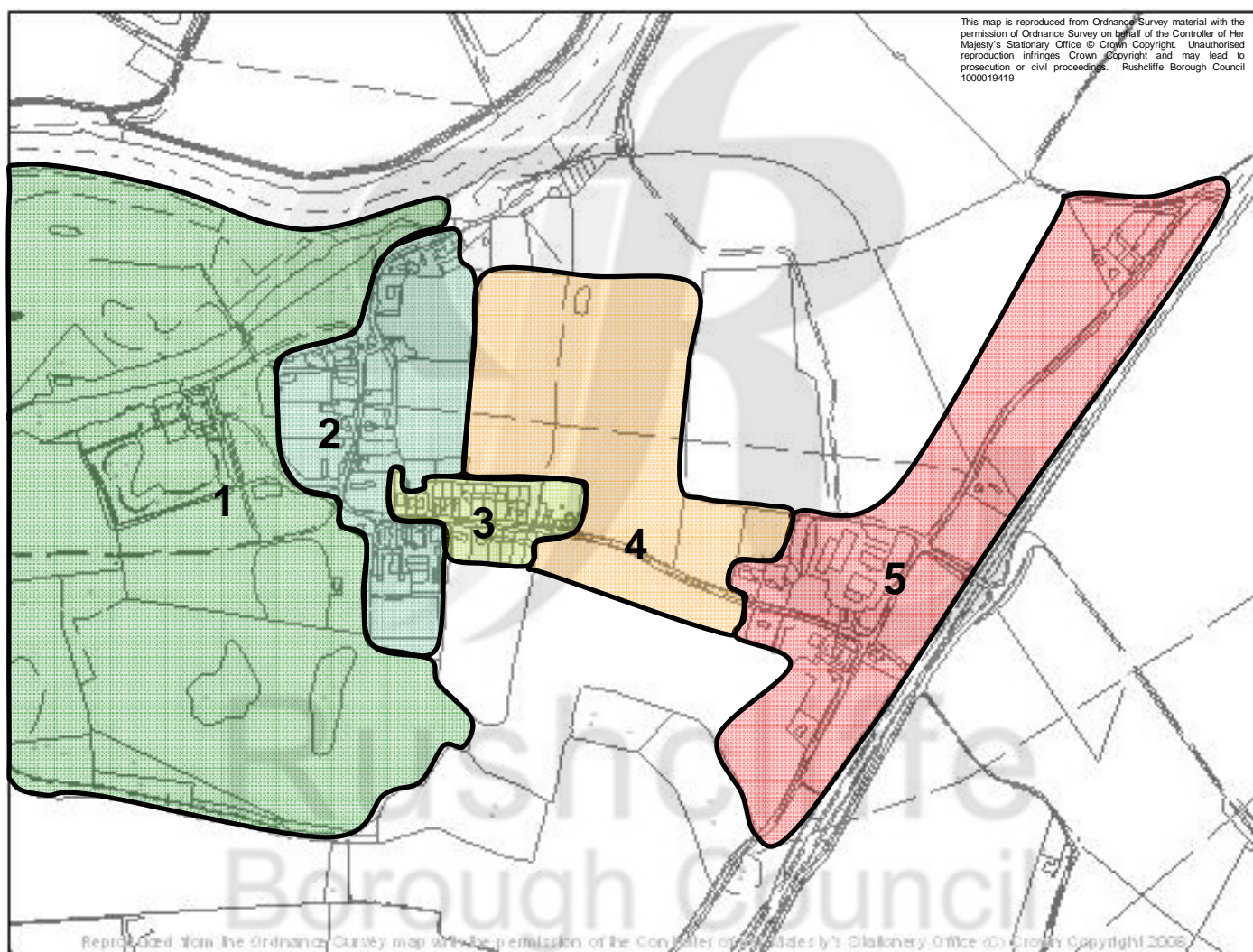
Stone plinth, Flemish bond brickwork and tripartite Yorkshire sash windows (The Cottage)



Batted and studded door (Church House)

## 7 The character of the Conservation Area

### 7.1 Character areas



1. **Thrumpton Hall:** 17<sup>th</sup> century country house and associated outbuildings, gate piers and driveways. Extensive grounds with strong sylvan character, ornamental lakes and archaeological evidence of original medieval settlement. Cricket ground.
2. **Village Centre:** Stone walled churchyard and 13<sup>th</sup> century church of All Saints, detached early 18<sup>th</sup> to early 19<sup>th</sup> century orange/red brick properties and walled gardens. Some modern infill development. Backcloth of mature trees to the west and paddocks to the east.
3. **Village Extension:** 19<sup>th</sup> and 20<sup>th</sup> century properties of varying character many of which have attractive front gardens. Grass verges along south side of highway.
4. **Central Farmland:** Open arable farm land and tree/hedge lined stretch of Church Lane. Provides rural character between the east and west halves of the Conservation Area.
5. **Barton Lane:** Some traditional properties but dominated by complex of agricultural buildings. Hedge lined Barton Road provides attractive approach to the village. Paddocks and areas of arable farmland.



## **PART 2 GENERIC MANAGEMENT PLAN FOR CONSERVATION AREAS IN RUSHCLIFFE**

### **1.0 Introduction**

- 1.1 The quality and interest of the whole area, rather than individual buildings, gives a Conservation Area its special character. This includes factors such as historic street layout, use of local building materials, scale and detailing of buildings, boundary treatments, shop fronts, street furniture, vistas along streets or between buildings as well as trees and shrub planting.
- 1.2 In carrying out its planning functions, the Borough Council is required to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Conservation Area Appraisals identify the special character of each Conservation Area and the Borough Council has a programme for preparing or reviewing these.
- 1.3 There is also a duty to formulate and publish management plans setting out policies and proposals for the preservation and enhancement of Conservation Areas. Many of these policies and proposals are common to all Conservation Areas and these are set out in this document. Supplementary documents will be issued for individual Conservation Areas where specific policies or proposals are needed.

### **2.0 Aims and Objectives of this Management Plan**

- To set out clear management proposals for the preservation and enhancement of Conservation Areas.
- To guide residents and professionals on:
  - features of value, worthy of preservation;
  - characteristics worthy of preservation;
  - opportunities for enhancement.
  - development proposals which preserve and enhance the special character of the area
- To foster community commitment to conservation principles

The Borough Council will follow these objectives in its own activities and will encourage other public bodies, including the Highway Authority to do the same.

### **3.0 National and Local Policies and guidance**

- 3.1 Central Government guidance applies to all Conservation Areas. This can be found in the following

Planning Policy Guidance Note 15 “Planning and the Historic Environment”

English Heritage “Management of Conservation Areas”

3.2 The County Structure Plan contains the following policy:

**POLICY 2/12 HISTORIC CHARACTER**

*Local planning authorities will protect and enhance the historic and architectural character and appearance of the landscape of the Plan Area. Permission will not be granted for development within Historic Parks and Gardens, Historic Battlefields and other areas designated for special protection except where it demonstrably conserves and enhances the characteristics of these areas. The protection and enhancement of the historic character will be achieved through:*

- a) the protection and maintenance of buildings listed as of special architectural, historic or landscape importance, including their settings;*
- b) the identification, protection and maintenance of other individual and groups of buildings which are important for their local architectural distinctiveness, or significance;*
- c) the identification, maintenance and enhancement of other locally distinctive and culturally important aspects of the historic environment;*
- d) the designation, enhancement and preservation of Conservation Areas and their settings;*
- e) sensitively designed environmental improvement and traffic management schemes in Conservation Areas and other appropriate areas;*
- f) finding appropriate alternative uses for, and the restoration of, listed or other buildings worthy of retention; and*
- g) informed design of new development.*

3.3 The adopted Rushcliffe Local Plan was replaced in 2006 by the Non Statutory Replacement Local Plan for Development Control purposes and the following policies from that plan will be used for guidance in Conservation Areas.

**EN2 – CONSERVATION AREAS**

*Planning permission for development including changes of use and alterations or extensions to existing buildings within a designated Conservation Area, or outside of but affecting its setting, or views into or out of the Conservation Area will only be granted where:*

- a) the proposal would preserve or enhance the character or appearance of the Conservation Area by virtue of its use, design, scale, siting and materials;*
- b) there will be no adverse impact upon the form of the Conservation Area, including its open spaces (including gardens), the position of existing buildings and notable features such as groups of trees, walls and other structures; and*

*there will be no loss of part or all of an open space which contributes to the character or appearance of the Conservation Area.*

**EN3 – DEMOLITION IN CONSERVATION AREAS**

*Where planning permission is required for development which includes the demolition of buildings in Conservation Areas it will only be granted where the proposal does not detrimentally affect the character or appearance of the area, and any permission may be conditional on redevelopment proposals for the site being approved, and contracts for them accepted, before demolition is begun.*

3.4 Village Design Statements

Village Design Statements exist or are being prepared for several villages in the Borough, some of which are also Conservation Areas. Although these offer no statutory protection they identify the qualities that are valued by the local community and the character that should be preserved.

## 4.0 Development in Conservation Areas

### 4.1 Article 4 Directions.

Article 4 of the Town & Country Planning (General Permitted Development) Order 1995 allows planning authorities to restrict specified permitted development rights in particular areas. Many councils use these to assist with the preservation of the special character of Conservation Areas although there are currently none in Rushcliffe.

Many buildings still possess original or traditional architectural details which contribute to the special character. These include windows, doors, porches, door hoods, pilasters and fanlights, chimneys, brick detailing and roofing materials as well as walls, gates and railings. However, the increased use of upvc windows, plastic barge boards, inappropriate roofing materials, high spiked metal railing and electric gates is eroding the character of many of our Conservation Areas. The use of Article 4 Directions will be proposed where considered appropriate following the completion of each Area Appraisal

### 4.2 Building Design

Extensions to buildings in Conservation Areas should respect

- The key characteristics of the original building including scale, mass, materials and proportions
- The contextual setting and character of the Conservation Area

This does not mean slavishly copying the original, which can devalue it and destroy the ability to “read” historic change and dilutes our historic heritage. In some cases this is impossible. For example Flemish Bond brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern cement mortar.

4.2.1 Good contemporary design will be encouraged where it respects the scale and character of its context. This must be demonstrated in the Design and Access Statement submitted with any planning application.

4.2.2 In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high quality workmanship are the keynotes.

4.2.3 Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.

4.2.4 As with extensions, good contemporary design which respects local character and the context of the site will be encouraged.

*“New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives”.*  
(DETR - ‘By Design’, p19)

4.2.5 Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high quality replication may be required in a few very sensitive locations.

4.2.6 All new buildings should respond appropriately to the existing frontage and normally follow the established building line. Development or redevelopment will normally be resisted if:

- it blocks important views identified in the individual appraisals
- uses important open spaces identified in the appraisals
- adversely affects the setting of any Listed or key buildings
- fails to maintain or re-establish the streetscape where appropriate
- dominates its Conservation Area background
- fails to recognize the context of the site
- destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees

4.2.7 New development that stands out from the background of buildings may be appropriate in exceptional circumstances if it contributes positively as a landmark to enhance the street scene, to highlight a corner or to signal a visual change of direction such as along a curving vista.

4.2.8 Any external lighting should be carefully designed and sited to minimise light pollution.

4.2.9 Energy producing or saving devices are generally welcomed by the Council, but careful consideration is required when these are to be located in a Conservation Area and some may require planning permission. In particular they should be sited to minimise their impact on the building and on the local amenity.

#### 4.3 Materials

Rushcliffe's older buildings are predominantly brick, some incorporating earlier timber framed structures. (There were many small local brickyards, some of which only worked for a few years and produced bricks in various shades of orangey red.) There is a little local stone, mainly a soft grey lias, and higher status buildings in stone imported from Lincolnshire and elsewhere. Roofs are mainly plain tiles or pantiles, with some Swithland slate and Welsh slate from the mid 19c onwards. A few original thatched roofs remain.

Most of these materials are no longer available second hand, except in very limited quantities. National guidance is to use high quality new materials for extensions to existing buildings. However, it is preferable to use reclaimed materials where:

- Small quantities are needed to exactly match the materials of the existing building
- The materials are of high quality, the correct dimensions and colour
- The materials are sourced locally e.g. the approved demolition of an existing structure on site or in the immediate vicinity
- It can be demonstrated that the sourced materials have not resulted in the loss of a heritage asset elsewhere

#### 4.4.1 Boundary Treatment

Boundaries, such as walls, fences or hedges, separate private spaces from the public realm of roads and pavements, physically and visually. They are as important in determining the character of a Conservation Area as the buildings behind them.

- 4.4.2 High brick walls and buildings on the back of pavements create a hard, urban feel to the Conservation Area whilst hedges, verges and trees produce a more rural character. In some Conservation Areas one or the other predominates whilst some have a mix of these features.
- 4.4.3 Where the character definition is strong, it is important to retain and promote a continuation of the theme. A high brick wall in a predominantly "green" lane will impact adversely on its character and the introduction of a hedge in an urban scene may be equally inappropriate. Where there is a variety in the type of boundary there will be more flexibility.
- 4.4.4 Local materials and design play a vital role in successful boundary treatments which maintain or enhance the character of the Conservation Area. Brick walls which match or complement the local architecture or locally native hedgerows and trees invariably have the greatest conservation benefits.
- 4.4.5 Any boundary detail should be in keeping with the street scene and be complementary to the building to which it is the boundary. It should reflect the status of the property and not attempt to create a sense of grandeur where unwarranted.

#### 4.5 Landscaping

- 4.5.1 Trees can be a key factor in the special character of Conservation Areas. Each Conservation Area appraisal identifies trees that are particularly important to the Conservation Area.
- 4.5.2 In Conservation Areas there is a duty to give the local planning authority six weeks notice of any proposed work to a tree. This period allows the local authority to assess the trees and decide whether a tree preservation order is desirable.
- 4.5.3 In many instances, the planting of new trees or groups of trees, would enhance the character of the Conservation Area. The Council is keen to promote this, where new planting contributes to the public realm, and works with Parish Councils to carry out small scale planting and other landscape schemes in their areas.

### **5.0 Buildings at risk and sites which detract from the character of the area**

- 5.1 A number of important buildings in our various Conservation Areas are currently vacant or not in regular use, with some being 'at risk' of neglect or decay. There is a presumption against demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would therefore benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.
- 5.2 The Council will encourage owners of key properties in Conservation Areas which are in need of renovation or repair to carry out the basic maintenance work necessary to make sure the building is structurally sound and weather tight. The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features.
- 5.3 The Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

## **6.0 Management of Public Realm**

6.1 Management of highways and footpaths is the responsibility of the Highway Authority, Nottinghamshire County Council. The Council will use its influence to ensure that the principles of good street and public realm design, such as those set out in

- “Streets for All: East Midlands” (English Heritage, 2005),
- “By Design: Urban Design in the Planning System: Towards Better Practice” (DETR/CABE, 2000)
- “Manual for Streets” (DfT, 2007),

are applied within Conservation Areas.

6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result in the gradual deterioration of the special character of a Conservation Area. Such works will be resisted.

6.3 The quality and design of street surfaces and street furniture can also have a major impact on the character of the Conservation Area. Where historic or traditional street surfaces and street furniture have survived, these should be preserved and maintained. Any streets or public spaces in poor condition can have a negative impact on the Conservation Area and may need to be improved. Materials should be carefully selected to ensure that they complement and enhance the character of the Conservation Area.

6.4 Any surfaces, whether public or privately owned, that are in a severe state of disrepair and/or have a negative impact on the Conservation Area should be a priority for improvement works.

6.5 The public footpaths and other rights of way within and adjacent to the Conservation Area play a vital role in allowing people to enjoy and experience the area. It is important that these paths are well maintained, clearly marked and made accessible.

## **7.0 Monitoring**

7.1 This Management Plan will be reviewed in accordance with a programme to be agreed in the light of the emerging Local Development Framework and government policy and best practice guidance at the time.

7.2 This review could involve residents and/or members of a residents’ conservation group or conservation advisory committee under the guidance of the Borough Council. By this means, the local community would become more involved in the process, thus raising public awareness of and commitment to conservation issues.

# APPENDICES

## Appendix 1 – Listed Buildings and Structures

**CHURCH OF ALL SAINTS , CHURCH LANE, NG11 0AX** *Grade: II\* Date Listed: 13/10/1966*  
*GRID REFERENCE: SK5097431162*

**FONT IN CHURCHYARD OF CHURCH OF ALL SAINTS SINGLE METRE NORTH OF THE CHANCEL , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5097031171*

**CHURCH HOUSE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 13/10/1966* *GRID REFERENCE: SK5096131182*

**THE COTTAGE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5097931240*

**LABURNUM COTTAGE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5097731283*

**THE OLD POST OFFICE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 09/11/1988* *GRID REFERENCE: SK5100931338*

**CHURCH FARMHOUSE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5105031101*

**THE GARDEN HOUSE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5096631105*

**PAIR OF GATE PIERS AT ENTRANCE TO THRUMPTON HALL DRIVE 13 METRES SOUTH OF BARN AND OUTBUILDING AT THRUMPTON HOUSE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5093731160*

**BARN AT THRUMPTON HOUSE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5092131185*

**BARN AND ATTACHED OUTBUILDING AT THRUMPTON HOUSE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5094431187*

**MANOR COTTAGE, NO. 2 HALL GATES AND ADJOINING WALL, CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5096831344*

**GATEHOUSE COTTAGE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5095731345*

**ELM COTTAGE , CHURCH LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5098031345*

**THE MANOR HOUSE , SCHOOL LANE, NG11 0AX** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5087131304*

**EAST GATEWAY , THRUMPTON HALL DRIVE** *Grade: II Date Listed: 12/10/1987* *GRID REFERENCE: SK5082731328*

**WEST GATEWAY , THRUMPTON HALL DRIVE** *Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5075931284*

**THRUMPTON HALL AND ATTACHED RANGE OF OUTBUILDINGS , THRUMPTON HALL DRIVE** *Grade: I Date Listed: 14/05/1952 GRID REFERENCE: SK5073031259*

**PAIR OF GATE PIERS, THRUMPTON HALL** *Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5080431160*

**ICE HOUSE, THRUMPTON HALL** *Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5064831060*

**REDHILL TUNNEL NORTH PORTAL** *Grade: II Date Listed: 05/05/1981 GRID REFERENCE: SK4952930757*



## Appendix 2 – Works within Conservation Areas that require permission

This page illustrates examples of extra consents required in Conservation Areas. If in any doubt over any consent which may be required, please contact Planning and Place Shaping.

New buildings should positively enhance a Conservation Area and reflect the character of the area. They should be in sympathy with their surroundings and should follow the pattern of existing built form.

### In addition to general control of development, you will need permission for the following:

