Granby Conservation Area Appraisal and Management Plan December 2024

Rushcliffe Borough Council

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1.1 Conservation Areas

Rushcliffe Borough Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review, from time to time, its Conservation Area designations.
A Conservation Area, as defined under Section 69, is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Granby Conservation Area was designated in 1990. Prior to this reappraisal of 2025, the Granby Conservation Area was reviewed in September 2009.

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 highlights the local planning authority's duty to formulate and publish proposals for the preservation and enhancement of the conservation areas. This document, therefore, aims to identify and reaffirm (or redefine) the special architectural or historic interest of the area which warrants its designation.

Conservation Area Appraisals are not, and never have been, tools for to fossilise a place against change, instead, the processes of change which allow places to grow and evolve are recognised as being unavoidable, and it is also recognised that change can be a positive and desirable force. The designation instead allows greater scrutiny and control to manage change to positive effect and to ensure that any changes which require planning permission do not harm, and ideally serve to actively enhance, the existing character of the place.

1.2 The purpose of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to:

- Identify and record the special interest of the Conservation Area to ensure there is a public awareness and understanding of what is worthy of preservation
- To define and reassess current boundaries to accurately reflect what is now perceived to be of special interest
- To identify opportunities to safeguard and enhance the special interest of the Conservation Area.

It should be noted that the content in this document is not a comprehensive account of every significant building, structure, tree, wall, feature, or space. Therefore, any omission should not be assumed to imply that they are of no interest.

Granby Conservation Area:
Summary of Special Interest

Historic settlement layout
The intricate network of lanes and footpaths converges on three distinct village greens, reflecting centuries of organic growth and community use.

Sweeping rural panoramas
Uninterrupted views over surrounding farmland and rolling hills provide a strong sense of place and an important visual setting for the village core.

Traditional building materials
A consistent palette of warm red brick walls and clay pantile roofs lends cohesion to the streetscape and reinforces Granby's vernacular character.

All Saints' Church as a focal landmark
The 13th–14th-century parish church, set within a mature, tree-lined churchyard, provides a historic anchor and visual terminus for key sightlines.

Boundary walls, hedges & gateways
Low red-brick walls, clipped hedgerows and historic stone gate piers define property limits and contribute to the rural enclosure pattern.

Generally, the character and appearance of a Conservation Area will be preserved or enhanced by:
• Providing controls and regulating development through the planning system.
• Applying the extra controls that designation provides over demolition, minor development, and the protection of trees.
• Environmental enhancement schemes and possibly providing financial assistance for the repair and restoration of specific buildings.
• Encouraging public bodies such as the local highways authority or utility companies to take opportunities to improve the street scene through the appropriate design and sensitive sighting of street furniture (and retention of historic features of interest), or the removal of eyesores and street features that have a negative impact such as overhead wires.

1.3 The Planning Policy Context

This appraisal provides a firm basis on which applications for development within the Granby Conservation Area would 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 Local Plan Part 1: Core Strategy, with a specific focus on:
  - Policy 10 (Design and Enhancing Local Identity) [in part]
  - Policy 11 (Historic Environment)
- Rushcliffe Local Plan Part 2: Development Policies, with a specific focus on:
  - Policy 28 (Conserving and Enhancing Heritage Assets)
  - Policy 29 (Development Affecting Archaeological Sites)
- The National Planning Policy Framework (NPPF) (Revised - 2021)
- The National Planning Practice Guidance (2015 - Subject to Continual Review)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)
- The Planning (Listed Buildings and Conservation Areas) Act 1990

Granby Conservation Area:
Summary of Key Issues

Traffic pressure & parking

Rat-running along narrow lanes, causing verge erosion and damage to low walls.

On-street parking obstructing views of key buildings and greens.

Development Pressures
Government housing targets are a threat to the character of small villages.

2 Granby 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.

Granby is located in the eastern part of Rushcliffe Borough, approximately one mile from the Leicestershire border. The village occupies an elevated ridge, offering wide views across the South Nottinghamshire Farmlands to the west and the Vale of Belvoir to the east. The A52 runs east–west about 1.5 miles north of the village, providing regional connectivity. Nearby settlements include Sutton, one mile to the northeast, and Barnstone, one mile to the southwest. The surrounding landscape is predominantly agricultural, characterised by a mix of large arable fields and pastureland enclosed by traditional hedgerows.

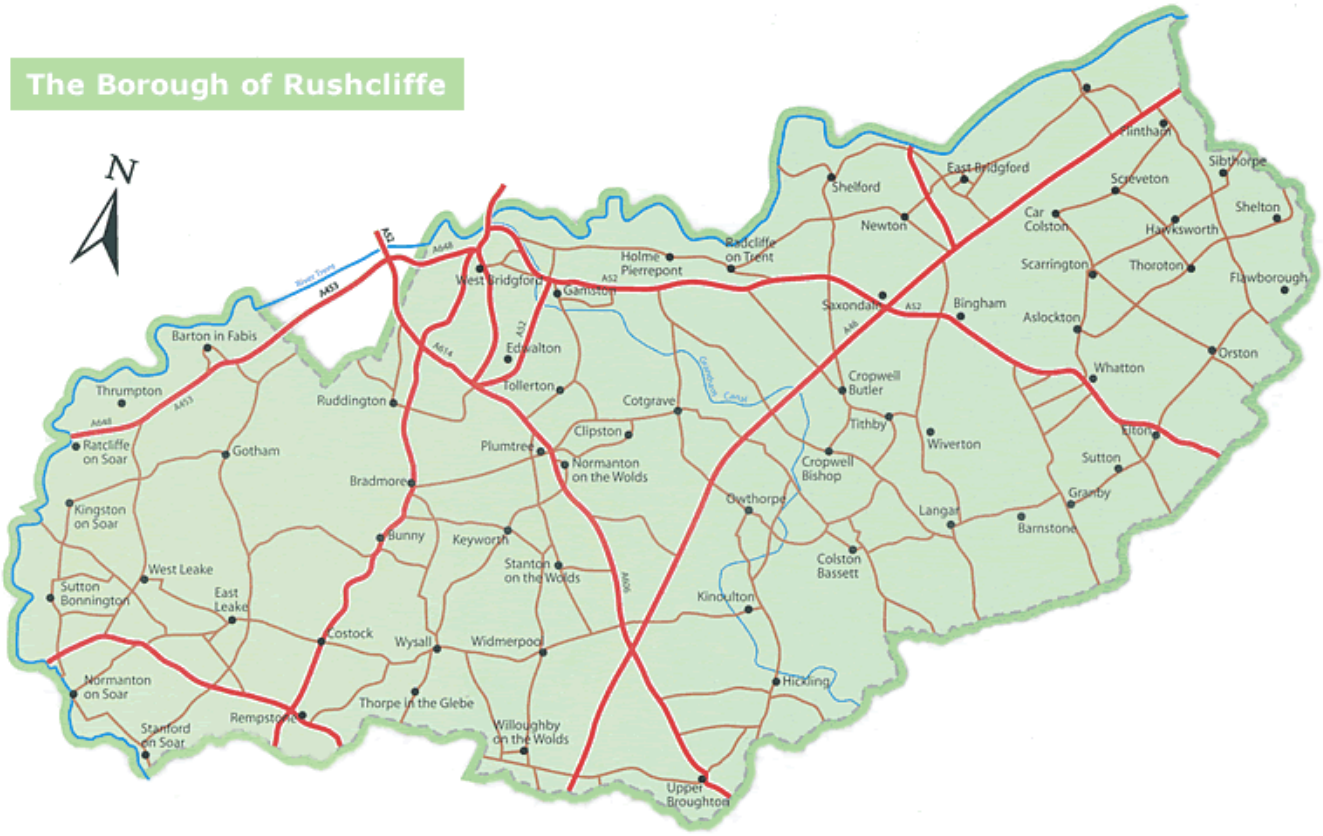


Figure 1- A Map of the Borough of Rushcliffe

Beyond the village boundary, the landscape unfolds into large, open fields, some under arable cultivation, others used as pasture bounded by the traditional hedgerows that define medieval field patterns. This mosaic of greenspace and farmland underpins Granby's strong sense of place.

2.1 The Granby Conservation Area

The Granby Conservation Area was designated in 1990, as part of the Borough Council's initiative to establish ten new Conservation Areas. The designated boundary covers the entire village, which has a population of approximately 264 residents, and includes nine listed buildings or structures.

Granby is characterised by a compact and organic street layout, with a network of lanes and properties radiating from three central greens. The village's built environment is defined by a mix of historic cottages and farmhouses, contributing to its distinct rural character.

At the heart of the village stands the Church of All Saints, occupying a site believed to predate the Norman Conquest. The church primarily dates from the 13th and 14th centuries and is an example of Early English architecture. It was significantly reduced in size and restored in 1777, with further restoration in 1888. Despite these alterations, two small round-headed Norman windows remain in the second stage of the church tower, offering a tangible link to its earliest origins.

The churchyard contains five groups of Grade II listed headstones, marking the graves of 72 individuals, primarily from the 18th century. The oldest legible headstone dates to 1710 and bears the inscription: "William, the dear child of George Rick by Cassandra his wife."

Among the village's oldest secular buildings is a farmhouse located on Church Street. The right gable of this dwelling, beneath a steeply pitched pantile roof, features a stone plaque inscribed with the initials "G H" and the date 1762.

In 2024 as a part of the review of all the conservation areas within the borough, the houses along Sutton Lane were removed from the boundary.

Conservation Area Boundary covers	14.8 ha (approximate)
Number of Grade I listed buildings	1
Number of Grade II* listed buildings	0
Number of Grade II listed buildings	11

A full list of Granby Conservation Area's Listed buildings can be found in Appendix 1
Details accurate as of December 2025

3 Historical Contexts

3.1 Location and Historic Activities

Archaeological investigations in the agricultural land surrounding Granby have uncovered significant evidence of the village's long history of rural settlement. In particular, extensive areas of ridge and furrow cultivation and boundary ditches have been identified—features typically associated with the open-field agricultural systems of medieval England. These features demonstrate Granby's historic character as a land-based community.

Within the village itself, archaeological finds include the remains of medieval building foundations and property enclosures, offering insight into the early domestic layout and organisation of the settlement. Notably, a Roman altar discovered near the churchyard provides of even earlier activity on or near the site, suggesting that Granby may have been a place of importance long before the medieval period.

The oldest surviving building in the village is the Church of All Saints, located at the heart of Granby within a closed, tree-lined churchyard. The church comprises a nave, chancel, tower and vestry. The lowest stage of the tower, with its broad arch opening into the nave, dates to the 13th century, while the upper sections were completed in the 16th century and feature battlements and pinnacles set above a decorative band of quatrefoils. Over time, the building has lost some of its original features, including a spire and a terracotta east window surround—replaced in stone during restoration works in 1888. The church has a documented roll of incumbents beginning in 1253.

Historical records also link Granby to the Domesday Book of 1086 which refers to a pre-Conquest church established by William D'Ayncourt, a priest. At that time, a second church existed at nearby Sutton, although no physical trace of it remains. In 1155, Ralph D'Ayncourt founded the Priory at Thurgarton and granted its prior the ecclesiastical patronage of Granby and several other churches in the Vale of Belvoir.

Following the Dissolution of the Monasteries under Henry VIII, patronage of the living passed briefly to King Philip of Spain and Queen Mary, and subsequently to Queen Elizabeth I. She granted it to John Manners, the founder of the ducal line of Rutland. Since 1703, the title "Marquis of Granby" has been used for the eldest son of the Duke of Rutland—a legacy reflected in the naming of the village's public house, "The Marquis of Granby."

3.2 Archaeology

Prehistoric and Roman Periods: Roman Artefacts: In 1812, a Roman altar stone was discovered in the vicinity of All Saints' Church, indicating the presence of Roman activity or settlement in the area.
Wikipedia

Boundary Ditches and Enclosures: Archaeological surveys have revealed boundary ditches and enclosures within and around the village, suggesting organised land division and settlement patterns typical of a medieval agrarian community.

Medieval Building Foundations: Within the village itself, evidence of building foundations dating back to the medieval period has been uncovered, providing insights into the domestic architecture and layout of the historic settlement.

Post-Medieval Developments
All Saints' Church: The Church of All Saints, the oldest surviving building in Granby, stands on a site believed to predate the Norman Conquest. The current structure features architectural elements from the 13th and 14th centuries, with subsequent modifications in the 16th and 18th centuries.

3.3 Historical Mapping

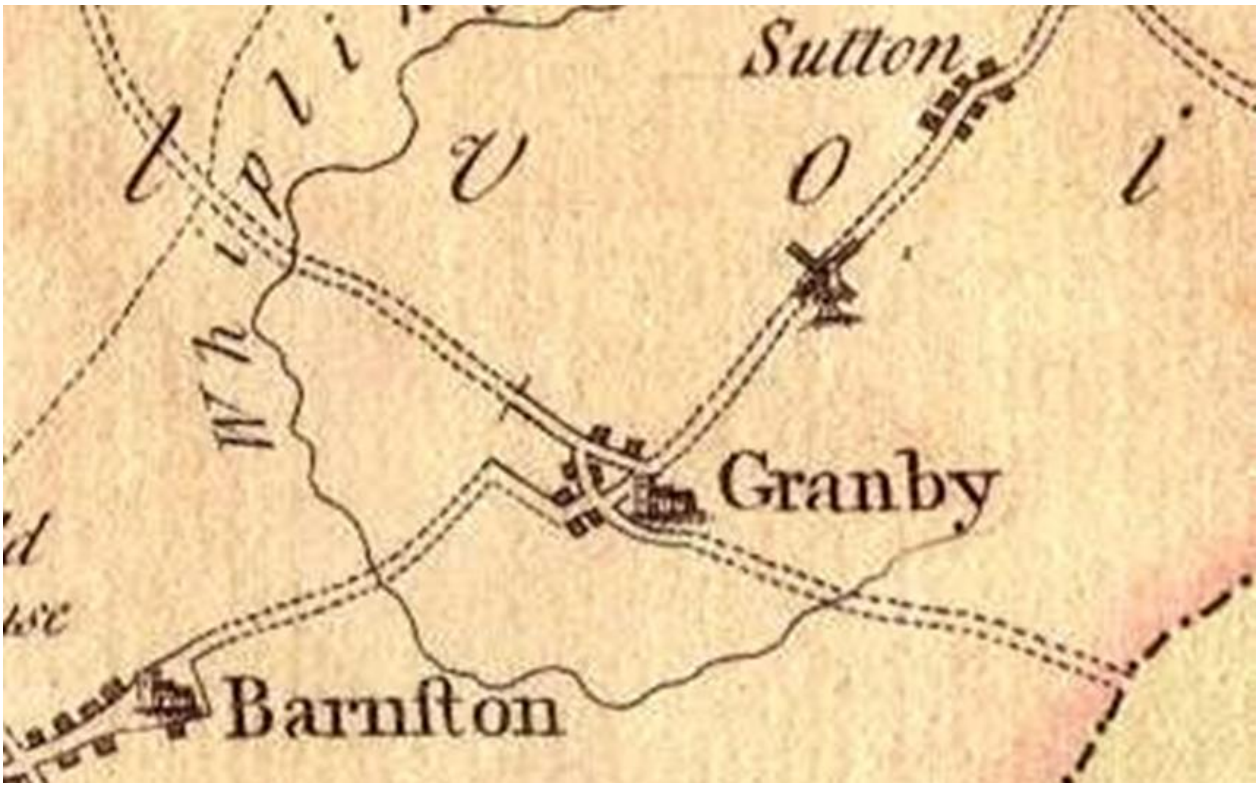


Figure 2 - Chapman's map of 1774. Note how Church Street continues towards Barnstone.

Figure 3 - Ordnance Survey map of 1815. Church Street now ends abruptly at the edge of the village.

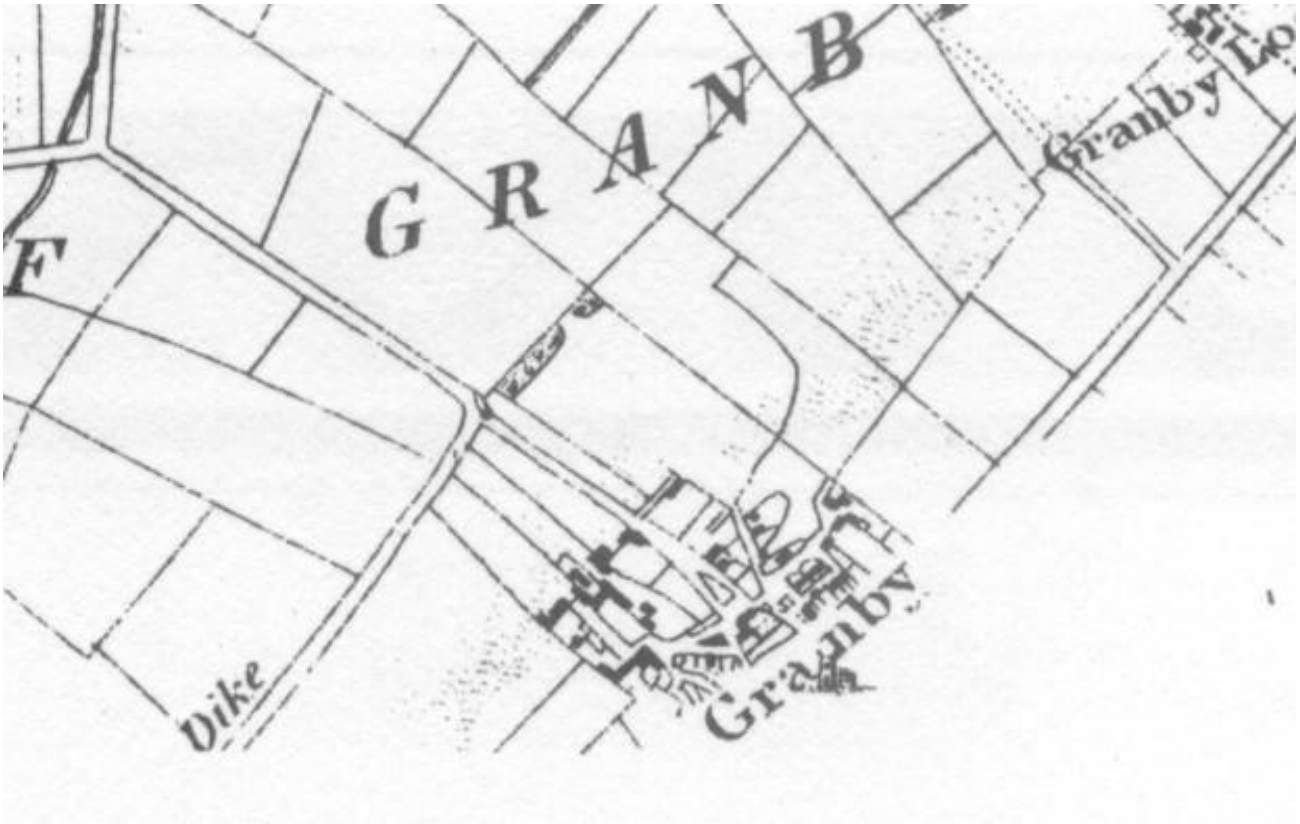


Figure 4 - Sanderson's map of 1835. Granby appears at the very edge of the map and is not shown in its entirety.

4 Spatial Analysis

The relationship between open spaces and the built form within a conservation area can be central to its character. This section describes the layout of the village, highlights the significant views, landmarks and historical focal points. The contribution of open green spaces, trees and other natural elements to the conservation area's character is also described within this section.

4.1 Plan, Form and Layout

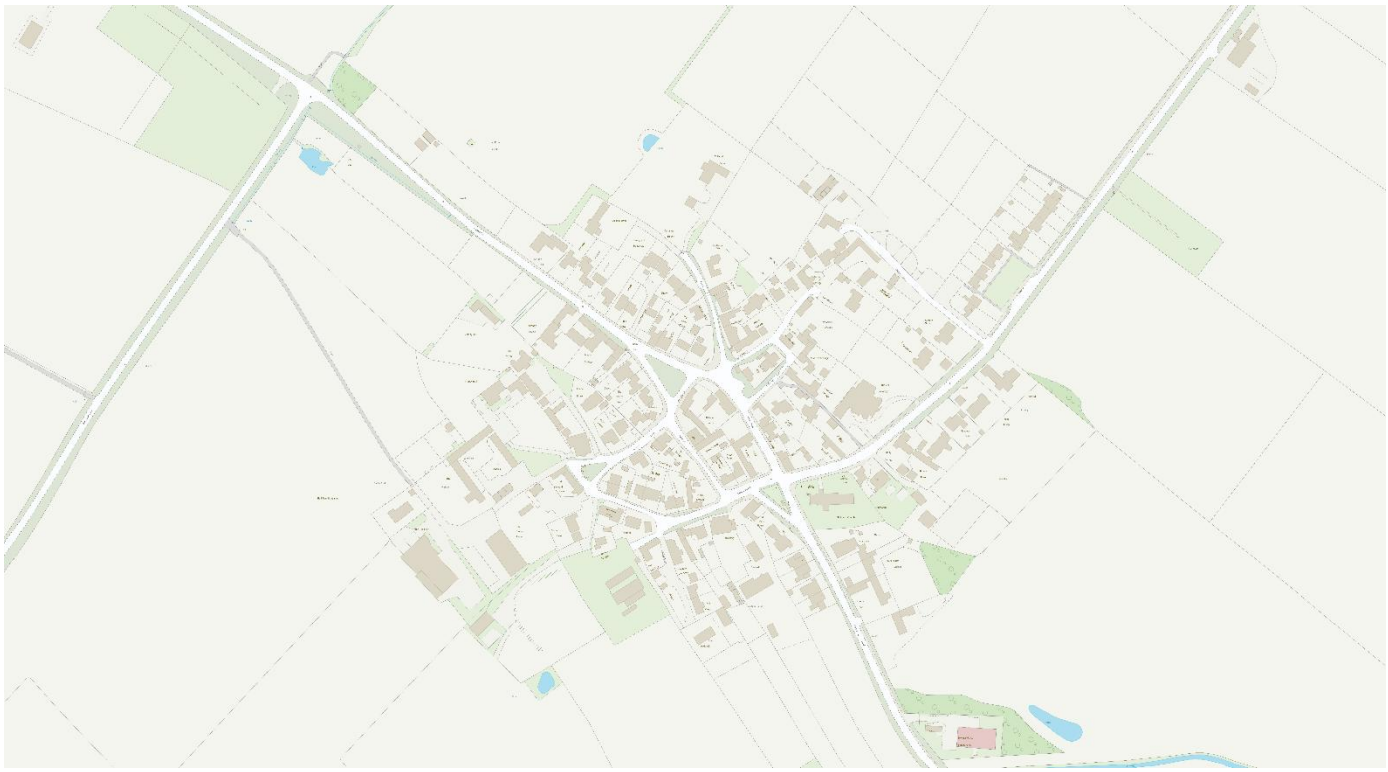
Granby's historic layout is defined by a network of narrow lanes that converge around three small village greens, forming the heart of the settlement. Within this central area, buildings are closely spaced and typically orientated with their main façades facing directly onto the street, creating a sense of enclosure and continuity.

In contrast, buildings located on the outskirts of the village are usually larger and more architecturally imposing. These are often set back from the road, with generous private gardens or farmyards, and may include ancillary buildings such as barns, stables, or outbuildings. This variation in building form and setting reflects historic differences in status and function, distinguishing the village core from its more agricultural periphery.

Granby is accessed via three key approach roads, each offering a distinct arrival experience. Granby Hill enters the village from the north-west, Sutton Lane approaches from the north-east, and Plungar Road leads in from the south-east. These rural routes reinforce the village's compact form and its relationship with the surrounding landscape.

Figure 5 – Properties fronting the lanes and others set behind gardens.

Below is a map that describes the current plan, form and layout of the village/town.



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4.2 Landmarks, Focal Points and Views

Granby's defining landmark is the Early English Church of All Saints, whose tower is visible through properties throughout the village. Equally important are the three village greens, which act as focal nodes and frame the historic buildings that cluster around them.

Figure 6 - Church of All Saints

Figure 7 - Village Green

Beyond the Conservation Area boundary, the village's elevated ridge location affords expansive countryside views. In particular, the eastward panorama along Sutton Lane culminates in a clear sightline to Belvoir Castle

Approach routes into Granby also feature characteristic open-space elements:

- Granby Hill & Plungar Road: Both routes are lined with grass verges and native hedgerows, reinforcing the village's rural edge.
- Sutton Lane: While less verdant on its margins, it frames long-distance vistas toward the eastern Vale of Belvoir.

Figure 8 – Views down out across open countryside from Manor Farm Stables

Figure 9 – View down Sutton Lane towards All Saints Church.

Figure 10 – Views out from between properties

4.3 Open Spaces, Trees and Landscape

The principal open spaces in Granby are the All Saints Churchyard and the three village greens, each of which is edged by many of the village's oldest and most historic buildings.

Figure 11 - Village Green

Figure 12 - Village Green

All Saints churchyard: Enclosed by low stone walls and punctuated by mature lime and oak trees, the churchyard provides an open, tranquil, green setting.

The three village greens: Small, triangular lawns at the heart of the settlement where narrow lanes meet. These greens serve as communal “rooms,” framing the façades of adjacent cottages and farmhouses and preserving views of the church tower.

4.3.1 Open Spaces, Trees and Landscape SWOT Analysis

Strengths - what are the positives of the open spaces, trees, and landscape	**Weaknesses** - what are the negatives of the open spaces, trees, and landscape
Distinctive village greens: Three small, well-maintained greens provide focal communal spaces and reinforce the historic plan form. All Saints churchyard: Enclosed by stone walls and punctuated with mature oak and lime trees, offering a tranquil, shaded environment. Hedgerow-lined approaches: Native hawthorn and blackthorn hedgerows along Granby Hill, Plungar Road and Sutton Lane create green corridors and wildlife habitat. Panoramic countryside views: Elevated ridge position affords extensive vistas over pasture and arable fields, enhancing sense of place.	Uneven maintenance: Some verges and hedgerow sections are overgrown or poorly managed, reducing visibility and safety on lanes. Erosion of grass edges: Vehicle overrun on narrow lanes causes verge damage and erodes turf.

Opportunities – what could make the open spaces, trees, and landscape better?	**Threats -** what would make an open spaces, trees and landscape worse?
Hedgerow enhancement: Plant new native hedge gaps and manage existing lengths to strengthen green corridors.	Loss of hedgerows: Neglect, development pressure or "tidying" could lead to removal of key boundary hedges. Uncontrolled traffic: Increased HGV or commuter traffic could exacerbate verge damage and compromise tree root protection zones. Hard-landscaping creep: Expansion of drives, parking areas and kerbs that replace grass verges and invasive ornamental planting.

Works to Trees

You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the Granby Conservation Area
Six weeks' notice is required before any works to trees within the Conservation Area is carried out, even if they are not protected by Tree Preservation Order (TPO).

You can use a Standard notification forms (a section 211 notice) to inform us of the works you would like to undertake.

This flow chart outlines the decision-making process regarding works to trees.

4.4 Public Realm

Granby's boundary treatments contribute significantly to its informal, rural character:

Walls & Railings - Stone and red-brick walls of varying heights mark property limits, often using local materials that echo the village's vernacular architecture.

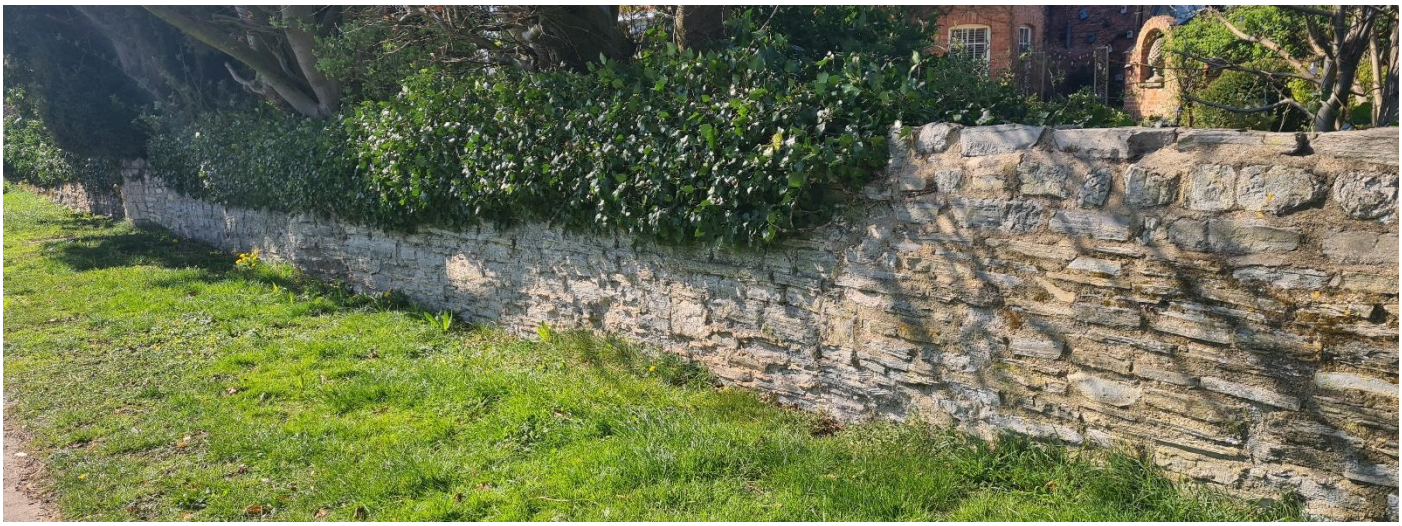


Figure 13 – Lias Stone Wall along Sutton Lane

Sections of wrought-iron or simple metal railings add a lighter, decorative element, particularly around older houses.

Figure 14 – Low brick wall with metal railings above

Hedges & Verges - Native hedgerows, such as hawthorn and blackthorn line Granby Hill and Plungar Road approaches, softening the road edge and providing wildlife habitats.

Grass verges and the village greens, maintained as open lawns, introduce generous green buffers alongside the asphalt roads.

In the village core, some cottages and farm buildings sit directly on the pavement with no visible boundary treatment, creating an informal, intimate streetscape.

Public roads and footways are uniformly finished in asphalt, but the overall impact is mitigated by adjacent soft landscaping—grass verges, gravel drives and village greens—that reinforce the rural setting.

Figure 15 - Village Sign

Figure 16 - K6 Telephone Box

5 Buildings of the Conservation Area and Key Characteristics

5.1 Building types and Activity

Granby's domestic architecture spans several centuries and reflects its evolution from an agricultural hamlet to a vibrant village:

17th–19th Century Cottages - Small, detached and semi-detached dwellings in traditional red brick or rendered brick, often with steeply pitched pantile roofs.

Modest in scale, these cottages typically sit close to the road with narrow front plots or direct pavement frontages.

Historic Farmhouses & Converted Outbuildings - Larger, two-storey farmhouses set back from the highway, frequently accompanied by former barns, stables and cart sheds.

Many agricultural outbuildings have been sensitively converted into homes, preserving original features such as timber framing, threshing doors and exposed beams.

Large Country Houses - A handful of more substantial residences with formal façades and extensive private grounds, often featuring gates, hedged boundaries and ornamental planting.

20th & 21st Century Houses - Scattered infill plots contain modern detached and semi-detached homes, generally of brick or sympathetic render, which vary in style but attempt to respect the village's vernacular scale.

Historic Ordnance Survey maps show that most of the older cottages and farm buildings clustered around the three greens, while later infill has filled gaps along the approach roads. Together, these varied building types create a layered, picturesque streetscape that tells the story of Granby's growth over the last four centuries.

Figure 17 - Manor Farm Stables

Figure 18

5.1.1 Building types and Activity SWOT Analysis

Strengths - what activities/places exist that makes the village/town great?	**Weaknesses** - what activities/places exist that detract from making the village/town great?
Iconic heritage assets, notably All Saints' Church and the three village greens	Limited day-to-day services (no shop, post office or café)

Well-preserved 17th–19th-century cottages, farmhouses and converted outbuildings Strong sense of community centred on The Marquis of Granby pub and village events Intimate, human-scale lanes and greens that reinforce village character	Poor public transport links—high reliance on private cars Narrow lanes and on-street parking creating occasional congestion and verge damage
Opportunities - what activities/places could exist that would village/town even better?	**Threats** - what activities/places would make village/town worse?
Improve footpath and cycle-way connections to Sutton, Barnstone and nearby trails	Loss of hedgerows, mature trees and historic boundary features through neglect or development Decline in younger population and community engagement over time

5.2 Key Characteristics and Building Materials

Traditional building materials were largely locally sourced. Bricks for example, were not transported far from where they were made, with most villages having their own brick pit and yard. This lead to interesting village-specific sizes, colours and styles of brickwork. Roofs would have been made from local materials such as thatch until clay pantiles became popular.

The traditional building materials within the Conservation Area are as follows:

Walls: Dominated by orange/red brick in Flemish or stretcher bond. Walls are sometimes painted white and occasionally have design details such as string courses, dentillated eaves and blind windows. The village also contains a small number of stone walled buildings.

Roofs: A mixture of clay pantiles and slate. Orange, dark red and black glazed pantiles can be found in almost equal numbers. Gable ends are mostly plain close verge where the tiles run to the edge of the brick gables but there are some examples of parapet gables. Brick chimney stacks are normally positioned on the gable walls or roof ridges.

Windows: A mixture of timber casements in a variety of configurations, Yorkshire sliding sashes and Georgian style sliding sashes with many creating a symmetrical façade and having glazing bars. Arched brick or stone lintels are most prominent.

Doors: Arched brick lintels are the commonest type and some properties have porches or porticos.

5.2.1 Key Characteristics: Village Core (Zone 1)

Key Characteristics / Architectural Features:

This character area is defined by a network of narrow, winding lanes that converge on three small village greens, creating intimate communal spaces framed by clusters of traditional red-brick cottages, historic farmhouses and converted outbuildings.

At the heart of the historic core stands the Early English Church of All Saints, whose churchyard, dotted with mature trees, serves as the village's principal landmark. Two public houses and the Village Hall further reinforce Granby's strong community spirit.

Boundaries are generally marked by low masonry walls, simple timber fences and slender metal railings, while occasional hedgerow fragments soften the edges. A handful of 20th- and 21st-century infill homes, typically set back slightly from the road, contrast with the historic core but remain limited in number, ensuring that the village's rural-village character endures.

5.2.2 Key Characteristics: Farms 2

Key Characteristics / Architectural Features:

Granby's agricultural heritage remains visible on the village outskirts, where groups of traditional farmhouses sit around courtyards once occupied by barns, stables and cart-sheds, many of which have now been sensitively converted into homes.

Dominating this rural fringe is Granby Hall, a grand Victorian country house set within extensive landscaped grounds. Encircling these farmsteads and the Hall are small pastures and paddocks—remnants of the medieval field pattern—bounded by native hedgerows and post-and-rail fencing.

5.2.3 Key Characteristics: Village Extensions (zone 3)

Key Characteristics / Architectural Features:

Approach roads into Granby are characterised by generous grass verges and mature hedgerows that frame the carriageways and filter views of oncoming traffic. Properties that line these entrances to the village are 20th-century houses, set back behind front gardens or public grassed areas, despite their more suburban form, sit comfortably within the verdant roadside corridors.

The combination of soft landscape edges in front of the modern dwellings creates a transitional buffer from the surrounding countryside, reinforcing the Conservation Area's informal, rural character.

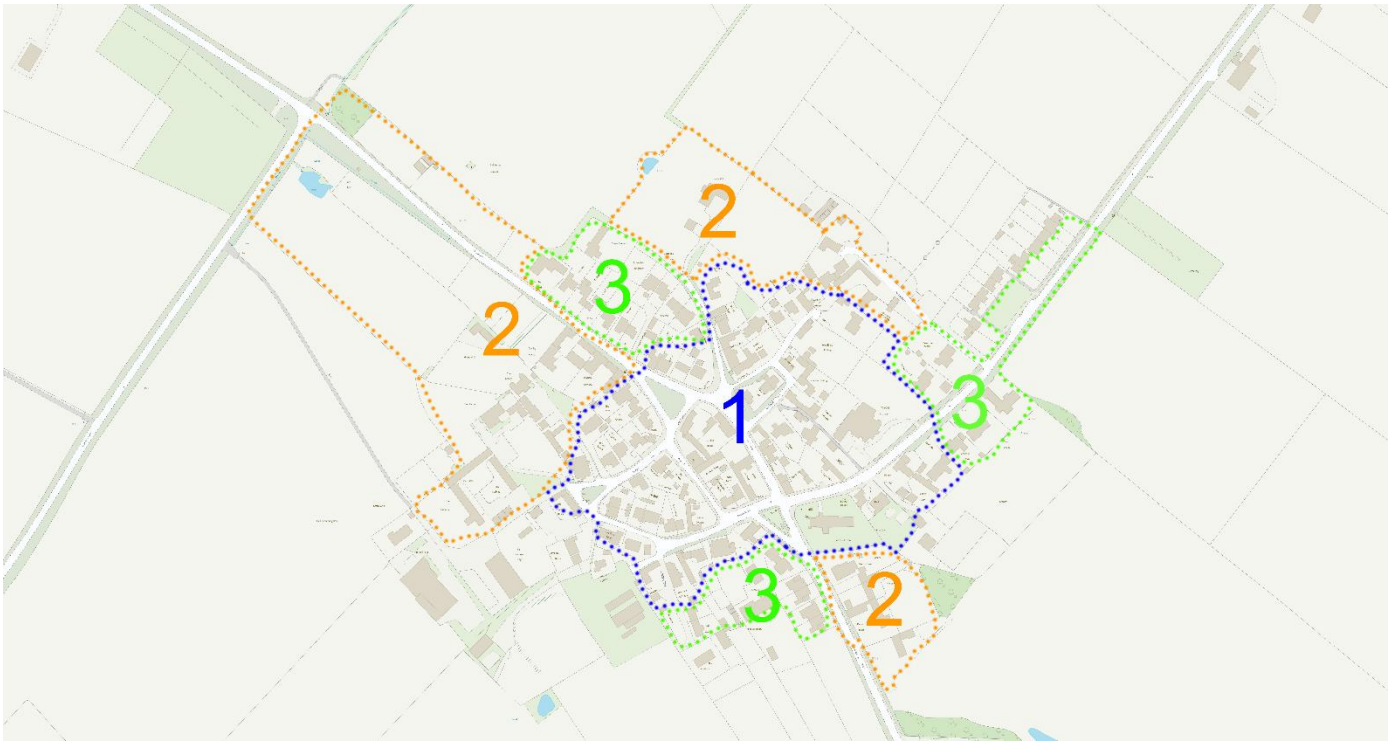


Figure 19 - Zone Map

5.2.4 Key Characteristics SWOT Analysis

Strengths – what is it about most existing buildings that looks good?	**Weaknesses** - what is it about most existing buildings that does not look good?
Vernacular materials: Predominant use of red brick and clay pantiles creates a harmonious, locally rooted palette. Human scale: Modest eaves heights, narrow frontages and simple roof forms give buildings an intimate, village-scale character. Rhythmic composition: Regular window and door openings, aligned ridge heights and consistent roof pitches unify the streetscape. Adaptive reuse: The conversion of historic farm outbuildings preserves original massing and craftsmanship.	Inappropriate materials: Introduction of concrete roof tiles, uPVC windows/doors and artificial render disrupts the traditional palette. Oversize extensions: Poorly scaled side or rear additions that exceed original eaves heights and break the simple cottage form.
Opportunities - what could make existing buildings (or new builds) look good and contribute to the character of the area?	**Threats** - what could make existing buildings (or new builds) look worse and detract from the character of the area?
Sensitive extensions: Promote subservient additions set below eaves level, using matching materials and simple forms.	Suburban infill: Generic housing designs and standard estate boundary treatments that fail to respond to local scale and materials.

5.3 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 on any listed building.

Further information can be found in Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe.

The complete list of the Secretary of State's Statutory List of Buildings of Special Architectural Interest or Historic Interest can be accessed online.

Names and details of the Listed Buildings and structures in Granby Conservation Area (correct as of January 2024) are detailed in Appendix 1. All Listed Buildings are shown on the Townscape Appraisal plan, but some smaller structures such as gravestones may not be shown.

Figure 20 – Lodge Farm, Church Street (Grade II)

Figure 21 - Manor Farm, Plungar Road (Grade II)

5.4 Key Unlisted Buildings

Contribution to the established character of the place can also come from buildings which are not recognised via listing, or are not old. A plan with all of the positive contributions to the area can be found in Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

Figure 22 - Old Forge Cottage, Old Forge Lane

Figure 23 - Hall Farm Cottages (with view of Church tower in the background)

Figure 24 - Newbry, Church Street

6 - Generic Management Plan

for Conservation Areas in Rushcliffe

6.1 Introduction

In carrying out its planning functions, the Borough Council is required in law to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The Management Plan for a Conservation Area is a tool to ensure the special character of the area is preserved and enhanced. The management plans aim to:

- Outline a strategic management proposal for the preservation and enhancement of the Granby Conservation Area.
- Act as a guide for professionals and residents alike regarding:
    - 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
- Inspire community commitment to conservation principles and reporting

6.2 National and Local Policies and Guidance

There is 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. The Central Government Guidance and Local policies applicable to Conservation Areas include:

- Rushcliffe Local Plan Part 1: Core Strategy, with a specific focus on:
    - Design and Enhancing Local Identity [in part]
    - Historic Environment
- Rushcliffe Local Plan Part 2: Development Policies, with a specific focus on:
    - Conserving and Enhancing Heritage Assets
    - Development Affecting Archaeological Sites
- The National Planning Policy Framework (NPPF), particularly, but not exclusively the chapter on
    - Conserving and Enhancing the Historic Environment.
- The National Planning Practice Guidance (NPPG) (updated 2021 and subject to continual review)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Historic England "Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management"

The council will utilise the full range of strategic policy and guidance documents to ensure that development in **Granby Conservation Area** is of a standard that enhances the amenity of the local area. The council will always look to use the most up to date versions of the document.

Supplementary documents may be issued for individual Conservation Areas where specific policies or proposals are needed.

6.3 Article 4 Directions

There are extra consents required in Conservations Areas. For example, in addition to the general control of development, you will need to get permission for

- Any additions or alterations to the roof (for example, dormer windows)
- the installation of satellite dishes on chimneys, roofs or walls fronting a highway
- any extension which extends beyond the side of the original dwelling house
- any extension of more than one storey that extends beyond the rear wall of the original dwelling house
- cladding the exterior of the dwelling
- any demolishing of a building or part of a building that has a volume over 115m^3

Article 4 of the Town and Country Planning (General Permitted Development) Order 2015, allows planning authorities to restrict some permitted development rights within particular areas. This does not necessarily prevent development or change taking place but enables the Local Authority to manage the design and detailing of the works, and potentially grant permission subject to appropriate conditions. The use of Article 4 Directions will be proposed where it is considered appropriate following the completion of each Area Appraisal across the borough.

Details of Article 4 Directions for Granby Conservation Area

There are currently no Article 4 Directions for Granby Conservation Area

6.4 Building Design

Mimicking the local vernacular is not the only way to 'fit in' with the character of a conservation area. National policy makes clear that contemporary designed, provided it is sympathetically designed, cannot be dismissed as an option. Therefore, good contemporary design will be encouraged where it respects the context's character, scale and massing. This must be demonstrated in the Design and Access Statement submitted with any planning application.

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

Copying like for like can devalue and destroy the ability to "read" historic change, and dilutes our historic heritage. 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.

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. However, in some cases a direct relationship is not impossible. For example, Flemish Bond

brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern metric brickwork.

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.

"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).

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

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 recognise the context of the site destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees"

Where the quantity of contemporary schemes in a small area becomes significant and outnumbers older buildings within the area, further contemporary schemes could fundamentally shift the architectural character of the area and thus be harmful, even if well designed as an individual project.

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.

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

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 positioned to minimise their impact on the building and on the local amenity.

6.5 Publicity and Knowledge Transfer

Ambiguity about additional controls within a Conservation Area raises the likelihood of inappropriate developments occurring which may damage the integrity of the conservation area designations.

Efforts have been made to engage local community groups in the development and review of the character appraisals. Empowering communities to define the special architectural and historic interest of the Conservation Area aims to raise awareness

Whether the appraisal took a community-led or a council-led approach, upon reviewing all Conservation Areas, the public were invited to ask questions and comment during a public consultation.

The approach taken within Granby Conservation Area was **Council Led**

The consultation period took place between the following dates **29/05/2025 – 21/05/2025**

The date of the Consultation Event **12/06/2025**

A consultation event also aimed to diminish any ambiguity about restrictions within a Conservation Area and increase the likelihood of sensitive and appropriate developments, maintaining the character of the area.

The council recognise the potential issues of turnover in residency and ownership of properties in the conservation area. Therefore, Rushcliffe Borough Council will periodically use their media outlets to highlight conservation area designations and the significant, related planning controls.

If there are any queries about conservation areas, please email conservationareas@rushcliffe.gov.uk

6.6 Public Realm

General maintenance and upkeep to the public realm may include fixing damage to roads and pavements, and fixing issues with street lighting. Issues such as these can impact the quality of the Conservation Area.

The council aims to encourage works to the public realm that are in keeping with, or actively enhance the conservation area. Rushcliffe Borough Council can only advise on work within the public realm that does not require planning permission (for example work completed by statutory undertakers, such as the Highways Authority). In these instances, Rushcliffe borough council cannot prevent such work.

Nottinghamshire County Council are responsible for repairs to roads, pavements and street lighting.

Report damage to roads and pavements to **Nottinghamshire County Council**. This can be done online through the Nottinghamshire County Council Website.

Rushcliffe Borough Council will continue to undertake their duties in maintaining the public realm. Vandalism, fly tipping and street cleaning are all the responsibility of Rushcliffe Borough Council.

Report issues of vandalism, fly tipping, and street cleaning to **Rushcliffe Borough Council**. This can be done online by informing Rushcliffe Borough Council online.

Works to Trees

You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the Granby Conservation Area

Six weeks' notice is required before any works to trees within the Conservation Area is carried out, even if they are not protected by Tree Preservation Order (TPO).

You can use a Standard notification forms (a section 211 notice) to inform us of the works you would like to undertake.

This flow chart outlines the decision-making process regarding works to trees.

6.7 Boundary Treatments

Where there is a proposal for a new boundary treatment to be installed, the council would encourage the use of boundary treatments within the area.

6.7.1 Walls and Fences

Within conservation areas, planning permission is required to alter, maintain, improve, take down or build any new gate, fence, wall or other enclosure with

- A height of one metre or more if next to a highway (including a public footpath or bridleway), waterway or open space; or
- A height of two metres or more elsewhere

Where planning permission is required to remove a wall, Rushcliffe Borough Council will aim to protect those boundary walls and fences that have been identified as positively contributing to the area.

6.7.2 Hedges

Hedgerows are significant habitats for wildlife in lowland Britain. Regulations are intended to protect important hedges in the countryside. The policy applies to hedges that are more than 20m long, (or less if connected to another hedge) on or adjacent to:

- Land used for agriculture or forestry, including the keeping of horses or donkeys
- Registered common land and village greens
- Local Nature Reserves and Sites of Special Scientific Interest.

The policy does not apply if the hedge is within or on the boundary of the curtilage of a house.

6.8 Buildings at risk

A few of the important buildings across the various Conservation Areas are currently vacant or not in regular use, which may lead to some being “at risk” of neglect or decay.

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. The council will monitor the opportunity and potential for grant aid schemes to encourage the basic maintenance work necessary to ensure that key buildings within the conservation area are structurally sound and weather tight. However, given the current financial climate and outlook, such schemes are unlikely in the short to medium term.

There is a presumption against the demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

Where the poor condition of a building or structure is as a result of neglect and lack of maintenance by its owner there is no requirement for the Borough Council to take its deteriorated condition into account when

deciding whether demolition is appropriate. This is to avoid rewarding the deliberate neglect of buildings by representing such action as a way to obtain planning permission for demolition and redevelopment.

6.9 Enforcement

Rushcliffe Borough Council will, from time to time, assess and monitor changes in the appearance and condition of Granby Conservation Area. This will ensure that where necessary enforcement action can be taken promptly to deal with problems as they arise.

Where co-operation cannot be gained by any other means, Rushcliffe Borough 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.

The council will work in accordance with their enforcement policy, which aims to provide an efficient enforcement service in support of the Council's statutory planning service. Rushcliffe Borough Council's enforcement actions will remain transparent, consistent, and proportionate, as it is recognised that effective controls over unauthorised development assists in conserving the natural and built environment whilst helping to protect the quality of people's lives and maintaining the Council's integrity.

7 Appendix 1 – Listed Buildings (as of December 2024)

CHURCH OF ALL SAINTS
Grade: I
Listing Entry Number: 1265230
National Grid Ref: SK 75100 36209
Location: CHURCH OF ALL SAINTS, SUTTON LANE, Granby, Rushcliffe, Nottinghamshire

HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS SOUTH OF NAVE
Grade: II
Listing Entry Number: 1227659
National Grid Ref: SK 75103 36193
Location: HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS SOUTH OF NAVE, SUTTON LANE, Granby, Rushcliffe, Nottinghamshire

HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS, SOUTH OF TOWER WEST OF SOUTH PORCH
Grade: II
Listing Entry Number: 1227658
National Grid Ref: SK 75088 36198
Location: HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS, SOUTH OF TOWER WEST OF SOUTH PORCH, SUTTON LANE, Granby, Rushcliffe, Nottinghamshire

HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS SOUTH OF CHANCEL
Grade: II
Listing Entry Number: 1227660
National Grid Ref: SK 75114 36195
Location: HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS SOUTH OF CHANCEL, SUTTON LANE, Granby, Rushcliffe, Nottinghamshire

HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS ADJACENT TO WEST END OF TOWER
Grade: II
Listing Entry Number: 1227657
National Grid Ref: SK 75084 36200
Location: HEADSTONES IN CHURCHYARD OF CHURCH OF ALL SAINTS ADJACENT TO WEST END OF TOWER, SUTTON LANE, Granby, Rushcliffe, Nottinghamshire

MANOR FARMHOUSE
Grade: II
Listing Entry Number: 1227656
National Grid Ref: SK 75107 36170
Location: MANOR FARMHOUSE, PLUNGAR ROAD, Granby, Rushcliffe, Nottinghamshire

LODGE FARMHOUSE
Grade: II
Listing Entry Number: 1227654
National Grid Ref: SK 75030 36230
Location: LODGE FARMHOUSE, CHURCH STREET, Granby, Rushcliffe, Nottinghamshire

K6 KIOSK SOUTHWEST OF ALL SAINTS CHURCH

Grade: II | Listing Entry Number: 1245366
National Grid Ref: SK 75070 36187

Location: K6 KIOSK SOUTHWEST OF ALL SAINTS CHURCH, PLUNGAR ROAD, Granby, Rushcliffe, Nottinghamshire

TAPERING GRAVE SLAB IN CHURCHYARD OF CHURCH OF ALL SAINTS SOUTH OF NAVE

Grade: II | Listing Entry Number: 1265239
National Grid Ref: SK 75096 36192

Location: TAPERING GRAVE SLAB IN CHURCHYARD OF CHURCH OF ALL SAINTS SOUTH OF NAVE, SUTTON LANE, Granby, Rushcliffe, Nottinghamshire

VILLAGE PUMP ON THE GREEN

Grade: II | Listing Entry Number: 1227661
National Grid Ref: SK 76102 37465

Location: VILLAGE PUMP ON THE GREEN, SUTTON LANE, Granby, SUTTON VILLAGE, Rushcliffe, Nottinghamshire

GRANBY FARMHOUSE

Grade: II | Listing Entry Number: 1227718
National Grid Ref: SK 75001 36182

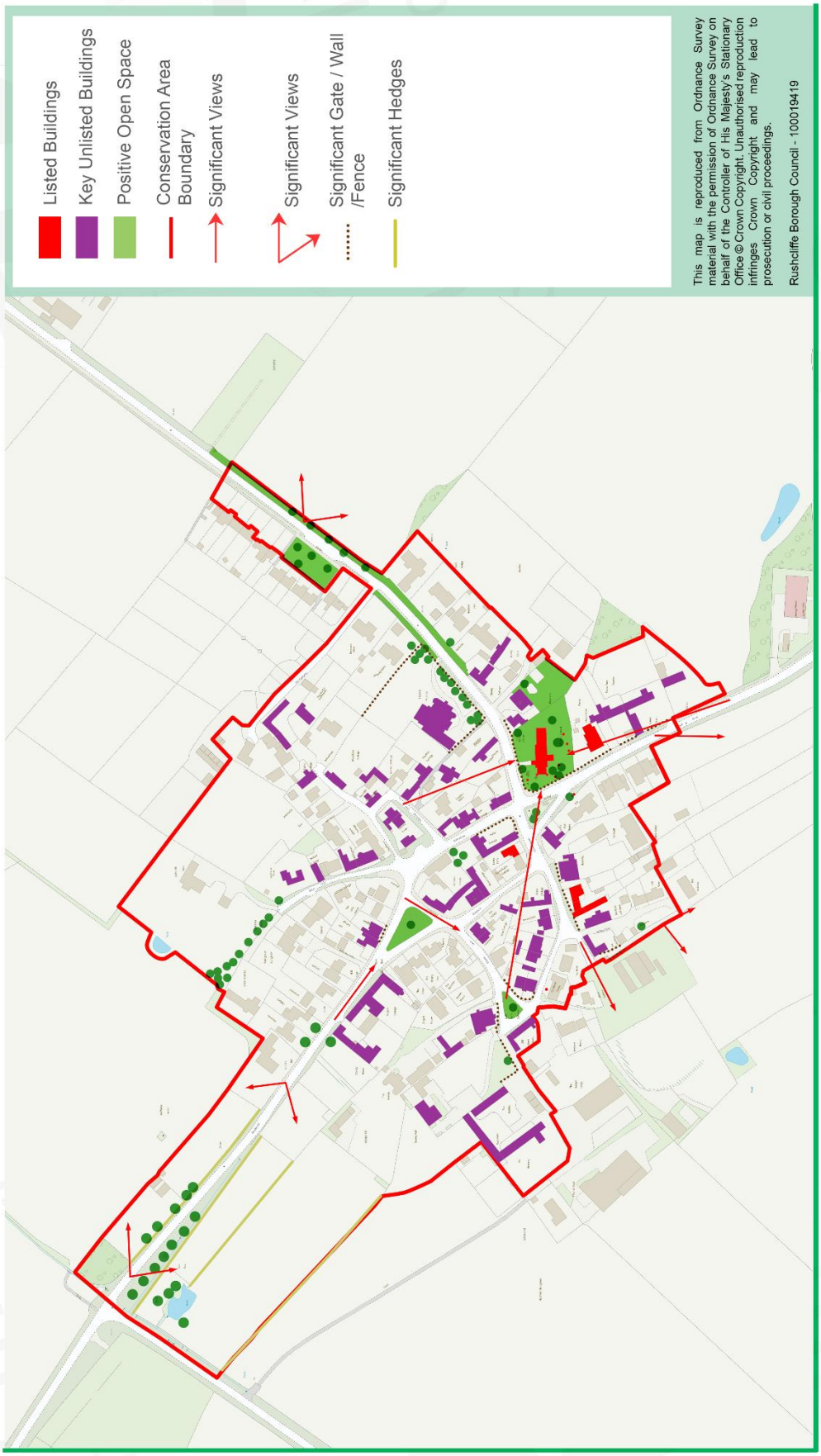
Location: GRANBY FARMHOUSE, CHURCH STREET, Granby, Rushcliffe, Nottinghamshire

Granby War Memorial

Grade: II | Listing Entry Number: 1462714
National Grid Ref: SK 75079 36219

Location: Churchyard Of All Saints Church, Sutton Road, Granby, Rushcliffe, Nottinghamshire, NG13 9PY, Granby, Rushcliffe, Nottinghamshire

⌖ The titles of these listings may not make it clear that **all listed buildings always include all attached structures and extensions, regardless of age, and all detached outbuildings built before 1st June 1948 which are, or were at the time of listing, ancillary to the function of the primary listed building and were in the same ownership at the time of listing**.

For example, when a house is listed, the listing will apply to extensions, porches, detached historic stables, barns, wash houses, privies etc. Such outbuildings and extensions are only exempt from the provisions of listing where the listing specifically excludes them. Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

8 Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map