

**Cropwell Butler Conservation Area
Appraisal and Management Plan
February 2025**



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1 Introduction

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'.

Cropwell Butler Conservation Area was designated in 1990. Prior to this reappraisal of 2025, the Cropwell Butler Conservation Area was reviewed in 2007.

[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.

Cropwell Butler Conservation Area:

Summary of Special Interest

Distinct rural feel in both landscape and architecture

Small village green, with a strong rural character, acts as a central focal point

Modern infill development hasn't eroded the quality of the conservation area.

Mature trees create a leafy, natural backdrop

Rural routes provide scenic approaches into the village

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 Cropwell Butler 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](#)

2 Cropwell Butler 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.

Cropwell Butler is a small rural village situated just east of the A46 and approximately one kilometre north of the neighbouring village of Cropwell Bishop. It lies within the borough of Rushcliffe and is roughly 10 miles southeast of Nottingham city centre, offering a peaceful setting while remaining accessible to nearby towns and transport routes.

The village is modest in size and amenities, with a community hall and playing field providing space for local events and recreation. Its only other public facility is The Plough Inn, a traditional public house that serves as a social hub for residents.

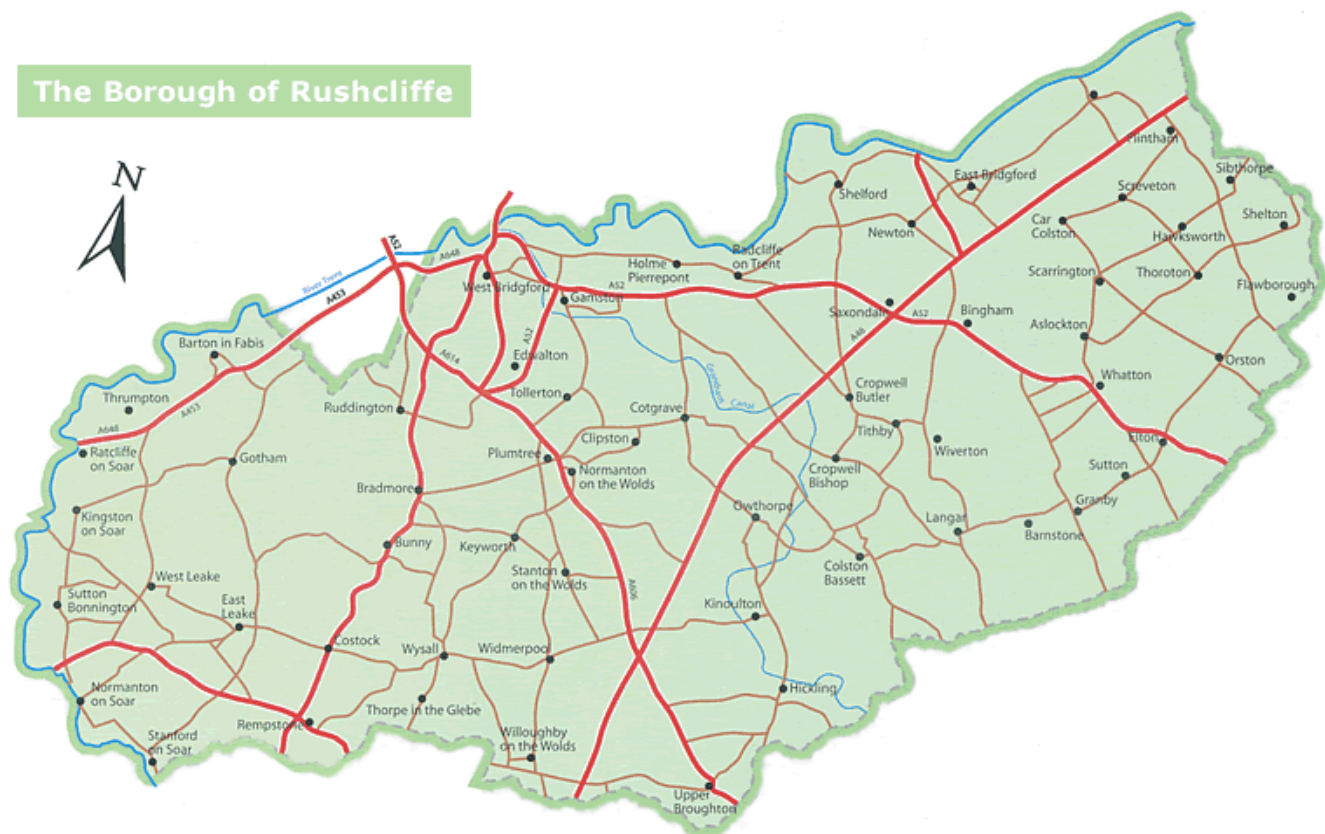


Figure 1- A Map of the Borough of Rushcliffe

Cropwell Butler is set within a gently rolling rural landscape, formed on the Mercia Mudstone escarpment. The land here gradually slopes eastward towards the distinctive hills of the Vale of Belvoir. This geological setting has helped shape the area's fertile soils, which support high-quality arable farmland and give the landscape its strong agricultural character.

Nottinghamshire County Council has identified two Mature Landscape Areas (MLAs) in the vicinity of Cropwell Butler. The first lies within the conservation area and includes several well-preserved ridge and furrow fields to the east of the village, evidence of its medieval agricultural past. The second MLA lies outside the conservation boundary and encompasses the historic parkland surrounding Grove House, located between the village and the A46. These designated landscapes contribute significantly to the rural character and visual setting of Cropwell Butler.

2.1 The Cropwell Butler Conservation Area

Cropwell Butler is a particularly attractive village with a distinctive, historic layout of streets and open spaces. Unusually, the village lacks a parish church. The original, once linked to a monastic order, was destroyed during the Reformation.

Main Street is defined by its narrow roads, lined with rural buildings of warm red brick and pantile roofs, high walls, and mature trees. In contrast, Back Lane retains the character of a traditional country lane, with grass verges, hedgerows, and established trees.

The conservation area was designated in 1990, with its boundary extended on 22 February 2007 to include surrounding land that contributes to the village’s rural setting. Within the area are four Grade II Listed Buildings, the most prominent being West Lea, a mid-18th-century residence.

Conservation Area Boundary covers	22 ha (approximate)
Number of Grade I listed buildings	0
Number of Grade II* listed buildings	0
Number of Grade II listed buildings	4

A full list of Cropwell Butler Conservation Area’s Listed buildings can be found in Appendix 1
Details accurate as of January 2025

3 Historical Contexts

3.1 Location and Historic Activities

Archaeological and documentary evidence suggests a Saxon presence prior to the Norman Conquest, with the area held as a manor by a Saxon lord named Ulric. Following the Norman invasion in 1066, William I redistributed land to consolidate royal authority, establishing the feudal system. The name of the settlement at this time, Crophille, appears to derive from the nearby Hoe Hill. By the late 12th century, the Manor of Crophille had been granted to the bottler (butler) of the Earl of Chester, from which the village later derived its full name: Cropwell Butler.

The medieval ecclesiastical landscape was significant. Tythby possessed a 13th-century stone church, possibly replacing an earlier structure. Cropwell Butler had its own church, dedicated to St Nicholas, until its demolition around 1660. Land in the area was granted to Thurgarton Priory during the 12th century, reflecting the growing influence of monastic institutions. In addition, the church at Cropwell Butler came under the jurisdiction of the French monastery of St Martins at Sées, illustrating cross-Channel ecclesiastical ties of the medieval period.

The mid-14th-century Black Death had a lasting impact on the social structure, accelerating the decline of feudalism and enabling the rise of the yeoman class. By the late 15th century, the process of land enclosure

began, notably with Sir John Butler enclosing six acres in 1493. This trend intensified in the 18th century, culminating in the 1778 Enclosure Act, which reshaped land ownership and usage in Cropwell Butler, often to the detriment of smallholders.

Historically, land use and agriculture were governed by the Manor Court, which met biannually. From 1738, a detailed record of proceedings indicates a well-organised, self-sufficient community. The 1894 Local Government Act brought further change, establishing Cropwell Butler Parish Council, which assumed responsibility for local governance. Initially dominated by landowners, it eventually evolved into a more representative body.

Though primarily agrarian, the village was not immune to industrial shifts. The late 18th and early 19th centuries saw limited industrial activity, such as home-based lace finishing. The arrival of the Grantham Canal in 1793 and proximity to Bingham's railway enhanced connectivity and modestly impacted local employment. Methodism, first documented in 1773, led to the construction of both Wesleyan and Primitive Methodist chapels during the 19th century. A Chapel of Ease was also erected in 1845 to serve Anglican parishioners. Education provision began with dame schools and culminated in a purpose-built school in 1909, which served the village until 1968. This building was subsequently repurposed as the village hall.

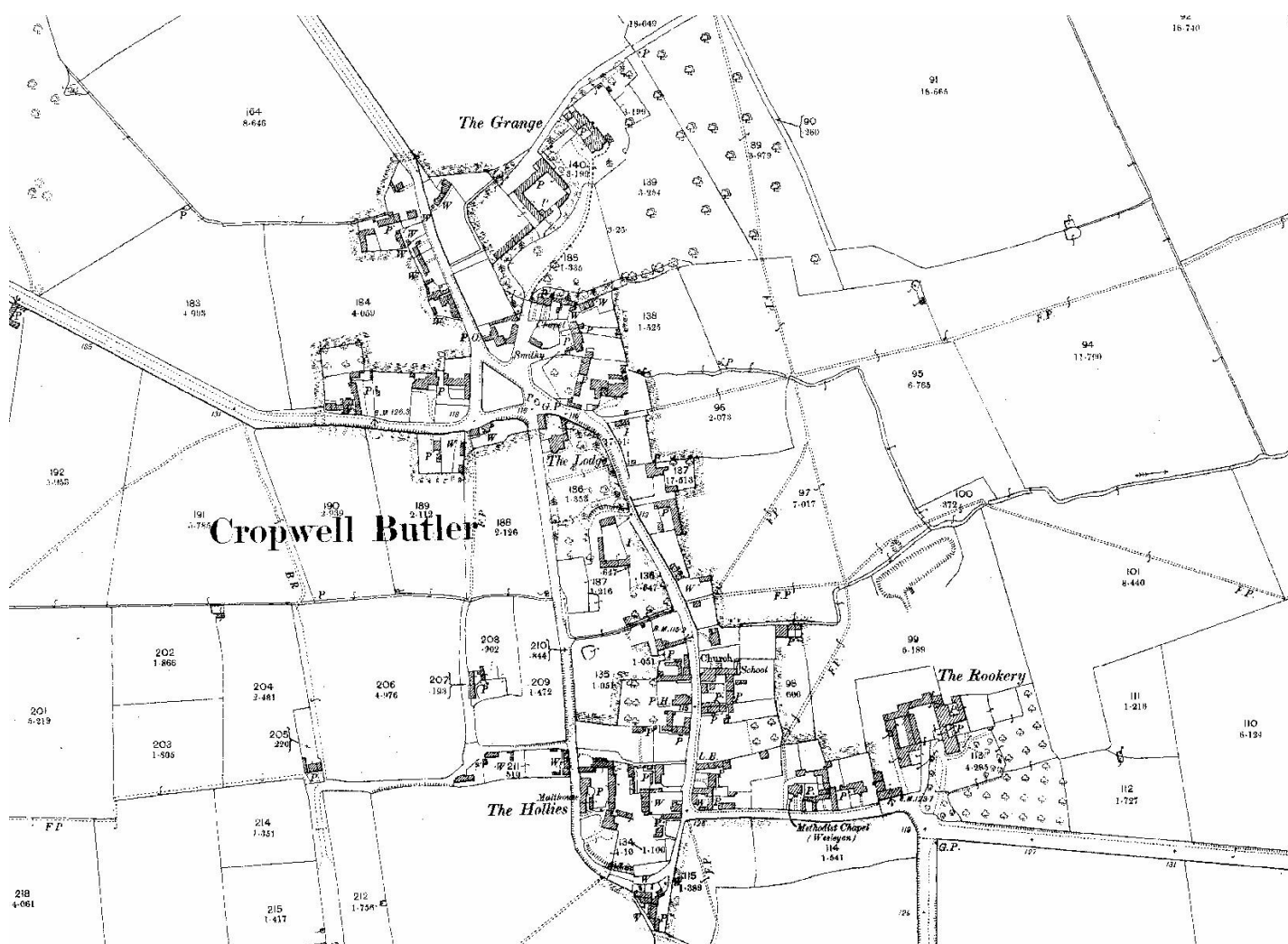
Cropwell Butler has a number of significant communal features, including a cemetery established in the early 20th century due to the limitations of the Tythby churchyard. A lych gate was installed in memorial and refurbished in 2020, now enjoying listed status. The Village Green, once allotments and derelict cottages, was transformed into public open space in 1959. The Women's Institute, active since 1915, and the Parish Council have played pivotal roles in fostering community identity and celebrating national events.

The mid-20th century brought dramatic changes to the built environment. In 1964, Bingham Rural Council designated 33 properties for demolition due to poor living conditions, leading to the construction of Butler Close by 1967. Despite the loss of historic buildings, the village retained its rural character, winning multiple "Best Kept Village" awards during the 1970s. A number of 19th-century buildings, including The Grove, Mahon House, The Grange, and Rookery Farm, reflect the architectural legacy of the village's late Georgian and Victorian period.

3.2 Historical Mapping



Figure 2 - Chapman 1774.



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

The layout of the village was set long before 1774 but the village has continued to evolve since then. Chapmans map of 1774 shows a westerly route linking the two Butler villages; this is still visible as a public bridleway skirting Hoe Hill.

The village features a main linear street running roughly north to south, which forms the spine of the settlement. This main road is where most of the older houses and key community buildings are located, giving the village a somewhat elongated shape.

From this primary street, a few smaller lanes and narrow roads branch off, creating minor loops and cul-de-sacs. These secondary streets tend to serve residential clusters and newer housing developments, such as Butler Close, which was built in the 1960s.

Back Lane runs roughly parallel and just to the rear of the village's main thoroughfare. The lane is characterised by traditional rural charm, with a mix of older cottages and some newer homes tucked away, often with gardens or small paddocks backing onto it. It has a cozy, tucked-in feel, bordered in places by hedgerows, and mature trees, which contribute to a peaceful, secluded atmosphere.



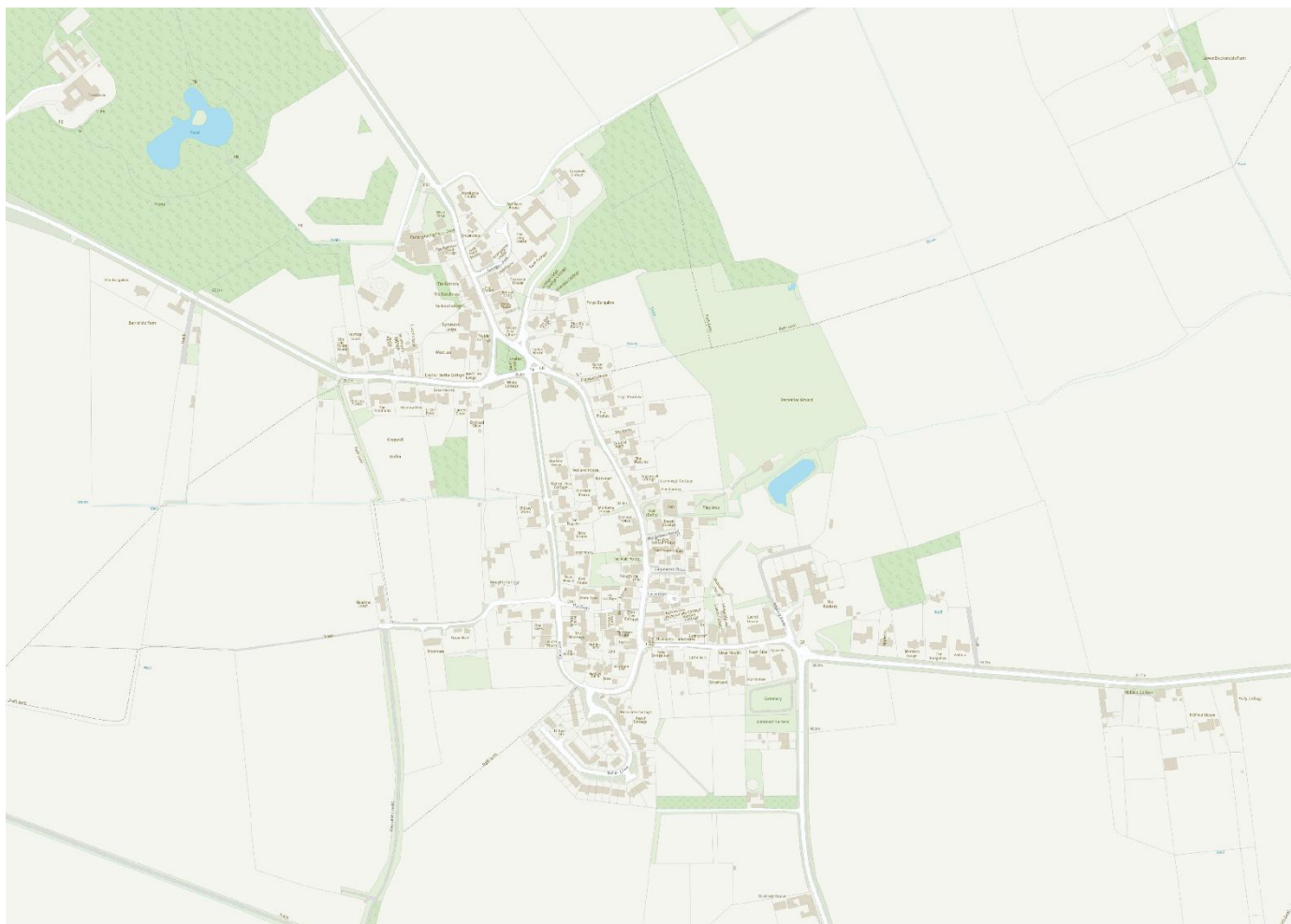
Figure 5 – Back Lane with its brick walls and greenery

There is no formal grid or strict geometric layout; instead, the pattern is organic and irregular, shaped by historic land boundaries, natural features, and agricultural needs. The roads and lanes tend to curve gently.

Footpaths and bridleways connect the village to surrounding fields and neighbouring settlements, often running perpendicular to the main street and secondary lanes, linking homes to farmland and walking routes.

The actual extent of the village hasn't significantly increased over the past 200 years. Apart from Butler Close most of the development has been infill between existing properties.

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

The village generally has an enclosed feel with many views along Main Street become limited by bends in the road. Whilst many properties front onto the road, the general sense of enclosure is mainly created by brick or stone wall, banks, hedges and informal planting.



Figure 6 – Bullion Cottage and the Bake House along Hardigate Road

The village green along with the old road sign and water pump act as a focal point for the village. A number of large properties enclose the green, but equally important are the smaller properties to the Northeast, which are based around an informal open road. Their gardens and grass verges help create an enclosed sense of space in the village.



Figure 7 – Village Green



Figure 8 – Water pump and village sign

4.3 Open Spaces, Trees and Landscape

Many of the original enclosure field patterns are still visible in fields near the village, with many showing the characteristic ridge and furrow marks from historic agricultural practices. However, beyond these areas, many of the fields have been enlarged over time, reflecting changes in land use and farming methods.



Figure 9

Trees play a particularly important role in the character of Cropwell Butler. Mature trees line and frame the views into the village from all the main access roads, creating a natural gateway effect. In addition to these trees, many properties, although not always of significant architectural value in terms of conservation, feature well-maintained and thoughtfully landscaped front gardens. Together, the trees and these green spaces along the main routes contribute significantly to the village's overall rural and picturesque atmosphere, softening the built environment and enhancing the sense of arrival into a tranquil rural setting.



Figure 10 – Trees softening the built environment, creating a verdant setting



Figure 11 – The Village Hall

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
Presence of mature trees that frame key views and entrances, enhancing the village’s rural character. Retention of historic enclosure field patterns with visible ridge and furrow, adding cultural and landscape value. Well-maintained front gardens and informal planting around properties contribute to a green, enclosed village feel. Village green acts as a focal open space, promoting community interaction and preserving village identity.	Limited public open spaces beyond the village green, restricting recreational opportunities for residents.
Opportunities – what could make the open spaces, trees, and landscape better?	Threats - what would make an open spaces, trees and landscape worse?
Enhancing the planting of native trees and hedgerows along roads and field boundaries to strengthen landscape connectivity. Creating additional public open spaces or pocket parks to improve recreational provision.	Pressure for development that may lead to loss of open spaces and mature trees, harming the rural character. Neglect or removal of hedgerows and trees due to disease, poor maintenance, or land management changes. Increased traffic or road widening that could damage roadside vegetation and disrupt views.

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 Cropwell Butler 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

The frontage of properties in Cropwell Butler plays a significant role in defining the village's unique character. Many homes are bordered by traditional brick or grey stone walls, which sometimes give the streets a more urban feel rather than a purely rural one.

Common boundary treatments throughout the village include stone and brick walls, as well as banks planted with hedgerows or informal vegetation. These natural and traditional features help maintain the village's rustic charm.



Figure 12 – High brick wall and hedge along Radcliffe Road

However, large expanses of tarmac driveways can detract from this rural atmosphere, making the area feel more modern and less connected to its countryside setting. In contrast, driveways surfaced with gravel or sett paving contribute to a softer, more informal rural appearance.

Metal railings and gates have the potential to contrast the village's natural aesthetic and detract from the character of the properties. There many gates and railings are carefully matched to their respective properties, enhancing and supporting the rural feel rather than detracting from it.



Figure 13 – Cast iron finger post with county roundel



Figure 14 – Post box built into the wall



Figure 15 – K6 Telephone box used as a defibrillator

5 Buildings of the Conservation Area and Key Characteristics

In Cropwell Butler, a variety of building types, ranging from modest vernacular cottages to larger Georgian and Victorian homes, contribute to the village's distinctive architectural character. Several prominent Grade II Listed buildings punctuate its main thoroughfares and lanes:

The Poplars on Main Street is an early 18th-century brick house with a low-pitched slate roof, sawtooth eaves cornice, symmetrical three-bay frontage, central doorway with overlight and gothic glazing, and 16-pane sash windows

West Lea on Radcliffe Road dates to the mid-18th century. It's a substantial brick house with modillioned eaves, stone-coped gables, 5-bay frontage, sash windows with stuccoed lintels and keystones, and an later projecting porch.

The Grange, another Radcliffe Road residence from the early 19th century, is built in gault brick with a low hipped slate roof, decorative pilaster quoins, round-arched entrance set in a recessed panel, and sash windows.

The Grove, dated 1837, features a rendered finish on stone plinth, hipped slate roof with oversailing eaves, symmetrical three-bay front, central pilastered porch, and later rear additions sensitively integrated.

The Court, with stable wing and dovecote, is early-mid 19th century. Stuccoed with stone plinth, hipped slate roof, sash windows, French windows, rear stable range, and distinctive octagonal dovecote tower.

Other listed assets include a cast-iron milepost on the Grantham Canal and the Grade II lychgate war memorial at the cemetery.

Non-listed buildings in the conservation area include vernacular cottages constructed in warm red brick or local stone, with pantile roofs and sash or casement windows. These buildings contribute to the intimate and historic atmosphere, especially along Main Street and Back Lane. Informal building layouts and clustering around the village green, combined with traditional boundary walls and mature plots, reinforce the rural setting.

Period styles range from early 18th to mid-19th century, predominantly brick and stone construction with slate or pantile roofing.

Scale and form: Mostly detached two-storey homes; cottages are smaller; large houses hold prominent positions; outbuildings like stables and dovecotes add historic layering.

5.1 Building types and Activity

The older buildings in Cropwell Butler mainly consist of a mixture of farmhouses, cottages, Georgian houses and outbuildings. Many of these can be seen on the historical maps.

Property names give clues to former uses of what are now residential buildings, such as The Old Police House, The Old Post Office, The Old Forge, The Old School, The Maltings and The Malt House, and numerous properties named after stables or barns.



Figure 16 –



Figure 17 – Sycamore Lodge with its thatched roof



Figure 18 – The Plough Inn Public House



Figure 19 – The Old Forge



Figure 20 – The Maltings, Back Lane

5.1.1 Building types and Activity SWOT Analysis

Strengths - what activities/places can you go that makes the village/town great?	Weaknesses - what activities/places that exist that detract from making the village/town great?
The Plough Inn is a well-loved village pub contributing the social value Village Hall (former school) hosts groups, community events, and social gatherings .	Limited amenities remain—no shop, post office, or school within the village Public transport is infrequent, and the lack of local services makes residents heavily car-reliant
Opportunities - what activities/places could exist that would village/town even better?	Threats - what activities/places would village/town worse?

	Closure of The Plough Inn, Village Hall, or Sheldon Field—key community hubs—would significantly weaken social ties. Unsympathetic development—especially new housing without supporting facilities—could overburden infrastructure and damage village character.
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5.2 Key Characteristics and Building Materials

Building Materials

Traditionally, building materials were largely locally sourced as bricks did not often travel far from where they were made, leading to interesting village specific sizes, colours and styles. 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 red brick with examples of earlier stone walls.

Roofs: Dominated by clay pantiles with a few examples of Welsh slate. Gable ends are plain close verge where the tiles run to the edge of the brick gables.

Windows: Timber sliding sashes, with many creating a symmetrical façade and having glazing bars. Arched brick lintels are most prominent.

Doors: Timber with many having six panels on larger properties.

5.2.1 Key Characteristics: Main Street (Character Zone 1)

Key Characteristics / Architectural Features:

Main Street feels surprisingly enclosed and urban due to its narrow carriageway, medium-to-high brick and stone boundary walls, and frequent sharp bends that limit long-distance views.

The street's tight layout is softened by hedges and mature planting, though glimpses of rooftops and trees beyond the walls hint at the village's rural setting.

5.2.2 Key Characteristics:

Key Characteristics / Architectural Features:

The village green acts as an essential counterpoint to the otherwise enclosed streetscape of Main Street and Back Lane. The small, triangular open space is prominently anchored by the village pump and historic road sign, defining a clear focal point within the village core.

It is bordered by a mix of larger, well-proportioned houses and smaller cottages clustered around an informal roadway, complemented by grass verges, mature trees, and garden planting. These elements collectively soften the urban feel of adjacent streets and reinforce the green's significance as a communal and visual anchor in the conservation area.

5.2.3 Key Characteristics:

Key Characteristics / Architectural Features:

Back Lane and the village entrance routes retain a distinctly rural character, offering a marked contrast with the more urban-feeling Main Street. Roadside boundary treatments here are consistently more natural and informal—timber fences, native hedgerows, and vegetated banks—rather than the brick or stone walls seen elsewhere. These softer edges create a welcoming, countryside aesthetic as one approaches the village.

Mature trees line these routes, framing views and serving as a leafy backdrop to the village, helping to maintain a strong connection with the surrounding landscape. Ecologically, these trees and hedgerows also provide essential habitat and act as wildlife corridors that improve biodiversity, while visually reinforcing the village's agricultural setting

5.2.4 Key Characteristics:

Key Characteristics / Architectural Features:

The Grange is a Grade II-listed, early 19th-century gault-brick house set within a secluded, sylvan landscape. Positioned behind a mature tree belt and dense shrub planting, the property is effectively screened from view, with only glimpses of its low-hipped slate roof and white entrance bay visible from the road. The planting not only enhances privacy and framing but also bolsters the rural character by seamlessly integrating the dwelling with its wooded surroundings.

Though the site accommodates a combination of historic and modern buildings, their impact is minimal: new structures are carefully positioned away from street views and softened by landscape buffers, ensuring they do not detract from the heritage value of The Grange or its natural setting. The trees and shrubbery act as vital backdrops to key visual axes within the village, reinforcing the conservation area's verdant and tranquil architectural context.

5.2.5 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?
Traditional materials such as red brick, natural stone, pantile and slate roofs create a consistent and historic appearance.	Large areas of hard surfacing (e.g., tarmac drives) reduce the rural and soft landscaping character.

Most buildings are modest in scale and retain original proportions and detailing. Boundary treatments—brick walls, hedgerows, and planted banks—enhance the enclosed rural feel.	
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?
Promote use of sympathetic materials and design in new development or extensions.	Further loss of traditional detailing through unsympathetic alterations. Overdevelopment or suburban-style infill that disrupts scale, layout, or material character. Neglect of older buildings leading to decay or demolition.

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 photos of the Listed Buildings and structures in Cropwell Butler Conservation Area (correct as of [DATE]) 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 21 – West Lea



Figure 22 – The Court, Including Stable Wing and Dovecote



Figure 23 – Lych Gate War Memorial

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 24



Figure 25



Figure 26

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 Cropwell Butler 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 **Cropwell Butler 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 115m³

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 Cropwell Butler Conservation Area

There are currently no Article 4 Directions for Cropwell Butler 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 Cropwell Butler Conservation Area was **Council led**

The consultation period took place between the following dates
04/05/2025 – 26/05/2025

The date of the Consultation Event

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.

16/06/2025

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 Cropwell Butler 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 Cropwell Butler 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 [Date])

Title	
Grade:	Listing Entry Number:
	National Grid Ref:
Location:	

Title	
Grade:	Listing Entry Number:
	National Grid Ref:
Location:	

⌘ 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