

**Flintham Conservation Area
Appraisal and Management Plan
January 2009**



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Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

- Strong rural approaches to the village, which each vary in character from narrow lanes enclosed by hedges, wider roads with verges enclosed by trees, and open views of the village when approached from the South.
- The Main Street has a distinctive character with a valuable level of consistency of materials and design. The linear Main Street is almost continuously defined by buildings or walls and gives an enclosed feel.
- A key feature of the village is the Hall with its surrounding parkland. Whilst some of this area is now used for agriculture it retains its character due to mature clumps of trees and individual trees scattered within the fields.
- The village is closely bordered by a network of small fields and paddocks.

2 Introduction

2.1 The Flintham Conservation Area

The Flintham Conservation Area was first designated in 1972. It is the largest of Rushcliffe's Conservation Areas and contains the most listed buildings or structures- 38 in total. The Conservation Area has 2 distinct parts, the core of the village with the adjacent small fields and paddocks and Flintham Hall with its expanse of parkland and woodland.

2.2 The purpose of a Conservation Area character appraisal

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

In 2005, Rushcliffe Borough Council followed government advice by looking more closely at the architectural and historic features within each Conservation Area and how their special character could be preserved or enhanced. This work has resulted in the production of Conservation Area Appraisals and Management Plans.

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

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

As part of this appraisal the boundary of the Conservation Area has been reviewed, it is the Council's intention to rationalize the boundary by ensuring it follows obvious field and property boundaries.

2.3 The planning policy context

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

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

3 Location and landscape setting

3.1 Location, activities and setting

Rushcliffe Borough forms the southern tip of the Nottinghamshire District which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about ½ 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.

Flintham is located just to the East of the A46 close to the Borough's northern boundary. The village has a pub, school and community run shop. The A46 provides a strong barrier between the village and Syerston Airfield and the associated area of housing located to the West. The village is located on a slight ridge running East to West.

The historic core of the village is included within the Conservation Area along with the Hall and its grounds. Areas not included within the conservation are the modern housing on Inholms Gardens and areas of large scale arable farming located to the North of the village.

4 Historic development and archaeology

4.1 Historic development

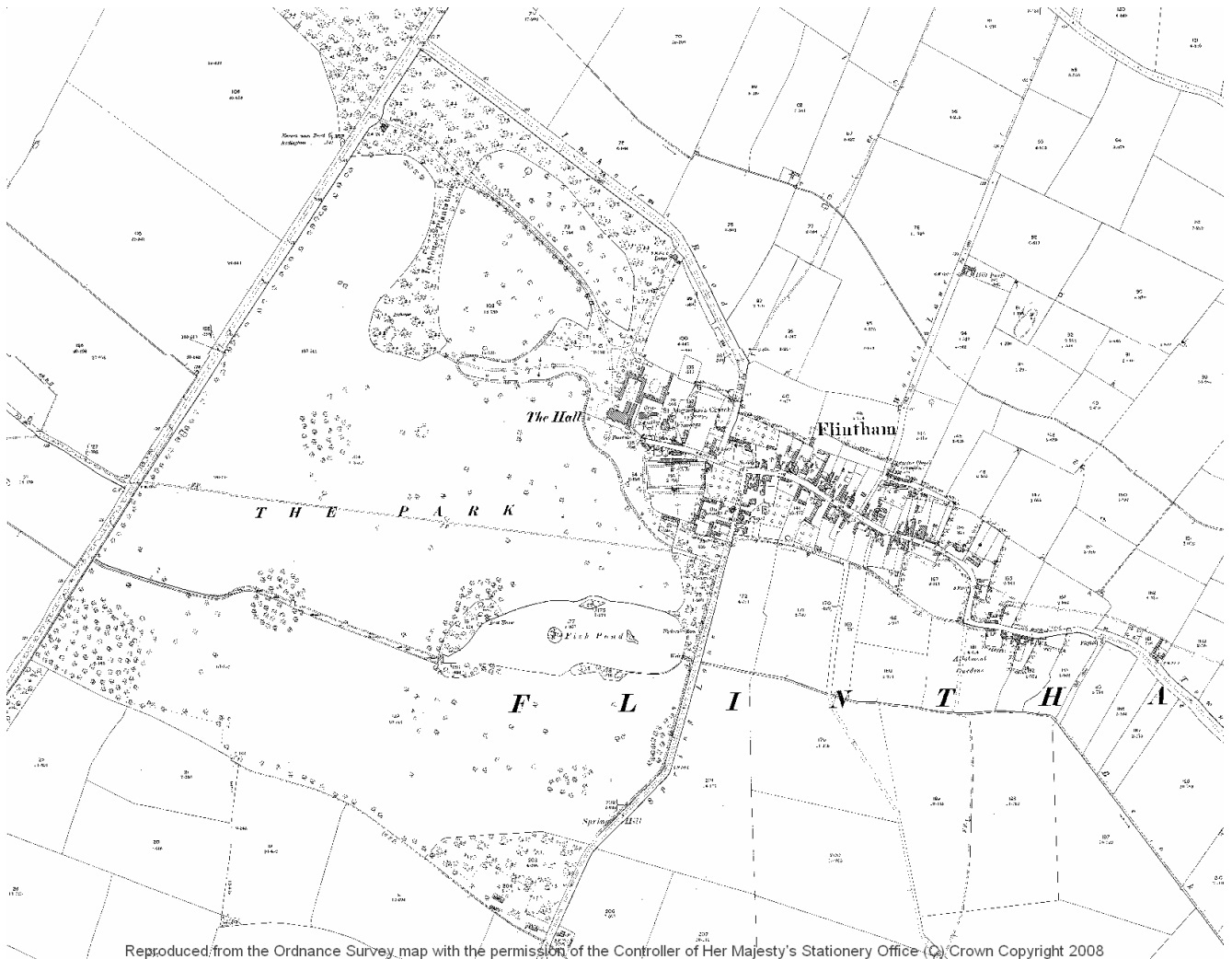
The Roman Road the Fosse Way, dates from the 1st Century and Flintham is likely to have developed as one of the spinal villages located just off the road. The village appears in the Domesday Book of 1086 as Flinteham and would have been a farming settlement.

The appearance of the countryside around Flintham is primarily a result of the enclosure movement of the 16th, 17th and 18th Centuries, modified by the requirements of modern farming technique. The maps below show that whilst many field boundaries remain unchanged pressure for more economical farming techniques has resulted in larger fields being created. Fortunately many of the fields and paddocks immediately adjacent to the village have remained relatively unchanged.

In A Topographical Dictionary of England, Samuel Lewis, 1848, the village is described as containing '611 inhabitants... and comprises by admeasurement 2101 acres, whereof 1471 are arable, 420 pasture, and 210 woodland; the soil is a red marl in the lower part of the parish, and in the upper part sandy.'



Sanderson's 1835 Map.



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright 2008
 Flintham, 1900. Note the creation of the lake in the Hall's grounds.



Present day Flintham

4.2 Archaeology and scheduled monuments

There is one scheduled ancient monument in Flintham, the remains of a mud walled dovecote, located South of Main Street at the rear of Cottage Farm and The Broadmarsh. Grid ref: SK7420 4590. Before the use of brick this would have been a common building material.

5 Spatial analysis

5.1 Plan form and layout

The historic maps above clearly show the road layout has remained much the same with the footpath running across the Hall grounds at one time being a more prominent route into the village. The only notable infill has been along the road that links the village with the A46. As this is slightly set apart from the historic core of the village it has had little impact on the character of the Conservation Area. The village has always had a linear nature with properties having a close association to the adjacent roads.

5.2 Landmarks, focal points and views

The view from the lane which runs from the corner of Main Street and Inholmes Road gives a tantalizing glimpse of Flintham Hall, which due to its mature landscape setting isn't readily visible from the village. However the Hall's grounds and many of the auxiliary buildings do make an important visual contribution to the village.

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

5.3 Open spaces, trees and landscape

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

The Hall's grounds act as an important backdrop to the village and are a Registered Park and Garden. The grounds are intended to look like a natural English landscape with rolling grassland dotted with trees, lakes and woodlands. However the grounds are predominantly man made including the lake which was created when the Hall was redeveloped in the mid 19th Century.

The main approach to the village from the A46 is enhanced by mature woodland to the South and additional tree planting located along the wide verge and the edge of the adjacent public open space to the North. This gives a dramatic entrance to the village and is a stark contrast to the character of Main Street, which due to the density of housing and its close proximity to the road leaves very little space for any prominent trees.

The orchard located on the corner of Main Street and Spring Lane with its unusual design of timber fence gives the area a very rural character.

Woods Lane also has a strong rural character where the property frontages are dominated by hedgerows. The most prominent and traditional hedging plant is Hawthorn which complements the surrounding countryside. There is some loss of character when non native plants such as Laurel have been used for hedging in this rural context.

5.4 Public realm

Boundary treatments are particularly important in Flintham. Woods Lane mentioned above is dominated by hedgerows, whilst Main Street is dominated by brick and stone walls, these, along with the unusual design of timber fencing around the Hall, all help to define Flintham's special character.

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



Examples of walls and timber fencing in the village. Many of the walls have either flat brick coping or a triangular brick coping.

Surfacing also makes an important contribution to the character of the Conservation Area and a number of properties still show examples of stone cobble paving. Any loss of this paving would drastically reduce the character of each property and would be impossible to replace.



A good example of stone paving in the village.

6 The buildings of the Conservation Area

6.1 Building types

The older buildings in Flintham mainly consist of a mixture of farmhouses, cottages, Georgian houses and outbuildings, many of these can be seen on the historical maps shown in 4.1.

6.2 Listed Buildings

Listed buildings are protected by law and consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. If a building or structure is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest, then it is Listed. Further information can be found in Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe, which is also available online (see references section).

There are 38 listed buildings or structures in Flintham all being Grade II apart from the Hall and adjoining terrace wall which is Grade I. All of the Listed buildings fall within the Conservation Area.

The Hall was based on an earlier Georgian House which was remodelled in 1851 and encased in Ancaster Stone by the architect T. C. Hine, who was based in Nottingham. The Conservatory is approximately 40 foot high and was modelled on the Crystal Palace. Many of the Halls ancillary buildings and structures such as the 3 lodges, ice house, kennels, the walled gardens and garden urns are also listed.

A complete list of all these buildings and structures is provided in Appendix 3. All listed buildings are shown on the appraisal plan, but some of the smaller structures aren't shown.



The Old School House, Grade II Listed.



The Old Bakehouse, Grade II Listed

6.3 Key unlisted buildings

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

The positive buildings have been selected using criteria set out in Appendix 2 of English Heritage's *Guidance on Conservation Area appraisals* (2005). In a situation where a building has been adversely affected by modern changes and restoration is either impractical or, in fact, not possible they are excluded.

Almost 50 unlisted cottages, farmhouses and outbuildings have been identified on the Townscape Appraisal map as having a positive impact on the character of the Conservation Area. The majority of these 18th and 19th Century buildings have a strong relationship with Main Street with many abutting the road or pavements and facing on to the street. This creates a strong sense of place and in a number of instances a sense of enclosure.



Listed and unlisted buildings contributing to the enclosed nature of Main Street.

6.4 Building materials and local details

Building materials were largely locally sourced, 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 tend to fall into 2 main categories. Small parapet gables and plain close verge gables where the tiles run to the edge of the brick gables. Chimneys are built in to the gable wall.

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. Many properties which directly border the road are orientated away from the road with doors located to the side or rear.

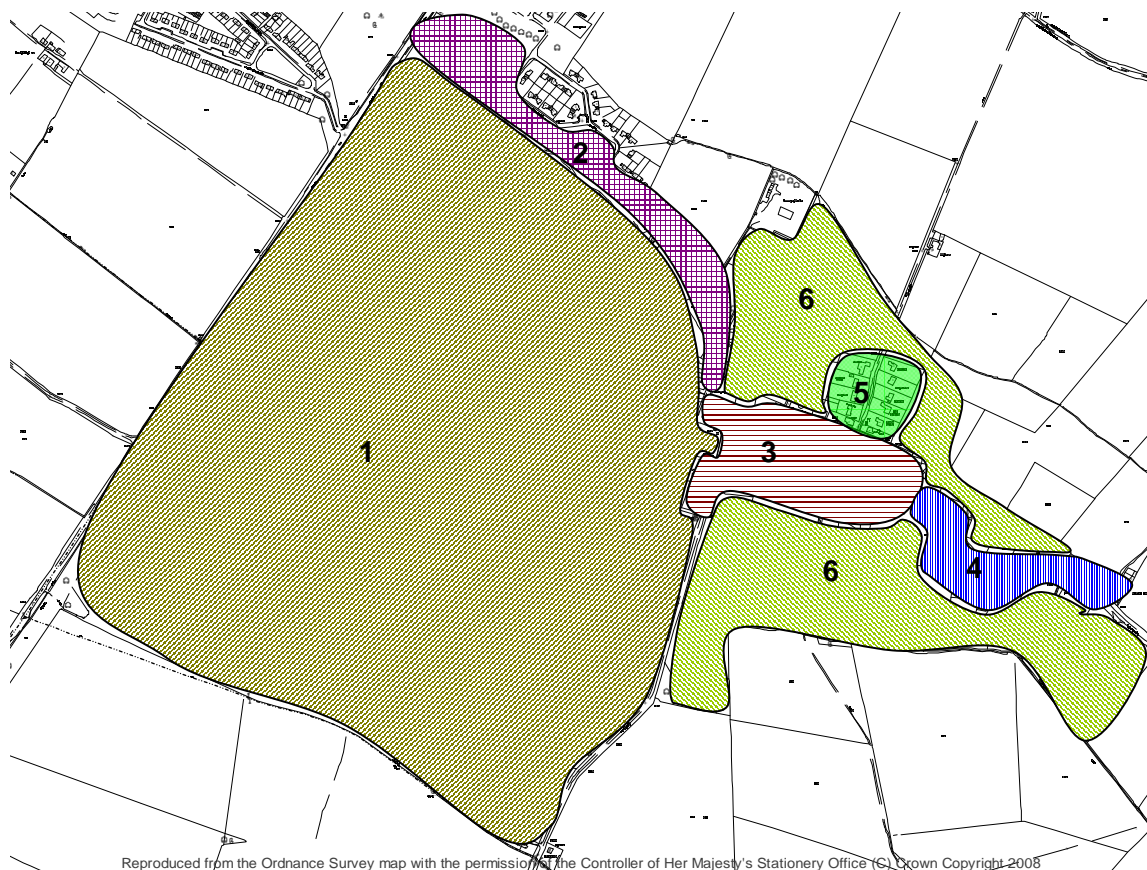


Note the lack of doors facing the road and the differences in gables with parapet gables on the left and a plain close verge on the right of the foreground buildings. The Main Street is dominated by walls with the occasional hedge.

The consistency of materials and overall design, along with variations in individual property layout and scale, complement each other and create an interesting and varied street scene.

7 The character of the Conservation Area

7.1 Character areas



1 Hall and Grounds.

A picturesque landscape with a lake, grassland dotted with trees surrounded by woodland and clumps of trees. Areas used for agriculture retain their character due to the number of mature trees within the fields.

2 Inholmes Road

Tree lined entrance to village with wide grassy verges, backed by mature woodland or community open space. The properties to the North don't contribute to the character of the Conservation Area.

3 Village Centre

A strong sense of enclosure is created by the large number of buildings and walls which front directly onto Main Street and Spring Lane.

4 Town End Lane

Small groups of buildings are separated by the surrounding farmland which abuts the road.

5 Woods Lane

A small lane with modern housing. The grass verges, backed by hedgerows and large front gardens, give the lane its character.

6 Small Paddocks and Fields

A network of small fields and paddocks encloses the village. Breaking these up into larger fields would reduce the character of the village.

Part 2 Generic Management Plan for Conservation Areas In Rushcliffe

The Generic Management Plan for Conservation Areas in Rushcliffe sets out broad guidelines for all Conservation Areas. Specific aspects for individual Conservation Areas will be included here following analysis undertaken at individual consultation events for each Conservation Area.

1.0 Introduction

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

2.0 Aims and Objectives of this Management Plan

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

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

3.0 National and Local Policies and guidance

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

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

English Heritage “Management of Conservation Areas”

- 3.2 The County Structure Plan contains the following policy:

POLICY 2/12 HISTORIC CHARACTER

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

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

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

EN2 – CONSERVATION AREAS

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

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

there will be no loss of part or all of an open space which contributes to the character or appearance of the conservation area.

EN3 – DEMOLITION IN CONSERVATION AREAS

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

3.4 Village Design Statements

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

4.0 Development in Conservation Areas

4.1 Article 4 Directions.

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

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

4.2 Building Design

Extensions to buildings in Conservation Areas should respect

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

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

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

- 4.2.2 In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high quality workmanship are the keynotes.
- 4.2.3 Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.
- 4.2.4 As with extensions, good contemporary design which respects local character and the context of the site will be encouraged.

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

- 4.2.5 Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high quality replication may be required in a few very sensitive locations.
- 4.2.6 All new buildings should respond appropriately to the existing frontage and normally follow the established building line. Development or redevelopment will normally be resisted if:
- it blocks important views identified in the individual appraisals
 - uses important open spaces identified in the appraisals
 - adversely affects the setting of any Listed or key buildings
 - fails to maintain or re-establish the streetscape where appropriate
 - dominates its conservation area background
 - fails to recognize the context of the site
 - destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees
- 4.2.7 New development that stands out from the background of buildings may be appropriate in exceptional circumstances if it contributes positively as a landmark to enhance the street scene, to highlight a corner or to signal a visual change of direction such as along a curving vista.
- 4.2.8 Any external lighting should be carefully designed and sited to minimise light pollution.
- 4.2.9 Energy producing or saving devices are generally welcomed by the Council, but careful consideration is required when these are to be located in a conservation area and some may require planning permission. In particular they should be sited to minimise their impact on the building and on the local amenity.

4.3 Materials

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

Most of these materials are no longer available except in limited quantities, second hand. Generally it is preferable to use good quality new materials, even for extensions to existing buildings. Acceptable

4.4 Boundary Treatment

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

4.4.1 Types of boundary

4.4.2 High brick walls and buildings on the back of pavements create a hard, urban feel to the conservation area whilst hedges, verges and trees produce a more rural character. In some conservation areas one or the other predominates whilst some have a mix of these features.

4.4.3 Where the character definition is strong it is important to retain and promote a continuation of the theme. A high brick wall in a predominantly "green" lane will impact adversely on its character and the introduction of a hedge in an urban scene may be equally inappropriate. Where there is a variety in the type of boundary there will be more flexibility.

4.4.4 Local materials and design play a vital role in successful boundary treatments which maintain or enhance the character of the conservation area. Brick walls which match or complement the local architecture or locally native hedgerows and trees invariably have the greatest conservation benefits.

4.4.5 Any boundary detail should be in keeping with the street scene and be complementary to the building to which it is the boundary. It should reflect the status of the property and not attempt to create a sense of grandeur where unwarranted.

4.5 Landscaping

4.5.1 Trees can be a key factor in the special character of conservation areas. Each conservation area appraisal identifies trees that are particularly important to the conservation area.

4.5.2 In conservation areas there is a duty to give the local planning authority six weeks notice of any proposed work to a tree. This period allows the local authority to assess the trees and decide whether a tree preservation order is desirable.

4.5.3 In many instances, the planting of new trees or groups of trees, would enhance the character of the conservation area. The Council is keen to promote this, where new

planting contributes to the public realm, and works with Parish Councils to carry out small scale planting and other landscape schemes in their areas.

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

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

6.0 Management of Public Realm

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

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

are applied within conservation areas.

- 6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result in the gradual deterioration of the special character of a conservation area. Such works will be resisted.
- 6.3 The quality and design of street surfaces and street furniture can also have a major impact on the character of the conservation area. Where historic or traditional street surfaces and street furniture have survived, these should be preserved and maintained. Any streets or public spaces in poor condition can have a negative impact on the conservation area and may need to be improved. Materials should be carefully selected to ensure that they complement and enhance the character of the conservation area.
- 6.4 Any surfaces, whether public or privately owned, that are in a severe state of disrepair and/or have a negative impact on the conservation area should be a priority for improvement works.

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

7.0 Monitoring

- 7.1 This Management Plan will be reviewed in accordance with a programme to be agreed in the light of the emerging Local Development Framework and government policy and best practice guidance at the time.
- 7.2 This review could involve residents and/or members of a residents' conservation group or conservation advisory committee under the guidance of the Borough Council. By this means, the local community would become more involved in the process, thus raising public awareness of and commitment to conservation issues.

Appendix 1 – Listed Buildings and Structures

BOUNDARY WALL AT CHURCH OF ST AUGUSTINE , CHURCH LANE *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7387246070*

THE OLD VICARAGE AND ADJOINING OUTBUILDING , CHURCH LANE *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7391246087*

WEST LODGE AT HALL

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7343346599

ICE HOUSE 400 METRES NORTH WEST OF HALL *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7344446279*

STABLES WITH ADJOINING FORGE, WATER PUMP AND BOUNDARY WALL AT HALL *Grade: II Date Listed: 28/11/1972 GRID REFERENCE: SK7385246173*

SERVICE WING, BAKEHOUSE, CARTSHED AND STABLE WITH ADJOINING WATER PUMP AT HALL *Grade: II Date Listed: 28/11/1972 GRID REFERENCE: SK7386446137*

HALL AND ADJOINING TERRACE WALL

Grade: I Date Listed: 28/11/1972 GRID REFERENCE: SK7383946104

GARDEN URN 20 METRES WEST OF HALL

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7379146104

GARDEN URN 50 METRES SOUTH WEST OF HALL

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7379346075

FOUNTAIN 45 METRES SOUTH WEST OF HALL

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7381246067

SUNDIAL 120 METRES SOUTH EAST OF HALL

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7386846038

GARDEN HOUSE WITH ADJOINING WALLS AND POTTING SHEDS AT HALL

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7392646031

THE AVIARIES AND ADJOINING GARDEN WALLS AT HALL

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7392245932

THE KENNELS AT HALL

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7362745285

TREE LODGE , INHOLMS ROAD, NG23 5LF *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7392846380*

OLD SCHOOL HOUSE , INHOLMS ROAD, NG23 5LF *Grade: II Date Listed: 28/11/1972 GRID REFERENCE: SK7399246042*

GODOLPHINS , MAIN STREET, NG23 5LA *Grade: II Date Listed: 28/11/1972 GRID REFERENCE: SK7405246049*

FORGE COTTAGE , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7408046022

THE OLD BAKEHOUSE , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7410246020

WATER PUMP AND TROUGH AT THE OLD BAKEHOUSE , MAIN STREET, NG23 5LA

Grade: II Date Listed: 09/08/2005 GRID REFERENCE: SK7411046025

BARN AT THE OLD BAKEHOUSE , MAIN STREET, NG23 5LA

Grade: II Date Listed: 09/08/2005 GRID REFERENCE: SK7413246034

COLLEGE FARMHOUSE WITH ADJOINING OUTBUILDING, BOUNDARY WALL AND WATER PUMP, MAIN STREET, NG23 5LA

Grade: II Date Listed: 28/11/1972 GRID REFERENCE: SK7414846010

FARM BUILDINGS AND PIGEONCOTE AT COLLEGE FARM , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7418846033

TUNDYLEAS FARMHOUSE AND ADJOINING OUTBUILDING , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7419446002

BAKERY FARMHOUSE AND ADJOINING FARM BUILDINGS , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7428445944

THATCH COTTAGE AND OUTBUILDINGS, MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7432145914

STABLE RANGE AT FLINTHAM HOUSE , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7407146003

FLINTHAM HOUSE AND ADJOINING BOUNDARY WALL , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7409046001

MANOR FARMHOUSE AND ADJOINING FARM BUILDINGS , MAIN STREET, NG23 5LA

Grade: II Date Listed: 28/11/1972 GRID REFERENCE: SK7416845947

NETHERFIELD COTTAGE , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7426345912

RASPBERRY COTTAGE , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7427445905

THE MOWBRAY , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7450845729

FLINTHAM PINFOLD , MAIN STREET, NG23 5LA

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7465545720

HOME FARMHOUSE AND ADJOINING FARM BUILDINGS , SPRING LANE, NG23 5LB

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7399045919

KEEPER'S LODGE , SPRING LANE, NG23 5LB

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7368945234

IVY COTTAGE , SPRING LANE, NG23 5LB

Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7401445922

K6 TELEPHONE KIOSK , MAIN STREET, NG23 5LA

Grade: II Date Listed: 17/10/2005 GRID REFERENCE: SK7410646003

Appendix 2 – Works within Conservation Areas that require permission

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

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

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

