

**Upper Broughton Conservation Area
Appraisal and Management Plan
September 2024**



Table of Contents

1	Introduction.....	1
1.1	Conservation Areas.....	1
1.2	The purpose of a Conservation Area Character Appraisal.....	1
1.3	The Planning Policy Context	2
2	Upper Broughton Location and Landscape Setting.....	3
2.1	The Upper Broughton Conservation Area.....	4
3	Historical Contexts.....	5
3.1	Location and Historic Activities.....	5
3.2	Archaeology.....	5
3.3	Historical Mapping.....	7
4	Spatial Analysis.....	8
4.1	Plan, Form and Layout.....	8
4.2	Landmarks, Focal Points and Views.....	10
4.3	Open Spaces, Trees and Landscape	11
4.3.1	Open Spaces, Trees and Landscape SWOT Analysis.....	13
4.4	Public Realm.....	14
5	Buildings of the Conservation Area and Key Characteristics	17
5.1	Building types and Activity.....	17
5.1.1	Building types and Activity SWOT Analysis	18
5.2	Key Characteristics and Building Materials.....	18
5.2.1	Key Characteristics: Eastern part of the Village.....	19
5.2.2	Key Characteristics: Western part of the village	19
5.2.3	Key Characteristics SWOT Analysis.....	20
5.3	Listed buildings.	21
5.4	Key Unlisted Buildings.....	22
6	- Generic Management Plan.....	25
6.1	Introduction.....	25
6.2	National and Local Policies and Guidance	25
6.3	Article 4 Directions	26
6.4	Building Design	26
6.5	Publicity and Knowledge Transfer.....	27
6.6	Public Realm.....	28
6.7	Boundary Treatments.....	29
6.7.1	Walls and Fences.....	29
6.7.2	Hedges.....	29
6.8	Buildings at risk.....	29
6.9	Enforcement.....	30
7	Appendix 1 – Listed Buildings (as of [Date])	31
8	Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map.....	35

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’.

Upper Broughton Conservation Area was designated in 1973. Prior to this reappraisal of 2024, the Upper Broughton Conservation Area was reviewed in 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.

Upper Broughton Conservation Area:

Summary of Special Interest

Upper Broughton has distinctive rural character, reflected in both its traditional architecture and the surrounding landscape.

Showcases a variety of architectural styles but maintains character through the harmonious use of a small pallet materials.

The village greens serve as charming focal points.

The village maintains strong visual connections to the surrounding landscape, with its hillside position offering expansive views to the south and a wooded backdrop to the north.

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 Upper Broughton 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)
- [Upper Broughton Neighbourhood Plan](#)
- [The National Planning Policy Framework \(NPPF\)](#) (Revised - 2024)
- [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](#)

Upper Broughton Conservation Area:

Summary of Key Issues

Key Issue 1

Highways and Transportation: Station Road is frequently used as a shortcut between the A46 and A606, raising concerns about traffic impact.

2 Upper Broughton 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.

Upper Broughton is situated near the southern boundary of Rushcliffe, within the Vale of Belvoir, a low-lying clay vale renowned for its dairy farming heritage. The landscape features expansive hedged fields, small rural villages, and broad views toward surrounding elevated terrain.

The village itself occupies the southern slope of a broad hill, facing the Belvoir escarpment. Half a mile to the southeast lies the neighbouring Leicestershire village of Nether Broughton. Upper Broughton is surrounded by open countryside. The village's position offers panoramic views of the Vale of Belvoir, reinforcing its connection to the surrounding agricultural landscape.

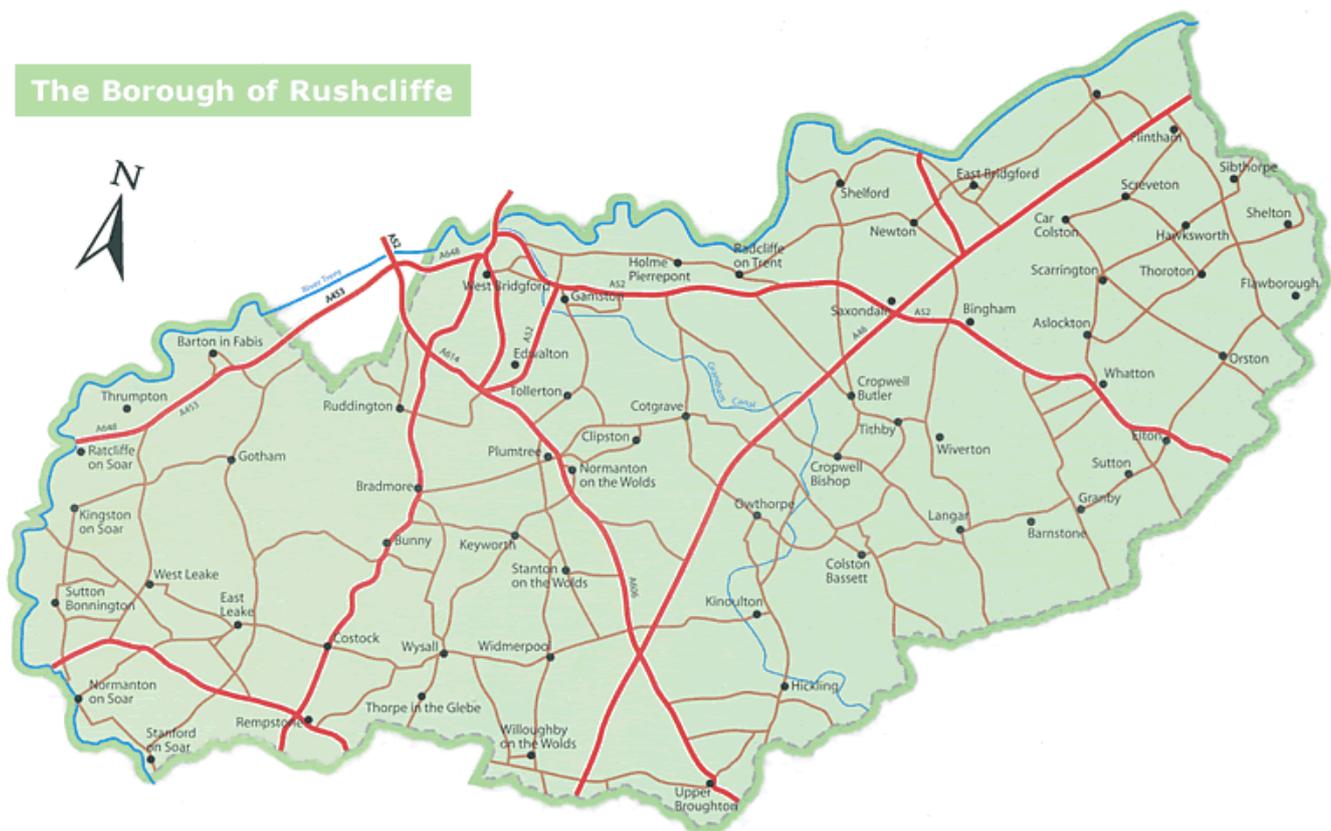


Figure 1- A Map of the Borough of Rushcliffe



Figure 2 - The undulating landscape of the Vale of Belvoir as seen from the edge of the village

2.1 The Upper Broughton Conservation Area

The Upper Broughton Conservation Area, designated in 1973, encompasses nearly all of the village's built-up area and is notable for its cohesive rural character and architectural heritage. The village features loosely grouped buildings linked visually by their use of materials and boundary treatments (walls, fences, mature hedges, and trees). Typical of South Nottinghamshire, the predominant building materials are red brick walls and slate or clay pantile roofs.

During the 2024 review, Sulney Close was removed from the conservation area boundary. This cul-de-sac, developed in the 1970s, comprises modestly scaled terraced and semi-detached houses and bungalows constructed with red brick, render, and tiled roofs. The design and suburban layout of Sulney Close contrast with the historic character of Upper Broughton, which is defined by its informal grouping of buildings, traditional materials, and vernacular detailing. The cul-de-sac nature also means that there are restricted views of the properties from the main street. As a result, the controls offered by a conservation area are not considered relevant for this development, leading to its exclusion from the conservation area.

Conservation Area Boundary covers	16 ha (approximate)
Number of Grade I listed buildings	1
Number of Grade II* listed buildings	0
Number of Grade II listed buildings	16
Number of Scheduled Monuments	2

A full list of Upper Broughton Conservation Area's Listed buildings can be found in Appendix 1

3 Historical Contexts

3.1 Location and Historic Activities

Upper Broughton, historically a rural farming village, has been known by several names over time. In White's Directory of Nottinghamshire (1853), it is referred to as Broughton-Sulney, and it is also known as Over Broughton. The village occupies a prominent position on a steep slope of the border Wolds, overlooking a green valley toward Leicestershire.

In the medieval period, Upper Broughton operated under the open field system. Arable land was divided into large communal fields, which were further subdivided into strips farmed by different households. Areas of common land were used for grazing. This traditional system persisted until the village was enclosed during the 1760s and early 1770s, a process which led to the formation of the current pattern of fields, enclosed by hedgerows and trees.

Agriculture remained the principal occupation in the 19th century. The village supported a blacksmith's forge, and to the north, a windmill stood until it was demolished between 1890 and 1900. Also, to the north, a brick kiln used local materials to produce the distinctive reddish-brown bricks seen in many of the village buildings today. Over the 18th and 19th centuries, these bricks gradually replaced traditional timber framing and mud-and-stud construction methods. Today, only two timber-framed buildings remain. Similarly, thatched roofs were replaced during this period by slate and clay pantiles.

To the west of the village lies the former Midland Railway line, which opened in 1879 for goods traffic and in 1880 for passengers, linking Nottingham and Kettering. Although closed in 1968, the line is now used as a railway test track. It is likely that this line facilitated the transport of Welsh slate, a material commonly used for roofing in the village.

The village retains several notable historic features. A distinctive lead cistern dated 1777, decorated with the signs of the zodiac, stands near a house close to the centre of the village. A prominent medieval stone cross shaft, said to have been erected as a thanksgiving for the village being spared from the Black Death, also stands nearby.

Upper Broughton's church is a key historic landmark. Perched on the hillside and built of amber-coloured stone, it presents a layered history of construction and restoration. The church porch, rebuilt in 1733 with a classical entrance, incorporates remnants of earlier stonework, possibly from a 14th-century tomb. The tower, with its quatrefoil mouldings, dates from the 13th and 14th centuries, while the north aisle and chancel were rebuilt in the 19th century. One of the church's oldest surviving elements is a Norman-style arcade fragment now set into the south wall. The font, with a traceried bowl, is a fine example from the late 14th century. Among those associated with the church is Charles Wildbore, a noted mathematician, who served as curate for 35 years in the 18th century.

3.2 Archaeology

Several non-scheduled archaeological features have been identified around Upper Broughton, providing insight into the village's historic rural landscape. To the south of the village, earthworks include the remains of medieval farming activity such as ridge and furrow patterns, terraced ground, and lynchets (earth banks formed by ploughing over centuries). A former trackway, ponds, and a raised rectangular platform may

indicate historic land use or settlement. Another site includes a 5-metre-wide sunken track leading towards Dalby Brook, along with further lynchet features marking old field boundaries.

3.3 Historical Mapping

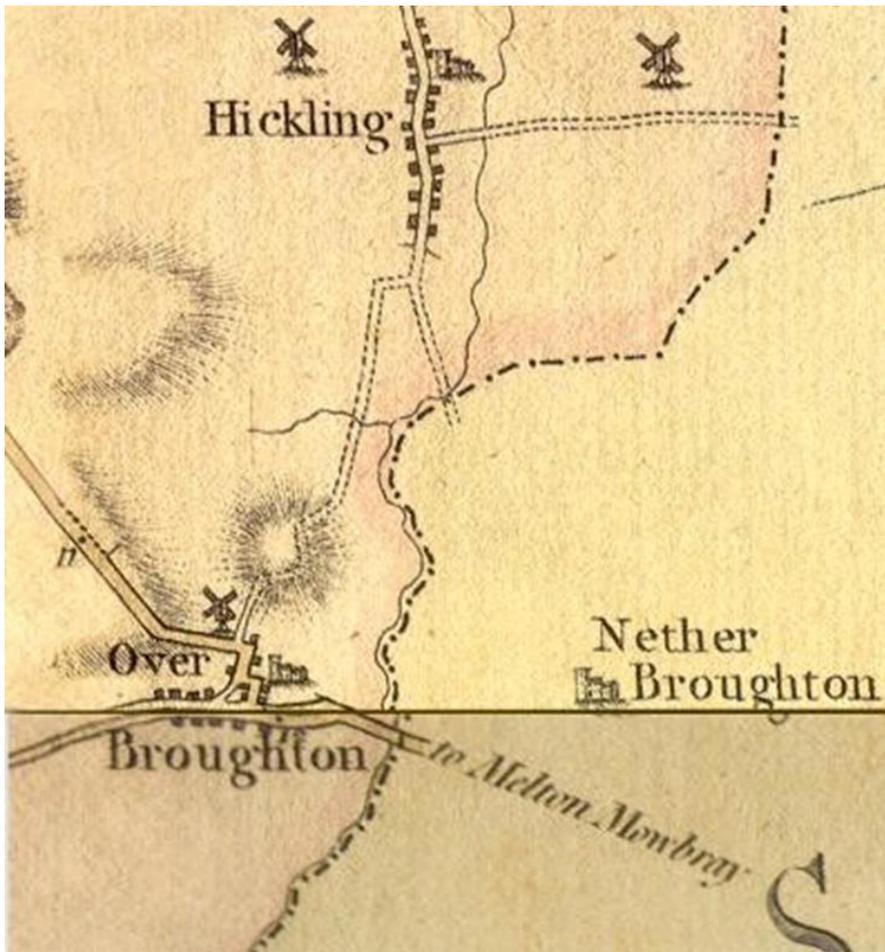
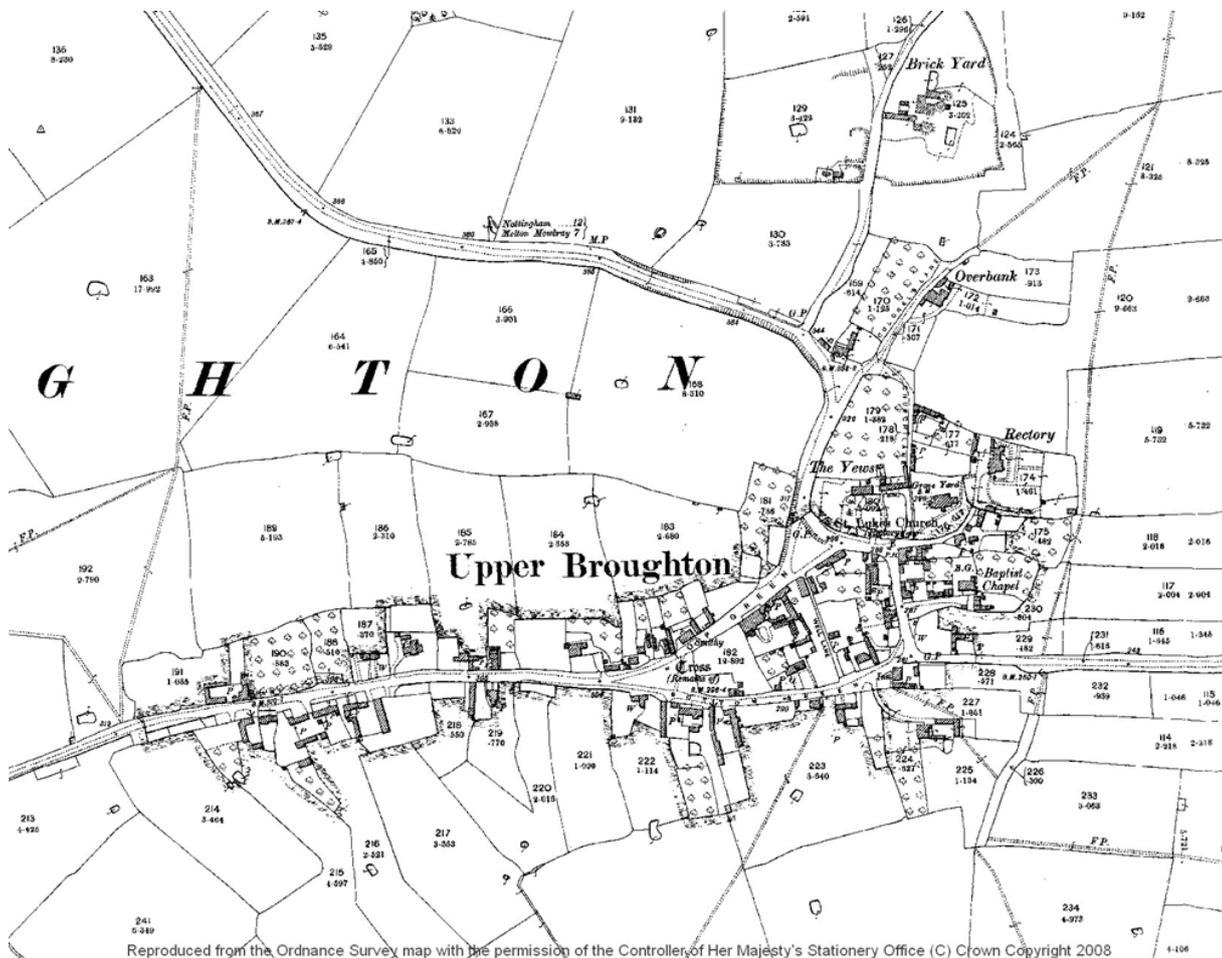


Figure 3 – Chapman's map of 1774



Figure 4 – Ordnance Survey Nottinghamshire LI.NE Surveyed 1883, Published 1884



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright 2008

Figure 5 - Ordnance survey map of 1900. Note the tight network of small fields and orchards on the outskirts of the built-up area and the Brick Yard in the top right of the image.

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

Upper Broughton has a roughly T-shaped plan form. In the western part of the village, a wide range of property types are informally arranged along both sides of Station Road. At the centre of the village, Station Road splits around a small village green, forming two lanes: Bottom Green and Top Green. These continue eastward toward Melton Road, which meanders downhill towards the neighbouring village of Nether Broughton. The area enclosed by Station Road, Bottom Green, and Top Green forms the central core of the village. This area has a relatively high building density and includes the grounds and outbuildings of Broughton House, a substantial Georgian residence.

East of Melton Road, the pattern of development is more dispersed, featuring grand detached properties such as The Yews and The Old Vicarage, both set within private grounds. Key village landmarks, including the Church of St Luke, the Baptist Chapel, and the Tap and Run public house, are also located on the eastern side of the village.

Chapman's map (page 7) shows that this street layout existed well before 1774. Since 1900, Upper Broughton has seen very limited expansion. With the exception of Sulney Close, most new development has taken the form of individual infill properties rather than new streets or housing estates. As a result, the village has retained its informal, loosely grouped character and historic rural layout.

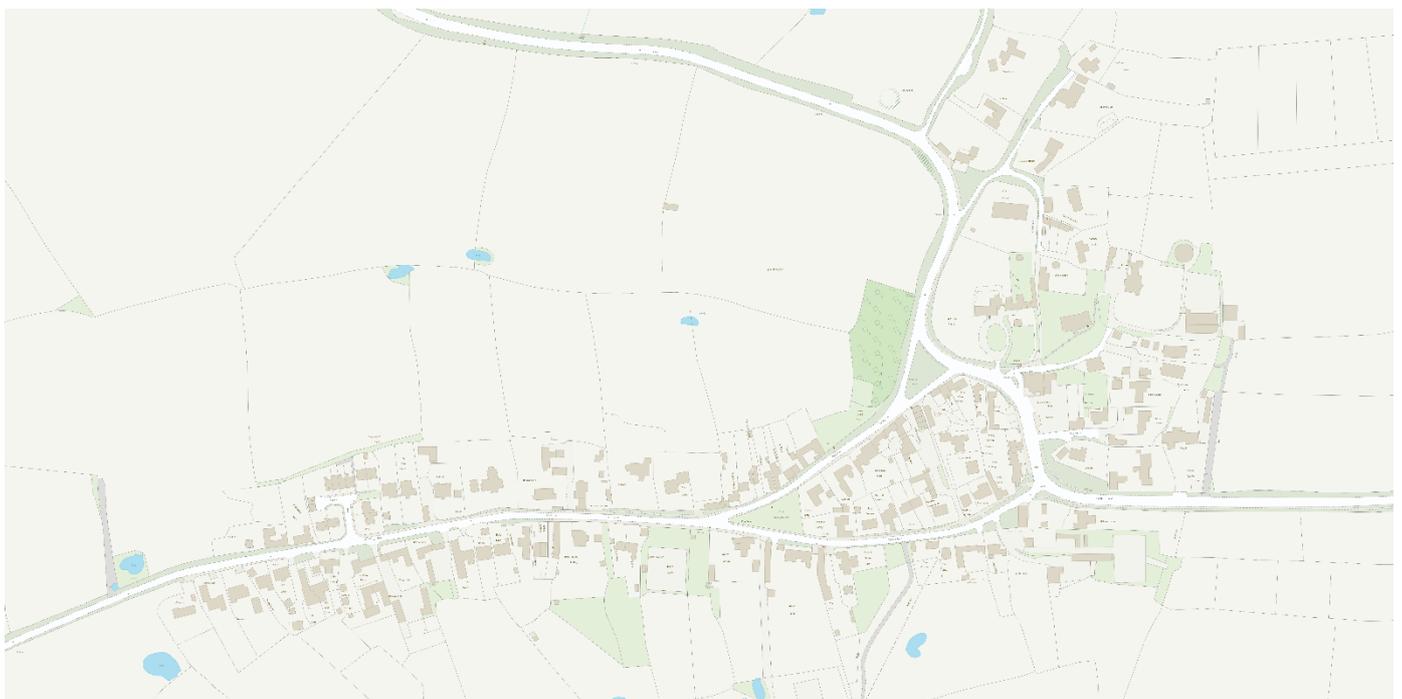
Beyond the core, the A606 Melton Road winds downhill through the eastern edge of Upper Broughton, its gentle curves revealing a succession of attractive vistas. The historic field enclosure pattern around the village remains largely intact, its small-scale parcels surviving, in part, because of the steep hillside.

An important characteristic of the village is the presence of open countryside views alongside many of the properties.



Figure 6 – Greystone Cottage with a gable end against the highway and views out into open countryside adjacent.

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



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of His Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Rushcliffe Borough Council - 100019419

4.2 Landmarks, Focal Points and Views

The Grade I listed Church of St Luke dominates the village skyline, its 13th-century nave and chancel constructed of warm brown sandstone and its 14th-century tower marked by quatrefoil battlements. The church porch, rebuilt in 1733 with a classical entrance, retains fragments of Norman stonework, including a simply carved tympanum set into its east wall.



Figure 7

From the churchyard, there are expansive views over the surrounding countryside, highlighting the village's rural setting. These vistas provide a visual connection between the historic core of the village and the agricultural landscape beyond.

Opposite the church, Broughton House (Grade II) stands on Top Green as a substantial Georgian residence, its symmetrical red brick façade enlivened by ashlar window dressings and a classical doorcase.



Figure 8- Views out over countryside from the St Luke's Church Yard

Nearby Tudor Cottage (Grade II) (see Figure 26) offers a contrast in scale and form: a late 17th-century timber-framed farmhouse with six bays of brick infill under a gabled pantile roof, its mid-rail and wall-plate detailing clearly visible.

A few yards away, Willow Cottage (Grade II) (see Figure 27) exemplifies local vernacular with its C17 timber frame and rough-cast infill panels, extended in brick at the rear, and topped by steeply pitched pantiles.

The Old Chapel on Chapel Lane (Grade II) closes the series of key landmarks: a modest former Nonconformist chapel of simple brick construction, now a private dwelling, whose restrained design reflects its 19th-century origins.



Figure 9 – Views out over the Youth and Social Club into surrounding countryside.

4.3 Open Spaces, Trees and Landscape

Upper Broughton’s character is defined by its open spaces and greenery. At each end of Top Green lie two small village greens, the western one still preserves the base of a historic stone cross, serving as visual and social focal points.



Figure 10 – Bottom Green with play equipment and the remains of a medieval standing cross



Figure 11 – Top Green

Grass verges and the two village greens reinforce a sense of openness. Mature hedgerows and tree groups, which screen many dwellings, are integral to the village's rural character. Along Melton Road, these trees and hedges frame the approach to the Conservation Area, providing an inviting, verdant setting for its buildings.



Figure 12 – Hedges, verges and trees along Station Road



Figure 13

South of Station Road, generous gaps between buildings frame sweeping views across agricultural fields to the Belvoir escarpment. To the north, the grassy slopes of the hillside, dotted with mature trees, form a natural backdrop to the village. Along Station Road, these deliberate openings in the street frontage are just as significant as the buildings themselves, allowing the surrounding landscape to flow into the village (see Figure 6 and Figure 14).



Figure 14 – Views out over into open countryside.

4.3.1 Open Spaces, Trees and Landscape SWOT Analysis

<p>Strengths - what are the positives of the open spaces, trees, and landscape</p>	<p>Weaknesses - what are the negatives of the open spaces, trees, and landscape</p>

<p>Upper Broughton features two small village greens at either end of Top Green, serving as focal points in the townscape. The westerly green contains the remains of a historic stone cross, adding historical significance to the open space.</p> <p>Open spaces and gaps between properties, particularly to the south of Station Road, provide strong visual links to the surrounding agricultural land and offer beautiful views of the Belvoir escarpment.</p> <p>Grass verges lining the roads and mature trees and hedgerows contribute significantly to the village's green character and create a feeling of openness.</p>	
<p>Opportunities – what could make the open spaces, trees, and landscape better?</p>	<p>Threats - what would make an open spaces, trees and landscape worse?</p>
<p>Encouraging local community involvement in the maintenance and enhancement of open spaces, trees, and hedgerows can foster a sense of ownership and ensure the preservation of the village's rural character.</p> <p>Promoting the use of native plant species in landscaping efforts can enhance biodiversity and reinforce the traditional aesthetic of the village.</p>	<p>Increased demand for housing or infrastructure development could threaten the integrity of open spaces, traditional field patterns, and the overall rural landscape.</p> <p>Changing climate conditions could affect the health of existing vegetation and alter the suitability of certain plant species, potentially impacting the village's landscape character.</p>

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 Upper Broughton 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

Upper Broughton's public realm is defined by a rich combination of boundary features, green verges, traditional street surfaces, and a handful of historic fixtures that together reinforce its rural character. While hedgerows are predominant, low brick walls with stone or brick copings, timber fencing and occasional iron railings form an informal network of frontages. Many properties sit back behind grass verges.



Figure 15 - Hedgerows and grass verges and the absence of a pedestrian pavement.



Figure 16 - Low brick walls with railings, timber fences and gaps between buildings

Where there are footways, they are typically narrow, surfaced in tarmac, and edged by grass verges or mature hedgerows.

Public elements such as the restored water pump on Rectory Drive and the medieval cross base on the western green further add to the streetscape, providing both focal points and links to Upper Broughton's history.

A former K6 telephone kiosk on Station Road has been repurposed as a community book exchange (see Figure 17). There are also a few wooden benches to provide resting points adjacent to the village greens.



Figure 17 – Former K6 Telephone box now used as a Book Exchange



Figure 18 – Standing Cross



Figure 19 – Water Pump

Along Station Road and the A606 approach, the continuity of grass verges, banks of mature trees and traditional signage creates a strong sense of arrival. Within the core of the village, the interplay of open front gardens, hedged enclosures and occasional gaps in the building line afford frequent views out to the surrounding farmland and the Belvoir escarpment, ensuring that the wider landscape remains an ever-present part of the public realm.



Figure 20 -

5 Buildings of the Conservation Area and Key Characteristics

5.1 Building types and Activity

The older buildings in Upper Broughton comprise a mix of farmhouses, cottages, Georgian and Victorian houses, as well as associated outbuildings. Many of these structures are identifiable on the historic maps.

While there is significant variation in their size, layout, and architectural design, they share a common palette of traditional materials. Equally integral to the village's distinctive character are the informal arrangement of buildings and the irregular spaces between them, which contribute to its rural charm and sense of openness.



Figure 21 – The Tap and Run



Figure 22 – Maschow Farm (Left) and Tudor Cottage (Right)



Figure 23

5.1.1 Building types and Activity SWOT Analysis

<p>Strengths - what activities/places exist that makes the village/town great?</p>	<p>Weaknesses - what activities/places exist that detract from making the village/town great?</p>
<p>Strong presence of historic building types (e.g. timber-framed cottages, Georgian houses, traditional farm buildings).</p> <p>Key community assets: St Luke's Church, the Tap and Run pub, and the former chapel.</p> <p>Active community use of features like the K6 telephone box book exchange.</p>	
<p>Opportunities - what activities/places could exist that would village/town even better?</p>	<p>Threats - what activities/places would make village/town worse?</p>
	<p>Inappropriate infill development that ignores scale, form, or materials of historic village.</p> <p>Loss of community buildings views out into countryside or green space to private development.</p> <p>Neglect of traditional buildings leading to decline in character.</p>

5.2 Key Characteristics and Building Materials

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. Both the 1883 map (see Figure 4) and 1900 map (see Figure 5) show that there was a brick yard to the North of Upper Broughton. It is likely the many of the older properties would have been built with these local bricks.

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

Walls: 18th and 19th century buildings are almost always of red brick in a variety of bond patterns including random, Flemish and English garden wall. Brick walls on 19th century buildings often include embellishments such as ashlar windowsills and lintels and dentil courses at eaves level. Some examples of earlier stone walls and 17th century timber framing (with brick or roughcast infill panels) exist. A number of houses are finished in painted stucco or roughcast render.

Roofs: Dominated by a mixture of Welsh slate and orange/red clay pantiles. Gable ends are most commonly plain close verge where the tiles run to the edge of the brick gables, but a few examples of parapet gables exist. Brick chimneys are found on most properties in the Conservation Area either as ridge stacks or gable stacks with clay chimney pots.

Windows: Some of Georgian and Victorian properties still have timber horizontal sliding sashes, with many creating a symmetrical façade and having glazing bars. Some of the cottages and historic agricultural buildings in the vernacular style also still have their timber casement windows or horizontal sliding sashes.

Doors: Georgian and Victorian properties have panelled doors often combined with decorative fanlights, canopies or doorcases. Historically, vernacular buildings typically had timber plank and batten doors, but many have been replaced with uPVC.

5.2.1 Key Characteristics: [Eastern part of the Village](#)

Key Characteristics / Architectural Features:

The eastern character area of Upper Broughton presents a harmonious blend of building types, encompassing both historic and modern properties. Many of these buildings are discreetly positioned behind established hedgerows and mature trees, which line the roads and contribute to the area's secluded and verdant atmosphere. This natural screening not only enhances privacy but also reinforces the village's rural charm.

5.2.2 Key Characteristics: [Western part of the village](#)

Key Characteristics / Architectural Features:

The western character area of Upper Broughton presents a harmonious blend of architectural styles, including traditional cottages, farmhouses, and Victorian and Georgian residences. These buildings are informally arranged, contributing to its rural charm.

The northern boundary is defined by the hillside's grassy slopes and mature trees, providing a natural backdrop that enhances the area's scenic quality. To the south, intermittent gaps between buildings offer picturesque views of the Belvoir escarpment, reinforcing the village's strong visual connection to the surrounding agricultural landscape.

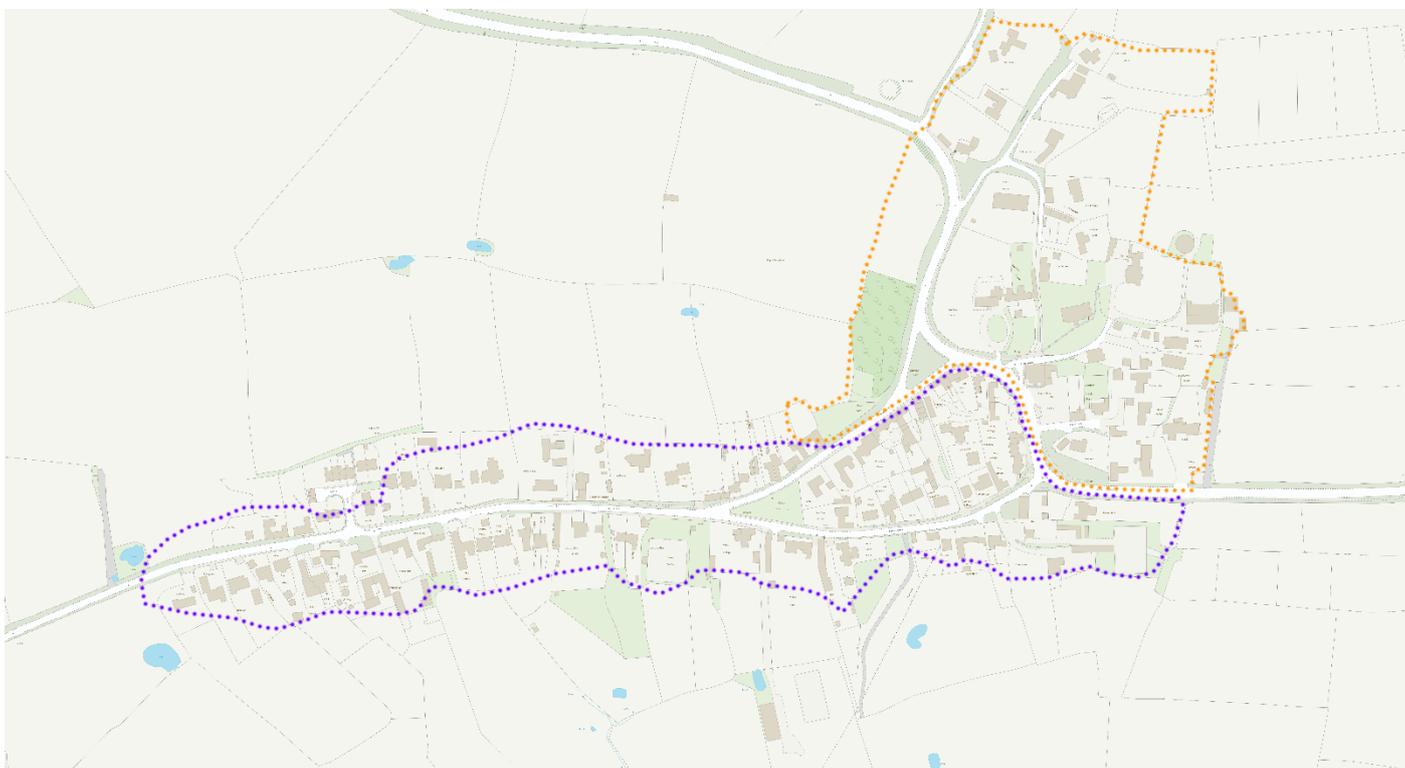


Figure 24 - Character Zone Map

5.2.3 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?
<p>Good mix of historic buildings, including timber-framed cottages, Georgian residences, and traditional farmhouses, reflecting various periods and styles.</p> <p>Informal rural layout with low density supports peaceful character.</p> <p>Many houses retain original materials and features, contributing to local distinctiveness.</p>	<p>Some historic buildings have undergone unsympathetic alterations, such as the replacement of traditional windows and doors with modern alternatives, eroding architectural integrity.</p>
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?
<p>Utilising the Upper Broughton Neighbourhood Plan's design principles to guide future developments ensures consistency with the village's character.</p>	<p>Demand for contemporary amenities may lead to developments that prioritise functionality over heritage conservation.</p> <p>Continued use of inappropriate materials or designs in renovations can further erode the village's historic fabric.</p>

Involving residents in conservation efforts can foster a collective sense of stewardship and appreciation for the village's heritage.	
---	--

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 Upper Broughton 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 25 – Church of St Luke (Grade I)



Figure 26 - Tudor Cottage



Figure 27 - Willow Cottage – The steep pitch of the clay pantile roof indicates that the it was likely the original was thatched

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 28 - Village Farm



Figure 29 - Greystone Cottage, Station Road. Shows various phases of construction. It has local blue lias stone walls with brickwork in an English garden wall bond above.



Figure 30



Figure 31 – Sulney Cottages, Top Green



Figure 32 -



Figure 33 - Post Office Cottage - Top Green forms part of a row of 19th century cottages facing Melton Road. The building still retains its painted sign and has Victorian style shop windows.

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 Upper Broughton 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 **Upper Broughton 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.

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

Details of Article 4 Directions for Upper Broughton Conservation Area

There are currently no Article 4 Directions for Upper Broughton Conservation Area

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 Upper Broughton Conservation Area was a **Council Led**

The consultation period took place between the following dates
14/05/2025 – 08/06/2025

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.

The date of the Consultation Event
26/05/2025

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 Upper Broughton 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 Upper Broughton 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])

Upper Broughton War Memorial

Grade: II

Listing Entry Number: 1463758

National Grid Ref:

SK 68320 26211

Location: Churchyard Of St Luke's Church, Rectory Drive, Upper Broughton, Nottinghamshire, Le14 3bg, Upper Broughton, Rushcliffe, Nottinghamshire

Broughton Grange Farmhouse

Grade: II

Listing Entry Number: 1264812

National Grid Ref: SK 65174 27428

Location: BROUGHTON GRANGE FARMHOUSE, FOSS WAY, Upper Broughton, Rushcliffe, Nottinghamshire

Broughton House

Grade: II

Listing Entry Number: 1236624

National Grid Ref: SK 68174 26136

Location: Broughton House, Top Green, Upper Broughton, Rushcliffe, Nottinghamshire

Ivy House

Grade: II

Listing Entry Number: 1236411

National Grid Ref: SK 68250 26058

Location: IVY HOUSE, BOTTOM GREEN, UPPER BROUGHTON, LE14 3BA, Upper Broughton, Rushcliffe, Nottinghamshire

Tudor Cottage

Grade: II

Listing Entry Number: 1264493

National Grid Ref: SK 67741 26048

Location: TUDOR COTTAGE, STATION ROAD, UPPER BROUGHTON, LE14 3BQ, Upper Broughton, Rushcliffe, Nottinghamshire

Standing Cross on Upper Broughton Village Green

Scheduled Monument

Listing Entry Number: 1011846

National Grid Ref: SK 68103 26085

Location: Upper Broughton, Rushcliffe, Nottinghamshire

[The Old Chapel](#)

Grade: II

Listing Entry Number: 1235982

National Grid Ref: SK 68361 26166

Location: The Old Chapel, Chapel Lane, Upper Broughton, Le14 3bb, Upper Broughton, Rushcliffe, Nottinghamshire

[The Village Cross](#)

Grade: II

Listing Entry Number: 1236625

National Grid Ref: SK 68097 26092

Location: The Village Cross, Top Green, Upper Broughton, Rushcliffe, Nottinghamshire

[Hill Farmhouse](#)

Grade: II

Listing Entry Number: 1264811

National Grid Ref: SK 68300 26088

Location: Hill Farmhouse, Bottom Green, Upper Broughton, Rushcliffe, Nottinghamshire

[White House Farmhouse](#)

Grade: II

Listing Entry Number: 1236623

National Grid Ref:
SK 67722 26066

Location: White House Farmhouse, Station Road, Upper Broughton, Rushcliffe, Nottinghamshire

[Group Of Headstones in Churchyard of Church of St Luke to South of Church East of Porch](#)

Grade: II

Listing Entry Number: 1264813

National Grid Ref: SK 68350 26227

Location: Group Of Headstones in Churchyard of Church of St Luke to South of Church East of Porch, Rectory Road, Upper Broughton, Rushcliffe, Nottinghamshire

[Coach House to Old Rectory](#)

Grade: II

Listing Entry Number: 1235983

National Grid Ref: SK 68369 26293

Location: Coach House to Old Rectory, Rectory Road, Upper Broughton, Rushcliffe, Nottinghamshire

[Willow Cottage](#)

Grade: II

Listing Entry Number: 1222021

National Grid Ref: SK 68072 26063

Location: Willow Cottage, Cross Green, Upper Broughton, Rushcliffe, Nottinghamshire

[Willow Farmhouse](#)

Grade: II Listing Entry Number: 1235981
National Grid Ref: SK 68123 26054
Location: Willow Farmhouse, Bottom Green, Upper Broughton, Rushcliffe, Nottinghamshire

[Church Of St Luke](#)

Grade: I Listing Entry Number: 1264583
National Grid Ref: SK 68389 26273
Location: Church Of St Luke, Rectory Road, Upper Broughton, Rushcliffe, Nottinghamshire

[The Old Rectory](#)

Grade: II Listing Entry Number: 1236437
National Grid Ref: SK 68389 26273
Location: The Old Rectory, Rectory Road, Upper Broughton, Rushcliffe, Nottinghamshire

[Group Of Headstones in Churchyard of Church of St Luke to South of Church West of Porch](#)

Grade: II Listing Entry Number: SK 68339 26222
National Grid Ref:
Location: Group Of Headstones in Churchyard of Church of St Luke to South of Church West of Porch, Rectory Road, Upper Broughton, Rushcliffe, Nottinghamshire

[Headstones In Churchyard of Church of St Luke West of Tower](#)

Grade: II Listing Entry Number: 1264509
National Grid Ref:
SK 68324 26235
Location: Headstones In Churchyard of Church of St Luke West of Tower, Rectory Road, Upper Broughton, Rushcliffe, Nottinghamshire

[Saxon Cemetery SW Of Broughton Lodge](#)

Scheduling Listing Entry Number: 1003668
National Grid Ref:
SK 64822 25034, SK 64882
25107
Location: Upper Broughton, 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



Rushcliffe
Borough Council

UPPER BROUGHTON

It should be noted that the content of this map 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.

TOWNSCAPE APPRAISAL

