

**Cropwell Butler
Conservation Area Appraisal
and Management Plan
February 2009**



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Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

- Strong rural character both in terms of architecture and landscape.
- The village green, although small provides the village with a strong rural centre.
- Modern infill development hasn't reduced the quality of the conservation area.
- Sylvan backdrop with a large number of important mature trees.
- Strong rural approaches into village.

2 Introduction

2.1 The Cropwell Butler Conservation Area

This most attractive village with a population of just over 600 has an historic and interesting pattern of streets and spaces. Unusually it is one of the few villages in the area without a parish church. Its original church had monastic ties and was destroyed during the Reformation.

Narrow roads, closed in by the warm red bricks and pantiles of the rural buildings, high walls and a number of attractive trees characterize Main Street. Back Lane, on the other hand, is a traditional country lane with green verges, hedgerows and mature trees.

It was designated in 1990 and the boundary was revised on 22 February 2007 as part of the ongoing review of conservation areas in Rushcliffe. The boundary was extended to protect land that helps to create the rural character of the village.

The conservation area includes 4 Grade II Listed Buildings, the most notable being West Lea, built mid 18th century.

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.

2.3 The planning policy context

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

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

3 Location and landscape setting

Rushcliffe Borough forms the southern tip of 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 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 located just to the East of the A46 and lies almost a kilometre to the North of Cropwell Bishop. The village has a community hall and field the only other facility being the public house, The Plough Inn.

Nottinghamshire County Council have identified 2 Mature Landscape Areas around Cropwell Butler, the first lies within the conservation area and includes a number of ridge and furrow fields to the East. The second is outside of the conservation area and includes the parkland around the Grove House, between Cropwell Butler and the A46. Overall Cropwell Butler is located within an area of high quality arable farmland, formed on top of a Mercia Mudstone escarpment which gently slopes towards the hills which run along the Vale of Belvoir.

4 Historic development and archaeology

The Roman Road the Fosse Way, dates from the 1st Century and Cropwell Butler is likely to have developed as one of the spinal villages located just off the road. Cropwell Butler was originally called Crophill Botiller due to the hill (now called Hoe Hill) located between Cropwell Butler and Cropwell Bishop and the Botillers, who would have been Lords of the Manor.

Cropwell Bishop would have been a farming community and throughout the Middle Ages it would have been farmed on an open field system, the arable land would have been divided into a few large fields which were sub-divided into a large number of strips each held by different farmers, with areas of common land for the grazing of animals. Ridge and furrow can still be seen in a number of fields to the East and West of the village and result from the ploughing technique used at the time.

By the end of the 18th Century much of the village had become enclosed and in 1787 there was a request from the principle land owners in the village for an Act of Parliament to enclose the remaining land. This led to field system we see today enclosed by hedgerows, although many of the hedges were removed in the late 20th Century due to pressure to create more efficient farming methods.

Work on the Nottingham to Grantham Canal started in 1793 following an Act of Parliament in the same year was opened in 1797. The canal predominantly transported coal and other bulky items such as stone, and lime as well as 'night soil' which was removed from Nottingham and spread on arable fields. The arrival of the Nottingham to Grantham railway line in 1850 effectively signalled the demise of the canal and a Closure Act was passed in 1936.

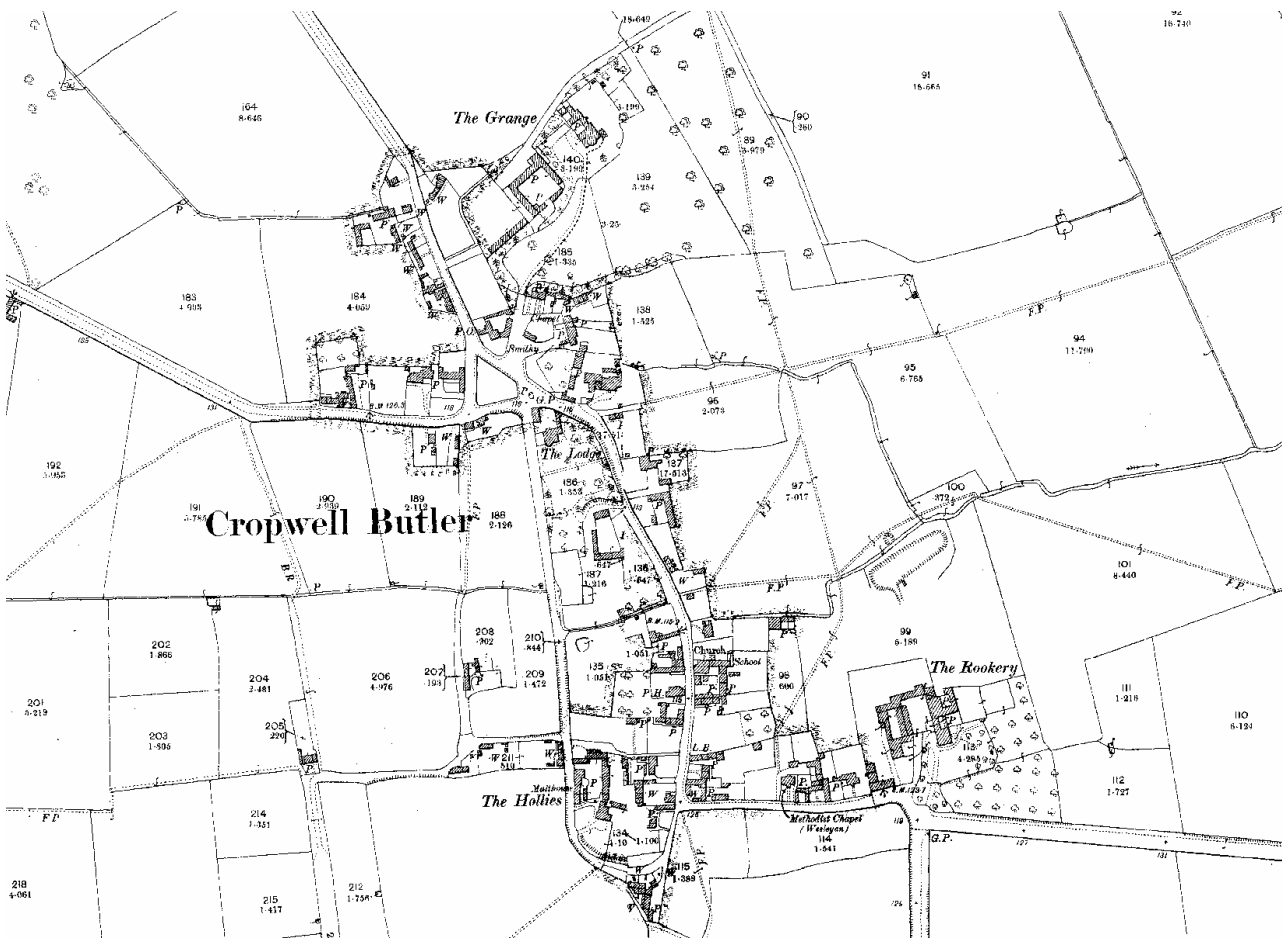
In the 19th Century agriculture would have still been the main employer either as farmers and labourers, or in the farm services such as blacksmiths, saddlers and wheelwrights, 2 properties in the village are called The Old Forge. Due to the canal there were new forms of local industry. There was a brick and tile kiln adjacent the canal West of the village and men would have been employed in the lime pits in Cropwell Butler. Whilst the canal was used for transporting materials, much was still locally sourced hence the reddish brown bricks which are widely used in Rushcliffe.



Chapman 1774.



Sanderson's 1835 Map. Note the arrival of the canal.



Croppwell Butler 1900

5 Spatial analysis

5.1 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 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.

5.2 Landmarks, focal points and views

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

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

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 North East, which are based around an informal open road. Their gardens and grass verges help create an enclosed sense of space in the village.



Enclosed and restricted views by walls and vegetation along Main Street and Back Lane.



The sense of enclosure by properties and walls fronting the Main Road contrasts with the open Aspect to the East of the village green.

5.3 Open spaces, trees and landscape

Close to the village many of the enclosure field patterns remain with many showing ridge and furrow but beyond these many of the fields have been enlarged.

Trees are particularly important to Cropwell Butler and mature trees frame views into the village from all the access roads. These trees, along with a large number of properties that are not architecturally valuable in a conservation area sense but which have well landscaped front gardens, help give the main routes into the village a rural feel.



Views into the village showing the importance of mature trees.

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

5.4 Public realm

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

The frontage of properties in Cropwell Butler plays a major part in giving the village its special character. Many properties are fronted by brick or grey stone walls which can give roads more urban feel.



Typical boundary treatments in Cropwell Butler, including stone and brick walls and banks with hedgerows or informal planting.



Large tarmac drives reduce the rural character of the village, gravel, or sett paving can give a more informal rural feel.



Metal railings and gates can often detract from the rural nature of villages and lack individuality. These gates all match the properties and by doing so enhance the rural character of each.

6 The buildings of the conservation area

6.1 Building types

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 shown in 4.1.

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.



The Maltings, a former barn and farm house.

6.2 Listed Buildings

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



The Court and West Lea both are located off the Village Green.

A complete list of Listed Buildings and structures in Cropwell Butler is provided in Appendix 3. All Listed Buildings are shown on the appraisal plan, but some of the smaller structures aren't shown.

6.3 Key unlisted buildings

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

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

Over 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. It is the individuality of these buildings, whilst at the same time using a similar palette of materials and construction details, which gives the village a coherent character.



Examples of positive buildings in the village.

6.4 Building materials and local details

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.

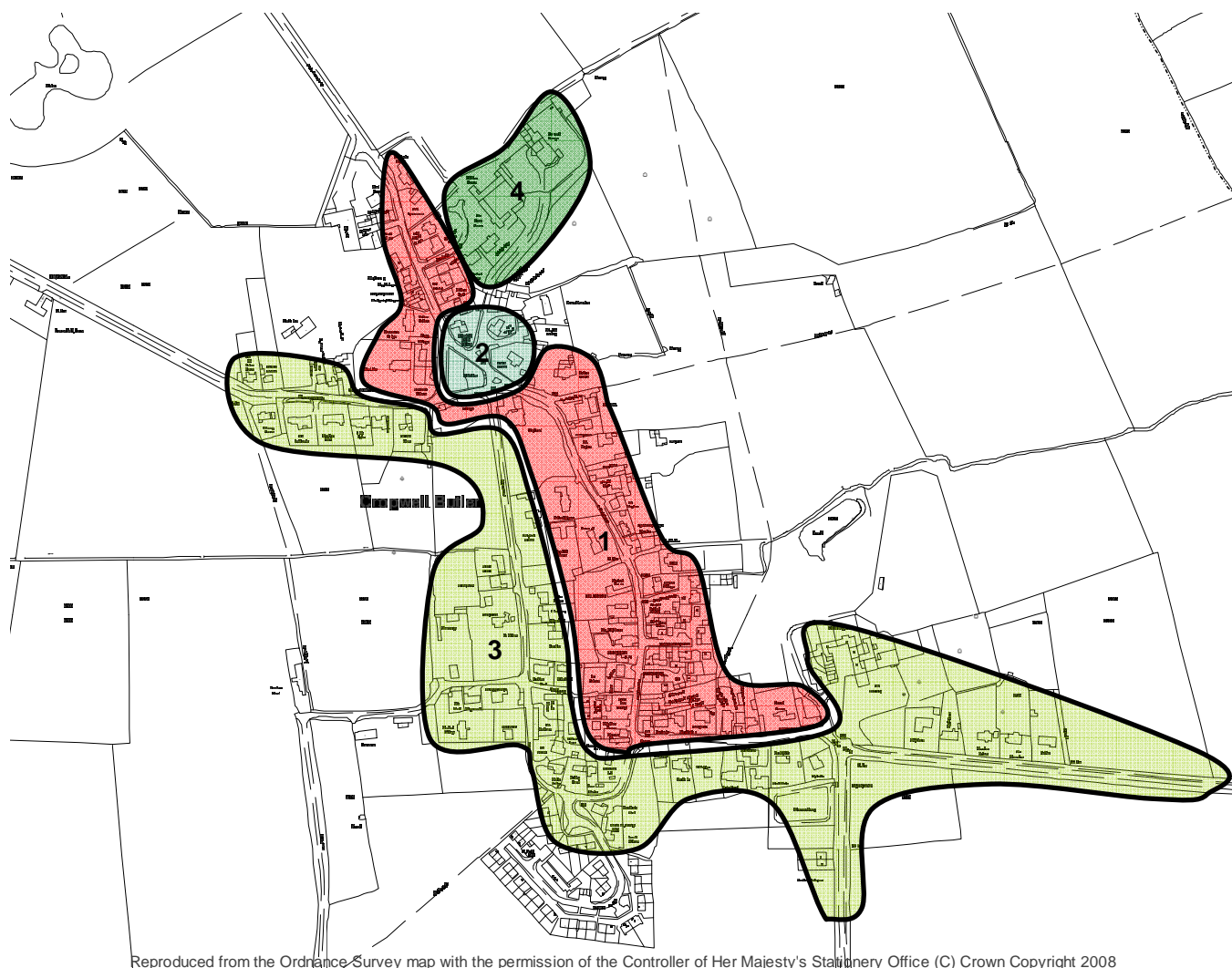
Roofs: Dominated by clay pantiles with a few examples of Welsh slate. Gable ends are plain close verge where the tiles run to the edge of the brick gables.

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.

7 The character of the Conservation Area

7.1 Character areas



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

1. Main Street. An urban character with many of the properties have medium to high walls, predominantly brick but stone in places. Views are restricted by the walls and the frequent bends in the road.
2. Village Green. This open space breaks up the enclosed nature of Main Street.
3. Back Lane and the entrances to the village. These areas have a strong rural character. Brick frontages are replaced by timber fencing, hedgerows and banks of vegetation. Mature trees frame views and act as backdrops to the village.
4. The Grange. A secluded sylvan setting which contains both historic and modern buildings. The mature trees act as a backdrop to many views in the village and the new development is well screened from the road by tree and shrub planting.

Part 2 Generic Management Plan for Conservation Areas In Rushcliffe

1.0 Introduction

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

2.0 Aims and Objectives of this Management Plan

- To set out clear management proposals for the preservation and enhancement of Conservation Areas.
- To guide residents and professionals on:
 - features of value and 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 designs will be encouraged where it respects the scale & 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 which 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 in 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.

4.3 Materials

Rushcliffe’s older buildings are predominantly brick, some incorporating earlier timber framed structures. There is a little local stone, mainly a soft grey liass & 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. There were many small local brickyards, some of which only worked for a few years and produced bricks in various shades of orangey red.

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.

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 compliment 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 complimentary 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 any 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 with the process, thus raising public awareness of and commitment to conservation issues.

Appendices

Appendix 1 – Listed Buildings and Structures

Cropwell Butler

THE COURT, INCLUDING STABLE WING AND DOVECOTE , BACK LANE

Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6837137189

THE GRANGE , MAIN STREET, NG12 3AB *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6840437448*

THE POPLARS , MAIN STREET, NG12 3AB *Grade: II Date Listed: 19/09/2003 GRID REFERENCE: SK6846437170*

WEST LEA , RADCLIFFE ROAD, NG12 3AG *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6826437243*

Appendix 2 – Development In Conservation Areas

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:

