

# **PAPPLEWICK CONSERVATION AREA CHARACTER APPRAISAL & MANAGEMENT PLAN**



**July 2018**

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## **PART 1: CONSERVATION AREA APPRAISAL**

## 1.0 EXECUTIVE SUMMARY

### Part 1: Conservation Area Character Appraisal

- 1.1 Conservation areas are defined by section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas
- 1.2 The purpose of this Character Appraisal and Management Plan is therefore to examine the historical development of the Papplewick Conservation Area and to describe those qualities that contribute to its significance as a place of special architectural and historic interest, and to outline the Council's approach to new development proposals in the Conservation Area having regard to the relevant local and national planning policies. It is intended that changes within the Conservation Area will be monitored and the Appraisal and Management Plan will be reviewed every 5 years to ensure they continue to reflect up to date policies and that the Conservation Area continues to include only those areas of the village that are of special architectural and historic interest.
- 1.3 A number of features are key to the special architectural and historic interest of Papplewick and these are best summarised as follows:
- the prevalence of vernacular buildings, largely associated with farming – whether as farmhouses, cottages, or subsidiary buildings such as barns;
  - construction materials – the predominant use of honey-coloured, local stone, used for buildings, boundary walls and embankments, which provides a visual coherence to the Area;
  - the retention of historic architectural details – particularly with regard to door and window openings, and the use of horizontal sliding timber sash windows;
  - the sense of enclosure provided by frontage buildings, boundary walls and hedgerows along Main Street and Blidworth Waye that contrasts with the more open landscape provided by the surrounding farmland;
  - Papplewick's rural character provided by the setting of the village within a rolling agricultural landscape;
  - the meandering road pattern of Main Street and Blidworth Waye, which both channels and restricts views along the main route through the village;

- the glimpsed views of St James’s Church and Papplewick Hall across the wider farmland and parkland on the western side of the village that help to give a picture of Papplewick’s development over time;
  - the contrast between the formal architecture of Papplewick Hall, and the vernacular architecture of other historic buildings within the village.
- 1.4 All of these features contribute to the special architectural and historic interest of Papplewick, and help to provide its ‘sense of place’, defining its special character and appearance. Other contributory factors include the generally high standards of maintenance of buildings, front gardens and open spaces within the Conservation Area.
- 1.5 This summary provides what is effectively a character ‘snapshot’ of Papplewick Conservation Area. The following sections provide a more in-depth appraisal. This Appraisal amends the boundary of the Papplewick Conservation Area as adopted in 1973 (**Map 1**). The extension to the boundary of the Conservation Area set out in **Map 4 & Map 5** and will be confirmed through the adoption of this document by Gedling Borough Council in 2018.

*Part 2: Management Plan*

- 1.6 Future development proposals in the Conservation Area will be determined having regard to the relevant local and national planning policies and this Character Appraisal is also accompanied by a Management Plan. This sets out broad planning guidance by which the objectives of preserving and enhancing the unique character and appearance of the Conservation Area can be pursued through the planning process.

## 2.0 INTRODUCTION

2.1 Papplewick is a small Nottinghamshire village situated 7.5 miles due north of Nottingham city centre. The Papplewick Conservation Area was first designated in 1973 and its boundaries encompass the village's historic core, covering an area of some 17.4 hectares (42.8 acres). The original Conservation Area boundary generally incorporates the historic settlement core along Main Street and Blidworth Way as shown on **Map 1**. These historic boundaries have been reviewed as part of this appraisal and an assessment of potential boundary changes is set out in section 13 below and shown on **Map 4 & Map 5**.

2.2 Despite 20<sup>th</sup> century development within the village, the historic core of this agricultural settlement remains relatively intact and retains its rural character. Most of the parish is underlain by marls of the Edlington Formation and Bunter (Sherwood) Sandstone. Main Street lies on a ridge of quaternary sediment which falls away to the west, east and south. Papplewick has a gently undulating landscape, the village centre straddles the old main road between Nottingham and Mansfield that runs on a generally north-south alignment through the village (Photos 1 & 2). Predominantly residential, especially since former farm buildings and two former post offices have been converted to residential use, the village retains its public house (The Griffin's Head) and the farmland around the village remains in agricultural use.

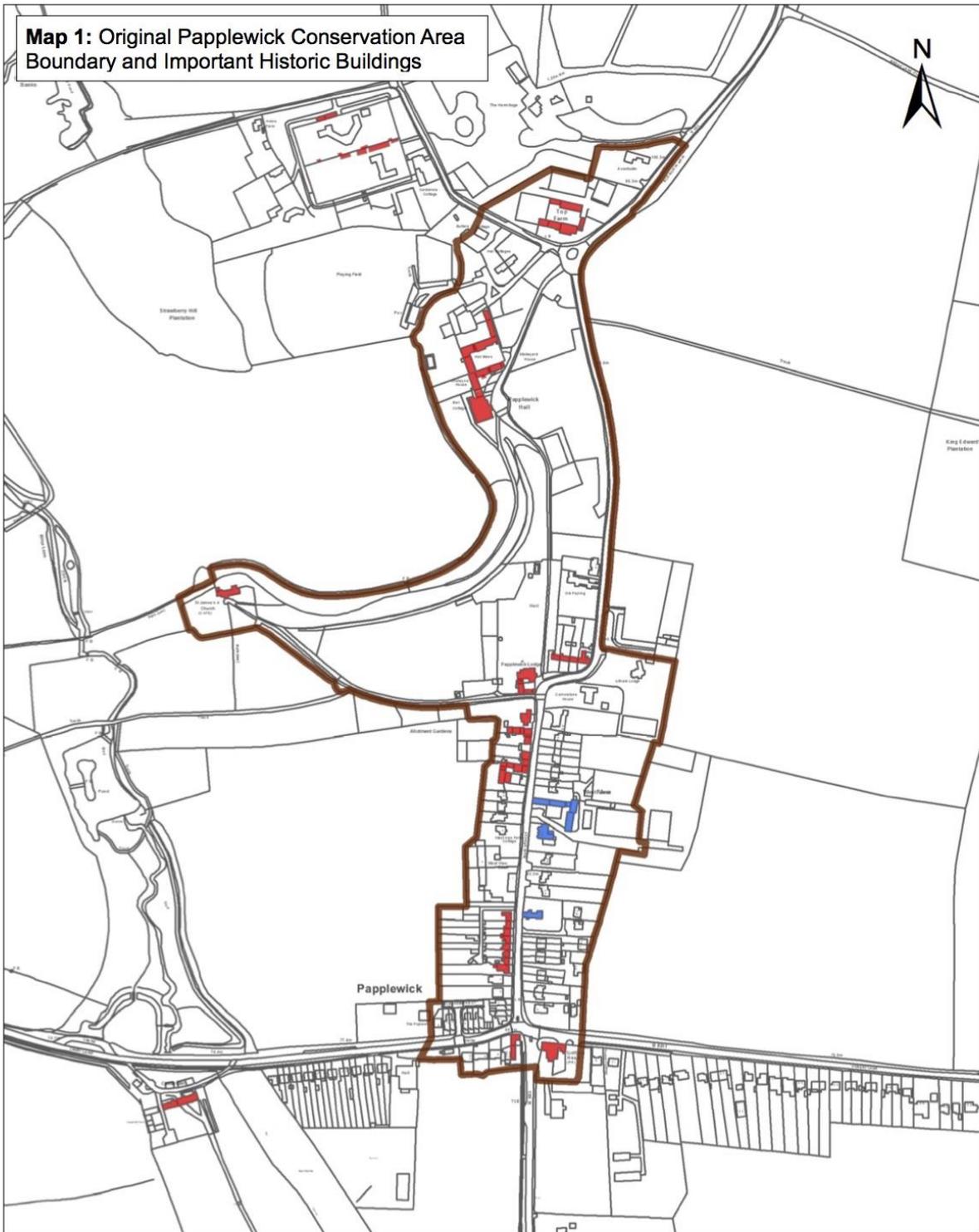


**Photo 1:** Typical linear street scene looking south along Main Street with distinctive boundary walls along the back edge of the footpath



**Photo 2:** Typical linear street scene looking north along Main Street with traditional cottages built close to the back edge of the footpath

- 2.3 The purpose of this Character Appraisal is to examine the historical development of the Conservation Area and to describe its present appearance, identifying the specific qualities that contribute to its significance as a place of special architectural and historic interest as required by paragraph 127 of the National Planning Policy Framework (NPPF). In particular this Appraisal includes a description of the various architectural styles, forms and features that underline the major phases in the development of the village as well as the important open spaces within the village, which together make a substantial contribution to the character and appearance of the Conservation Area.
- 2.4 The adopted Appraisal will then be used to inform the consideration and management of development proposals to ensure that they are sympathetic to the Conservation Area and this accompanied by a Management Plan that sets out broad planning guidance by which the objectives of preserving and enhancing the unique character and appearance of this Conservation Area can be pursued through the planning process.
- 2.5 The scope and arrangement of this Character Appraisal is based on Historic England's Advice Note 1: *Conservation Area Designation, Appraisal and Management*, published in February 2016.



## Papplewick

-  Conservation Area as adopted in 1973
-  Listed Buildings
-  Local Interest Buildings

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### 3.0 LOCATION AND GENERAL PLAN FORM

3.1 Papplewick is a small Nottinghamshire village, situated 7.5 miles due north of Nottingham city centre. The larger settlements of Linby and Hucknall lie to the south-west and Ravenshead to the north-east. The boundary of the Conservation Area has been drawn around the historic core of the village, primarily following the historic field boundaries to the west and east of Main Street and extending along Blidworth Way to include Papplewick Hall and parts of its former estate, which is included on the Register of Historic Parks and Gardens (Photo 3) (to the north of Top Farm is Blidworth Way and to the south is Main Street). The resulting overall form and layout of the historic core of the village strongly defines the linear plan form of the Conservation Area and as a result of its historical development, the Conservation Area consists of two distinct character areas that illustrate Papplewick's distinctive rural village character (**Map 2**).



**Photo 3:** Principal elevation of Papplewick Hall from Blidworth Way with its parkland to the front and rear of the house

3.2 Papplewick's early development is largely derived from its origins as a small rural settlement. Its origins as an agricultural community is evident in the buildings along Main Street where during the 18<sup>th</sup> century, earlier buildings were gradually replaced by cottages, farmhouses and associated outbuildings, which appear to follow the

pattern of the earlier structures, with development concentrated along Main Street. Local magnesian limestone was used to construct the 'new' buildings, which now form the historic core of the village (Photos 4 & 5). Before the Nottingham to Mansfield turnpike road (now the A60) was opened in 1787, Papplewick lay on the main Nottingham to Mansfield post road and the importance of this road has clearly influenced the linear form of the village.



**Photo 4:** The Grade II Listed no. 1, Linby Lane, built in the local magnesian limestone with a pantile roof, closes the view south along Main Street

- 3.3 However the two most significant buildings in the village, Papplewick Hall and St James's Church (Photo 6) and are somewhat detached from the historic settlement core, standing to the north and west of the village in more rural and spacious surroundings provided by the parkland around the Hall (Photo 3), and the parkland and farmland to the north and south of the church (Photos 7 & 8).
- 3.4 The chronological, social and economic development of the village is now evident from the range of buildings within the Conservation Area, with buildings that illustrate the agricultural origins of the village, with an extensive use of traditional materials, predominantly a red/orange brick with clay pantiles and timber fenestration. The



**Photo 5:** The Grade II Listed cottages at nos. 67-73, Main Street, built in the local magnesian limestone with a pantile roofs, close the view north along Main Street



**Photo 6:** St James's Church to the west of the village



**Photo 7:** View of St James's Church over the parkland to the west of Papplewick Hall



**Photo 8:** View of St James's Church over farmland from Linby Lane

Grade I listed St James's Church and Papplewick Hall, in addition to the Grade II listed buildings and other important historic buildings that can be considered to be non-designated heritage assets as defined by the NPPF (see Appendices 1 & 2) (Photos 9, 10 & 11), define the essential character and appearance of the Conservation Area and its overall significance.

- 3.5 The historic character and plan form of the Conservation Area has also survived the substantial expansion of the village throughout the 20<sup>th</sup> century, where new development extended the village in a linear fashion eastwards and westwards along Linby Lane and Forest Lane (B6011) from the Main Street/Moor Road crossroads. These two groups of distinctive ribbon development occupy the southern side of Linby Lane and Forest Lane, extending the settlement away from its principal axis of Main Street whilst leaving the open farmland to the east and west of the Conservation Area, and retaining its rural setting.



**Photo 9:** The unlisted Wheelwright's Cottage, at no. 30, Main Street, built in the local magnesian limestone with a pantile roof, is prominent in views northwards along Main Street



**Photo 10:** The unlisted West View Farmhouse off Main Street, built in the local magnesian limestone, but with a replacement slate roof and UPVC windows



**Photo 11:** The unlisted Ward Cottage off Main Street, built in the local magnesian limestone with a pantile roof

## **4.0 LANDSCAPE SETTING**

- 4.1 Papplewick is a distinctly linear settlement on a roughly north-south alignment, running parallel to the River Leen, with a gradual fall in height from about 100m above ordnance datum (AOD) on Blidworth Waye at Papplewick Hall at the northern entrance of the Conservation Area, to about 80m AOD at the Griffin's Head public house at the cross roads of Main Street with Lindy Lane/Forest Lane close to the southern entrance of the Conservation Area.
- 4.2 The setting of the village in the landscape remains closely linked to its agricultural origins being surrounded by a gently undulating agricultural landscape, which gradually descends to the west, towards the River Leen. This includes the Registered Park and Garden attached to Papplewick Hall to the west, which is an essential part of its character and provides an important setting for the Grade I listed Papplewick Hall (Photo 3), and St James's Church, particularly in the views towards the church from the north across the historic parkland and from the south across farmland from Linby Lane (Photos 7 & 8). To the east there is a more open agricultural landscape, divided up by traditional field hedgerows with groups of mature trees.
- 4.3 The importance of this rural landscape to the setting of the Conservation Area, which gives a constant sense of green space around the village, is particularly apparent when approaching the village along Blidworth Waye (Photos 12 & 13), or in the views towards the Conservation Area across its surrounding rural landscape from Linby Lane and Forest Lane.



**Photo 12:** Rural views on the approach into Papplewick village along Blidworth Way to the east of Papplewick Hall



**Photo 13:** Rural views on the approach into Papplewick village along Blidworth Way across the open paddock to the north of Altham Lodge

## 5.0 HISTORIC DEVELOPMENT OF THE AREA

- 5.1 The village of Papplewick has a varied and interesting history. It is clear from the entry for *Papleuuic* in the Domesday Book (1086) that a settlement was established before the Norman Conquest (1066). The name is Old English (that is, Anglo Saxon) in origin, meaning dwelling or (dairy) farm in the pebbly place. The village name, and the lack of archaeological evidence of earlier occupation, would suggest that the village was not established before the 5<sup>th</sup> century.
- 5.2 The earliest settlement of Papplewick may have been on the site of the existing church, moving to its present location before or during the Medieval period<sup>1</sup>. The church was certainly established by the late 12<sup>th</sup> century when the village, including the church and a mill, was granted to Newstead Priory by Henry II. Papplewick lay within the bounds of Sherwood Forest, but references to the village in the Forest documents are scant. It is clear that there was some expansion during the Medieval period. In 1540 when Sir John Byron purchased Newstead Priory from Henry VIII, Papplewick had two water mills and the mill dam had been constructed.
- 5.3 By the late 17<sup>th</sup> century, Papplewick was established as a linear settlement, lying to either side of Main Street. Although the layout of the village appears to have remained largely unaltered since then, the 18<sup>th</sup> century was a time of great change for Papplewick. The majority of the farmhouses, cottages and associated agricultural buildings which now form the historic core of the village were constructed during this period, using local magnesian limestone from quarries just to the northwest of the village. Evidence suggests that most of the houses were rebuilt after the mills closed (in 1850s) with stone recovered from the mills. Papplewick Hall was demolished and rebuilt in fashionable classical style in 1787, and St James' church, with the exception of the 14<sup>th</sup> century tower, was rebuilt during the 1790s.
- 5.4 Until 1787, Papplewick lay on the main Nottingham to Mansfield post road, which ran along Main Street, through what now forms part of the grounds to Papplewick Hall, and northwards along Hall Lane. The opening of the Nottingham to Mansfield turnpike road (now the A60) diverted traffic away from the village. Shortly afterwards, probably during works to Papplewick Hall, Main Street was re-routed (turning east, then north)

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<sup>1</sup> This theory is supported by the remnants of earthworks within and around the churchyard, and evidence of Medieval-pattern field boundaries to the west of Main Street (shown on a 19th century map).

to provide more extensive grounds to the east of the new Hall. A number of buildings which had lain along this stretch of Main Street were demolished during this period. It is possible that the stone cellars of one of these, possibly an ale house or pub, remain buried within the grounds of the Hall.

- 5.5 The population of the parish of Papplewick rose dramatically (from 200-300 people to 709) during the second half of the 18<sup>th</sup> century, largely due to the opening of cotton mills on the River Leen. In 1821, 81 families were chiefly employed in ‘trade, manufacture, or handicraft’, compared to only 22 in agriculture. Following the closure of the mills in 1828, agriculture once again became the main source of employment<sup>2</sup>. Frame knitters left (or were ‘discharged’) from the parish, and the population declined. Although the mills were largely demolished during the 1840s, archaeological remains (particularly in Mill Pond Wood), help to give a picture of the impact that the cotton mills had on the village and its surroundings<sup>3</sup>.
- 5.6 Despite the changes during the late 18<sup>th</sup> century, it is likely that the existing layout of the village (at least along Main Street) closely reflects the Medieval form of the settlement, and that earlier buildings were simply demolished and replaced. Like many other villages within the Borough of Gedling, the development was shaped by agriculture, with small farms and crofts fronting Main Street, and farmland beyond. Although much of the land was used for arable farming, livestock, particularly sheep, played an important role. Architectural evidence of the extent of sheep farming in the 18<sup>th</sup> and 19<sup>th</sup> centuries remains in the form of the extensive ha-has around Papplewick Hall<sup>4</sup>.
- 5.7 During the 19<sup>th</sup> and early 20<sup>th</sup> centuries, there was very little change in the village. West View Farmhouse was built in the mid to late 19<sup>th</sup> century. Some additional agricultural buildings were constructed, for example at Top Farm. Small outbuildings (possibly containing soil or water closets) and a few small extensions were added to existing domestic buildings, for example at nos. 9 - 25, Main Street. Papplewick Moor was brought into service as an emergency landing field during World War I (and again

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<sup>2</sup> Families employed chiefly in agriculture: 22 in 1821, 34 in 1831; families employed chiefly in trade, manufacturing or handicraft: 81 in 1821, 21 in 1831; other families: 2 in 1821, 19 in 1831.

<sup>3</sup> The mills may also have left an architectural legacy as salvaged materials may well have been used for alterations to existing buildings within the Conservation Area.

<sup>4</sup> A ha-ha is an embanked ditch. Widely used around country houses during the 18th century, it prevented sheep from entering the formal garden, whilst allowing views across the parkland, uninterrupted by walls or fencing.

during World War II), but other than the construction of a hut on site, this had virtually no lasting effect on the village<sup>5</sup> It was not until the late 1920s or early 1930s that residential development within the village began. By 1960, Hall Cottages and most of the existing 20<sup>th</sup> century houses fronting Main Street had been built and new residential development has continued into the 21<sup>st</sup> century with a new housing development on the site of the former smithy/garage on the corner of Main Street and Linby Lane in 2004.

- 5.8 The cumulative impact of modern 20<sup>th</sup> and 21<sup>st</sup> century development has had a neutral effect on the character and appearance of the Conservation Area (Photos 14 & 15), with much of the more recent housing development being concentrated along Linby Lane and Forest Road, the historic core of the village has survived largely intact.



**Photo 14:** Mid 20<sup>th</sup> century semi-detached houses at nos. 4 & 6, Main Street with distinctive timber and plaster gables

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<sup>5</sup> The moor was used by an aircraft on one notable occasion in 1937. Attempting an emergency landing during a storm, and able to see the ground only when it was illuminated by lightning flashes, the pilot crash-landed on Papplewick Moor. All of the crew survived, and were borne off to the Griffin's Head by locals



**Photo 15:** Mid 20<sup>th</sup> century terrace at nos. 60 - 66, Main Street framed by strong brick gables

## 6.0 ARCHAEOLOGY

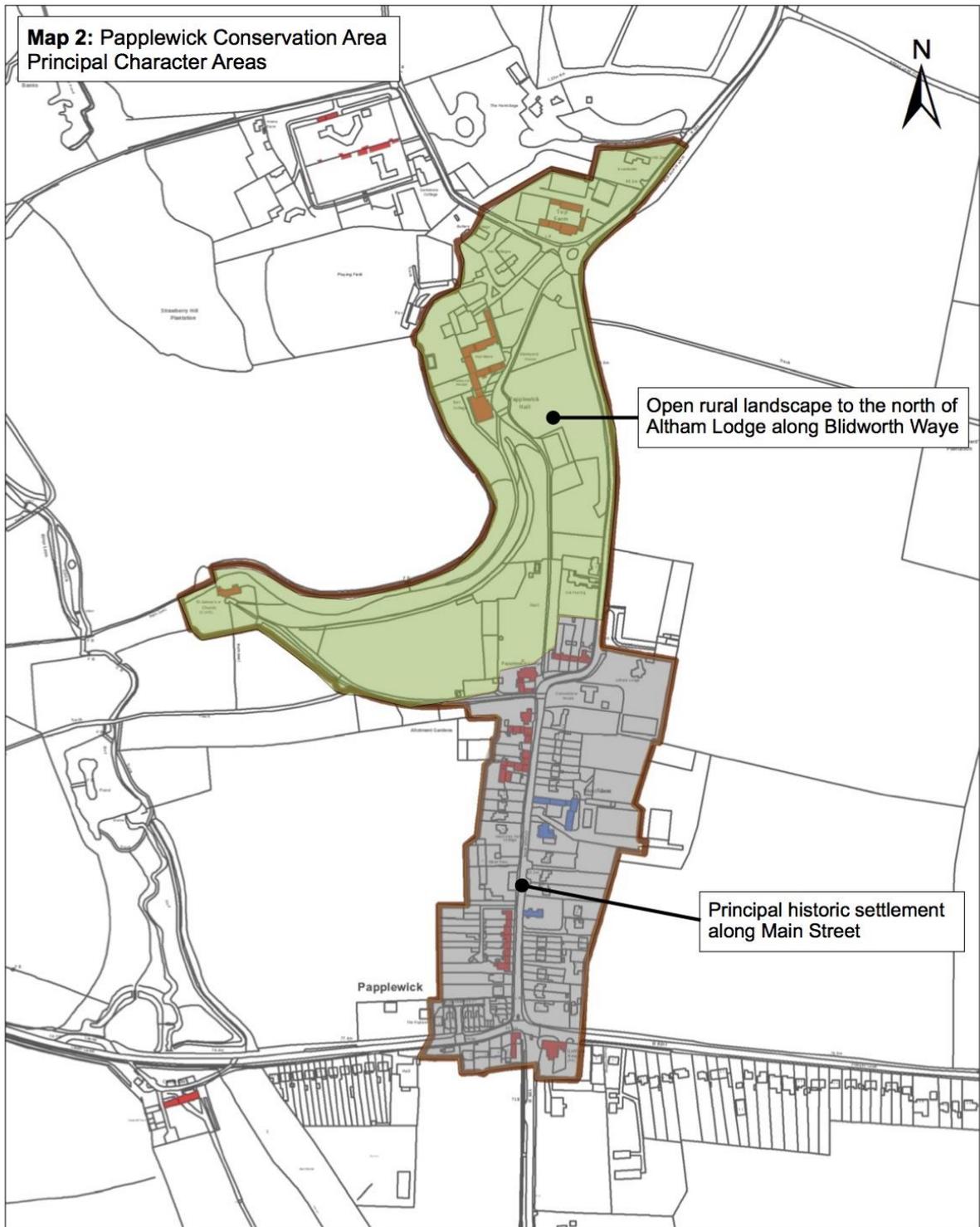
- 6.1 Although it is known that a settlement existed at Papplewick before the Medieval period, there is little in the way of archaeological evidence relating to this early occupation. The field boundaries and earthworks provide vital clues to the development of the village prior to, and throughout the Medieval period. Perhaps of particular interest is the remnant of a 'hollow way' (or sunken lane) close to St James' church<sup>6</sup>. The hollow way ran west from the village towards the church (and the River Leen and to Linby beyond). Earthwork remnants of a ditch and bank have been found within the churchyard and it is possible that, until 1874, a second hollow way ran from the church to the iron gate to the south. To the west of Moor Road, a remnant of 'ridge and furrow' provides evidence of early farming of the land.
- 6.2 Therefore given the historic development of the Conservation Area and the age of many of the properties there is good potential for below ground archaeology within the Conservation Area.
- 6.3 Policy LPD 30: *Archaeology* of the emerging Local Planning Document (May 2016) recognises that in areas of high archaeological potential or likely to contain archaeological remains, new development proposals should take appropriate measures to either protect remains by preservation in-situ, or where this is not justifiable or practical, applicants should provide for excavation, recording and archiving of the remains. Consequently, development proposals within or adjacent to the Conservation Area requiring excavation works should be preceded by a considered archaeological assessment and investigation undertaken by an accredited archaeologist in accordance with Chartered Institute for Archaeologists' standards in order to identify the potential of the site and prepare a suitable archaeological strategy.

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<sup>6</sup> A hollow way is generally an ancient route, formed by regular use of a particular path, often over centuries.

## **7.0 CHARACTER AND INTERRELATIONSHIP OF SPACES WITHIN THE CONSERVATION AREA**

- 7.1 The importance of open rural landscape around the Conservation Area has already been noted in Section 4.0. Spaces within the Conservation Area, the way that they are enclosed (for example by buildings, or boundary walls), and the way in which public and private space interact, are of equal importance in defining the character and appearance of the Conservation Area. This is particularly apparent along Main Street and Blidworth Way, where a number of features combine to create two distinctive spaces that are a central part of Papplewick's character (**Map 2**). Altham Lodge (Main Street) marks the divide between these two spaces.
- 7.2 To the south of Altham Lodge the character of Main Street is largely defined by the sense of enclosure provided by the stone buildings, boundary walls, and greenery (Photos 1 & 2), although gaps between buildings fronting Main Street provide a visual link to the surrounding open countryside (Photos 16 & 17). The meandering street and variable plot widths and building line add to a sense of informality. Trees and shrubs in the front gardens of the 20<sup>th</sup> century houses partially screen them from view, helping to give more prominence to the historic buildings and stone boundary walls that are located closer to the street frontage.
- 7.3 North of Altham Lodge, the Conservation Area takes on a more open character, and the long views of Papplewick Hall across the park land to the west of the house (Photo 3) and open vistas out of the Conservation Area across the farmland to the east connect Blidworth Way to its rural surroundings (Photos 12 & 13). A low boundary wall and an embankment (on the east and west side respectively) run almost the entire length of Blidworth Way as far as Top Farm. Built of local stone, these boundary treatments serve to visually connect Blidworth Way, Hall Lane and Top Farm, with the stone buildings and boundary walls of the village centre to the south.





**Photo 16:** View looking west towards open countryside in a break in the development fronting Main Street



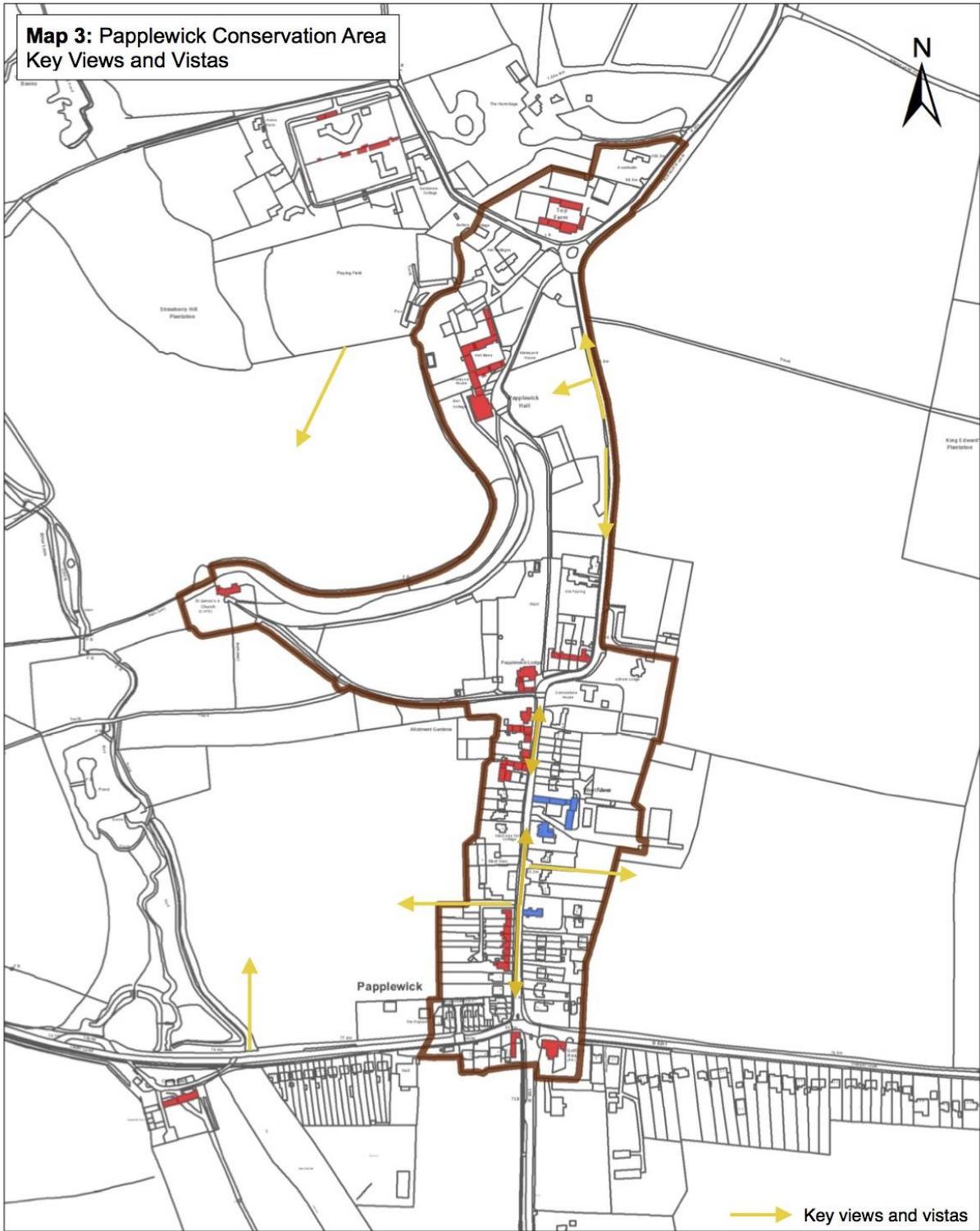
**Photo 17:** View looking east towards open countryside in a break in the development fronting Main Street

## **8.0 CONTRIBUTION MADE BY GREEN SPACES AND TREES**

- 8.1 Green spaces, hedges and trees make a vital contribution to Papplewick's rural character throughout the Conservation Area. An abundance of mature trees, shrubs and hedges line boundaries between houses, access lanes and the approaches to the Conservation Area.
- 8.2 Close to the village, along Church Lane and Hall Lane, traditional hedges form the principal boundary markers, again giving a sense of enclosure while providing occasional glimpses of the houses, farmland, parkland, gardens or woodland plantations beyond. The green front gardens and hedgerows that line the boundaries and access lanes to the 20<sup>th</sup> century houses along the eastern side of Main Street soften the impact of these suburban-style dwellings on the Conservation Area. While at the settlement edges, the rural landscape asserts itself as the space opens-up, providing open views of green fields, arable land and parkland. A similar transition happens along Blidworth Way, as views open-up, hedgerows and stone walls mark boundaries, and the trees of the distant woodland plantations appear along the horizon.
- 8.3 The former estate of Papplewick Hall to the west of Blidworth Way is included on the Register of Parks and Gardens of Special Historic Interest. Papplewick Hall park is a characteristic example of the landscape design that was popular in the 18<sup>th</sup> and early 19<sup>th</sup> centuries. Taking advantage of natural features, and using devices such as the embankment along Blidworth Way to the east of the Hall and the ha-ha to the west, the aim was to provide picturesque views of the rolling countryside and pleasant walks or drives around the estate. Trees (and other greenery) were planted so as to enhance views and provide features of interest within the landscape and the existing established landscape now makes an important contribution to the character and appearance of the park as well as the overall Conservation Area. Of equal importance are the mature trees within and around St James' churchyard, which make a valuable contribution to the setting of the church and the overall Conservation Area.

## **9.0 KEY VIEWS AND VISTAS**

- 9.1 Although the Conservation Area is predominantly linear in plan form, the meandering road patterns, together with the rolling landscape and abundance of greenery, provide a number of long views often terminated, and framed, by traditional structures, trees, hedges, or a combination of these (Photos 1, 2, 4 & 5) (**Map 3**). The typically linear, closed views of Main Street contrast with the more open rural views along Blidworth Way to the north of Altham Lodge and are a key aspect of Papplewick's special character (Photos 12 & 13).
- 9.2 In addition to the views within the Conservation Area, there are views across, and into, the Conservation Area from a number of vantage points around the village. Its rural landscape setting is evident from views from Forest Lane and Linby Lane and the cricket ground offers views of St. James' Church and Papplewick Hall across the historic parkland (Photo 7). These views across and into the Conservation Area make an important contribution to the setting of the Conservation Area.



## Papplewick

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## 10.0 PREVAILING ACTIVITY AND USES

10.1 Papplewick is now a predominantly residential settlement lacking any commercial centre, although it developed as a primarily agricultural settlement, reflected in the irregular plot widths and building line.

10.2 Until the early 20<sup>th</sup> century, buildings within the village were largely farmhouses, cottages, and associated buildings, built for rural labourers and tradesmen. These included, for example, barns, a wheelwright's workshop, and a smithy. Generally, subsidiary buildings stand gable-end to the street, while dwellings face it – their size determined by plot width (Photo 18). One notable exception (there are several) is Wheelwright's Cottage, which stands gable-end to Main Street (Photo 9). There are two examples of double-pile (that is two rooms deep) farmhouses on Main Street, at West View Farm, and the former Morton's Farm (57 Main Street) (Photos 10 & 19 respectively). Although many subsidiary farm buildings have been converted to residential use, they generally remain 'legible', and it is clear how agriculture and farming shaped the form and grain of the early village buildings within the Conservation Area.



**Photo 18:** The Grade II listed former post office and former outbuildings at Morton's Farm – an example of subsidiary buildings standing gable-end to the street, while principal buildings face onto it



**Photo 19:** View of the Grade II listed Morton's Farmhouse on Main Street, an example of a double-pile farmhouse

10.3 The architecture of Papplewick Hall, built by Frederick Montague between 1781 and 1786 in a formal Classical style, provides a notable contrast with the vernacular architecture of the village buildings, which display local detailing and materials. Built in the Palladian style which was popular throughout the country in the 18<sup>th</sup> century, it has no direct association with the working land. Nevertheless, the honey-coloured ashlar stonework of the Hall complements the local stone of the service wing and former stable block, and helps to connect the Hall with the buildings in the village centre. Despite its agricultural function, Top Farmhouse is also an 18<sup>th</sup> century 'fashion statement', characteristic of the popular style of the time. Again, the use of local stone serves to link the farmhouse to other buildings in the village.



**Photo 20:** View of the Grade II listed Top Farm on Blidworth Way which is situated at the northern entrance to the Conservation Area

## 11.0 ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS

### Essential Characteristics

11.1 Papplewick's built environment presents a diversity of architectural styles, forms and features that underline the major phases in its historic development. The typical architectural forms and characteristics are:

- Large number of vernacular buildings mostly related to farmsteads and labourers' cottages;
- Domestic scale of the village, mostly 2-storey, lower in height than modern residential development, with steeply pitched roofs and narrow plan forms;
- A mix of detached, paired and terraced housing;
- A variety of chimney-stacks;
- Historic properties which face onto Main Street and are located close to the road frontage; and
- Historic streets, lanes and byways that remain legible today.

### Local Constructional Details

11.2 There is a range of building materials in the Conservation Area. The Area is principally defined by vernacular buildings along Main Street that are constructed of local materials, such as magnesian limestone with pantile roofs and simple architectural detailing, that provide a uniformity of appearance along Main Street (Photo 21). More recent 20<sup>th</sup> century properties along Main Street are typically constructed in brick with slate roofs and these are now quite common materials in the Conservation Area.

11.3 Characteristic buildings within the Conservation Area include rows of cottages, detached houses and (often converted) farm buildings. The agricultural buildings vary greatly in height, dependent on their original function, while dwellings are typically two-storey and relatively small-scale. This mix of building types, combined with the irregular plot widths and heights provide a high level of diversity although the use of local materials and similar constructional details provide some coherence throughout the Conservation Area.

11.4 Traditional buildings are typically constructed of coursed and squared rubblestone, generally with segmental heads or stone lintels to doors and windows. Timber

horizontal sliding sash windows are typical (Photo 21), although mullioned windows with side-hung casements do occur (and in a number of cases, side-hung casements have replaced the earlier sliding sashes). Vertical sliding sashes, redolent of a more formal architectural style, are also evident, notably at Papplewick Hall and on additions to earlier dwellings, such as no. 1 Linby Lane and Wheelwright's Cottage (Photos 4 & 9 respectively). Roof pitches tend to be steep, generally varying from around 30 to 45 degrees.



**Photo 21:** Details of local construction methods and materials, at nos. 67-73, Main Street, illustrate the use of local magnesian limestone with a pantile roofs and Yorkshire (horizontal) sliding sash windows

- 11.5 Buildings are most frequently simple in design and unadorned with decorative detail. There are a number of exceptions where decorative features such as coped gables, kneelers, keystones, or ashlar dressings do appear. For example, nos. 67–73 Main Street have ashlar window surrounds (Photo 21). Curiously, no. 49 Main Street has one raised gable, with a small kneeler.

- 11.6 The extensive use of local stone walls make an important contribution to the character of the Conservation Area, and form the principal boundary marker along Main Street and Blidworth Way (Photos 1 & 10 for example). They are often seen in conjunction with shrubs, hedges and trees, which not only contribute to Papplewick's distinctive character and appearance, but also increase privacy to properties. Wheelwright's Cottage, Main Street, is a good example of one instance where a hedge is seen in conjunction with a local stone wall, screening its rear garden and providing a greater degree of privacy to occupants whilst enhancing the public realm. Black metal post and rail fencing is used to good effect at a number of properties at nos. 9-25 Main Street. With its traditional appearance and rural associations, this simple fencing is entirely in-keeping.
- 11.7 Street clutter does however intrude into the Conservation Area with the inevitable proliferation of road signage at the junction of Main Street with the B6011 (Linby Lane/Forest Lane), which has a necessary purpose but also an adverse visual impact on the Conservation Area.

## **12.0 ISSUES, PRESSURES, THREATS AND OPPORTUNITIES**

- 12.1 The Papplewick Conservation Area is well maintained and there are few elements which detract from its overall character and appearance. The potential impact of future new development, such as well-intentioned, but unsympathetic home improvements and unsightly gap sites and semi-derelict buildings could have an adverse impact on the Conservation Area.
- 12.2 Whilst paragraph 137 of the NPPF encourages local planning authorities to look for opportunities for new development within conservation areas, the conservation area designation provides an opportunity to exercise greater control over issues such as design, appearance and siting. The Conservation Area ensures that any new development can be accommodated in a sympathetic manner with a considered approach to issues such as design, siting and the use of more traditional materials and the size and arrangement of window openings.
- 12.3 On the whole the Conservation Area has avoided excessive new development, and perhaps the most prominent example of new development is Blacksmith's Court which is in a highly prominent location on the corner of Linby Lane and Main Street (Photos 22 & 23). This development has incorporated a number of design features (such as the stepped-forward, two-storey bays, modest casement windows and traditional materials of brick stone and pantiles) to address its local context and to break-up the building line and add interest. This development has preserved the character and appearance of the Conservation Area, although some elements of the scheme have been less successful. The properties have their rear gardens to the main road and as a result these are largely defined by timber garden fencing, which is not a typical boundary treatment. This type of layout, with rear gardens to the main road, should be avoided in any future developments and traditional boundary treatments such as stone walls to main road frontages will be expected. In addition, the prominent garage block on the Linby Lane frontage which has been finished in render, a material not commonly found in the Conservation Area, harms the character and appearance of the Conservation Area.
- 12.4 More modest and damaging changes have resulted from well-intentioned, but unsympathetic home improvements that do not normally require planning permission, such as the introduction of modern porches on the front elevations of some properties and the insertion of UPVC double-glazed windows and doors replacing the original



**Photo 22:** Rear elevations of Blacksmith's Court fronting onto Linby Lane



**Photo 23:** Rear elevations of Blacksmith's Court fronting onto Main Street

windows, the most notable example being at West View Farmhouse where the heavier framed UPVC units on the front elevation are in marked contrast from the slimmer timber sash windows on the side elevation of the property (Photo 10). Whilst householders normally install UPVC windows to improve thermal efficiency, plastic windows are rarely appropriate in conservation areas, particularly in a rural village and are wholly inappropriate in a listed building and listed building consent will be required for such an alteration.

12.5 There are also a small number of commercial establishments in the village including the Grade II listed Griffin's Head (Photo 24), Morton's Farm Tearooms (Photo 19), and Top Farm (Photo 20), that advertise their presence by commercial signage. At present these commercial establishments have quite modest degrees of signage, which are generally traditional in their form and materials and largely non-illuminated. To maintain the overall character and appearance of the Conservation Area any future pressures to introduce unnecessary or illuminated signage should be resisted.



**Photo 24:** View of the Grade II listed Griffin's Head at the junction of Moor Road and Forest Lane

- 12.6 Papplewick is washed over by Green Belt. As a result, opportunities for new development are more restricted, typically confined to alterations, infill development and the conversion of existing buildings. The redundant farm buildings at West View Farm are a notable group of vacant and underused buildings that make a positive contribution to the Conservation Area because of their architectural and historic interest (Photo 25). These buildings which are of significant local interest are in a poor condition and are at risk from further deterioration and their loss would substantially erode and harm the significance, character and appearance of the Conservation Area. The potential restoration and re-use of these buildings in a sympathetic manner is an opportunity for development that would enhance the conservation area.
- 12.7 Any new development behind the main linear frontage could detract from the distinctive linear pattern of development along Main Street and Blidworth Waye that contributes to the overall character and appearance of the Conservation Area.



**Photo 25:** Redundant farm buildings at West View Farm offer potential for restoration and re-use

12.8 The issues highlighted above and in previous sections illustrate the importance of careful management, particularly with regard to any future development. The use of local materials, combined with sensitive design is likely to be most successful. Modern designs which utilise traditional materials and respect the scale and proportions of the surrounding historic buildings can work very well. Conversely, traditional designs can fail when modern requirements are imposed, resulting in features such as overly wide roof spans, or the use of inappropriate materials, such as render, concrete roof tiles and UPVC windows and doors, or unnecessary decorative detail. Any new design, whether traditional or modern, should be informed by the issues highlighted in this appraisal and should respect the special character of the Conservation Area. A management strategy is set out further in **Part 2**.

## 13.0 REVIEW OF THE CONSERVATION AREA BOUNDARY

13.1 As noted above section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 expects local planning authorities to designate areas of special architectural or historic interest as conservation areas. In preparing this review of the Papplewick Conservation Area consideration has been given to possible revisions to the existing Conservation Area boundary, which is currently tightly drawn around the core of the historic settlement<sup>7</sup>.

13.2 Further guidance on the designation of conservation areas is provided by NPPF paragraph 127 which states that:  
*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

13.3 In assessing the possible alterations to the Conservation Area boundary full regard has been given to the planning policy guidance.

13.4 Areas that have been considered as part of the Conservation Area boundary review include (**Map 4 & Map 5**):

### **AREA A: EAST OF HALL LANE**

13.5 The land to the north of the Grade II listed Top Farm and barn and stables, between Blidworth Way and Hall Lane, runs along the northern edge of the present Conservation Area. This land is largely residential in use and provides a mature landscape setting at the northern entrance to the Conservation Area, but it has no special architectural or historic interest.

13.6 Given its strategic location at the northern entrance of the Conservation Area, new development within this area could impact on the setting and character of the Conservation Area at its northern limits. This area of land also falls outside of the settlement framework and within the Green Belt and it is considered that the relevant planning policies relating to development within the Green Belt and the open

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<sup>7</sup> For the avoidance of doubt, the Conservation Area boundary shown on the plans within this Appraisal falls within the Conservation Area, the designated boundary of the Conservation Area corresponds with the outside edge of the boundary line.

countryside are robust enough to control any further inappropriate development in this area.

- 13.7 **Recommendation:** The area of land between Blidworth Way and Hall Lane does not have sufficient special architectural or historic interest to warrant inclusion within the Conservation Area.

#### **AREA B: WEST OF HALL LANE**

- 13.8 The land to the west of Hall Lane along the northern edge of the present Conservation Area also provides an open and rural setting to the Conservation Area, although there is some relatively new housing along Hall Lane and the Papplewick and Linby Cricket Club occupies land to the west of Hall Lane.
- 13.9 This area of land has architectural and historic interest and also forms an integral part of the historic landscape associated with Papplewick Hall and is included within the Grade II\* Registered Park and Garden. It also includes the Grade II listed walled kitchen garden formerly associated with Papplewick Hall and the Gardener's Cottage which is included on Nottinghamshire County Council's Historic Environment Record.
- 13.10 **Recommendation:** The area of land to the west of Hall Lane that falls within the registered of Park and Garden associated with Papplewick Hall has sufficient special architectural or historic interest to warrant inclusion within the Conservation Area.

#### **AREA C: PAPPLEWICK HALL PARK AND GARDEN**

- 13.11 The present Conservation Area boundary skirts around Papplewick Hall to include it and its ancillary outbuildings within the Conservation Area, however the wider parkland that extends to the west of Papplewick Hall, and into the adjoining parish of Linby, has been left outside of the Conservation Area boundary.
- 13.12 This area of historic parkland has been included on the register of Parks and Gardens of special historic interest, Grade II\*. It is therefore of considerable historic importance and significance in its own right, although it does also contribute to the character and appearance of the Conservation Area and its overall setting. This historic parkland also makes a significant contribution to the setting of the Grade I listed St James' Church, which lies immediately to the south of this parkland.

13.13 There are already constraints placed on any new development within this historic landscape, and these would be reinforced by the relevant planning policies relating to development within the Green Belt and the open countryside, as this area of land is washed over by the Green Belt and falls outside of the settlement framework.

13.14 **Recommendation:** The registered Park and Garden associated with Papplewick Hall to the west of Hall has sufficient special architectural or historic interest to warrant inclusion within the Conservation Area.

#### **AREA D: LAND NORTH OF LINBY LANE**

13.15 There is a substantial area of open farmland lying between the present Conservation Area boundary at the back of Main Street and the Parish Council boundary that extends to the north of Linby Lane towards Church Lane and the Grade I listed St James' Church. This area of land does not have sufficient special architectural or historic interest in its own right. However, it does provide an open and rural setting to both the Conservation Area and the registered parkland of Papplewick Hall. It also makes a significant contribution to the setting of the church, with views across this land, both to and from the church, that reinforce its rural and detached location in the landscape which contributes to the significance of the church.

13.16 This area of land also falls outside of the settlement framework and within the Green Belt and it is considered that the relevant planning policies relating to development within the Green Belt and the open countryside are robust enough to control any further inappropriate development in this area and protect the setting of the Grade I listed St James Church and Grade II\* registered parkland associated with Papplewick Hall.

13.17 **Recommendation:** The area of farmland to the north of Linby Lane and south of Church Lane does not have sufficient special architectural or historic interest to warrant inclusion within the Conservation Area.

#### **AREA E: PARCELS OF LAND OFF MAIN STREET**

13.18 To the east of Main Street are two parcels of land abutting the Conservation Area boundary. These areas of land have no special historic or architectural interest and whilst new development in either of these areas could have a detrimental impact on the setting and character of the Conservation Area the sites lie within the Green Belt, outside of the settlement framework. Therefore it is considered that the relevant

planning policies relating to development within the Green Belt and the open countryside are robust enough to control any further inappropriate development in this area.

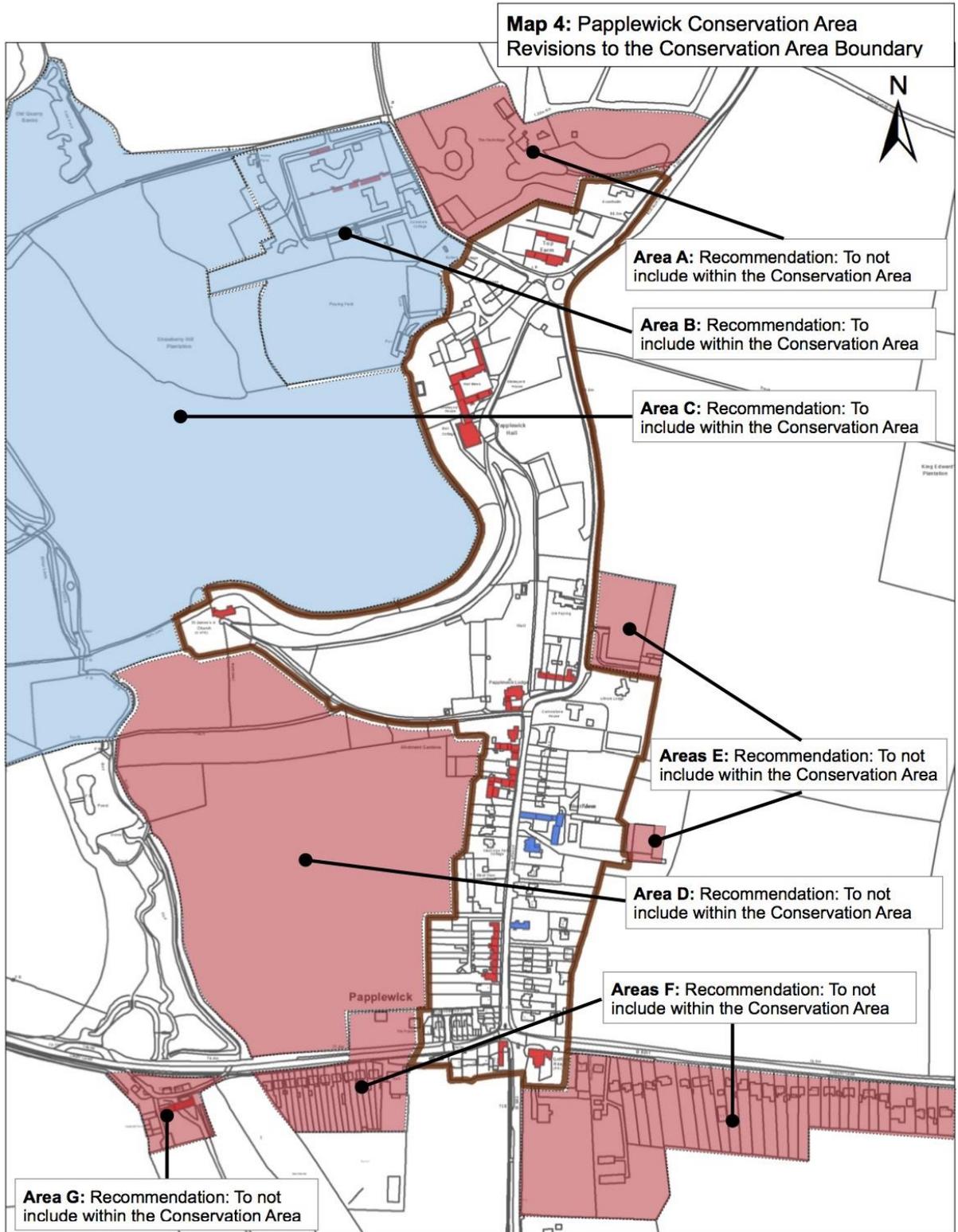
- 13.19 **Recommendation:** The parcels of land to the east of Main Street do not have sufficient special architectural or historic interest to warrant inclusion within the Conservation Area.

#### **AREA F: FOREST LANE - LINBY LANE**

- 13.20 The 20<sup>th</sup> century ribbon housing development fronting onto Forest Lane and Linby Lane illustrates the historic evolution of the village outside of the historic settlement core and its linear form reflects the traditional character of the historic development along Main Street. These two roads also provide an approach into the Conservation Area at the crossroads between Main Street/Moor Road and the B6011.
- 13.21 This area is washed over by the Green Belt. Although further infill development within the existing built-up frontages would be permissible, the emerging Policy LPD 34 seeks to control new development within existing residential garden land and this policy could therefore restrict inappropriate development behind the existing linear frontage, or the demolition of existing houses to make way for intensive development in depth along these two roads. Therefore the relevant planning policies relating to development in the Green Belt and on residential garden land are robust enough to control any further inappropriate development in this area that would detract from its overall character.
- 13.22 However this area of mid to late 20<sup>th</sup> century housing along Forest Lane and Linby Lane has no special architectural or historic interest and the overall character and appearance of the properties have been affected by various domestic alterations including the installation of a wide range of UPVC doors and windows.
- 13.23 To include these areas of housing in the Conservation Area would be contrary to the advice in the NPPF that advises against the designation of areas that lack special interest.
- 13.24 **Recommendation:** The area of land fronting onto Forest Lane and Linby Lane does not have sufficient special architectural or historic interest to warrant inclusion within the Conservation Area.

**AREA G: CASTLE MILL FARM, LINBY LANE**

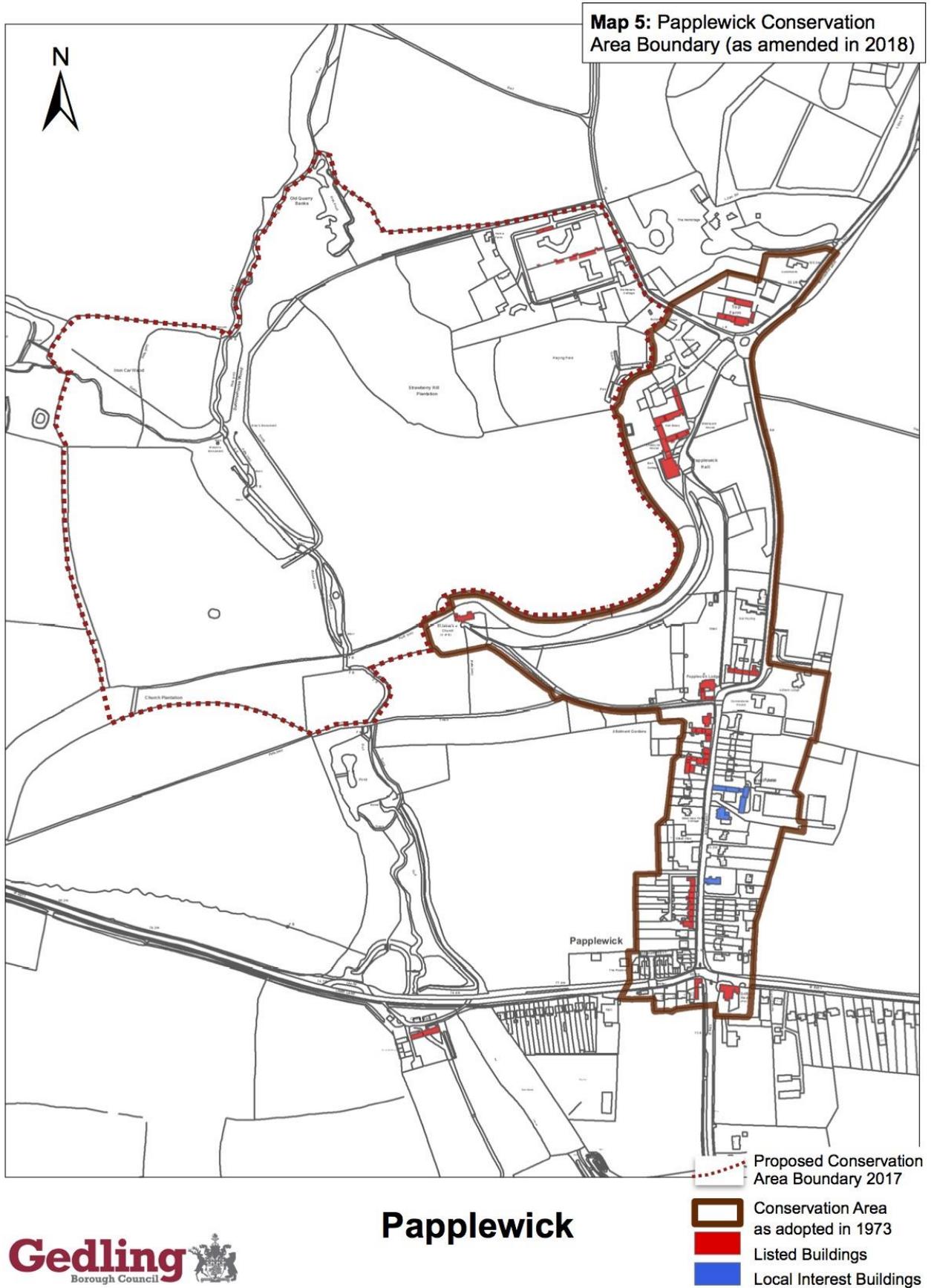
- 13.25 Castle Mill Farm is a collection of buildings that, whilst located close to the entrance of Papplewick village, are within Linby parish and are somewhat detached from the Papplewick Conservation Area by land that has no special character or interest.
- 13.26 Castle Mill Farm is also a Grade II listed building and is suitably protected from new development by its listed designation as well as its location within the Green Belt and outside of the settlement framework.
- 13.27 Whilst Castle Mill Farm has historic and architectural interest as recognised by its Grade II listing, the remoteness of the site from the Conservation Area illustrates that it does not make a contribution to the character or appearance of the Conservation Area and it does not warrant its inclusion within the Conservation Area boundary.
- 13.28 **Recommendation:** there is no strong case to include Castle Mill Farm within the Conservation Area. The site is remote from the Conservation Area and given its historical and functional associations with Castle Mill Farm this parcel of land contributes more to the setting of the listed building rather than to the character and appearance of the Conservation Area.



## Papplewick

-  Conservation Area as adopted in 1973
-  Listed Buildings
-  Local Interest Buildings

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## **APPENDIX 1: DESIGNATED HERITAGE ASSETS WITHIN THE CONSERVATION AREA**

### **Listed Buildings**

A number of buildings (see list below) within the Conservation Area have statutory Listed Building status (see also **Map 1**), which is afforded to those buildings recognised as being of special architectural or historic interest. The Part 2: Management Plan refers to the relevant local and national planning policies that relate to their protection. It should be noted that listed status also applies to structures within the curtilage of the listed building (including for example, outbuildings, boundary walls and garden features) which are not highlighted on the map.

### **Listed Buildings within the Papplewick Conservation Area**

#### ***Grade I***

- Papplewick Hall, off Blidworth Way (Formerly Main Street) (Photo 3)
- Church of St. James, Church Lane (Photo 6)

#### ***Grade II***

- Chetwynd House and Boundary Wall, off Blidworth Way (Formerly Main Street)
- Stable range at Papplewick Hall off Blidworth Way, (Formerly Main Street)
- Top Farmhouse and adjoining stables, Blidworth Way (Photo 20)
- Barn and stable at Top Farmhouse, Blidworth Way
- Papplewick Lodge and adjoining stables, Main Street
- Sundial 16 metres north of Papplewick Lodge, Main Street
- Nos. 67, 69, 71, 73, Main Street (Formerly listed as Nos. 68-71) (Photo 5)
- Gate piers and boundary wall, St. James' Church, Church Lane
- Headstones, south of St. James' Church, Church Lane
- Chest tomb south of St. James' Church, Church Lane
- Morton's Farmhouse, 57, Main Street (Photo 19)
- Stable and garage to south of Morton's Farm, 57, Main Street
- Nos. 49, (Pembroke Cottage), 51 and 53 Main Street
- The Old Post Office, 55, Main Street (Photo 18)

- Nos. 9a, 9b, 11,15, 17, 19, 21, 23, 25 Main Street
- The Griffin's Head, Forest Lane (Photo 24)
- No. 1 and The Barn, Linby Lane (Photo 4)

**Development Plan Policies Relating to Listed Buildings**

- Greater Nottingham Aligned Core Strategy (adopted September 2014)  
*Policy 11: The Historic Environment*
- Gedling Borough Local Planning Document (*Publication Draft May 2016*)  
*Policy LPD 26 - Heritage Assets*  
*Policy LPD 27 - Listed Buildings*

## **APPENDIX 2: KEY UNLISTED BUILDINGS WITHIN THE CONSERVATION AREA**

### **Contribution of Unlisted Buildings**

In addition to the statutory listed buildings in the Conservation Area, many of the unlisted buildings within the Conservation Area make an important contribution to its character or appearance, and these can include, for example: buildings that provide evidence of the chronological development of the Conservation Area; buildings that reflect important architectural elements or materials, or other characteristics, buildings that reflect former uses; or buildings that hold significance to the local community.

The Gedling Borough Local Planning Document has identified three buildings of Local Interest within the Conservation Area (see also **Map 1**) and a further two properties are included on the Nottinghamshire Historic Environment Register as being of historic importance. The emerging Papplewick Neighbourhood Plan also intends to include a policy that identifies buildings of local interest. Whilst not afforded the full protection of statutory listing, Policy LPD 31 seeks to safeguard these Locally Important Heritage Assets.

In addition, any buildings not included on this list, but which meet the criteria set out in Historic England guidance on Local Heritage Listing Advice Note 7 may also be considered to be of local significance.

#### *Local Interest Buildings*

- Gateway to Papplewick Hall, Blidworth Waye
- Wheelwright's Cottage, 30 Main Street (Photo 9)
- West View Farmhouse and adjoining outbuildings, 46 Main Street (Photos 10 & 25)

#### *Properties on the Nottinghamshire Historic Environment Register:*

- Ward Cottage, Blidworth Waye (Photo 11)
- 11 Linby Lane

### **Development Plan Policies Relating to Key Unlisted Listed Buildings**

- Greater Nottingham Aligned Core Strategy (adopted September 2014)

*Policy 11: The Historic Environment*

- Gedling Borough Local Planning Document (*Publication Draft May 2016*)  
*Policy LPD 26 - Heritage Assets*  
*Policy LPD 31 - Locally Important Heritage Assets*
- Emerging Papplewick Neighbourhood Plan  
*Policy 7 - Local Distinctiveness of Papplewick*

## **PART 2: MANAGEMENT PLAN**

## **1.0 INTRODUCTION**

- 1.1 The designation of a conservation area is not intended to prevent further development from taking place within the area. However, it is the purpose of the Papplewick Conservation Area Appraisal together with the Management Plan to inform and manage planning decisions so that new development can take place within the Conservation Area to preserve and preferably enhance its special character and appearance in accordance with the national and local planning policies.
- 1.2 The Character Appraisal, covered in the first part of this document, describes its special architectural and historic interest and the aim of the Management Plan is to set out broad planning guidance by which the objectives of preserving and enhancing the unique character and appearance of the Conservation Area can be pursued through the planning process. In particular, reconciling the key planning issues arising from the pressures for new development with the objectives of the Policy LPD 28: *Conservation Areas* of the Local Planning Document (*Publication Draft, May 2016*).

## **2.0 PLANNING POLICY CONTEXT**

### *Historic Environment*

- 2.1 Conservation areas are defined by section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 72 then requires Councils to pay special attention '*to the desirability of preserving or enhancing the character or appearance of the area*' when making decisions on development proposals within a conservation area. In addition, Schedule 17 of the Enterprise and Regulatory Reform Act, 2013 makes it clear that it is an offence to demolish an unlisted building in a conservation area without the benefit of planning permission.
- 2.2 Conservation areas are now classified as designated heritage assets and paragraph 17 of the NPPF makes it clear that to promote sustainable development the conservation of heritage assets in a manner appropriate to their significance is a core land-use planning principle that underpins both plan-making and decision-taking. Paragraph 131 expects local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets when determining planning applications.

- 2.3 These national planning policy objectives are supported by Gedling Borough Council's Replacement Local Plan (adopted 2005) and the Aligned Core Strategy (adopted 2014). Policy ENV15 of the Replacement Local Plan recognises that new development in conservation areas should take account of their character and appearance and make use of traditional materials and building techniques. Policy ENV14 seeks to ensure that a change of use of a building within a conservation area also preserves and enhances its contribution towards the character or appearance of the area. In addition, Policy ENV22 safeguards the appearance or character of the local interest buildings and their settings and Policy ENV25 protects the historic character or setting of any part of a Registered Historic Park or Garden, such as at Papplewick Hall.
- 2.4 Policy 11 of the Greater Nottingham Aligned Core Strategy states: *'Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives'*. Policy 11 also makes clear that conservation area appraisals and management plans will be used to assist in the protection and enjoyment of the historic environment. Furthermore Policy 10 of the Aligned Core Strategy expects any new development to have regard to the setting of heritage assets.
- 2.5 The emerging Local Planning Document (*Publication Draft May 2016*) will work in conjunction with the Aligned Core Strategy, and its policy objectives seek to protect and enhance the Borough's historic environment. In particular Policy LPD26: *Heritage Assets* seeks to ensure that new development proposals preserve and/or enhance the significance of a heritage asset and more specifically Policy LPD28: *Conservation Areas* requires new development proposals to accord with a series of design criteria to ensure that they conserve and/or enhance the character or appearance of the conservation area and its setting, and avoid the unwarranted demolition of buildings and structures that contribute to its character or appearance.
- 2.6 Other policies relating to the protection of the historic environment within the Papplewick Conservation Area include Policy LPD 27: *Listed Buildings* and Policy LPD 31: *Locally Important Heritage Assets* which seek to protect designated and non-designated heritage assets respectively, and Policy LPD 29: *Historic Landscapes, Parks and Gardens*, which expects development proposals to conserve and/or

enhance the historic landscape character of the Borough and to conserve and/or enhance features that contribute to the significance or setting of a Registered Historic Park or Garden, such as at Papplewick Hall. Policy LPD 30: *Archaeology* also seeks to ensure that new development proposals take appropriate measures to preserve potential archaeological remains in-situ.

*Other Policy Considerations (including Green Belt)*

- 2.7 Papplewick is also washed over by the Green Belt and Policy ENV30 of the Replacement Local Plan makes some provision for new infill development within small gaps in the built-up frontage and for extensions to existing buildings by provided that the proposals do not adversely affect the appearance of the village. The management of new development within the Green Belt is also controlled by Policy 3 of the Aligned Core Strategy, and by policies in the emerging Local Planning Document.
- 2.8 In particular Policy LPD 12 makes clear that the reuse of buildings within the Green Belt should secure the optimal viable use of a heritage asset or be enabling development necessary to secure the future of a heritage asset, and Policies LPD 13 & 14 expect any extensions to buildings or replacement of buildings, respectively, to conserve any historic significance that the building may have. Policy LPD 15 also supports some limited infill development within Papplewick providing, amongst other things, that it is of limited scale and is in keeping with the surrounding character. Although the extent of any new development in Papplewick is also controlled by Policy LPD 34: *Residential Gardens* that opposes the development of residential garden land where it would harm the character and appearance of the area.
- 2.9 A Neighbourhood Plan is also being prepared for Papplewick and this document is likely to include policies that seek to protect important local green spaces such as St James' churchyard and driveway and the Papplewick and Linby cricket ground, as well as protecting the setting of Papplewick by protecting key vistas such as the views between St James' Church and Linby Lane and also across the parkland to the west of Papplewick Hall.
- 2.10 Therefore the combination of local and national planning policies gives the local planning authority additional controls over new development, alterations to existing buildings, demolition of existing buildings, work to trees and advertisements on commercial premises within the Conservation Area. In particular, the Council will

expect the design and use of materials in all new development to be of a high quality and to respond positively to its historic setting. The demolition of buildings and boundary structures within the Conservation Area may also require planning permission, and in assessing any proposals for demolition consideration will be given to the contribution that the building or structure makes to the Conservation Area.

- 2.11 For householders in the Conservation Area, there are stricter controls over domestic extensions and garden buildings, although more minor changes can still be undertaken without the need for planning permission.
- 2.12 Whilst the Management Plan sets out the local planning authority's approach to the consideration of development proposals in the Conservation Area, the Conservation Area Character Appraisal and Management Plan have been prepared in the light of planning policy guidance and legislation relevant at the time of writing (December 2017). You should be aware that legislation may change over time and therefore it is advisable to check with the Planning Department prior to undertaking development work.
- 2.13 The designation of a conservation area is not intended to prevent all new development, but rather it is intended to guide the controlled management of change in a way that preserves and enhances the special architectural and historic interest of the Conservation Area. Paragraph 137 of the NPPF encourages local planning authorities to look for opportunities for new development within conservation areas and within their setting that would enhance or better reveal their significance. This Appraisal and Management Plan are therefore intended to inform the consideration of development proposals within the Papplewick Conservation Area to ensure that future changes can be accommodated in an informed and sympathetic way, without adversely affecting the Area's special qualities, having regard to the objectives of the national and local planning policies.

### **3.0 GUIDE FOR PLANNING APPLICATIONS FOR NEW DEVELOPMENT**

- 3.1 Within the Conservation Area all proposals for new development are expected to either preserve or enhance its character and appearance. Therefore in order to properly assess the impact of new proposals, planning applications for development in the Conservation Area should be made in full and be accompanied by all of the necessary supporting information, such as a design and access statement, heritage impact assessment, tree survey report and landscaping proposals.

- 3.2 Outline planning applications for new development in the Conservation Area are not usually appropriate as they do not offer sufficient information to judge the potential impact of a proposal on the character and appearance of the Conservation Area. Where outline applications are submitted, the Council may request the submission of some or all of the reserved matters details as specified by Section 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 3.3 Within the Conservation Area development proposals should be of an appropriate design and scale. Paragraph 3.1 of the Conservation Area Appraisal has identified that as a result of its historical development the Area has a distinct grain or pattern of development that is the predominant linear frontage development along both Main Street and, to a lesser degree, continuing along Blidworth Way with houses typically built with their main elevation facing onto the road and built close to the road frontage. This linear form of development makes an important contribution to the character and significance of the Conservation Area. However it can be easily degraded by development away from the road frontage, such as in backland plots for example, and therefore future development proposals will be expected to protect and reflect this historic pattern of development.
- 3.4 The emphasis for new proposals will be on high quality design and this can be influenced by the overall scale and form of the development, the materials of construction and architectural detailing, such as doors and windows (see section 11 of the Appraisal).
- 3.5 New developments should therefore be of a similar scale and plan form to the neighbouring properties, and in Papplewick most properties are a maximum of two storeys and built of high quality materials. In Papplewick the more traditional buildings are built in a coursed stone with pantile roofs, although in the later 20<sup>th</sup> century housing red brick with a tile or slate is most common.
- 3.6 New development should therefore look to specify materials that reflect the prevailing colour and texture of these typical building materials in order to protect the character and appearance of the Conservation Area. The use of render and concrete roof tiles should be avoided as these materials will look out of place in the Conservation Area to the detriment of its character and appearance.

3.7 Windows and doors also make a very important contribution to the character and appearance of the Conservation Area, and there is a broad range of window and door types throughout the Conservation Area. Original windows and doors should be retained and repaired wherever possible in order to keep the historic appearance and integrity of the original design and to preserve the character and proportions of the host property. Overall, the survival rate of original windows and doors in the unlisted properties is good. However, a number of properties have fitted replacement UPVC windows and doors which detract from the special architectural and historic character and appearance of the Conservation Area.

3.8 Dormer windows within roofs that are visible within the street scene should usually be avoided as they are rarely used in the Conservation Area. Roof lights should be 'conservation style' in design, materials and size and should be fitted flush with the plane of the roof.

3.9 To maintain the traditional character of the Conservation Area new developments should seek to use traditional window styles such as timber vertical or horizontal sliding sashes or timber casements with flush fitting opening lights that reflect the proportions of more historic buildings. These have a regular arrangement of windows on the principle elevation. Timber panelled doors and cast metal gutters will also help to maintain historic character. UPVC for windows and doors should be avoided as they result in unsuitable detailing and harm the character and appearance of the Conservation Area.

#### **4.0 HOUSEHOLDER EXTENSIONS**

4.1 Householder extensions and alterations, whether built under permitted development allowances or built with planning permission, also have the capacity to damage the character and appearance of the Area. However permitted development allowances for properties in the Conservation Area are more restrictive and in many cases works to extend existing houses, such as side and rear extensions and roof alterations, will need planning permission. Cladding any part of the exterior of a dwelling will also need consent.

4.2 Therefore where such work needs consent, domestic extensions should remain subservient to the main building and not alter the form and composition of its main elevations, such as by changing or enlarging window openings or by moving doors.

New extensions should always be built from materials that complement the host building in terms of quality, texture and colour as well as the method of construction.

## **5.0 SOLAR PANELS, SATELLITE DISHES AND ALARM BOXES**

5.1 The installation of solar panels, satellite dishes and alarm boxes can have a detrimental impact on the appearance of a building and the wider area. Where possible they should be carefully located on side or rear elevations to minimise their impact on the appearance of the building, although planning permission is required to install solar panels and satellite dishes that face towards a highway.

## **6.0 PRESERVATION OF BUILDINGS IN THE CONSERVATION AREA**

6.1 Where any buildings of architectural or historic interest within the Conservation Area are left unoccupied, resulting in their deterioration due to neglect and a lack of maintenance, the local planning authority will work with owners to secure the appropriate repair and, if appropriate, the re-use of the buildings to promote their long-term viability.

6.2 However, if the local planning authority considers that any listed or unlisted buildings within the Conservation Area are not being properly maintained then it will look to serve urgent works notices to secure their proper preservation, as provided for by sections 54 & 76 of the Planning (Listed Building and Conservation Areas) Act 1990.

6.3 In more extreme circumstances the local planning authority may also consider the use of Repairs Notices under section 48 of the Planning (Listed Building and Conservation Areas) Act 1990 to secure works considered reasonably necessary for the proper preservation of listed buildings within the Area. Such a notice could lead to the compulsory acquisition of the listed building by the Council.

## **7.0 DEMOLITION OF BUILDINGS IN THE CONSERVATION AREA**

7.1 There is an overall presumption in favour of retaining buildings and structures that make a positive contribution to the character and appearance of the Conservation Area. In addition planning permission is required to demolish most buildings and boundary walls within the Conservation Area and Schedule 17 of the Enterprise and Regulatory Reform Act, 2013 makes it clear that it is an offence to demolish an unlisted building in a conservation area without the benefit of planning permission.

7.2 Paragraph 3.4 of the Conservation Area Appraisal has identified the importance of the more historic buildings to the character and appearance of the Conservation Area, these are buildings that generally originate from the 18<sup>th</sup> and 19<sup>th</sup> centuries, most of which are Grade II listed. It is considered that given the survival rate and overall good condition of this building stock, very few of the historic buildings in the village can be described as being vacant or in a derelict or deteriorating condition. The most notable exception are the farm buildings at West View Farm. This range of traditional farm buildings appear to be in reasonably good condition and these offer opportunities for conversion and re-use for alternative uses. Therefore given the overall quality of the building stock within this Conservation Area, any proposals to demolish any of the Area's historic buildings will need to be fully justified and demonstrate that the potential harm to the significance of the Conservation Area is offset by the public benefits of the proposals as required by paragraph 138 of the National Planning Policy Framework.

7.3 Where demolition is permissible, any replacement buildings will be required to enhance the character or appearance of the Area, and to avoid unsightly gaps in the Conservation Area, the Council will also seek assurances that all reasonable steps have been taken by the applicant to ensure that the new development proceeds following the demolition works, as advised by paragraph 136 of the National Planning Policy Framework.

## **8.0 HISTORICALLY SIGNIFICANT BOUNDARY WALLS**

8.1 A prominent feature throughout the Conservation Area are the boundary walls that are built along the back edge of the pavement (see para. 11.6 of the Appraisal), which are predominantly constructed of local stone, but also of brick. In most cases planning permission is required for the demolition of any boundary walls within the Conservation Area that front onto the highway and the Council will resist proposals to remove any walls that make a significant contribution to the character and appearance of the Conservation Area.

8.2 In any new development proposals, where alterations to any existing boundary walls are shown to be necessary, such as to form a new vehicular access, the Council will expect that the works will be limited to the minimum necessary and that any new openings are defined by gate piers.

## **9.0 PROTECTION OF IMPORTANT VIEWS**

9.1 Development proposals should also consider the topography of the Conservation Area and the key views through the Area, as described in Sections 4 & 9 of the Appraisal (**Map 3**). New development proposals will be expected to identify and retain key views through or out of the Conservation Area.

## **10.0 PROTECTION OF TREES**

10.1 Section 8 of the Conservation Area Appraisal has shown that the tree stock in the Conservation Area makes an important contribution to its character and appearance, but these trees also require proper management over time. Trees within the Conservation Area are automatically protected and notice must be given to the local planning authority before any works are carried out to any trees in the Conservation Area.

10.2 The potential impact of a development proposal on any trees in the Conservation Area is a material consideration in the planning decision-taking process. To maintain the present degree of tree coverage within the village, unnecessary works to trees within the Conservation Area will generally be resisted. In addition, 6 weeks notice of any works to trees within the Area must be given to the local planning authority so that these works can be properly assessed and allow the authority the opportunity to consider whether the trees should be specifically protected.

10.3 New buildings will not be permitted in close proximity to important trees, and to understand and minimise the impact of any new buildings on established trees the Council will require developers to follow the guidelines set out in the latest British Standards (BS5837:2012 *Trees in relation to design, demolition and construction*), particularly in respect of such matters as the proximity of new structures to trees, the implementation of tree protection plans and the submission of arboricultural impact assessments by suitably qualified arboricultural consultants.

10.4 In addition any demolition proposals will also need to provide for the protection of any important trees in accordance with the British Standards guidelines.

## **11.0 SETTING OF LISTED BUILDINGS**

11.1 Appendix 1 of the Conservation Area Appraisal identifies the listed buildings within the Conservation Area. These buildings make a significant contribution to its character and appearance and listed building consent is required for any works of

demolition, extension or alteration to a listed building that would affect its character as a building of special architectural or historic interest. Further advice on setting of Heritage assets may be obtained from Historic England 'The setting of Heritage assets' – Good Practice advice in Planning note 3.

- 11.2 However the National Planning Policy Framework also recognises that the significance of a listed building can also be harmed by development within its setting (paragraph 132). Consequently any development proposals within the vicinity of any of the Area's listed buildings will need to demonstrate that their setting is not compromised by the proposed development, as required by Policy 11: The Historic Environment of the Greater Nottingham Aligned Core Strategy and Policy LPD26: *Heritage Assets* of the emerging Local Planning Document (May 2016).

## **12.0 KEY UNLISTED BUILDINGS WITHIN THE CONSERVATION AREA**

- 12.1 The Adopted Local Plan (2005) identifies a number of key unlisted buildings within the Conservation Area (see Appendix 2 of the Conservation Area Appraisal). These buildings also make an important contribution to the character and appearance of the Area and the retention of these buildings and their setting will be encouraged. Consequently the impact of any new development on these key unlisted buildings will be taken into account in the assessment of the planning application as required by Policy 11: The Historic Environment of the Greater Nottingham Aligned Core Strategy and Policies LPD 26: *Heritage Assets* & LPD 31: *Locally Important Heritage Assets* of the emerging Local Planning Document (May 2016).

## **13.0 ARCHAEOLOGY**

- 13.1 Policy LPD 30: *Archaeology* of the emerging Local Planning Document (May 2016) recognises that in areas of high archaeological potential or an area which is likely to contain archaeological remains, new development proposals should take appropriate measures to either protect remains by preservation in situ, or where this is not justifiable or practical, applicants should provide for excavation, recording and archiving of the remains.
- 13.2 Section 6 of the Conservation Area Appraisal has indicated that there is likely to be a good potential for below ground archaeology within the Conservation Area. Consequently development proposals within the Conservation Area requiring excavation works should be preceded by a considered archaeological assessment

undertaken by an appropriately accredited archaeologist in order to identify the potential of the site and prepare a suitable archaeological strategy.

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