

**Hickling Conservation Area  
Appraisal and Management Plan  
September 2008**



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## Part 1 Character Appraisal

### 1 Summary

#### 1.1 Key characteristics

- Hickling is located in the South East of the Borough, close to the Leicestershire border in an area known as the Vale of Belvoir.
- The linear form of Hickling village creates the special character of the Conservation Area and allows views of open countryside from numerous points along Main Street. Paddocks and fields flow into the street scene providing vital visual green spaces and reinforcing the rural location of the village.
- The cottages, farmhouses, outbuildings and hedgerows that line Main Street form a distinctive collective group.
- The working farms add life and personality and the canal and canal basin form important recreational spaces and areas of great biodiversity value.
- The village has an active community and a Parish Plan was completed in 2007.

#### 1.2 Key issues

**Alterations to Listed and key unlisted properties** – A number of the unlisted, and some of the Listed buildings in the conservation area have been adversely affected by the loss of architectural details, building materials and positive features.

**Boundary treatments** – Boundaries, such as walls or hedges, are as important in determining the character of any conservation area as the buildings behind them. Predominant types of boundary (Rural, Urban, Mixed) should be preserved.

**Agriculture** - It is important that Hickling's agricultural heritage has a positive impact on the village and any negative impacts are minimised.

**The Grantham Canal** - the canal and canal basin are extremely important to Hickling's character and should be protected from adverse change.

**Development Pressures** – Hickling's linear form, green spaces and views out to open countryside are vital in creating the special rural character of the village. Development should not impact negatively on this.

**Highways and Transportation** - Speeding vehicles and HGVs passing through the village are both detrimental to the character of the conservation area and dangerous. Action on these issues would only be supported if the character of the conservation area was preserved.

**Public Realm** – Grass verges, street surfaces and furniture along with public rights of way play a major role in shaping the character of the conservation area. Character forming features should be preserved and the principles of good public realm design should be applied.

**Buildings at risk** – Many buildings are potentially 'at risk' of neglect or decay and routine maintenance work may be required. Sensitive renovation is encouraged, particularly on key buildings such as the Canal Warehouse.

## **2 Introduction**

### **2.1 The Hickling Conservation Area**

Hickling was first designated as a conservation area in 1990. This linear rural village is located in the South East of the Rushcliffe Borough, close to the Leicestershire border in an area known as the Vale of Belvoir. The village is surrounded by open countryside and has retained many working farms. The canal with canal basin and warehouse create a key focal point and are of great recreational and biodiversity value. The conservation area has been extended (2007) to include a listed building and gardens and paddocks associated with many of the older buildings.

### **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. This work then feeds directly into the Management Plan 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 Hickling Conservation Area can be assessed. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and other National Planning Policy Guidance documents. The relevant documents include:

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

### **3 Location and landscape setting**

#### **3.1 Location and activities**

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

Hickling is surrounded by open countryside and is located in the South East of the Borough, close to the Leicestershire border. Hickling is a working village and has always had a strong farming community. Both arable and dairy farming are still an important part of village life. The Grantham Canal passes through the village close to the pub. There is also a village hall.

#### **3.2 Topography and geology**

Hickling is located on relatively low ground (45 metres above sea level) at the foot of Standard Hill (105 m) and a number of other high points of 50m. The village is located in an area known as the Vale of Belvoir, characterised by clayey soils with slowly or moderately permeable topsoils that have developed in the Lias deposits of the Vale. The Hickling area is particularly rich with unimproved permanent pasture, species rich hedgerows and ridge and furrow. (Nottinghamshire County Council, 1997).

#### **3.3 Relationship of the conservation area to its surroundings**

The Hickling Conservation Area incorporates the majority of structures and their associated grounds within the village settlement. The boundary was extended in 2007 to include a Listed Building on the southern tip of the village and land associated with Manor Houses, Rectories and Farm Buildings.

The settlement is surrounded by fields on all sides and particularly stunning views can be taken looking towards the village from Standard Hill, located to the South West. The Grantham Canal forms a strong relationship with the village as it flows through the Northern tip of the settlement, alongside the pub. The canal basin on the Eastern side of Main Street creates a key village focal point.

The linear form of this settlement allows the surrounding countryside to have a very strong relationship with the village. Fields flow seamlessly to Main Street, providing stunning views outwards and for a number of farm houses, these fields roll right up to the doorstep.



Close relationship between houses and the open countryside

## **4 Historic development and archaeology**

### **4.1 Historic development**

The landscape of the Vale of Belvoir is superficially a creation of the enclosure movement of the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> Centuries, modified by the requirements of the post 1945 economy and modern farming techniques. Behind this, however, stands over 3,000 years of settlement and land use which through the generations have influenced the development of the early 21<sup>st</sup> century countryside. From late prehistory to the end of the 18<sup>th</sup> century, this region was consistently part of the most densely settled and economically strong area of pre-industrial Nottinghamshire.

There is evidence of early prehistoric activity (flint tools) and during late prehistory the Vale of Belvoir became extensively settled. When the Romans arrived in the middle of the 1<sup>st</sup> Century AD, they found an already well settled and developed landscape. It appears that the Vale of Belvoir was an agricultural hinterland to the Roman towns of Margidunum, near Bingham, and Vernemetum, near Willoughby on the Wolds, and to settlements in Leicestershire. The result of this history was the clearance of the natural woodland and the development of an agricultural landscape of arable and pasture fields. The landscape was likely to have remained in a similar state up until the 8<sup>th</sup> or 9<sup>th</sup> centuries.

The Scandinavian invasions in the 9<sup>th</sup> and 10<sup>th</sup> centuries brought changes to the landscape, with the dispersed settlement pattern being replaced by nucleated villages with people grouping together around the farm of the local lord, or at other geographically favourable sites.

Hickling appears to have been a particularly important community, possibly because of important Anglo-Scandinavian landowners. Village formation was well advanced by 1086, when the Domesday Book was drawn up and the Vale of Belvoir was part of the most densely settled and cultivated areas of Nottinghamshire. This well developed agricultural countryside continued throughout the middle ages, with little evidence of woodland.

The church of St Luke as it stands today dates back to the 14<sup>th</sup> Century and contains one of only two priest brasses in the county dated 1521.

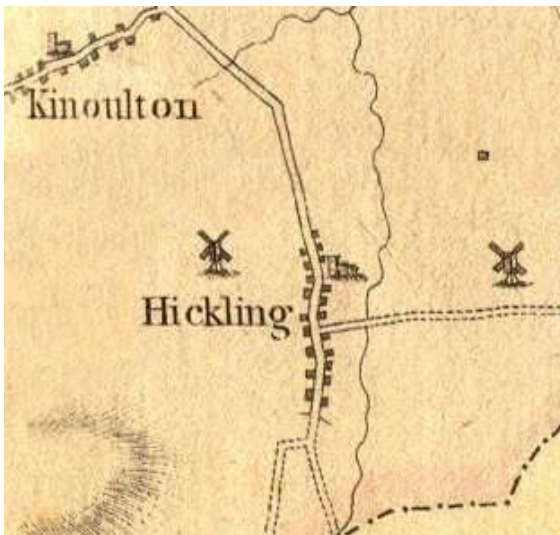
The Black Death (1349) and subsequent Plagues and epidemics brought a swing away from arable production and towards grasslands and grazing. By the late 18th Century the Vale of Belvoir was recognised for the breeding and fattening of cattle.

The enclosure act of the 16<sup>th</sup> Century introduced more hedgerows and the pattern of the areas field systems was therefore laid out between 1500 and 1820. The rebuilding of the villages in brick took place during the 18<sup>th</sup> and 19<sup>th</sup> centuries. This began with the houses of the nobility and gentry and by the late 18<sup>th</sup> century it was usual for the humblest of new dwellings to be built in brick. Gradually, during the 18<sup>th</sup> and 19<sup>th</sup> centuries, the old styles of buildings with timber frames or of mud-and-stud construction and thatched roofs were replaced, or encased, in brick with pantile and some plain tile roofs. Local clay pits and brick kilns were often the source of bricks. Stone building was also a lesser feature of this region, taking advantage of the limestone outcrops in and around it.

The Grantham Canal arrived in the late 18<sup>th</sup> Century, which brought with it the canal basin, Lengthman's hut and canal warehouse, all of which remain today. The canal would have also brought building materials that were not available in the immediate locality.

The current manifestation of the tradition of mixed farming, especially much of the openness of the arable areas, has been created by boundary clearance in the latter decades of the 20<sup>th</sup> century. The fundamental characteristics of the region, however, are a continuity of land use and settlement pattern going back to Late Saxon times, and perhaps even earlier. The agricultural vitality of the region, extensive cultivation with much animal husbandry, and lack of woodland are dominant themes which were established early and have influenced its landscape in every generation of its history. (Nottinghamshire County Council, 1997).

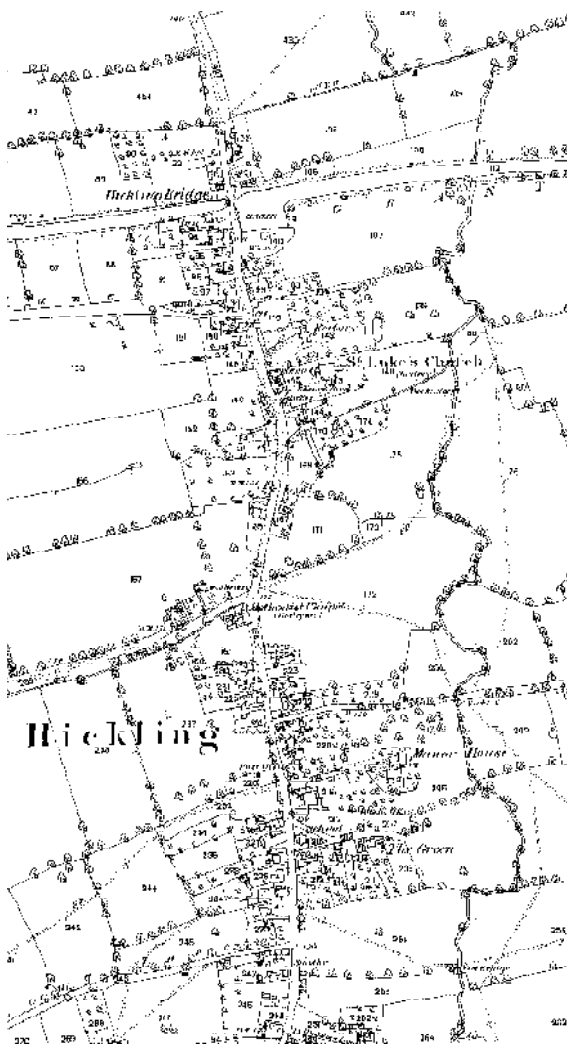




Chapman map, 1774  
(buildings indicative only).



Ordnance Survey, 1815



Ordnance Survey, 1884



Ordnance Survey, 2005

## **4.2 Archaeology and scheduled monuments**

There are many examples of ridge and furrow field systems and earthworks within or adjacent to the Hickling conservation area. A number of archaeological sites and ancient monuments exist, with some dating back to the Early Medieval and Post-Medieval periods. There are no Scheduled Ancient Monuments at present.

## **5 Spatial analysis**

### **5.1 Plan form and layout**

The early maps in Section 4 clearly show that Hickling has a tradition of having a linear form. The road layout has remained much the same since these early maps, with Main Street forming the spine of the village and Mill Lane, Bridegate Lane, Clawson Lane, The Green, Long Lane, Pudding Lane and Wash Pit Lane all leading off to the East and West. The built form of Hickling has also retained the same pattern since the early 19<sup>th</sup> century. The only notable infill has occurred opposite Bridegate Lane and during the creation of Harles Acres in the 1960's/1970's. This infill has, however, been minimal and the village has retained its linear form and special character.

### **5.2 Landmarks, focal points and views**

The canal basin creates a strong focal point for the village and the canal warehouse serves as a landmark for this special area, being prominently positioned next to the water. Another key focal point is the Church of St Luke, which acts as a backdrop for a number of important buildings in the village. The church is also very prominent when observed from Standard Hill, where a dramatic view of the whole village can be enjoyed.

The open countryside that flows into the centre of the village provides many views outwards and a particularly spectacular view can be taken looking Westwards, where Clawson Lane meets Main Street. The Grantham Canal, lined with mature hedgerows, provides long, linear views down its visible course.

The Townscape Appraisal map illustrates these key views along with the many other views and vistas that reveal the very rural location of the village.

### **5.3 Open spaces, trees and landscape**

It is the open spaces within Hickling that help to define its special character. The Grantham Canal and canal basin form an important public recreational space that is also of great biodiversity value. The open space where Clawson Lane meets Main Street, with its two distinctive mature trees, wooden fence and horse paddock is particularly attractive and instrumental in creating the special character of the conservation area.

Mature hedgerows line Main Street as it enters the village from both the North and South directions. A long stretch of mature hedgerow also runs along both sides of the road where Bridegate Lane meets Main Street and, as with the open spaces, brings a countryside character

in to the centre of the village. The grass verges that line many of the roads are also distinctively rural and are of great importance to the conservation area.



There are many significant mature trees in the village and these all play a role in framing key buildings, softening the built fabric and enhancing the special character of the village. The most significant clusters of trees are located in the grounds of the Church of St Luke, in the open space where Clawson Lane meets Main Street (as mentioned above) and along Long Lane and the wooded areas around it.

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

## **5.4 Public realm**

The boundary treatments that provide Hickling with its special character are the grass verges at the side of the roads, the buildings that abut these verges or the road itself and the established hedgerows. There are a number of short sections of brick wall that add to the historic character of the village, most notably along both sides of Main Street opposite the Church (helping to create a strong sense of enclosure) and along The Green next to the village hall. Significant walls are marked on the Townscape Appraisal map.

The many public footpaths that lead into and out of the village are also a key feature of Hickling which allow people to view, experience, and enjoy the village from afar.

## **6 The buildings of the conservation area**

### **6.1 Building types**

The oldest building in the village is the largely 14<sup>th</sup> century church of St Luke, which underwent three major periods of restoration in the 1800's. Inside its charming tinted stone walls is one of only two priest brasses in the county dated 1521.

The older buildings within Hickling consist largely of detached Georgian houses, cottages, farm houses and outbuildings and many of these are indicated on the 1774 map of the village, with the 1815 map showing these individual buildings more accurately.

The buildings that line Main Street are largely one and two storeys. A small number extend to three storeys. The large Manor houses are taller although this is offset by their distance from the road and their large grounds.

A number of buildings are also associated with the Grantham Canal and the canal warehouse would have been built in the late 18<sup>th</sup> century or early 19<sup>th</sup> century. The pantile roof of this two storey building almost reaches the ground on the Southern elevation and the building retains its three large service/delivery doors that provide both ground and first floor access.

## **6.2 Listed Buildings**

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

The Hickling conservation area now has 25 Listed Buildings and structures, all of which being Grade II with the exception of the church of St Luke, which is Grade I. The conservation area was extended as part of this appraisal process to include the 25<sup>th</sup> Listed Building, Elm House, a Georgian farmhouse.

These Grade II listed buildings and structures are marked on the Townscape Appraisal map and include cottages and farmhouses largely dated between the 18<sup>th</sup> and 19<sup>th</sup> centuries. A number of late 18<sup>th</sup> century Mile Posts along the canal are also listed in addition to eight groups of 18<sup>th</sup> century headstones in the graveyard of the church. A complete list of all these buildings and structures is provided in Appendix 3.





Bridge View House, Grade II



Canal Warehouse, Grade II



Church of St Luke – Grade I



Cobblestones, Grade II

### 6.3 Key unlisted buildings

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

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

Almost 100 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 18<sup>th</sup> and 19<sup>th</sup> century buildings have a strong relationship with Main Street and other side roads, with many abutting the grass verges or pavements and facing on to the street. This creates a strong sense of place and, in a number of instances, of enclosure.

Examples of key unlisted buildings are provided below.



Glebe Farm, Main Street



Outbuilding adjacent to Forge Cottage, Main Street (opposite the Village Hall)



Cherry trees (left), Canal View (centre) and the Plough Inn, Main Street



The Chapel, Bridegate Lane



Burnetts, Main Street



Oak house, Pudding Lane

## 6.4 Building materials and local details

Prior to the arrival of the canal in the late 18<sup>th</sup> century and the arrival of the railways almost a century later, building materials were largely locally sourced. Bricks did not often travel far from where they were made, leading to interesting village specific sizes, colours and styles. Many buildings were also timber framed. Roofs would have been made from local materials such as thatch, stone and clay.

The traditional building materials within the conservation area are as follows:

- Walls: Predominantly red brick with examples of Flemish Bond (Jessamine Cottage), A small number of lightly coloured rendered brick. One notable outbuilding has a whitewashed brick finish. Bowling Green Cottage has a timber frame (late 17<sup>th</sup> century) with brick infill.





Jessamine Cottage, Main Street – Pantile roof, Flemish Bond brick work and horizontal sliding sashes with tripartite (ground floor) and bipartite (first floor) casements.

Roofs: Predominantly clay pantiles and Welsh slate with a small number of plain-tile roofs. There is also one notable and fine example of a Swithland Slate roof (The Elms Farmhouse, Main Street). This slate would have been sourced from Charnwood Forest and may have been transported along the canal.



Swithland Slate roof, The Elms Farmhouse, Main Street

Windows: Timber sliding sashes, with many creating a symmetrical façade and having glazing bars and a number sliding horizontally.



Symmetrical façade with horizontal sliding timber sashes with glazing bars

Doors: Timber with many having six panels and a number being glazed, having fanlights and/or having wooden pilaster doorcases.



Bridge View House, Symmetrical 3-bay front with central round-arched doorway with wooden pilaster doorcase, fanlight with radial glazing bars and a door with 6 slender panels.



Cobblestones, Main Street – Central 6-panel door with fanlight and small hood on shaped brackets.

## **7 The character of the conservation area**

### **7.1 Character areas**

Unlike some of the other conservation areas in Rushcliffe that have a number of distinctively different areas, Hickling has a single character that runs throughout the large majority of the village.

The linear form of Hickling village creates the special character of the Conservation Area and allows views of open countryside from numerous points along Main Street. In some instances paddocks and fields flow into the street scene providing vital visual green spaces and reinforcing the rural location of the village. The cottages, farmhouses, outbuildings and hedgerows that line Main Street form a distinctive collective group and the working farms and canal add further life and character.



## 8 SWOT Analysis

In order to complete the appraisal process and guide the direction of the management plan, a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken (Table 1). It was very important that the Parish Council and village residents were given a chance to contribute towards this and a questionnaire was therefore distributed at the public exhibition on 3<sup>rd</sup> March 2007. This questionnaire asked respondents:

- To identify what the special character of the village was;
- If anything had a negative impact on this character;
- If there were any opportunities to further improve this special character;
- If there was anything that could threaten the special character of the village.

Input was also provided by officers at Rushcliffe Borough Council.

<b>Table 1: SWOT Analysis</b>	
<b>Strengths</b>	<ul style="list-style-type: none"> <li>• older buildings generally well preserved</li> <li>• canal and basin</li> <li>• countryside flows into the village</li> <li>• views</li> <li>• distinctive linear form</li> <li>• active and strong community</li> <li>• working village</li> <li>• rural location</li> <li>• village pub</li> <li>• canal warehouse</li> </ul>
<b>Weaknesses</b>	<ul style="list-style-type: none"> <li>• some older buildings are vacant and many of these are 'at risk' of neglect or decay</li> <li>• No Shop</li> <li>• HGV traffic</li> <li>• Lack of recreational facilities</li> </ul>
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• bring vacant buildings into use</li> <li>• use parish plan and active community to support and guide conservation issues</li> <li>• extend canal basin 'relaxation' area</li> <li>• bring canal into use</li> <li>• community tree planting</li> <li>• look at potential grants for funding any improvements</li> </ul>
<b>Threats</b>	<ul style="list-style-type: none"> <li>• loss of open land flowing into village</li> <li>• new housing development</li> <li>• loss of agriculture</li> <li>• increased number of large vehicles and HGVs</li> <li>• the introduction of inappropriate road signs and markings</li> <li>• loss of original features on older buildings</li> <li>• congestion at canal basin</li> <li>• if the community were not well informed about and supportive of conservation issues</li> </ul>

## **Part 2 Management Plan**

### **9 Introduction**

#### **9.1 The Management Plan**

The Character Appraisal formed Part 1 of this document and identified the special features of the Hickling conservation area. Part 2, the Management Plan, builds upon the work in the Appraisal and the issues identified in the SWOT Analysis, to provide a series of issues and recommendations for improvement and change, most of which are the responsibility of the Borough Council.

#### **9.2 Aims and Objectives of this Management Plan**

The aims and objectives of this management plan are:

- To develop clear, area specific management priorities for the future of the Hickling Conservation Area.
- To guide residents and professionals on:
  - features of value and worthy of preservation;
  - characteristics worthy of preservation;
  - opportunities for enhancement.
- To create community commitment to conservation principles

### **10 Issues and recommendations**

#### **10.1 Conservation Area Boundary**

As a result of the Conservation Area Appraisal and the SWOT Analysis exercise, the boundary of the conservation area has been extended. The new conservation area includes an important Listed Building and many large gardens and paddocks. These open spaces are associated with older buildings in the village and are vital in creating Hickling's rural character as they allow important views to be taken. Both the original and the new boundaries are illustrated on the Townscape Appraisal map.

#### **10.2 Alterations to Listed and key unlisted properties**

Buildings or features shown on the Character Appraisal map as being 'positive' or 'significant' play the most important role in creating the special character of the Conservation Area. It is likely that many buildings still possess original and/or traditional architectural details such as windows, doors, porches, doorhoods, overdoor lights and fanlights, chimneys, brick detailing and roofing materials. Positive features also include trees, hedges, visible gardens, walls, railings and gates and often form original property plots and boundaries (see section 10.3 – Boundary Treatments).

A number of the unlisted, and some of the Listed buildings in the conservation area have been adversely affected by the loss of these architectural details, building materials and positive

features. In many cases (e.g. single family dwellings), planning permission is not required for the removal of, or alteration to these features. Development of this kind is called 'Permitted Development' and the Town and Country Planning (General Permitted Development) Order 1995 covers this in greater detail.

In order to ensure that the special character of the conservation area is not eroded further, some of these permitted development rights can be removed. This is known as an Article 4(2) direction and could be used by the Council to protect specific features. In particular, coherent groups of well detailed properties can be protected by this legislation.



*The dramatic effects that inappropriate alterations can have (windows filled-in, brickwork covered with render, brown glazing bars instead of white).*



*Extensions must relate to architectural form and the character of existing buildings.*



*These modern windows are not in the style or materials of the originals and the window frames have been made flush with the facade – this single alteration has completely changed the character of this otherwise very attractive farmhouse.*

## **Recommendations**

**CA15/1**

The Council will consider the need for Article 4(2) Directions to protect coherent groups of buildings that retain original features from inappropriate alteration.

**CA15/2**

The Council will encourage property owners to retain the original and/or traditional architectural details, building materials and positive features associated with their property.

**CA15/3**

The council will encourage property owners to reverse any alterations that are unsympathetic to the original and/or traditional character of a property and to reinstate architectural features, such as windows, doors and boundary walls with replacements in the style and materials of the originals.

**CA15/4**

The Council will encourage property owners to ensure that any alterations or extensions respect the character of the street scene and pay attention to the scale, proportions, materials and detailing of properties in the locality.

**CA15/5**

The council will, at the very least, apply national rules and regulations which require property owners to apply for planning permission for alterations and extensions such as works to roofs, satellite dishes, exterior cladding, extensions and new buildings over a certain size and part or full demolition of buildings (PPG 15, 1994) (see Appendix 5 for more information).

### **10.3 Boundary treatments**

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

#### Type of boundary

High brick walls and buildings on the back of pavements create an urban feel to the conservation area whilst hedges and trees produce a more rural environment. In most of our conservation areas there are streets and lanes which clearly demonstrate one or other of these characteristics whilst some have a mix of these features.

Where such character definition is strong, it is important to retain and promote a continuation of the theme. For example, a high brick wall in a predominantly "green" lane will impact adversely on its character whereas the introduction of a hedge in an urban scene may be inappropriate.

Where there is a variety in the type of boundary there will be more flexibility.

#### Materials and design

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.



*Original boundary wall and railings are of equal importance to the historic building behind.*



*White timber fence creates rural charm and is of great importance to the character of the property.*



*Quality Rural Street with an almost continuous stretch of hedgerows.*

For example an adverse impact is likely to result from:

- the replacement of a boundary wall with an imitation stone wall or bricks of the wrong style or colour
- the replacement of a simple brick on edge coping with an ornamental brickwork coping or imitation stone copings
- the replacement of a hawthorn hedge with privet or "leylandii" or any other ornamental species
- the replacement of a high wall with a low wall
- the replacement of a native hedge or wall and farm gate with ornamental iron railings and gates
- the removal of a hedge or wall to create an open plan front garden (e.g. for parking vehicles)
- the replacement of a simple close boarded fence with ornamental scallop topped timber panels or the use of white concrete fence posts

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

For example:

- Simple brick walls and brick on edge copings will compliment a barn conversion or a village street cottage whereas an over-decorated brick wall with a stone coping and pillars would be out of place. Scolloped tops to walls are also generally inappropriate.
- Ornamental iron railings may be appropriate for a grand Victorian rectory or Georgian manor but out of place in front of a cottage or new house.
- A simple picket fence would compliment a country cottage but be out of place in front of a manor house

The conservation area streets, lanes and byways can be characterised as follows:

- QUS              Quality Urban Street - Predominantly urban - high quality
- QRS              Quality Rural Street - Predominantly rural - high quality
- QMS              Quality Mixed Street - Mixed walls and vegetation - high quality

In all these cases the majority of boundary features will be important to the character of the conservation area and should be retained and maintained wherever possible. Proposals to introduce "alien" materials, features or plants will be discouraged. The removal of inappropriate boundaries and replacement with boundaries in keeping with the conservation area character will be encouraged.

All streets indicated as US, RS or MS are considered to be either of medium or low quality where inappropriate boundary features dominate. In these streets the retention of appropriate boundaries will be encouraged whilst the introduction of new boundaries in keeping with the generally urban, rural or mixed characteristics of the street scene will be encouraged. Generally, the types of boundaries predominating in the quality streets referred to above should be looked to as a guide to the most desirable types of boundary if the conservation area character is to be maintained or enhanced.

These street characteristics are indicated on the street character map in Appendix 7 and should be referred to when considering any proposals to property boundaries.

## **Recommendations**

### **CA15/6**

Property owners should be aware of the predominant character of their street, lane or byway (Urban, Rural or Mixed) and should replicate this character when undertaking any alterations to boundary treatments. Where 'Mixed' streets are concerned, each boundary will be assessed on a case by case basis.

### **CA15/7**

The Council will seek to ensure that any new boundary treatments preserve or enhance the character of the conservation area.

**CA15/8**

The council will, at the very least, apply national rules and regulations to any alterations to boundary treatments. Property and land owners will therefore need permission to:

- demolish any gate, wall, fence or railing over 1m high in front of a Roadway, Public Footpath or Bridleway or over 2m high elsewhere (PPG15, 1994, GPDO, 1995);
- remove most countryside hedgerows (see The Hedgerows Regulations 1997 for more information).

#### **10.4 Neutral Areas**

The buildings and features on the Townscape Appraisal that have not been marked as 'positive' or 'negative' (left blank) are classed as being neutral and their omission should not be taken to imply that they are of no interest or importance. It may therefore be preferable to retain neutral buildings and features. In some instances however, neutral buildings and features may provide opportunities for enhancement that is in-keeping with the positive areas illustrated and described in the appraisal.

#### **Recommendations**

**CA15/9**

The Council will seek to ensure that 'neutral' buildings and features, whether retained or redeveloped, continue to preserve or enhance the character of the conservation area.

#### **10.5 Agriculture**

Hickling is, and has traditionally been, a working village. This contributes to the special charm of the village and gives it personality and vitality along with a sense of purpose. It is important that this agricultural heritage has a positive impact on the village and any negative impacts are minimised.

#### **Recommendations**

**CA15/10**

The Council will seek to ensure that the special agricultural character of the conservation area is preserved or enhanced and any proposals for development take this character into account.

**CA15/11**

The location, height and massing of agricultural buildings should be sensitive to views within the conservation area (e.g. the church) and also of views into the conservation area from surrounding public footpaths. The impact on nearby buildings should also be taken into account.



## 10.6 The Grantham Canal

Another vital element in the formation of Hickling's character has been the construction of the Grantham Canal, which exists today as a popular recreational facility and wildlife habitat. Although this watercourse no longer forms a part of the working nature of the village, the large expanses of water at the basin and linear canal itself are extremely important to Hickling's character and should be protected from adverse change.

### **Recommendations**

**CA15/12** The Council will encourage the owner of the Grantham Canal (currently British Waterways) to ensure that the canal at Hickling continues to enhance the special character of this distinctive part of the conservation area.

## 10.7 Development Pressures

Paddocks and fields flow into the street scene providing vital visual green spaces and reinforcing the rural location of the village. The areas coloured green in the Townscape Appraisal map are those gardens, fields, paddocks and parklands which have a positive impact on views from the public domain, such as public footpaths, village roads and lanes and the canal towpath.

These areas are critically important to the setting of the conservation area and they help to define its rural character. Many of these areas are included in the revised boundary of the conservation area. Those areas that fall outside of the revised conservation area are also protected from any development that would have a negative impact on the conservation area (see Policy CA15/11 and Policy CA15/12 below).

The Hickling Parish Plan 2007 highlights the desire amongst residents to preserve the open, green spaces and to protect the village from overly intensive development. This Parish Plan also highlights the problem of retaining young people in the village and suggests that there may be a need for affordable housing.

This Management Plan does not intend to prevent all development. Any development plans, whether large or small, should take into account the policies below, in addition to any other relevant policies in this Management Plan and within the Rushcliffe Borough Non-Statutory Local Plan 2006 (see Appendix 4).

### **Recommendations**

**CA15/13** Development behind the existing built fabric of the village will generally be inappropriate, especially where such development threatens the linear form of the settlement.

**CA15/14** The Council will resist any development that threatens any positive buildings, open spaces, or views into or out of the conservation area and does not comply with the Rushcliffe Borough Non-Statutory Local Plan 2006 (Policy EN2 on Page 14 states



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

## 10.8 Highways and Transportation

Speeding vehicles and the high number of HGVs passing through the village are both detrimental to the character of the conservation area and dangerous. Although solutions to these problems are beyond the remit of this Management Plan (Nottinghamshire County Council is responsible for most roads in Hickling and the Highways Agency is responsible for Trunk Roads/major A Roads) action on these issues would be supported.

### Recommendations

**CA15/15** The Council will only be supportive of initiatives that minimise the negative impacts of traffic within the conservation area where specific attention is given to preserving the character of the conservation area (for example, the use of sensitive and discreet road signs and markings).

**CA15/16** Rushcliffe Borough Council should be consulted on any highway and transportation related works that may have an impact on the conservation area (for example, road signs, road markings, road surfacing, new paving, kerbstones, traffic calming measures, public transport infrastructure).

## 10.9 Public Realm

An element of the public realm that makes a major contribution to the rural character of the conservation area is the grass verges that line many of the roads and paths. In many instances, the absence of any kerbstones is a key factor in creating this rural character. This feature of the conservation area can often come under threat from property owners who would like to create an area of hard-standing for off-street parking. Similarly, attractive front gardens of properties can be lost for the same reasons.

Grass verges can also be lost during road or pavement improvement schemes and kerbstones can be added to meet highway regulations. 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.

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.

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. The Hickling conservation area does not contain any of these areas.

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.

Many of the other issues relating to the public realm (for example, walls, fences, hedges) are covered within section 10.3 Boundary Treatments.

## **Recommendations**

**CA15/17**

The Council will seek 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) and Manual for Streets (DfT, 2007)] are applied to all streets and public spaces within the conservation area. Particular attention should be given to the specific features that create the special character of the conservation area.

### **10.10 Trees**

Trees make an important contribution to the street scene and, in many instances, are a key factor in creating the special character of the conservation area. The Townscape Appraisal map illustrates both individual and groups of trees that are particularly important to the conservation area.

Trees within conservation areas receive a greater level of protection than trees outside of conservation areas. The exception to this rule is where a tree or group of trees outside a conservation area are protected by a Tree Preservation Order (TPO). Very similar rules apply to trees with a TPO and trees within a conservation area. These rules require property owners to give 6 weeks' notice if they want to cut down, top or lop a tree over a certain size. There are exceptions to this rule, particularly where a tree is considered to be dead, dying or dangerous (see Appendix 5, Rushcliffe Borough Council tree leaflet No.6 and PPG 15 for more details).

Despite this protection, damage can still be caused to trees. A common problem involves root systems being severed or compacted during building works. Property owners should try to minimise damage to root systems. The council will continue to ensure that trees are appropriately protected during major building works.

In many instances, the planting of new trees or groups of trees, would enhance the character of the conservation area. The Council would be keen to provide guidance on this, particularly where new trees are within or are visible from the public realm. There is also a grant available from Rushcliffe Borough Council for such schemes (Parish Tree and Landscape Grant – see Appendix 2).

## **Recommendations**

**CA15/18**

The council will assess each application to cut down, top or lop a tree or group of

trees in accordance with national policy (PPG 15, Paragraphs 4.38, to 4.40) and will seek to ensure that trees or groups of trees (particularly those marked on the Townscape Appraisal map) continue to make a positive contribution to the character of the conservation area and receive a suitable level of protection during major building works.

### **10.11 Buildings at risk**

A number of important buildings within the village are currently vacant or not in regular use, with many being 'at risk' of neglect or decay. As highlighted above, buildings marked as being positive on the Townscape Appraisal map, should not, in most cases, be demolished. It would therefore benefit both the physical form and the function of the conservation area if these buildings were repaired, maintained and, ideally, put into use.

Although none of the buildings in the Conservation Area are listed on the Buildings at Risk Register, (a record of listed buildings at risk through neglect or decay), the structures illustrated on Figure 1 could still potentially be 'at risk'.

Of all the buildings in Figure 1, The Canal Warehouse is the most prominent. This Grade II Listed Building is located in the heart of the village opposite the pub and next to the canal basin. If it were sensitively renovated and brought into public use it could create an important community and visitor focus for the village. Although The Lengthman's Hut is located outside the Conservation Area, this building also plays an important part of Hickling's canal heritage.

In repairing and renovating the older buildings within the conservation area, particularly those in Figure 1, considerable care and attention should be given to the historic use of the building. Retaining original features is a way of documenting the historic function of a building and educating current and future generations about life in Hickling during that particular period in British history.

Listed buildings receive a greater level of protection and owners are required by law to ensure that structures do not fall into a state of disrepair and should follow advice given in PPG 15 (1994).

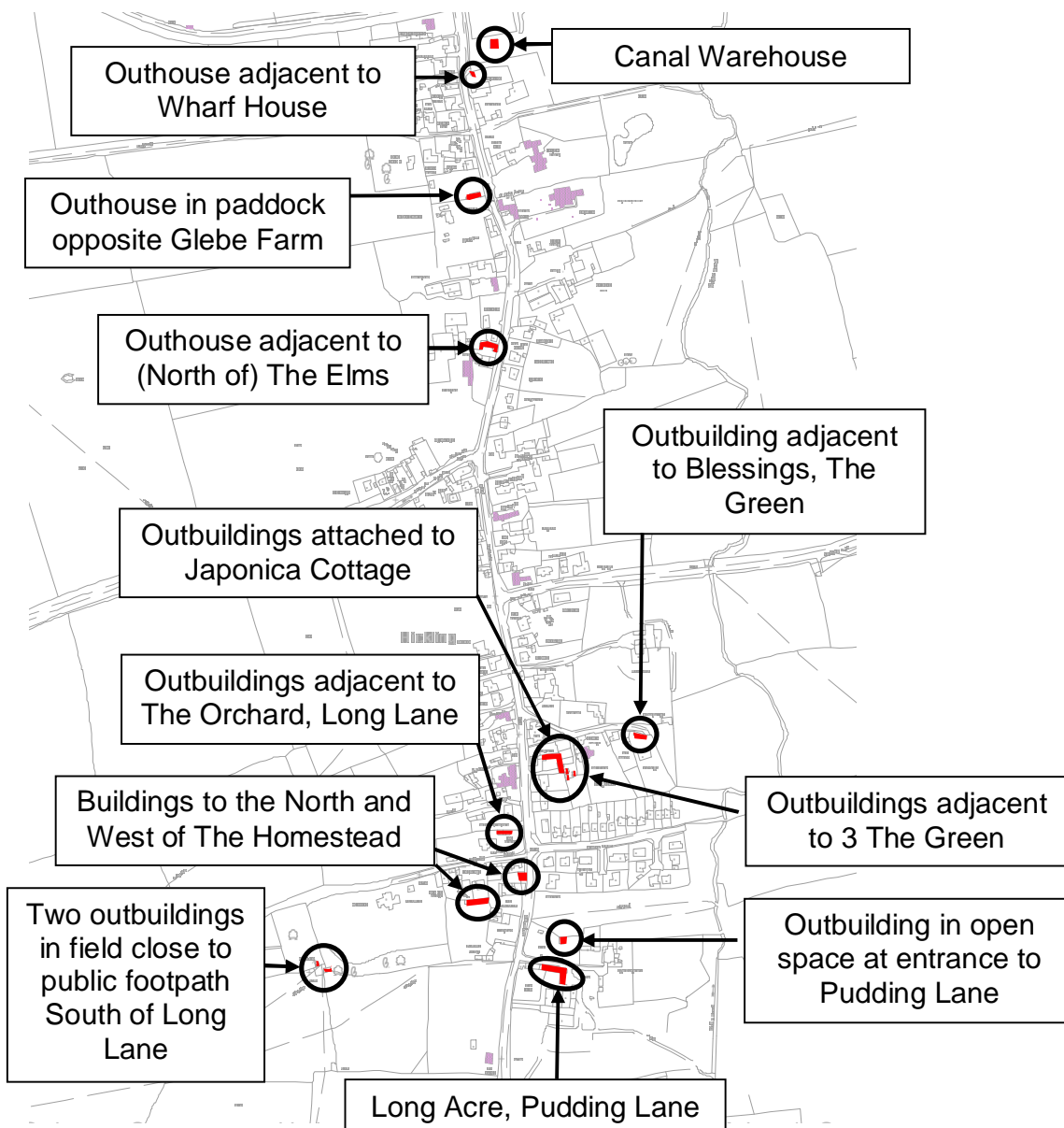


Figure 1 – Buildings that may require sensitive renovation or repair

## **Recommendations**

### **CA15/19**

The Council will encourage owners of properties with a positive impact on the conservation area (see Townscape Appraisal map) that are in need of renovation or repair to ensure that, at the very least, the structure receives the basic maintenance work required to make the building structurally sound and weathertight. The Council will be particularly supportive of renovation and repair work that is sensitive to the original or traditional historic character of the building and that retains original features.

**CA15/20**

The Council will monitor the condition of all buildings that make a positive contribution to the character of the conservation area and will report findings, and take action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be taken to secure the future of the building, including the use of statutory powers (such as Urgent Works and Repairs Notices and Section 215 Notices - see references section).

**CA15/21**

The Council will continue to monitor the condition of listed buildings and update the Buildings at Risk Register (managed by Nottinghamshire County Council).

## **10.12 Resources**

There are a number of grants that may be able to assist with the renovation and repair of older buildings. Projects that benefit the community are particularly eligible for this funding (see Appendix 2).

Rushcliffe Borough Council also provides small grants for environmental improvement schemes and landscape and tree planting schemes (Appendix 2).

## **10.13 The role of the community**

One of the aims of this appraisal and management plan is to encourage residents to take an interest in preserving and enhancing the special character of the village. It is hoped that this will encourage residents to develop their property and land in a way that is in-keeping with local styles and characteristics. This is particularly important for smaller developments that do not require planning permission, such as small extensions and replacement windows and doors.

The local community can also make valuable contributions to conservation issues within the village through their involvement in Parish Plans and Village Design Statements (see references section).

It may also be possible to set up a specific residents' conservation group or conservation advisory committee. This would be particularly effective in ensuring that the management of the conservation area becomes a dynamic and proactive process and that any issues are raised as and when they occur.

#### **10.14 Integration with the Parish Plan and future plans for the village**

This Appraisal and Management Plan has taken the aims and objectives of the Hickling Parish Plan into consideration throughout all stages of its development (see Appendix 1). Many issues in the Parish Plan have been addressed within this document, including:

- traffic calming;
- new housing development;
- maintaining the rural character of the village;
- canal and canal basin;
- public rights of way.

Rushcliffe Borough Council is keen to ensure that this partnership working continues and that all relevant organisations work together and communicate as effectively as possible. Suggestions have been made in section 10.13 about the ways in which the residents of Hickling can work more closely with the Borough Council on conservation issues.

#### **10.15 Monitoring and Review**

This document should be reviewed every five years from the date of its formal adoption (recommended by English Heritage). It will need to be assessed in the light of the Local Development Framework and government policy and best practice guidance. A review should include the following:

- A survey of the conservation area;
- An assessment of whether the recommendations within this document have been acted upon, and how successful this has been;
- The identification of any new issues that need to be addressed;
- Publicity and advertising.

It is possible that this review could be carried out by residents and/or members of a residents' conservation group or conservation advisory committee under the guidance of the Borough Council. This would enable the local community to become more involved with the process and would raise public awareness of conservation issues.

## Appendix 1 - Consultations

Hickling began their Parish Plan in 2006 and the results of a questionnaire that was issued to residents were discussed at an evening workshop organised by Nottinghamshire Rural Community Council. Over 50 residents and professionals discussed a wide range of issues at this workshop, with many having relevance to the Conservation Area Appraisal and Management Plan.

A draft version of this Parish Plan along with a draft Conservation Area Appraisal and proposed boundary changes map were then displayed at a public exhibition on Saturday 3rd March 2007. This exhibition was well attended by over 40 residents and an officer from Rushcliffe Borough Council was available to explain the process in greater detail and provide general information on conservation areas and the historic built environment.

Comments from residents were recorded on a short questionnaire. This asked people what they considered the strengths and weaknesses of the village to be, what opportunities there were to enhance the special character of the area and what threats there were to this character. The comments received helped greatly in the production of the SWOT analysis within the Appraisal. Residents were also asked to give specific comments on the Townscape Appraisal and proposed boundary changes.

The draft Conservation Area Appraisal and Management Plan was then displayed at a public exhibition on 16<sup>th</sup> October 2007 and all comments were taken into account.

After the publication of this document, it is hoped that community involvement and support for conservation will continue (see section 10.13).



Launch of the Hickling Parish Plan at the summer fair 2007



Parish Plan and Conservation Area Appraisal and Management Plan consultation exhibition – March 2007

## Appendix 2 - Funding and grants

### English Heritage – <http://www.english-heritage.org.uk>

Largely to fund grants for nationally important projects.

### Heritage Lottery Fund - [www.hlf.org.uk](http://www.hlf.org.uk)

- Your Heritage (£5,000 to £50,000)

Projects should involve people in activities which help them learn more about their own or other people's heritage. For example, your project might include opportunities for direct and active learning by members of the community, or provide information and resources which enable people to have better understanding of heritage.

Projects should aim to get more people involved, especially disadvantaged groups and those who have not been involved in heritage before.

- Awards for All (£300 and £10,000)

Example projects include: An exhibition and trail walk featuring buildings of local historical interest, sharing the experiences of older people within the community with young people, explaining their history in the form of a book or mural; creating a community wildlife garden; introducing people to alternative cultures through participation in storytelling and drama; improving a village hall to provide better facilities for all members of the community; an historic event illustrating various periods of history and the rich cultural heritage of a community; involving more people in a community event.

The Grant could be spent on: Publicity materials; venue hire; computers; research costs; transport costs; volunteers' expenses; updating equipment for health and safety reasons; refurbishment; training sessional staff; fees to hire equipment; educational toys and games.

### Architectural Heritage Fund - [www.ffhb.org.uk](http://www.ffhb.org.uk)

A comprehensive guide to funding for anyone seeking to repair, restore or convert for a new use any historic building in England and Wales. It includes details of virtually all substantive funding sources which specialise in historic buildings, as well as many which provide funding for historic building projects within a wider remit.

### Waste Recycling Environmental Limited (WREN) - [www.wren.org.uk](http://www.wren.org.uk)

WREN can fund a wide range of projects under Objects D/DA and E of the Landfill Communities Fund. Funding of between £2,000 and £50,000 is available for the following types of projects:

The provision, maintenance or improvement of a public park or other public amenity in the vicinity of a landfill site; the delivery of biodiversity conservation for UK species or habitats; the



maintenance, repair or restoration of a building or other structure, which is a place of religious worship or of historic or architectural interest.

**Nottinghamshire County Council (Building Better Communities) -**  
<http://www.nottinghamshire.gov.uk/home/environment/bbc.htm>

The Building Better Communities (BBC) initiative was launched by the County Council during 2004 aimed at improving the environment across the County. To date around 500 improvement schemes have been carried out, many of them in the most deprived areas of Nottinghamshire.

**Rushcliffe Borough Council**

Small environmental improvement schemes – The areas of the Borough with the greatest need for environmental improvements may be able to receive a small grant.

Parish tree and landscape grant - annual grants for small landscape schemes and tree planting.

### **Appendix 3 – Listed buildings**

**GRANTHAM CANAL, 13 MILES POST APPROXIMATELY 300 METRES WEST OF MAIN STREET,**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6877729460*

**GRANTHAM CANAL, 13 1/4 MILES POST APPROXIMATELY 150 METRES EAST OF MAIN STREET,**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6917529507*

**GRANTHAM CANAL, 13 3/4 MILES POST APPROXIMATELY 1000 METRES EAST OF MAIN STREET,**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK7003329561*

**GRANTHAM CANAL, 14 3/4 MILES POST APPROXIMATELY 500 METRES NORTH OF THE NEW CANAL FARM**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK7081129280*

**GRANTHAM CANAL, AQUADUCT OVER RIVER SMITE APPROXIMATELY 800 METRES SOUTH WEST OF LONG CLAWSON BRIDGE**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK7150529434*

**DELL FARMHOUSE , GREEN LANE, LE14 3QF**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6781727369*

**THE LITTLE COTTAGE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6914328877*

**CHESTNUT HOUSE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6912428942*

**SULNEY COTTAGE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6914129262*

**JESSAMINE COTTAGE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6912729268*

**CHURCH OF ST LUKE , MAIN STREET, LE14 3AJ**

*Grade: I Date Listed: 01/12/1965 GRID REFERENCE: SK6918829279*

**MANN TOMB CHEST IMMEDIATELY SOUTH WEST OF TOWER OF CHURCH OF ST LUKE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6917929270*

**HEADSTONES IN CHURCHYARD OF CHURCH OF ST LUKE, A GROUP APPROXIMATELY 2 METRES WEST OF THE MANN TOMB CHEST , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6917229271*

**HEADSTONES IN CHURCHYARD OF CHURCH OF ST LUKE, A GROUP APPROXIMATELY 4 METRES WEST OF TOWER , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6917229277*

**HEADSTONES IN CHURCHYARD OF CHURCH OF ST LUKE, A GROUP IMMEDIATELY WEST OF SOUTH AISLE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6918229268*

**GROUP OF HEADSTONES IN CHURCHYARD OF CHURCH OF ST LUKE BETWEEN SOUTH PORCH AND WEST SIDE OF TOWER SOUTH OF PORCH , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6918129261*

**HEADSTONE IN CHURCHYARD OF CHURCH OF ST LUKE APPROXIMATELY 20 METRES SOUTH WEST OF SOUTH AISLE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6916829256*

**TWO HEADSTONES APPROXIMATELY 10 METRES FROM SOUTH FENCE OF CHURCHYARD OF CHURCH OF ST LUKE SOUTH WEST OF SOUTH AISLE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6917029250*

**EFFIGY BASE APPROXIMATELY 10 METRES SOUTH OF WEST END OF SOUTH AISLE IN CHURCHYARD OF CHURCH OF ST LUKE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6918429257*

**HEADSTONES IN CHURCHYARD OF CHURCH OF ST LUKE, SOUTH OF SOUTH AISLE EAST OF PORCH , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6919429258*

**THE RECTORY , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6916629314*

**STABLES IMMEDIATELY NORTH WEST OF THE RECTORY , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6915529333*

**CANAL WAREHOUSE APPROXIMATELY 50 METRES NORTH NORTH WEST OF WHARF HOUSE , MAIN STREET**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6912029438*

**BRIDGE VIEW HOUSE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6905329461*

**CHURCH FARMHOUSE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6907429183*

**THE ELMS FARMHOUSE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6911428376*

**MULBERRY HOUSE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6913228736*

**COBBLESTONES , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6913928675*

**MALTHOUSE FARMHOUSE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6913528633*

**ELM HOUSE , MAIN STREET, LE14 3AJ**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6914128662*

**425612 BOWLING GREEN COTTAGE , THE GREEN**

*Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6922028695*

## **Appendix 4 – Rushcliffe Borough Non-Statutory Local Plan 2006**

See the complete document for a more detailed description of the policies below (see references section).

### **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.

### **EN4 – LISTED BUILDINGS**

PLANNING PERMISSION FOR EXTENSIONS AND ALTERATIONS TO, AND CONVERSIONS OF LISTED BUILDINGS, WILL ONLY BE GRANTED WHERE:

- a) IT CAN BE SHOWN THAT THE FEATURES OF ARCHITECTURAL OR HISTORIC INTEREST WILL BE PRESERVED;
- b) THE PROPOSALS RESPECT THE CHARACTER OF THE BUILDING BY VIRTUE OF THEIR DESIGN, SCALE, SITING AND MATERIALS AND THAT ADDITIONS DO NOT DETRACT FROM ITS ARCHITECTURAL OR HISTORIC CHARACTER.

PROPOSALS FOR DEVELOPMENT AFFECTING THE SETTING OF A LISTED BUILDING, WILL ONLY BE PERMITTED WHERE THEY ARE ACCEPTABLE IN TERMS OF SCALE, MASSING, FORM, SITING, DESIGN AND MATERIALS.

PROPOSALS FOR CHANGES OF USE OF A LISTED BUILDING WILL BE TREATED SYMPATHETICALLY WHERE THIS WOULD RESULT IN THE PRESERVATION OF THE ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING AND ITS SETTING.

### **EN5 – DEMOLITION AND LISTED BUILDINGS**

PLANNING PERMISSION FOR DEVELOPMENT WHICH INCLUDES THE TOTAL OR SUBSTANTIAL DEMOLITION OF A LISTED BUILDING WILL NOT BE GRANTED UNLESS:

- a) THERE IS CLEAR AND CONVINCING EVIDENCE THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO SUSTAIN THE EXISTING USE OR FIND A VIABLE NEW USE; OR
- b) THE BUILDING IS BEYOND REASONABLE REPAIR IN RELATION TO ITS IMPORTANCE; OR
- c) IT CAN BE SHOWN THAT THERE WOULD BE SUBSTANTIAL BENEFITS FOR THE COMMUNITY TO OUTWEIGH THE LOSS RESULTING FROM DEMOLITION.

PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD DESTROY OR DETRIMENTALLY AFFECT SCHEDULED ANCIENT MONUMENTS OR THEIR SETTINGS.

#### **EN7 - SITES OF ARCHAEOLOGICAL IMPORTANCE**

DEVELOPMENT AFFECTING SITES OF KNOWN OR SUSPECTED ARCHAEOLOGICAL IMPORTANCE WILL ONLY BE PERMITTED WHERE:

- a) THERE IS A NEED FOR DEVELOPMENT WHICH OUTWEIGHS THE IMPORTANCE OF THE ARCHAEOLOGICAL SITE OR ITS SETTING;
- b) THE PROPOSAL IS SUPPORTED BY AN ARCHAEOLOGICAL FIELD EVALUATION OF THE SITE; AND
- c) THE PROPOSED DEVELOPMENT WOULD NOT DAMAGE THE ARCHAEOLOGICAL REMAINS WHERE THESE CAN BE PRESERVED IN SITU.

WHERE PRESERVATION IN SITU IS NOT FEASIBLE OR JUSTIFIED, A PROGRAMME OF PRESERVATION BY SURVEYING, EXCAVATION AND RECORDING OF THE ARCHAEOLOGICAL REMAINS WILL BE REQUIRED (THROUGH THE USE OF PLANNING CONDITIONS).

## Appendix 5 – Works within conservation areas that require permission

### YOU WILL NEED PERMISSION FOR THE FOLLOWING:

Enlargement of a house by an addition in the roof such as a dormer or making any alterations to the shape of the roof for any purpose e.g. room, storage, light.

To add a satellite dish to any part of the dwelling.

Extend by more than 50m<sup>3</sup> or 10% whichever is the greater. If your house has been previously extended then the volume of that extension counts towards the 50m<sup>3</sup>. See also "A Guide to Planning Permission for Householders."

If a building over 10m<sup>3</sup> is to be erected in the curtilage of a dwelling, that building will count as an extension for the purposes of calculating the 50m<sup>3</sup> allowable as extensions to the dwelling itself.

To clad the exterior of your building in part or whole with stone, artificial stone, timber, plastic or tiles.

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

To demolish a building or part of a building of a volume over 115m<sup>3</sup>.

You need to give 6 weeks notice to the Borough Council if you want to carry out works to a tree in your garden. If works are reasonable then Council will quickly reply acknowledging the works can commence. If they are not reasonable the Borough Council will discuss the works with you and may take further action.

To demolish any gate, wall, fence or railing over 1m high in front of Roadway, Public Footpath or Bridleway or over 2m high elsewhere.

For works to a tree you only need give notice if the diameter is over 75mm at 1500mm above ground level.

To fell a tree you only need give notice if it has a diameter of more than 75mm at 1500mm above ground level.

There are a couple of exceptions relating to the felling of trees for good agricultural reasons and you are advised to contact the Department of Development Services about them.

## References

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## Contacts

Hickling Parish Council - Ms T Combellack, The Olde Barn, Main Street, Hickling, Leicestershire LE14 3AJ. Telephone number: 01664 823 105.

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Rushcliffe Borough Council – Design and Conservation Manager - David Shaw – [design&conservation@rushcliffe.gov.uk](mailto:design&conservation@rushcliffe.gov.uk), 0115 9148 251

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