



WARDS AFFECTED: BARLESTONE, NAILSTONE AND OSBASTON WARD

1. PURPOSE OF REPORT

1.1 To seek agreement for the designation of a conservation area within Nailstone.

2. RECOMMENDATION

2.1 It is recommended that authorisation be given to:

(i) Designate the area shown on the Conservation Area Boundary Plan (outlined in Appendix A) as a conservation area on the grounds that it is an area of special architectural and historic interest, the character of which it is desirable to preserve or enhance.

(ii) Adopt the Conservation Area Appraisal and Management Plan as an evidence base document to support the Local Plan (2006–2026), as planning guidance to support planning application decisions, and as a strategy for conserving and enhancing the conservation area. The document is displayed on the Borough Council's website.

3. BACKGROUND TO THE REPORT

3.1 Nailstone is a former Gopsall Estate village which has seen limited changes since the estate was sold in 1927 and the village properties gradually passed into private ownership. The village contains several interesting buildings with unique characteristics particular to the former estate, and its current built form provides fine evidence of its historical and social development.

3.2 In 2013 a planning application to demolish the Bulls Head public house and erect three dwellings was refused by the Planning Committee and subsequently dismissed at appeal by the Planning Inspectorate. This application identified that the historic environment of Nailstone was under threat, and following an appraisal by the Council's Conservation Officer it was decided to enter into the process of designation.

4. DESIGNATION PROCEDURE

4.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that every Local Authority shall, from time to time, determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate such areas as conservation areas. It is considered that an area within the village of Nailstone warrants the designation of a conservation area.

4.2 Conservation area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces and hard and soft landscaping which assist in defining the character and appearance

of an area. Conservation areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.

- 4.3 Conservation areas are designated heritage assets and as such great weight should be given to their conservation (paragraph 132 of the National Planning Policy Framework).

5. THE NEXT STEPS

- 5.1 If Members agree to the designation, the Local Planning Authority will then have to take the following steps:

- (a) Give notice of the designation to the Secretary of State, Historic England and the Leicestershire County Council Historic and Natural Environment Team
- (b) Publish the appropriate notice in the London Gazette and in at least one local newspaper
- (c) Register the designation of the conservation area as a local land charge

- 5.2 Following the designation of the conservation area, funding will be sought for works that preserve and enhance the special character of the conservation area, as highlighted in the Conservation Area Management Plan.

6. FINANCIAL IMPLICATIONS [MA]

- 6.1 In 2015/16 there is a budget for conservation of £38,970. It is anticipated that any officer time spent on the Designation Procedure will be met within existing resources.

- 6.2 In order to carry out “The Next Steps” (points 5.1 a to b), there will be an additional cost for advertising (if approved). There is no budget for this within Conservation, the cost of which is estimated to be £500. If the “Next Steps” are approved, then a supplementary will need to be approved in accordance with the financial procedure rules (by Chief Officer Environmental Health).

All other activities in the “Next Steps” section require minimum officers’ time and therefore there will be no additional cost to the council.

7. LEGAL IMPLICATIONS [MR]

- 7.1 The provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 require every local planning authority to determine which parts of their area have special architectural or historic interest and to designate those areas as conservation areas to preserve and enhance them. They have a duty to review this and designate further areas accordingly. In exercising any planning functions within a conservation area, special attention must then be paid to the desirability of preserving or enhancing the character or appearance of that area (for example unlisted buildings may not be demolished without conservation area consent).

8. CORPORATE PLAN IMPLICATIONS

- 8.1 The preparation of the Conservation Area Appraisal and Management Plan meets Aim 1 of the Corporate Plan: Creating a vibrant place to work and live.

9. CONSULTATION

- 9.1 Prior to the designation of a conservation area, it is important to undertake a consultation exercise with interested parties, especially local residents.

- 9.2 A letter was distributed to the Borough Ward Councillor, Nailstone Parish Council, and all properties located within and adjacent to the proposed conservation area in Nailstone informing residents of the public exhibition to be held at the Bulls Head, in Main Street in the centre of the village on Wednesday 12th August 2015 between 3:00 pm to 7:00 pm to publicise the proposal. The Conservation Area Appraisal and Management Plan were made available for public comment on the Borough Council's website between Wednesday 12th August and Friday 21st August 2015.
- 9.3 The public exhibition gave the opportunity to provide additional information about the purpose of conservation area designation, the impact of additional planning controls over land and property which it would bring and guidance regarding the type of development likely to be acceptable. It also illustrated the buildings, spaces and features which officers of the Council consider to be of historic importance and provided justification for the boundaries that have been proposed. The Council's Conservation Officer staffed the exhibition; however, because of the number of visitors the exhibition remained open until 7:30 pm. Over 30 residents attended the exhibition and the proposal was well received. Representatives of Nailstone Parish Council and the Borough Ward Councillor also attended the exhibition and have expressed their support for the designation.
- 9.4 A number of written responses were submitted by the public. A summary of these responses is provided in Appendix B. Some minor amendments to information contained within the Conservation Area Appraisal and Management Plan were suggested including an enlargement to the northern boundary of the proposed conservation area. These amendments have been incorporated into the revised post consultation version of the Appraisal and Management Plan contained on the website. Any further responses received will be reported to Planning Committee as a late item.

10. RISK IMPLICATIONS

- 10.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 10.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision have been identified, assessed and that controls are in place to manage them effectively.
- 10.3 The following significant risks associated with this report were identified from this assessment:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
Conserving our heritage and the historic environment depends on designating the conservation area for Nailstone and endorsing and implementing the Conservation Area Appraisal and Management Plan	Ensure that the conservation area for Nailstone is designated and the Conservation Area Appraisal and Management Plan is endorsed and implemented	Nic Thomas
The ability to fund improvements and enhancements identified in the Management Plan depends on adequate funding being available	Ensure ongoing retention of the Council's Environmental Improvement Programme (EIP) budget	Nic Thomas

11. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

11.1 The designation of a conservation area will further protect the heritage of a rural area of the Borough. The Conservation Area Appraisal and Management Plan are only relevant to the Parish of Nailstone and will assist the Parish Council and Development Management Officers when commenting on planning applications.

12. CORPORATE IMPLICATIONS

12.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications - None
- Environmental implications – Included in the report
- ICT implications - None
- Asset Management implications - None
- Procurement implications - None
- Human Resources implications - None
- Planning implications – Included in the report
- Data Protection implications - None
- Voluntary Sector - None

Background papers: Nailstone Conservation Area Appraisal and Management Plan. All documents available to view online:

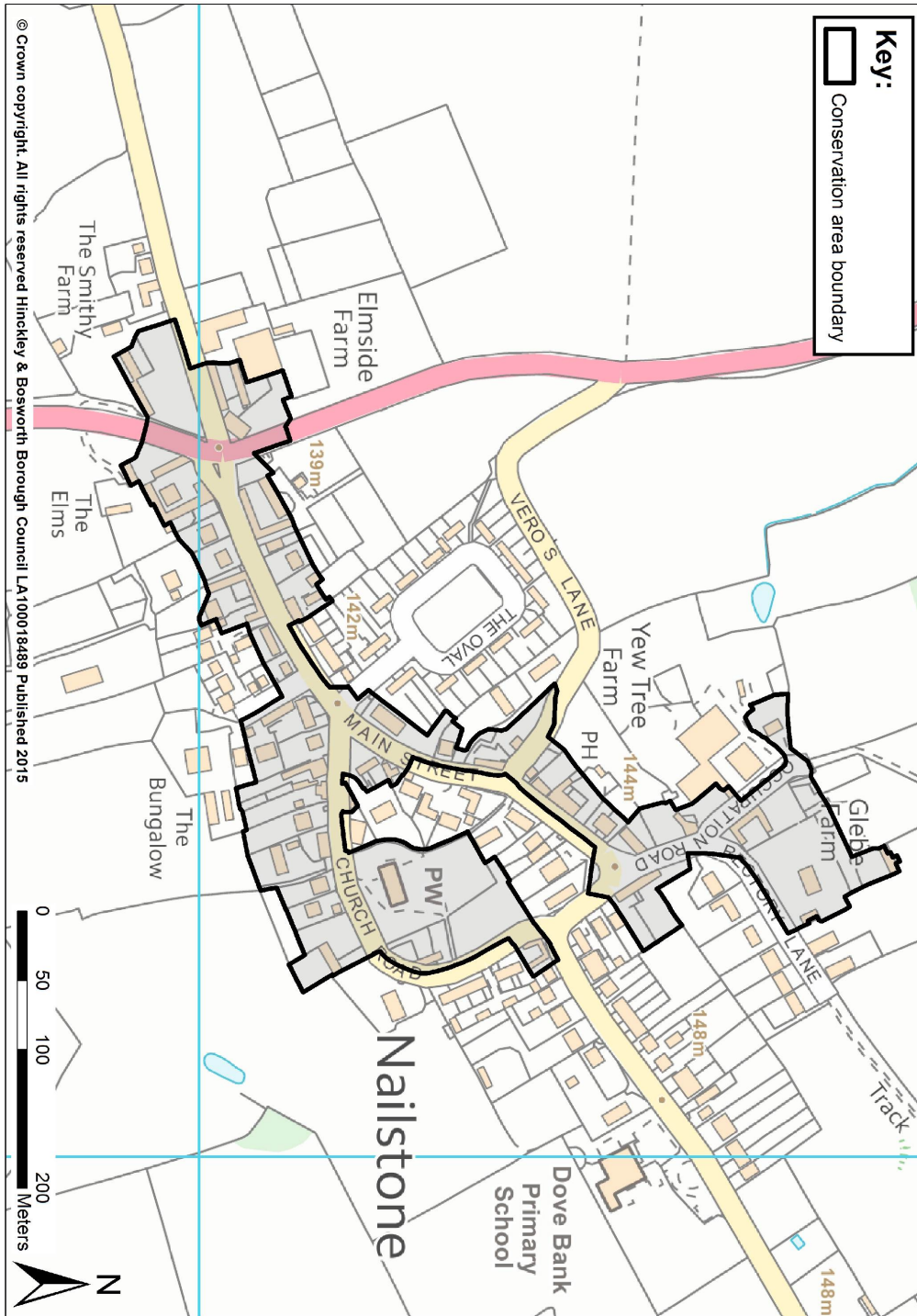
http://www.hinckley-bosworth.gov.uk/info/511/conservation_areas/1170/nailstone_conservation_area_designation

Contact Officer: Paul Grundy – ext. 5671

Executive Member: Councillor Mike Hall

APPENDIX A

PROPOSED CONSERVATION AREA BOUNDARY



APPENDIX B

SUMMARY OF CONSULTATION RESPONSES:

All residents that attended the public exhibition together with the electronic comments received supported the proposal for a designated conservation area within Nailstone. It was welcomed that the Conservation Area Appraisal and Management Plan acknowledges the historical value of the village and will assist in protecting these values in the future.

Comments were received suggesting the identification of three further properties as being of local importance and increasing the size of the proposed conservation area boundary to incorporate these additions. These properties include:

22 Church Road: This property has been converted and has had some sympathetic alterations whilst retaining its historical interest and character. *It is therefore considered to be of local interest and has been identified as a key unlisted building within the Conservation Area Appraisal. The building was already located within the proposed conservation area boundary.*

Yew Tree Cottage: Although this property has been modernised it retains some traditional features and materials. *It is therefore considered to be of local interest and has been identified as a key unlisted building within the Conservation Area Appraisal. The cottage is located to the north of the Yew Tree Farm and Glebe Farm complexes on Occupation Road, and is located within a historic enclosure so its inclusion is a logical extension to the proposed conservation area boundary.*

Glebe Farm barn: Despite being slightly dilapidated the barn is constructed of traditional materials and used to form part of the Glebe Farm complex. *It is therefore considered to be of local interest and has been identified as a key unlisted building within the Conservation Area Appraisal (incorporated into the entry for Glebe Farm). The barn is located to the north of The Old Rectory alongside historic patterns of enclosure so its inclusion is a logical extension to the proposed conservation area boundary.*

OTHER COMMENTS RAISED INCLUDE:

Attention was drawn to the incorrectly identified location of the B-17 bomber crash during WWII, with its actual location being near Hollow Farm Barn. *The Conservation Area Appraisal has been amended accordingly.*

Attention was drawn to the incorrectly identified window materials utilised for Glebe Farm and 16 Main Street as part of the window survey. *The window survey has been amended accordingly.*

The owners of Glebe Farm informed that they are attempting to grow a hedge around the front border of the property. *This has been noted and welcomed as it will provide additional greenery to the proposed conservation area.*