

NUTHALL CONSERVATION AREA

A BRIEF HISTORICAL BACKGROUND

"Nuthall" is Saxon for "place or corner of the Nuts". The Conservation Area includes a distinctive row of stone-built terraced cottages along Nottingham Road with well-established trees along the street frontages. It benefits from the setting of the large lake to the south and its surrounding woodland. The built up area is focused on St. Patricks Church, whose tower was initially constructed in the 13th Century, and the neighbouring Georgian rectory.

The Conservation Area also encompasses the original Manor House which was converted to a farm and stables in 1755 and renamed Home Farm by Sir Charles Sedley. He also had Nuthall Temple built between 1754 and 1757 and this was designed as a Palladian villa. Unfortunately, Nuthall Temple became derelict and was demolished in 1929. All that remains today is the castellated Gothic Summerhouse (see sketch overleaf) and the Gatepier, which are both Listed Structures. Both properties were constructed from local stone, and the quarried land was naturally filled by the Nuthall stream, forming three separate ponds. Only one of the original ponds remains. The Gatepier stands next to the forecourt of the Three Ponds Inn.

In 1761, the Old Rectory was constructed and the 18th and 19th centuries saw the construction of the dwellings between this property and where the motorway now crosses. At the end of the row is the former Village Reading room, opened by Rev. Robert Holden in 1876, which now houses County Batteries.

By 1884 there were 97 houses in Nuthall with a population of 404. The Parish Council held its first meeting in 1894.

WHAT IS A CONSERVATION AREA ?

Conservation Areas have been in existence nationally since 1967 and current legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the Council to, "...from time to time determine which parts of their area are areas of special architectural or historic interest, the character of which it is

desirable to preserve or enhance". There are currently 14 Conservation Areas in Broxtowe covering approximately 4% of the Borough's urban areas. Each area is considered by the Council to have special qualities of local importance.

EFFECTS OF CONSERVATION AREAS

The positive identification of the area helps to focus attention on its special qualities. It is hoped that this will in turn encourage individuals and groups to take a sensitive approach to any proposals for development. The designation of a Conservation Area limits the amount and type of alterations and extensions which can be undertaken without the need for planning permission. Within gardens, new structures of over 10 cubic metres in volume will need consent.

Any application for development which affects the Conservation Area, either within or adjacent to it, will be given careful consideration by the Borough Council to determine how it would affect the character of the area. Each planning application for development within the Conservation Area will be advertised in the local press, and a notice will be displayed at the site. Anyone can make their views about the proposal known to the Borough Council.

Trees

Conservation Area designation protects all trees within the boundary from topping, lopping or felling by requiring owners to give the Borough Council six weeks notice of their intention to carry out any such tree works. The Council will inspect the tree concerned and decide whether a Tree Preservation Order is merited to ensure the tree's long term future. Advice on works to trees can be obtained from the Council's Landscape Design Officer.

Demolition

Conservation Area Consent is required to demolish or partially demolish most buildings and walls within the area.

Cladding on External Walls

Within Conservation Areas, planning permission is required to clad the outside walls of any house in stone, artificial stone, timber, plastic or tiles.

A LARGE PRINT VERSION OF THIS LEAFLET IS AVAILABLE FROM BROXTOWE BOROUGH COUNCIL ON REQUEST, tel 0115-925-4891 ex 4482

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RETAINING THE CHARACTER OF THE CONSERVATION AREA

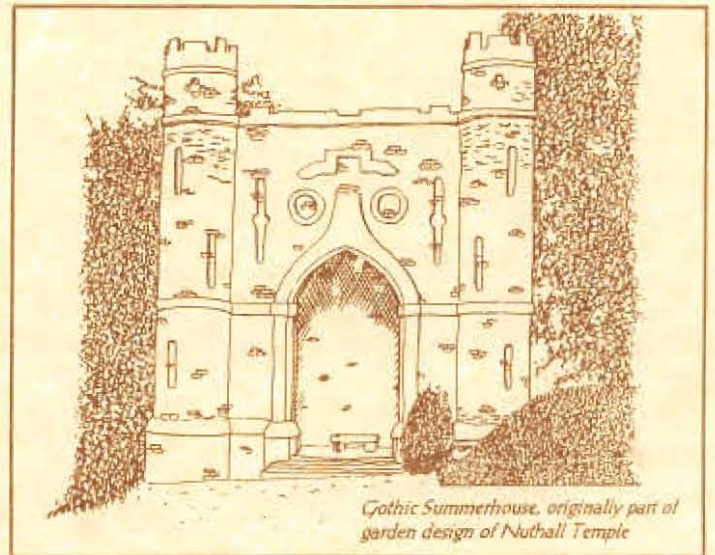
If you are considering any proposals for development in the Conservation Area the following general points will help you to assess whether they are appropriate. The Borough Council's planning officers will also welcome discussions on any proposal at an early stage. They can be contacted by phoning the Council on Nottingham 925 4891; ask to speak to the planner on call.

* Any proposed change of use of any property should not alter its appearance and large business signs will not be acceptable. Other advertising signs should be kept to a minimum within the Conservation Area.

* Extensions to properties should respect the scale, character and architectural style of the original building.

* Where extensions are acceptable, they should be constructed in materials to match the existing. Some of these materials may be difficult to find; however, by consulting a wide range of suppliers an acceptable match should be possible. Often reclaimed facing bricks and roofing materials will provide the most acceptable solution and will not necessarily be an expensive option. It should also be noted that research has shown that over a 30 year mortgage period the rehabilitation and regular maintenance of timber windows will be a more cost-effective approach than replacing with more modern alternatives.

* Any development should avoid the removal of front boundaries and existing landscaping.



Gothic Summerhouse, originally part of garden design of Nuthall Temple

LISTED BUILDINGS

The Department of the Environment holds lists of buildings of special architectural or historic importance, which are the subject of separate legislation. These listed buildings are an important part of this Country's heritage and should be respected. There are 11 listed structures within the Nuthall Conservation Area, marked on the plan with an asterisk. Consent is required from the Borough Council for demolition of whole or part of a listed building, or any structure within its curtilage, and for any works of alteration, extension, repainting or repair which would affect its special interest. It is a criminal offence to carry out any such works without consent. Anyone wishing to undertake any work to listed buildings is advised to check with the Council's planning officers. All work to listed buildings should aim to retain original features, and where repairs are necessary, similar materials should be used to those being replaced. Occasionally grant aid may be available for appropriate and essential repair work.

