

## AREA 7 COMMITTEE, 11<sup>th</sup> January 2011

<b>Title of paper:</b>	Sutton Passeys Conservation Area, Character Appraisal and Management Plan	
<b>Director(s)/ Corporate Director(s):</b>	John Pattinson Interim Head of Development Management	<b>Wards affected:</b> Wollaton East and Lenton Abbey
<b>Contact Officer(s) and contact details:</b>	Peter Smith, Conservation Officer, Development Management E-mail: peter.smith@nottinghamcity.gov.uk Tel. 0115 8764080	
<b>Other officers who have provided input:</b>	Zoe Locker, Ramona Usher, Hilary Brindley, Alison Dudley	
<b>Relevant Council Plan Strategic Priority:</b>		
World Class Nottingham		
Work in Nottingham		
Safer Nottingham		
Neighbourhood Nottingham		<b>X</b>
Family Nottingham		
Healthy Nottingham		
Serving Nottingham Better		
<b>Summary of issues (including benefits to customers/service users):</b>		
This report offers Members of the Area Committee the opportunity to formally comment on the draft character appraisals and management plans for the Sutton Passeys Conservation Area as part of the wider consultation process.		
<b>Recommendation(s):</b>		
<b>1</b>	The Committee's views on the appraisal and management guidance are invited and any comments will be reported to the Development Control Committee.	

### **1 BACKGROUND**

- 1.1 The Sutton Passeys Conservation Area was designated by Development Control Committee in August 2010 in response to local concerns about developments affecting the character of the Wollaton Park Estate, which could thereby be brought into the realm of planning control. The character of the area, as defined by its distinctive houses and historic origins was considered sufficiently special as to warrant the protection afforded by Conservation Area designation. The boundary encompasses the whole of the Wollaton Park Estate on each side of Middleton Boulevard and includes all the "Crane" bungalows of interwar metal frame/concrete construction which give the area much of its distinctive character.
- 1.2 The character appraisal describes the development of the area following disposal of the land as part of the Wollaton Hall estate after the First World War. The housing estate was constructed at a time of high demand for modern new homes and the earliest phases took advantage of a metal framed lightweight design of pre manufactured components which could be assembled much more quickly than conventional dwellings. These were the "Crane" bungalows, arranged in a pattern of concentric roads with references to the Garden City movement, which define the core historic significance of the area today.

1.3 The draft management plan addresses the main pressures for development which would affect the character of the area, principally alterations to the original houses, some as a consequence of their conversion to multiple occupancy, development of garden spaces for hardstandings and loss of original boundary treatments. There is a particular focus upon alterations to roofs which, in the case of the bungalows, are a predominant element of the townscape throughout the conservation area. The designation brings the introduction of dormers within planning control but replacement of roof claddings remains permitted development. The plan acknowledges the difficulties of maintaining the original asbestos pantile roofs of the Crane bungalows and suggests the preparation of further advice on suitable alternatives. Further work in this area is ongoing in conjunction with other Council departments and it is likely that information on recommended claddings will be able to be circulated to occupiers or notified with links to the Council's Planning Website early in the New Year.

#### 1.4 ***Consultations***

Following the designation of the Conservation Area, all occupiers were notified by letter and invited to comment upon the character appraisal and proposed management plan. English Heritage were also notified and their views sought. To date, only four written responses have been received, three of which were objections to the designation which were sent immediately prior to the meeting of the Development Control Committee in August, and which were reported to the committee and taken into account before the designation was made. The fourth supports the conservation area and cites the problems experienced with works which were previously permitted development. In addition to these, seven telephone enquiries seeking advice on specific issues consequent upon the designation have been received, and one anonymous call expressing outright opposition to the designation because it was made before any consultations had been undertaken.

#### 1.5 ***Responses***

The original letters of objection focussed upon the issues of student conversions and the difficulties of bringing the original dwellings up to modern standards in a conservation area context, this being put forward by respondents with property interests in the area. Development Control Committee recognised the depth of feeling regarding multi occupation of the family houses and agreed that the designation would be instrumental in handling the physical ramifications of such changes where planning permission is required. With regard to modernisation, the designation does not seek to prevent internal improvements, nor does it ignore the issue of ageing roof claddings, where further guidance is under consideration. In telephone enquiries regarding specific issues, there appears to be general support for the designation

1.6 The appraisal has been prepared in accordance with guidance produced by English Heritage and the management plan is supported by the policies in the adopted Nottingham Local Plan

## **2 REASONS FOR RECOMMENDATIONS**

2.1 To gain the Committee's views on the draft Sutton Passeys Conservation Area Appraisal and Management Plan.

## **3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

3.1 None

**4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY)**

4.1 None

**5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS, CRIME AND DISORDER ACT IMPLICATIONS AND EQUALITY AND DIVERSITY IMPLICATIONS)**

5.1 None

**6 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION**

6.1 None

**7 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT**

7.1 Sutton Passeys Conservation Area Character Appraisal and Management Plan (Draft for public consultation).

7.2 English Heritage, "Guidance on Conservation Area Appraisals" (August 2005)  
English Heritage, "Guidance on the Management of Conservation Areas", (August 2005)  
PPS 5, Planning for the Historic Environment, March 2010.