

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:

3880

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Department:

Development and Growth

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Subject:

Proposed Old Meadows Conservation Area

Total Value:

up to £250 (Type: Revenue)

Decision Being Taken:

- 1 To designate the area shown outlined red on the plan in Appendix 1 as the as the Old Meadows Conservation Area**
- 2 To approve the adoption of the Conservation Area Appraisal and Management Plan in Appendix 2**

<p>1.1 Local Authorities have a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") to designate areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. From time to time they must also review their Conservation Areas and determine whether any additional parts of their area should be designated.</p> <p>1.2 Paragraph 186 of the National Planning Policy Framework states: "When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest." The onus is therefore on the Local Authority to prove that an area is of special interest prior to designation.</p> <p>1.3 The adopted Local Plan encourages the Council to review Conservation Areas and seek ways to preserve or enhance their character. The Aligned Core Strategy (Policy 11) supports initiatives where heritage assets are conserved. The proposed designation of a Conservation Area in the Old Meadows accords with these policies in contributing to the unique identity of an area and its sense of place. It is felt that the area proposed for designation is of sufficient historic and architectural interest to be worthy of Conservation Area status. The designation is seen as a starting point for improving the management of the Old Meadows built environment and is expected to provide a stimulus for investment by making the area eligible for heritage grant funding.</p> <p>1.4 An appraisal and management plan has been prepared in line with the Historic England advice note 'Conservation Area Appraisal, Designation and Management' (2019). It is supported by the policies in the Greater Nottingham Aligned Core Strategies and the National Planning Policy Framework (NPPF). The Appraisal defines those elements that contribute to the special architectural and historic interest of the Conservation Area and those which do not. This analysis informs the Management Plan, which identifies opportunities for enhancement and sets out a strategy for managing change in a way that is sympathetic to the area's special character.</p> <p>1.5 Key characteristics of the Proposed Conservation Area</p> <ul style="list-style-type: none">- Red brick terraced houses of a variety of sizes and styles, are the area's most prevalent building type and create a dense urban grain arranged in a grid like pattern of roads.- The riverside promenade of Victoria Embankment, The Meadows Recreation Ground and The Memorial Gardens create a swathe of public green space which covers approximately 50% of the designated area.- The curving path of Wilford Crescent East and West results in an attractive sequence of views and a distinctive townscape.- Large suburban villas fronting the river provide a contrast with the denser urban grain to the north.o Historic industrial, public and commemorative buildings/structures are dotted throughout the area. <p>1.6 Historic Development of the Old Meadows:</p>	
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In the middle ages the water meadows between the courses of the River Leen to the north and the River Trent to the south were within the holdings of the Royal Castle of Nottingham. By the late 17th century the meadows provided recreation for the townspeople and pathways developed across it. In the 18th century the meadowlands were divided into large individually named fields owned by freemen.

1.8 Following enclosure in 1845 the Corporation bought off the burgesses to release land outside the town for development, including a large area in the southern portion of the meadows known as Bull Piece. A large number of the streets were laid out at this time but many remained undeveloped by the mid-19th century.

1.9 Throughout the 1870's the rate of building increased significantly. The nearby Clifton Colliery (1870) and the Midland Railway brought many jobs. As settlement expanded, Wilford Road was improved and by 1870 the Wilford ferry replaced by a Toll Bridge. Horse drawn trams linked the area to the town along Arkwright Street and Carrington Street with tram stables at Muskham Street, later redeveloped to provide public baths (now the Portland Leisure Centre).

1.10 When electric tramways were introduced to Nottingham in 1901 the first depot was at the Meadows, between Pyatt Street and Bathley Street, and is now the Nottingham City Transport bus depot (listed grade II). As the public transport network expanded throughout the City, a second tram depot was built on the north side of Turney Street in 1901.

1.11 In 1920 the Clifton Estate offered for sale a piece of land that was situated in the eastern section of the meander of the River Trent that enclosed the southern meadows. The land was given to the Corporation of Nottingham in 1920 so that it could be preserved as a recreational open space and a memorial site in perpetuity. The area to the east became a memorial garden to those who had fallen in the Great War. In 1923 foundation stone of the Memorial arches was laid by the Prince of Wales, the Arch was not completed until 1927. The Memorial Gardens were officially opened on Armistice Day of that year.

1.12 This initial assessment of the Old Meadows character demonstrates that it possesses sufficient historic and architectural interest to warrant designation as a Conservation Area. Area Committee's comments on and endorsement of the proposal were given on 18/12/2019. A detailed Conservation Area Appraisal and Management Plan has been produced to thoroughly describe the area's character and provide guidelines for its future maintenance and development, appendix 3. This document was subject to consultation with local residents between 28/01/2020 and 26/02/2020.

1.13 The finalised boundary proposal has taken into account the responses to consultation in Appendix 3 of this report. A number of small changes have been made to make the boundary including extending the boundary to the mid-point of the River Trent to include significant bridges and the importance of the River; and an extension to the east to include Turneys Quay and Meadows Lock and Lock Keepers Cottage.

2 Background (including outcomes of consultation)

2.1 The first stage of the consultation process undertaken by NCC was to ask all residents by letter for their comments about the Proposed Conservation Area between 4th November and 20th December including a public meeting on 20/12/2019 and Area Committee on 18/12/2019.

2.2 Following this, a consultation report was produced (appendix 3) and published on Nottingham City Council's website alongside the Draft Conservation Area Appraisal and Management Plan from 28/10/2020 to 26/02/2020.

2.3 During the community consultation, 60 letters of support were received. There have been three drop-in sessions about the proposed conservation area on 25th September 2018, 2nd March 2019 and 30th November 2019, which were attended by approximately 111 people. During the 6 week consultation 14 responses have been received of which 8 have been in support, 2 have raised concerns or objected and 4 have asked for clarifications. Within the Consultation Report are a list of concerns and clarifications raised alongside a response. In the final consultation period a further four responses were received in favour of the proposal

Other Options Considered:	3.1 Not to designate the proposed area in the Old Meadows. The designation project has been explored and evaluated thoroughly, extensive consultation has already taken place and the feedback has been far more positive than negative. The designation of an Old Meadows has been community-led and has mustered significant support. Not to designate the new Conservation Area would deprive the Council of the opportunity to give greater recognition to the heritage of Nottingham's neighbourhoods and to capitalise on potential funding streams that could help to aid the regeneration of the Old Meadows, and therefore this option was discounted.
Background Papers:	Appendix 1 Proposed Old Meadows Conservation Area Map Appendix 2 Old Meadows Conservation Area Appraisal and Management Plan Appendix 3 Proposed Old Meadows Conservation Area Consultation Report
Unpublished background papers:	Meadows and Embankment CA Map.jpg, OLD MEADOWS CAA and MP_Final compressed.pdf, Old Meadows Conservation Area Consultation Report_final.pdf
Published Works:	National Planning Policy Framework (February 2019), Nottingham Local Plan (2014/2020)
Affected Wards:	Meadows
Colleague / Councillor Interests:	
Consultations:	<div>Date: 18/12/2019</div> <div>Ward Councillors: Michael Edwards, Nicola Heaton</div> <div>Both councillors have supported Old Meadows Tenants and Residents Association to make the proposal from the start of the project in September 2018</div> <div>Date: 18/12/2019</div> <div>Area Committees: Lenton and Wollaton East, Meadows, Wollaton West</div> <div>Area committee was fully in support of the proposal</div> <div>Those not consulted are not directly affected by the decision.</div>
Crime and Disorder Implications:	There are no crime and disorder implications for the proposal to designate the Old Meadows as a conservation area. Subsequent improvement of the character and appearance of the conservation area and heritage-led regeneration should create a better and safer environment in the ward.
Equality:	EIA not required. Reasons: The project does not introduce any changes to policies, services or functions.

Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	03/06/2020
Advice Sought:	Legal, Finance, Property
Legal Advice:	<p>The Council has a duty under section 69 of the Listed Buildings Act to designate Conservation Areas in appropriate cases where the criteria set out in that paragraph are met. There is no formal designation procedures nor an obligation for Local Authorities to consult publicly prior to the designation of Conservation Areas. However, guidance from Historic England (Conservation Area Designation, Appraisal and Management, February 2019) establishes this as good practice.</p> <p>The principal implications of the designation of a Conservation Area are as follows:</p> <ul style="list-style-type: none">. The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area.. Consent must be obtained from the Council for the demolition of any building in the Area.. Special publicity must be given to planning applications for development in the area.. In carrying out any functions under the planning Acts (and, in particular, in determining applications for planning permission), the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area.. Permitted development rights for dwelling houses within the Conservation Area are subject to certain additional restrictions.. Internally illuminated advertisements are subject to planning control.. Works cannot lawfully be carried out on any tree in the Area unless either the Council has consented to the tree works, or six weeks' prior notice of the intended works are given to the Council. <p>If approved , the designation will take effect immediately. The Council must then comply with statutory requirements regarding notification of that designation, including publication in the London Gazette and in a newspaper circulating in the area. It must also notify the Secretary of State and the Historic Buildings and Monuments Commission for England.</p> <p>Advice provided by Ann Barrett (Team Leader) on 15/05/2020.</p>

Finance Advice:

In order to designate a new conservation area in the Old Meadows, Nottingham City Council is required to advertise the designation in set places and the cost of this is expected to not exceed £250.

The cost of advertising the designation will be met within existing Heritage and Urban Design revenue budgets.

Advice provided by Roma Patel (Commercial Business Partner) on 13/05/2020.

Property Advice:

The Council own a significant amount of property within the proposed Conservation Area. It should be noted that ownership of property within a Conservation Area places additional obligations upon the owner when it comes to altering, improving and developing their property which may have cost implications depending upon the nature of the proposals. Advice provided by Rodney Alan Martin (Development Manager) on 12/05/2020.

Signatures

Linda Woodings as Portfolio Holder (PH Housing, Planning and Heritage)
SIGNED and Dated: 22/05/2020
Chris Henning (Corporate Director for Development and Growth)
SIGNED and Dated: 22/05/2020