

## **Old Meadows Proposed Conservation Area Consultation Report – Questions Raised**

The proposal for an Old Meadows Conservation Area has been led by members of the community in the Old Meadows through the Old Meadows Tenants and Residents Association. They have held eight public meetings and consulted the public through newsletters. In addition, they have drafted a Conservation Area Appraisal for the proposed Conservation Area recommending a boundary for the proposed Conservation Area. Nottingham City Council have facilitated this work and have approved the Proposed Conservation Area can go out to consultation based on the recommendations in the Draft Conservation Area Appraisal. The first stage of this process has been to ask all residents for their comments about the Proposed Conservation Area between 4<sup>th</sup> November and 20<sup>th</sup> December including a public meeting on 20<sup>th</sup> December. 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. Subsequently, if there is a recommendation to designate the Proposed Conservation Area a decision will be made by the Executive Board of Nottingham City Council.

During the community consultation, 60 letters of support were received. There have been three drop-in sessions about the proposed conservation area on 25<sup>th</sup> September 2018, 2<sup>nd</sup> March 2019 and 30<sup>th</sup> 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. In the final consultation period a further 4 responses were received in favour of the proposal. Below are a list of concerns and clarifications raised alongside a response.

***How would the planned conservation area impact on potential developments in the Conservation Area? Why does NCC consider these areas of modern housing are suitable for Conservation Area status? What is their special architectural or historic interest? You will no doubt be aware of NPPF para.186:- 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.***

Modern housing and other modern buildings are included within Conservation Areas if their redevelopment in the future has the potential to have an impact on the special architectural or historic interest of the Conservation Area. This impact can be managed through the consideration of planning applications taking the character and appearance of the conservation area into account when decisions are made. The special architectural and historic interest of the proposed Old Meadows Conservation Area is described in detail in the draft Conservation Area Appraisal and Management Plan. In the case of the proposed Conservation Area boundary areas of modern housing are located in islands in the middle of the proposal so would have a potential impact on the character and appearance of the Old Meadows.

***What are the drawbacks for residents of Conservation Area designation?***

There are some minor changes to when you are required to seek Planning Permission for developments to your property. These are summarised below. If you are unsure whether permission is required you can contact the planning team at:

Planning  
LH Box 5  
Loxley House

Station Street  
Nottingham  
NG2 3NG  
Tel: 0115 876 4447  
[planning@nottinghamcity.gov.uk](mailto:planning@nottinghamcity.gov.uk)

Or there is extensive advice at <https://www.planningportal.co.uk/> and <https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-policy/conservation-areas-and-listed-buildings/>

There are no additional controls over repair to your property and currently there are no proposals to bring in controls regarding the replacement of windows or doors.

***Would residents have recourse to financial assistance for repairs done to the buildings within the proposed area if done sympathetically to the existing structure? How would we be able to access the funds?***

If the proposed area is designated as a Conservation Area there is the potential for applications to be made by Nottingham City Council or other interested groups for Conservation Area grants for improvements to the Character and Appearance of the Conservation Area. This process does take some time but there is the potential for that to happen in the future.

In the meantime Conservation Area design guidance can be written to give advice regarding designs of historic details (such as windows and doors) that would enhance the character and appearance of the proposed Conservation Area.

***What happens if a wall is dangerous and needs immediately demolishing as it is unsafe? If it would need planning permission from the Council, what would happen if it was pulled down?***

If a structure, building or part of a building is causing a danger to the public there are provisions under the 1984 Building Act for it to be made safe in cases of emergency without needing permission if written notice is given to Nottingham City Council explaining:

- how the works are urgently needed to safeguard public safety,
- that the result could not be achieved by repair or temporary propping
- and that the works are limited to the minimum necessary to stabilise the structure.

However, Nottingham City Council should confirm the view as to whether it is dangerous before any works are conducted otherwise the decision might be open to challenge by Nottingham City Council and there is the potential that enforcement action could be taken against the owner. To report a potential dangerous structure to Nottingham City Council go to <https://www.nottinghamcity.gov.uk/report-it> . If works are not urgent, Planning Permission is required as in the circumstances in the table below.

***I have trees in my garden that I wish to remove. What would happen in this instance if I should have to give six weeks written notice to the Council?***

In most cases notification of works to trees in Conservation Areas need to be made to Nottingham City Council 6 weeks before they commence. These works include cutting down, topping, lopping, uprooting, wilful damage or destruction. Exceptions to the need to notify include cases where parts of a tree are dead, are dangerous to public safety or are causing harm or obstructing highway works.

You can proceed with the works if Nottingham City Council have not got back to you in 6 weeks. If we do not think that the proposed work is acceptable, we will discuss the work with you and try to

agree upon an alternative specification within the notice period. If you want more information you can find it at <https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/tree-preservation-orders-trees-in-conservation-areas>

***How would becoming a conservation area benefit the residents, other than a potential rise in house prices? It seems we will be subject to regulation and restrictions and may have a higher cost of repair. Can you please explain why you think this proposal would benefit local community?***

The aim of designating somewhere as a Conservation Area is to increase powers around the management of any future changes, ensuring positive improvements and helping the area to prosper and grow. At the same time, we can make sure that any new buildings blend in with the area's special architectural and historic interest. In practice this should mean that the area is enhanced over time as more detailed consideration is given to the character and appearance of the Conservation Area in planning decisions and guidance will be given to how to enhance the Conservation Area.

As explained within the rest of this document the additional requirements placed on properties within conservation are minimal. For example, repair to buildings is not controlled through the planning process and therefore there are no higher cost to repairs. Design guidance will be given regarding the way to improve your home while enhancing a conservation area but it is for owners to decide whether they wish to take this advice on-board.

Historic England have commissioned national research into the effect of living in a conservation on the value of properties which show an uplift of between 8.5% and 9.5%. More information can be found at <https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/> In the future Conservation Area grants could be sought for enhancements to properties.

All of these benefits are to the advantage of people who already live in and are invested in the proposed conservation area.

***Would there be any effect on permit parking? Would there also be controls over parking on match days? Can this traffic be taken into consideration for any plans? Perhaps a speed bump to slow people down, or perhaps even a one way street or making it a no through road, and revealing the cobbles once more. Potholes reveal extensive Mountsorrel granite setts underlying the tarmac surface of the Old Meadows streets. These are a valuable material contributing the character of the area. Although largely hidden and perhaps unlikely to be restored as a surface in the near future, we suggest that your pothole policy is amended so that the shallow potholes can be filled to protect the granite setts from becoming dislodged.***

No additional controls are available through the designation of a Conservation Area. More information on parking can be found here <https://www.nottinghamcity.gov.uk/information-for-residents/transport-parking-and-streets/> . A design guide for the Conservation Area would discuss enhancements such as whether exposing cobbles beneath the existing road surface is desirable. It is something that has been requested within the consultation period by local residents.

***Would there be stricter rules on removal of bins from the street, once they have been emptied? Can something be done about the bins?***

No additional controls are available through the designation of a Conservation Area. More information on bins here <https://www.nottinghamcity.gov.uk/bins> . Storage of bins is something that is discussed in conservation area design guidance.



***Can we request something is done to support the restoration of the old shop fronts in the area?***

In the future Conservation Area grants could be sought for enhancements to properties including the reinstatement of historic details such as shopfronts.

***It would be great if the old pavilion in the park could be considered for restoration/ redevelopment or removal. Currently an eyesore and a wasted space. Is a great opportunity for a cafe with public toilets or something which will continue to make the park a community/ destination area, an art gallery perhaps for local meadows art.***

In any development plans for the old pavilion the character and appearance of a designated conservation area would be taken into account, making sure that any development complements the special architectural and historic interest of the area.

***I am concerned that a conservation status will deny home owners the ability to make their property their own in style. Once restrictions are placed on what & how an owner can alter their property then that will prevent individual choice.***

Controls of changes to properties within conservation areas are only marginally more restrictive than those outside giving plenty of scope for individual choice. The aim of designation is to enhance the whole of the area and conserve the character and appearance.

***I worry that specific planning permission will add to costs of building works, especially if there is a mandate to only be able to use certain materials or techniques. The Meadows is not a wealthy area and such restrictions may well prevent people improving their home. Will this be the case? What about styles and work that already exists, would this need to be altered to adhere to a pattern conformity? Could it be replaced with like-for-like?***

Repair to buildings in conservation areas is not controlled through the planning process and therefore there are no higher cost to repairs. Design guidance will be given regarding the way to improve your home while enhancing a conservation area but it is for owners to decide whether they wish to take this advice on-board. In most cases taking the advice on-board might cost more money but would also increase the value of the property. Nottingham City Council would not require the replacement of existing alterations that do not enhance the character and appearance of the conservation area, such as uPVC casement windows. In the future if funding for a grant scheme is secured there might be funding to reinstate historic details such as windows and doors.

***Properties in old Meadows are over 100 years, so what is there left to be preserved as I can see many of these properties have gone through extensive refurbishment works and most of the original features to these properties have been replaced.***

There are still significant amounts of historic details left in the Old Meadows that define the special architectural and historic interest detailed in the draft conservation area appraisal and management plan. These include:

- Terraced housing of a wide variety of sizes and styles interspersed with occasional warehouses and factories including most building masonry and boundary walls, though in most cases the joinery has been lost
- Riverside park, Meadows Recreation Ground and Memorial Gardens
- Victoria Embankment with mature plane trees
- Large houses fronting the river.
- Fine public buildings and structures.

***My other concern is that should this proposal go ahead then most of owner occupiers would consider selling their properties to landlords and this area would no longer be a diverse community. I also fear that property prices will also go down.***

Historic England have commissioned national research into the effect of living in a conservation on the value of properties which show an uplift of between 8.5% and 9.5%. More information can be found at <https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/> . Many of the benefits of conservation area status are to the advantage of owner occupiers rather than larger landlords. The minor changes in regulations do not have a great effect on individual building owners whereas if several properties are owned there is a proportional increase in the effect. The enhancement of the character and appearance of the area over time is to the advantage of those who stay in the area and are invested in the area over a long period. While designation as a conservation area cannot halt wider economic and social changes that happen in an area there should equally be no reason why the designation on its own should affect the diversity of the existing community.

***Householder changes to the area have made a big difference to the character of the Meadows. If there is a Conservation Area what would happen about?:***

In the table below is a list of the changes to Planning Permission requirements if a Conservation Area is designated in the Old Meadows:

<i>Change to your Property</i>	Will it need planning permission if there is a Conservation Area?	How long does it take?
<i>I want to extend my house</i>	If you already required planning permission that will still be the case. In addition Planning Permission would be required for side extensions and two-storey extensions	Most planning applications are decided in 8 weeks
<i>I want to replace my Windows– would I have to replace in wood?</i>	Planning Permission is not required. There will be design guidance to encourage the reinstatement of historic details	n/a though replacements will need to meet building regulations
<i>I want to replace my Front Door in my house – would I have to replace in wood?</i>	Planning Permission is not required. There will be design guidance to encourage the reinstatement of historic details	n/a though replacements will need to meet building regulations
<i>I want to install a Satellite Dish on my house</i>	This might require planning permission depending on how big it is and where it is situated – check with the planning team	If required most planning applications are decided in 8 weeks
<i>I want to add a flue to my house</i>	Planning permission is required if it is on a wall fronting the highway	Most planning applications are decided in 8 weeks

<i>Change to your Property</i>	Will it need planning permission if there is a Conservation Area?	How long does it take?
<i>I want to install Solar Panels on my house</i>	You do not need Planning Permission unless you intend to fit panels to a wall that fronts a highway.	If required most planning applications are decided in 8 weeks
<i>I want to install external Solid Wall Insulation on my house or clad my house</i>	Planning Permission is required as it has the potential to have an impact on the character and appearance of the proposed conservation area	Most planning applications are decided in 8 weeks
<i>I want to knock down the front boundary wall to my house</i>	Planning Permission is required if the wall is over 1m	Most planning applications are decided in 8 weeks
<i>I want to remove a tree from the garden of my house</i>	Written notice is required for cutting down, topping, lopping, uprooting, wilful damage or destruction of the tree	6 weeks' notice is required if you have not heard from NCC in that time you can do the works
<i>I want to paint the front of my house – is there a restriction on the colour I can use?</i>	No - there are no restrictions for painting your house	n/a
<i>I want to demolish my property</i>	Planning Permission is required	Most planning applications are decided in 8 weeks, although if this is a complex case it might be extended to 13 weeks
<i>I want to demolish part of my property</i>	Planning Permission is might be required - check with the planning team	If required most planning applications are decided in 8 weeks
<i>I want to change my windows or front of my shop</i>	Planning Permission is required for commercial buildings	Most planning applications are decided in 8 weeks
<i>I want to install an illuminated sign for my shop</i>	Planning Permission is required	Most planning applications are decided in 8 weeks
<i>I want to extend my flat or maisonette</i>	Planning Permission is required	Most planning applications are decided in 8 weeks
<i>I want to build a new property</i>	Planning Permission is required	Most planning applications are decided in 8 weeks, although if this is complex it might be extended to 13 weeks

If you are unsure whether planning permission is required for your development you can contact the planning team at:

Planning  
LH Box 5  
Loxley House  
Station Street  
Nottingham  
NG2 3NG  
Tel: 0115 876 4447  
[planning@nottinghamcity.gov.uk](mailto:planning@nottinghamcity.gov.uk)

Alternatively, there is extensive advice at <https://www.planningportal.co.uk/> and <https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-policy/conservation-areas-and-listed-buildings/>

**Comments on the Proposed Conservation Area Boundary:**

1. *The graceful meander of the River Trent shapes the Embankment, and its historic bridges (Trent Bridge, the Suspension Bridge and the Toll Bridge) provide major focal points and view terminators along the Embankment walk and ride. The bridgehead buildings at both ends of Trent Bridge have a strong sense of place and contribute considerably to the character of the area. We strongly suggest that the proposed conservation area boundary aligns with the Nottingham City boundary along the river (and perhaps extends to the Wilford Village Conservation Area) and takes in Turney's Quay warehouse and its boundary wall along London Road and Meadow Lane. Rushcliffe Borough Council could be invited to consider designating a complementary conservation area for the bridgehead on the eastern side of Trent Bridge to include the medieval Trent Bridge arches, Trent Bridge Inn and adjacent buildings on London Road and Radcliffe Road, and the original County Hall.*

These comments will be taken into account when recommendations are made regarding the designation of the proposed Conservation Area to the Executive Board of Nottingham City Council.