

LENTON AND WOLLATON EAST, MEADOWS, AND WOLLATON WEST
18 DECEMBER 2019

Title of paper:	Proposed Old Meadows Conservation Area	
Director(s)/ Corporate Director(s):	Chris Henning, Corporate Director of Development and Growth	Wards affected: Meadows
Report author(s) and contact details:	Alice Ullathorne, Heritage Strategy Officer 0115 8761993	
Other colleagues who have provided input:	Thomas Street, principal Conservation Officer	
Date of consultation with Portfolio Holder(s) (if relevant)	05/09/19	
Relevant Council Plan Key Theme:		
Nottingham People		<input type="checkbox"/>
Living in Nottingham		<input type="checkbox"/>
Growing Nottingham		<input checked="" type="checkbox"/>
Respect for Nottingham		<input type="checkbox"/>
Serving Nottingham Better		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<p>This report concludes the consultation of a Proposal for the designation of the Old Meadows as a conservation area. The designation of the Old Meadows as a Conservation Area would provide a first step in preserving and enhancing its distinctive character. The Proposal has been led by citizens from the Meadows with the support of Ward Councillors and the Portfolio Holder for Planning, Housing and Heritage. The Executive Board will ultimately decide whether to designate the Proposed Conservation Area.</p>		
Recommendation(s):		
1	That the Area Committee note the proposal to designate as a Conservation Area the area shown outlined red on the plan in Appendix 1	
2	That the Area Committee provide any specific comments on the proposal, and recommend the designation by Executive Board in due course.	

1 REASONS FOR RECOMMENDATIONS

- 1.1 Local Authorities have a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.
- 1.2 Paragraph 127 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.

1.3 In terms of restrictions on permitted development rights, the principal implications of inclusion within a Conservation Area are as follows:

1. The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area.
2. Consent must be obtained from the Council for the demolition of any building in the area.
3. Special publicity must be given to planning applications for development in the area.
4. 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.
5. Permitted development rights for dwelling houses are subject to certain additional restrictions.
6. Internally illuminated advertisements are subject to planning control.
7. Six weeks’ notice must be given to the Council before works are carried out to any tree in the area.

1.4 The adopted Local Plan encourages the Council to review Conservation Areas and seek ways to preserve or enhance their character. The emerging 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 area’s built environment and is expected to provide a stimulus for investment by making the area eligible for heritage grant funding.

1.5 The Old Meadows has a distinctive identity and long history which is worthy of being recognised and celebrated. The Old Meadows has its historic street pattern, the embankment and memorial gardens, its attractive relationship with the River Trent and many of its historic buildings. The use of brick and decorative details is a particularly distinctive feature of the town which is used on a range of properties from public buildings and shops to smaller terraced houses.

1.6 Key characteristics of the Proposed Conservation Area are:

- Terraced housing of a wide variety of sizes and styles interspersed with occasional warehouses and factories.
- Riverside park, Meadows Recreation Ground and Memorial Gardens
- Victoria Embankment with mature plane trees
- Large houses fronting the river.
- Fine public buildings and structures.

1.7 The proposed boundary has been drawn to include elements of the key characteristics and the surviving commercial/industrial buildings, the earliest from the mid 19th century. The area also includes the Memorial Gardens, Recreation Ground and Victoria Embankment. Victoria Embankment also includes a number of grade II listed structures including the gates

at either end, K6 telephone box, statue of Sir Alec Clifton and the public lavatories and the Toll House at Wilford Bridge. Three bridges that cross the Trent have been included in the area; Wilford Bridge, the Suspension Bridge (Grade II) and Trent Bridge (Grade II).

- 1.8 The Proposed Old Meadows Conservation Area has two distinct character areas – one is of riverine leafy suburbia, including the Memorial Gardens, Meadows Recreation Ground and the Victoria Embankment public spaces, the latter fringed with larger villas facing the river. The other is the substantial remnant of “The Meadows”, consisting of streets of terraced housing mixed with shops, industrial and public buildings. What they have in common is their location and contemporaneity – this is a townscape, which was developed in less than half a century, made possible by the drainage of the ancient water meadows that lined the river Trent at this point. What they also have in common is that it is that they constitute the major portion of the ancient parish of Wilford north of the river Trent.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 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 4 public meetings and consulted the public through newsletters. All responses that they have received have been positive. In addition they have drafted a Conservation Area Appraisal for the proposed Conservation Area recommending a boundary for the proposed Conservation Area.
- 2.2 Nottingham City Council have facilitated this work and have approved the Conservation Area Proposal for consultation on the basis of the recommendations in the Draft Conservation Area Appraisal and the local support that has been garnered. The first stage of this process has been to ask all residents for their comments about the Proposed Conservation Area between 4th November and 20th December including a public meeting on 30th November and Area Committee on 18th December. Following this a consultation report will be produced and published on Nottingham City Council’s website alongside the Draft Conservation Area proposal for a further 4 weeks. Following this if there is a recommendation to designate the Proposed Conservation Area a decision will be made by the Executive Board of Nottingham City Council.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Do not take the proposed Conservation Area forward for designation. This option has been discounted due to the potential reputational damage. Extensive consultation has already taken place and the feedback has been far more positive than negative. By not designating the new Conservation Area we would miss an 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.

4 FINANCE COLLEAGUE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

- 4.1 There is a small cost to undertaking the necessary post decision statutory notifications; this is not expected to exceed £200 which can be contained within existing budgets.

5 LEGAL AND PROCUREMENT COLLEAGUE COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

5.1 There is no legal obligation for Local Authorities to consult publicly prior to the designation of Conservation Areas. However, guidance from English Heritage (Understanding Place, Conservation Area Designation, Appraisal and Management, March 2011) establishes this as good practice. Local Authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate areas of special historic or architectural interest that are worthy of preservation or enhancement.

6 STRATEGIC ASSETS & PROPERTY COLLEAGUE COMMENTS (FOR DECISION RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE) (AREA COMMITTEE REPORTS ONLY)

6.1

7 EQUALITY IMPACT ASSESSMENT

7.1 Has the equality impact of the proposals in this report been assessed?

No

An EIA is not required because:

(Please explain why an EIA is not necessary)

The project does not introduce any changes to policies, services or functions.

Yes

Attached as Appendix x, and due regard will be given to any implications identified in it.

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

8.1

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 9.1
- Nottingham Heritage Strategy (March 2015)
 - Conservation Area Appraisal, Designation and Management (Historic England - February 2019)
 - National Planning Policy Framework (Ministry of Housing, Communities and Local Government - June 2019)