

Carlton in Lindrick Conservation Area Appraisal

Consultation Report

Prepared by the Conservation Team
December 2010



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title: Carlton in Lindrick Conservation Area Appraisal Consultation Report.

Summary: This document sets out the public consultation undertaken by the Council between September and December 2010, regarding the Carlton in Lindrick Conservation Area Appraisal and management plan.

Consultation summary:

The Council has undertaken public consultation with local residents and property owners, English Heritage, Worksop Archaeological and Local Historical Society, Nottinghamshire County Council and other relevant consultees.

Document availability:

Copies of this document are available from Bassetlaw District Council Planning Services.

1. Introduction

- 1.1 This report reviews the Council's public engagement on the Carlton in Lindrick Conservation Area Appraisal and Management Plan between September and December 2010. The report should be read in conjunction with the appraisal document. The Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines conservation areas as: "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (section 69 (1) a). Appraisals seek to identify the special architectural and historic interest of a conservation area, and thus provide a robust basis for development control decisions relating to those areas.
- 1.2 Section 71 of the Act requires the Council to publish proposals for the preservation or enhancement of the conservation area at a public meeting. A meeting was duly held on the 4th October 2010 at Carlton in Lindrick Village Hall. This report also considers responses from attendees of that meeting.
- 1.3 Section 69 (2) of the Act requires local planning authorities to review whether any parts or further parts of the conservation area should be designated. A review of the Carlton in Lindrick Conservation Area boundary has been carried out by officers with regard to public comments and will be discussed in this report.
- 1.4 This report has been prepared in line with advice set out in national guidance¹.

2. Carlton in Lindrick Conservation Area

- 2.1 Carlton in Lindrick Conservation Area is an area of historic and architectural interest approximately 3 miles to the north of Worksop (town centre) and was designated as a Conservation Area on the 16th June 2010.
- 2.2 The Carlton in Lindrick Conservation Area is characterised by the three distinct urban centres of North Carlton, South Carlton and Wigthorpe, together with large areas of parkland previously associated with Carlton Hall to the west of South Carlton. To the west of Wigthorpe, the remains of an abandoned part of Wigthorpe medieval village is a Scheduled Ancient Monument. The Conservation Area also contains a number of important historic buildings including the grade I listed St John's Church.

3. Consultation strategy

- 3.1 Government guidance advises that public participation should be an integral part of the appraisal process². It is recommended that the appraisal should be issued for public comment as soon as a draft is completed.

¹ English Heritage (EH) (2006a) *Guidance on Conservation Area Appraisals*: para. 4.25.
London: EH.

² *Ibid.*: para. 3.1.

3.2 A consultation exercise offers the opportunity for officers to be proactive and positive, raising the profile of heritage conservation practice. Public engagement with conservation issues, for example, has the potential to bring valuable understanding and ownership of management proposals for the area. As suggested in national guidance, 'heritage is what people value'³. It is important, therefore, that the Council puts an appropriate consultation strategy forward.

3.3 The aims of the Carlton in Lindrick Conservation Area Appraisal consultation strategy were as follows:

- To inform members of the public about the appraisal document and how they could comment on it;
- To seek public views on the Council's characterisation of the conservation area;
- To consider views on proposals for the preservation and enhancement of the area;
- To review the Conservation Area boundary and whether it should be amended;
- To facilitate a public meeting to discuss the appraisal and management proposals;
- To raise the profile of Conservation Areas and provide useful advice and guidance to affected property owners.

3.4 To achieve these aims, the following strategy was employed:

- A **public meeting** was arranged for the **4th October 2010**. The Council's Conservation Team would attend;
- The draft appraisal would be made widely available for public comment. A consultation period was set at 6 weeks, starting on the 22nd September 2010 and finishing on 4th November 2010. However, this was extended until the **6th December 2010** to allow one of the key stakeholders to fully assess the Appraisal document and submit a response;
- An **electronic** copy of the draft appraisal and a questionnaire (a copy of which is included in the appendices) were made available on the Council's website with clear signposts at www.bassetlaw.gov.uk;
- Hard copies of the appraisal and questionnaire were made available at the ground floor reception at **Queen's Buildings**, at Carlton in Lindrick **Library**, at Carlton in Lindrick **Village Hall**, at Ramsden Primary **School**, at St John's **Church** and at the Grey Horses **public house**. Hard copies were also available on request;
- **Flyers** were also placed in prominent positions at Carlton in Lindrick Library, Carlton in Lindrick Village Hall, Ramsden School, St Johns Church and the Grey Horses public house (a copy of which is included in the appendices);
- **Letters were sent to all affected property owners and businesses within the Conservation Area (approximately 200 properties)** stating how they could access the appraisal document (see sample letter in the appendices). Due to the size of the document, hard copies were not sent by post unless requested. Details of the public meeting were outlined in the letter, as well as a full copy of the **questionnaire** and boundary **map**.

³ English Heritage (EH) (2006a) *Guidance on Conservation Area Appraisals*: para. 4.25.

Prepaid return **envelopes** were provided for consultees to send their comments back to the Council;

- **Site notices** were placed at various prominent sites within and around the Conservation Area. These comprised 2 pages: A copy of the letter sent to affected residents, together with a map of the Conservation Area.
- **Elected Members** (including 4 District and 1 County Councillor) from the affected wards were informed of the Conservation Area Appraisal;
- An article was placed in the **Carlton News** (local magazine delivered to every household in Carlton in Lindrick), although this was not published until early December 2010.

The draft appraisal document

- 3.5 The draft appraisal document is 142 pages on A4 in colour. It contains four key sections: introduction, geographic and historic context, character areas and management plan, together with associated appendices.
- 3.6 The appraisal contains extensive photographic material and colour maps to illustrate the character appraisal of the Conservation Area.
- 3.7 The draft appraisal was printed in a limited number, but was made available electronically on the Council's website. Hard copies were available to view at Queen's Buildings, or on request by post.

The consultation letter and questionnaire

- 3.8 All properties within the Conservation Area were sent a consultation letter, together with a questionnaire and Conservation Area boundary map. The consultation letter contains:
 - An overview of the 16th June 2010 designation process;
 - An explanation of what is contained in the draft appraisal;
 - Directions as to the locations of copies of the draft appraisal;
 - Instructions on how to comment on the draft appraisal;
 - The deadline for comments, 5th November 2010;
 - Information regarding the date, time and location of the public meeting (4th October 2010, Carlton Village Hall, 3pm-6pm).
- 3.9 The questionnaire contains 6 questions, together with space for the respondent's name, address, telephone number and email address. The deadline for comments (5th November 2010) and the Council's address were included, as was an A4-size map of the Conservation Area boundary on the back. The 6 key questions were as follows:
 - Do you agree with the Conservation Area boundary? If not, please explain your reasons and highlight your suggestions on the map attached.
 - Do you think the Conservation Area Appraisal accurately reflects the character of the Conservation Area?
 - Do you agree with the heritage assets identified within the Appraisal?
 - Do you think all important tree groups have been included within the boundary?

- What do you consider to be the key challenges facing the Conservation Area?
 - Do you have any further suggestions/comments on the Conservation Area and the Appraisal?
- 3.10 The first question asked whether respondents agreed with the Conservation Area boundary. Reference was made to the use of the map on the back of the questionnaire, to help illustrate any potential changes to the boundary which respondents may suggest. Questions 2, 3 and 4 required respondents to either agree with the statements, or disagree and state their reasons why.
- 3.11 Question 5 sought to find local views as to the key issues facing the Conservation Area in the future. Again this was left open-ended to encourage the greatest range of responses. The final question asked if there were any other issues that villages might envisage in relation to the Conservation Area and the appraisal.
- 3.9 A sample consultation letter and questionnaire is contained in appendix A.

Public meeting

- 3.10 Section 71 of the Act requires public meetings on Conservation Area management proposals to be undertaken within the area affected. A public meeting was held at Carlton in Lindrick Village Hall on the 4th October 2010 between 3pm and 6pm. This was attended by all 3 Conservation Officers from the Planning Policy and Conservation Team, Bassetlaw District Council.
- 3.11 Hard copies of the appraisal, the appraisal questionnaire and Conservation Area boundary maps were provided for people to consider. Other material provided included several historic maps and a range of historic/modern photographs of sites within the Conservation Area. The officers made themselves available for any questions throughout the meeting.

4. Consultation outcomes

Questionnaire

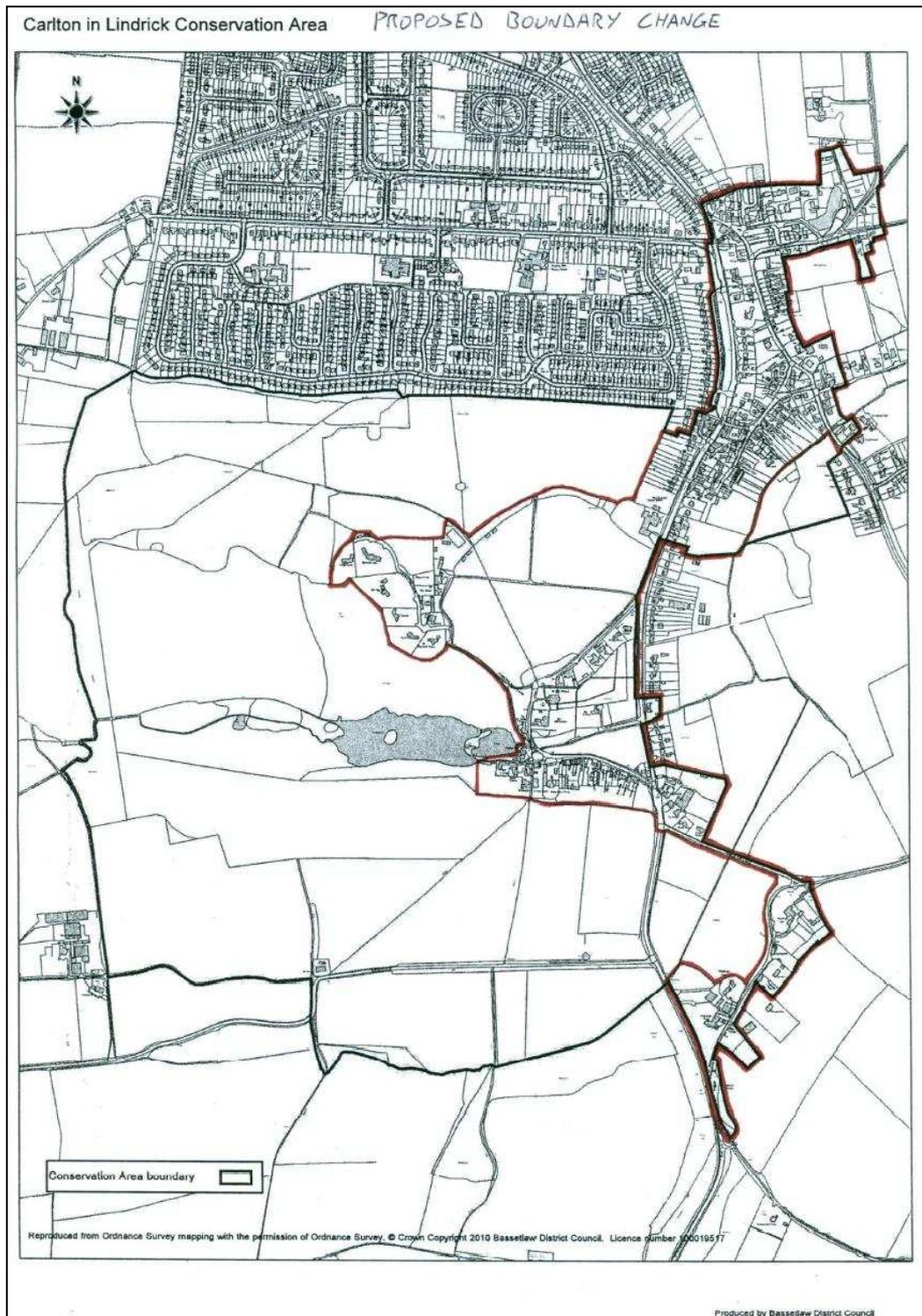
- 4.1 The Council received a total of 18 consultation responses, including 14 completed questionnaires (2 of which were submitted using the online version of the form). One of the questionnaires received was from the Parish Council. All of the questionnaires were received before the 5th November deadline.
- 4.2 10 of the respondents fully agreed with the present boundary of the Conservation Area. 4 respondents suggested minor alterations to include:
- a small area of land north of Owday Lane;
 - the property 'Rosemullion' (Wigthorpe Lane);
 - land alongside watercourses east of High Road; and
 - two areas of mature trees along Green Lane and Long Lane (east).
- 4.3 In relation to whether the respondents thought the appraisal was an accurate reflection on the character of the Conservation Area (question 2), 12 of the 14

questionnaire responses provided full agreement. The only additional comment made with regard to this question was that the appraisal would help to “protect the village”.

- 4.4 Question 3 asked whether people agreed with the identification of heritage assets, as shown on the maps within the appraisal. Again, 12 out of the 14 respondents agreed, with no additional comments made.
- 4.5 Consultees were then asked whether they thought all the important trees groups had been included within the boundary (question 4). 10 out of 14 respondents said yes, although there was concern over the proximity of trees to the kitchen garden wall along Carlton Hall Lane. 2 respondents disagreed with small parts of the boundary, indicating on the attached maps their desire to see trees on Green Lane and Long Lane (east) included.
- 4.6 When asked about the key challenges facing the Conservation Area in the future (question 5), several respondents gave suggestions. The individual comments are summarised as:
- To retain the character and green areas from intrusive development;
 - To ensure interest and maintenance of the Conservation Area is maintained;
 - New development should be sensitively assessed to maintain and enhance the character of the Conservation Area;
 - Traffic and parking is an issue along Church Lane, making access to high road difficult;
 - Retaining the character of the area;
 - maintenance and avoidance of unsuitable development;
 - keeping an eye on all listed and old buildings;
 - ensuring inappropriate alterations to non-listed buildings do not take place and securing the future of more modest but significant historic or natural features.
- 4.7 The final question asked whether consultees had any further suggestions or comments on the Conservation Area and on the appraisal. Their responses are summarised below:
- Pleased that Carlton Hall Lane area is now within Conservation Area;
 - Page 31 of the appraisal should include reference to the post box, including the letters VR (Victoria’s Reign);
 - Night fishing on the Mill Pond is intrusive to neighbouring properties and not in keeping with Conservation Area;
 - Heavy traffic on Greenway;
 - The Council should consider designating Wigthorpe Lane as 'access only', to help protect grass verges from road widening and increasing traffic;
 - The maintenance of fencing and walls along Church Lane/Mill Bridge is an issue, some are overgrown with Ivy;
 - Wigthorpe House needs help and restoration;
 - Article 4 should be employed where deemed necessary;
 - Trees on Green Lane should be included;

Other consultation responses

- 4.8 Four further consultation responses were received, including one from a local stakeholder, which was submitted within an extended time frame agreed beforehand with the Conservation Officer. One of the respondents (the Environment Agency) had no comments to make, whilst another requested confirmation on the Conservation Area boundary adjacent Grange Close, along with advice on land ownership and tree maintenance, which was provided by the Conservation officer. This respondent also asked why properties on Grange Close had not been directly notified.
- 4.9 One of these 4 respondents, Natural England, suggested that they would like to see reference to the National Landscape Character areas, which in this case is "*Southern Magnesium Limestone*". They add that: "*it is important that the character of those settlements is conserved and, where appropriate, enhanced*". They also commented on biodiversity, and suggested that the various Local Wildlife Sites should be referred to in the appraisal.
- 4.10 A local stakeholder also responded to the consultation, although after the initial deadline but within an agreed extended timeframe. They expressed their disagreement with much of the Conservation Area boundary throughout their response. The issues raised in this response are as follows:
- Carlton Hall Lane is primarily 1970s suburban in character. It is however acknowledged that these houses are "*set amidst an environment that has been subject to limited morphological change since the late 18th century*".
 - The areas "*identified within the Conservation Area Appraisal as parkland, woodland, lawns and large lake are not considered to have a degree of significance enough to merit inclusion*". Much of this land is agricultural and subject to arable use.
 - Inclusion of "*large swathes of open countryside within a village Conservation Area is not an appropriate means of ensuring its protection*".
 - Powers of protection afforded to trees are likely to be damaging to the "*sound management of woodland, the working and draining of farmland and upkeep of farm buildings*". Every tree within the park area will be subject to protection.
 - Maintenance of woodland will not be possible due to legal/administrative constraints.
 - Restriction of permitted development rights could result in unnecessary constraints placed on farm enterprise to successfully cultivate and maintain the farmland. Extending drainage ditches or creating drainage ponds will be problematic if within a Conservation Area.
 - Conservation Area boundary should be amended as shown on attached plan (see page 9 of this report). The proposed boundary would exclude the majority of Carlton Park and would completely omit Wigthorpe Scheduled Ancient Monument. Also excluded would be an area of archaeology to the south of Tinkers Hill.



Public meeting

4.11 26 people attended the public meeting held at Carlton in Lindrick Village Hall on the 4th October 2010. This group included various members of the Carlton in Lindrick Parish Council, including the Parish Tree Officer. Officers talked to each in some depth about a number of issues, including:

- Historical development of Carlton in Lindrick;

- The implications of living within a Conservation Area;
- The purpose of the appraisal and consultation;
- The detail of the management proposals.

4.12 In addition to the above, a number of specific issues were raised at the public meeting, including:

- Overall, positive support for the designation and appraisal. Most were in agreement with the boundary, with the only additional comments relating to the desire to enlarge the Conservation Area to include trees on Green Lane and Long Lane (east);
- Need for better highways signage, including non-standard signage with direct reference to Carlton in Lindrick and Wigthorpe;
- Need to remove some of the highway clutter, including the proliferation of 30mph signs at the southern entrance of the village
- Strong support for a Carlton in Lindrick Conservation Area plaque to alert people of the architectural and historical significance of the area;
- Concern over the exclusion of mature trees along Green Lane and Long Lane (east) from the boundary;
- Concerns over Wigthorpe House and Lavins Cottages, both listed buildings at risk;
- Greater assistance should be given to residents (through grants etc);
- Several buildings outside of the Conservation Area boundary should be identified as heritage assets (including 2 Long Lane and the milestone on Doncaster Road).
- Concerns that speed limit (40mph) too high for Doncaster Road;
- Concerns over inappropriate/modern UPVC windows on historic buildings;
- Concerns over the maintenance of the former Kitchen Garden wall;
- Positive comments on the amount of consultation, including flyers, site notices and individual letters. Also several people confirmed that they had initially read the draft appraisal in the Grey Horses public house, and this had generated debate between customers over the Conservation Area and appraisal document on a number of occasions. This had also encouraged more people to send questionnaires into the Council.

Other comments

4.13 The Council received several telephone calls regarding the appraisal. These were positive about both the designation of the Carlton in Lindrick Conservation Area and the Council's approach to understanding and managing the area.

5. Officer responses

5.1 The response from the Conservation Team to issues raised in the previous section is outlined below. Where we concur with specific suggestions made by consultees, appropriate amendments have been made to the final appraisal document. Where requested, furthermore, individual replies have been made to consultees.

Questionnaire

5.2 The officer responses to the questionnaire are summarised in this section.

Response to question one

5.3 The first question of the questionnaire relates to the Conservation Area boundary, and 10 out of 14 respondents fully agreed with its positioning. However, three respondents requested other areas be included in the boundary:

- **Land to north of Owday Lane** – Whilst this site is adjacent to the Carlton Park site, according to historic maps it appears to have been associated with the hall at Wallingwells and not Carlton. Furthermore, it is within the Nottinghamshire County Council unregistered park and garden boundary for Wallingwells. In addition, a mature hedge along the northern edge of the road hides any potential view towards Carlton in Lindrick. The first point towards the Conservation Area where significant views can be had is on the stretch of road to the south of Owday Lodge, which was already included.
- **Rosemullion, Wigthorpe** – Whilst this building is within the historic hamlet of Wigthorpe, the building itself is of relatively little architectural significance and the site was only formed/enclosed as the property was built in the late 1930s, previously being open farmland. It is also set back from the road and appears to be detached from the rest of the settlement. Whilst not considered historically significant enough to include, the site is within the setting of the Conservation Area and is therefore afforded the policy protection that this entails, both at the national level (PPS 5) and local level (in the emerging Core Strategy and wider LDF).
- **Land adjacent watercourses to east of High Road** – Whilst the watercourses are a significant element to the historical development of Carlton in Lindrick, there is little evidence to suggest that the land to the east of High Road (not included in the Conservation Area) contains archaeological remains, nor do there appear to be any key views afforded to/from this area. The majority of this land is also private and well screened, with little or no access afforded to the public.
- **Trees along Green Lane** – According to the Council's Tree Officer, the trees along Green Lane do not appear to be at any immediate risk. Neither do they appear to contribute significantly to the Conservation Area as they in an area planted in modern times (20th century). There is evidence that mature trees had been felled recently along Green Lane, although no further mature specimens exist along this route outside of the Conservation Area boundary.
- **Trees along Long Lane (east)** – Whilst these trees were probably planted in the late 18th/early 19th century, they are not within an area with significant architectural or historic merit, being surrounded by 1930s-1950s semi-detached houses and bungalows. The only heritage asset in the vicinity appears to be the former Jubilee Nurses bungalow, No.2 Long Lane (which contains elements of Carlton Hall, demolished in the 1950s).

5.4 The Conservation Team welcomes the strong support given to the Council's positioning of the boundary to the Carlton in Lindrick Conservation Area.

Response to question two

- 5.5 The Conservation Team welcomes the views expressed regarding the second question, which asked whether respondents felt the appraisal accurately reflected the character of the Conservation Area. No negative comments were received within returned questionnaires relating to this question.

Response to question three

- 5.6 Similarly, no negative comments were received regarding the identification of heritage assets, as shown on the maps within the appraisal. However, several buildings on the outside of the Conservation Area boundary were suggested as heritage assets, which have been reviewed and added to the maps as necessary.

Response to question four

- 5.7 With regard to whether the Council had included all the significant tree groups, most responses were positive. However, suggestions were made to include areas along Green Lane and Long Lane (east), although these have been discounted, as set out in the Council's response to question 1 (page 11).

Response to question five

- 5.8 Question 5 asked respondents to identify the key challenges facing the Conservation Area. Several comments identified the need to retain and enhance the character of the area, particularly from intrusive or inappropriate development, including on green areas. In response to this, the council has identified what it considers to be the most significant green areas, which are mapped in the appraisal. In addition, the policy protection afforded to heritage assets (both designated and non-designated, all of which are mapped) in PPS 5 (and in the emerging Core Strategy and wider LDF) will enable inappropriate development to be controlled.
- 5.9 Comments were also made regarding on-street parking along Church Lane (south) and the problems with access and highway safety this may cause. However, this does not necessarily impact on the special architectural and historic interest of the Conservation Area and any measures to remove vehicles from Church Lane would appear to be unjustified (particularly if this results in the loss of historic features such as boundary walls). Furthermore, any potential problems regarding highway safety should be the responsibility of Nottinghamshire County Council as the Highways Authority for Bassetlaw and not the District Council.
- 5.10 Further comments received regarded the monitoring of listed and other old buildings within the Conservation Area. The Council's Conservation Officers are currently updating the Council's Buildings at Risk register, which has identified three such buildings within the Carlton in Lindrick Conservation Area. Measures such as direct enforcement action or grant funding are the most common ways of removing a building from this list, which may occur in the future as a result of the Buildings at Risk update process and the Carlton in Lindrick Conservation Area Appraisal.

Response to question six

5.11 With regard to whether respondents had any further comments to make on the Conservation Area boundary and appraisal, the responses to the comments received are as follows:

- **Page 31 of the appraisal should make reference to the post box** – This point is acknowledged, and the relevant part of the appraisal has been amended accordingly.
- **Night fishing at the Mill Pond is intrusive and out of keeping** – It is considered that fishing does not unduly effect the special interest of the Conservation Area, as it has occurred for many years. However, these comments have been forward to the Council's Planning Enforcement team for their investigation.
- **Traffic on Greenway** – Greenway is one of the main routes into the village from the south/east. Traffic along the road is therefore to be expected. However, such traffic is not believed to harm the special interest of the Conservation Area. Any issues over highway use/highway safety should be forwarded to Nottinghamshire County Council.
- **Wigthorpe Lane designated as 'Access only' and roadside verges protected** – Having discussed the issue with Nottinghamshire County Council, such designations are no longer used by the Highway Authority. In addition, the significant verges have already been mapped (in the appraisal), which should afford them policy protection as discussed previously.
- **Maintenance of walls/fences along Church Lane/Mill Bridge** – Whilst a small portion of the fencing along Church lane requires a degree of repair, its loss would not unduly impact on the character of the area. Its replacement with similar fencing would also be relatively inexpensive. It is not envisaged that the Ivy currently growing on the bridge is a significant problem, as only a small portion of the structure is covered at the present time.
- **Wigthorpe House** – As stated previously, this building is on the local 'Buildings at Risk' register. Measures such as direct enforcement or grant funding are likely to be used in the future to secure the long term future of the build. However, recent problems with ownership of the site have resulted in progress being stalled, although the building's roof was recently (in 2009) made water tight following enforcement action taken by the Council.
- **Article 4** – This is an issue currently being discussed within the Planning Policy & Conservation team, in relation to multiple sites across the District. Any Article 4 proposals will be fully consulted on (within Carlton in Lindrick and with key stakeholders) if and when the Council wishes to carry out such a scheme.
- **Trees on Green Lane** – As stated on page 11, the Council's Tree Officer is of the opinion that these trees do not appear to be at any immediate risk. Neither do they appear to contribute significantly to the Conservation Area as they in an area planted in modern times (20th century). There is evidence that mature trees had been felled recently along Green Lane, although no further mature specimens exist along this route outside of the Conservation Area boundary.

Public meeting

- 5.12 The Conservation Team would like to thank the members of the public who attended the meeting on 4th October 2010. The Council is pleased with the level of support expressed and positive comments made, but also recognise the issues and challenges raised by the management proposals. Particularly positive were the comments received regarding the amount of consultation (such as placing copies of the document and comment forms within public houses), which will help to inform future consultation events undertaken by the Conservation team and wider Council.
- 5.13 In response to the comments on highways, it is felt that there is strong public support for improved highways signage that reflects the importance of Carlton in Lindrick and Wigthorpe as historic settlements. It is also noted that the community would welcome heritage plaques that signify the Conservation Area and the date it was designated (possibly placed on lampposts). The comments on highway clutter were also noted and will be addressed in the management plan. With regard to the 40mph speed limit, this is currently the subject of consultation by Nottinghamshire County Council, who are proposing to implement a 30mph limit between Carlton in Lindrick and Langold.
- 5.14 With regard to the heritage assets adjacent/outside of the boundary, these have been added to the relevant maps throughout the appraisal. In relation to the exclusion of trees along Long Lane and Green Lane, reference should be made to pages 11 and 13 of this report.
- 5.15 Several meeting attendees suggested the use of grant funding, possibly directed at improvements to properties such as window replacements or wall repointing. The Listed Buildings and Conservation Areas Act (1990) allows for Local Planning Authorities to provide grant funding for the historic environment. Please refer to the relevant section of the Council's website or Contact the Conservation Team. Other issues brought forward in the meeting, such as buildings at risk or inappropriate alterations to listed/unlisted buildings are also covered in the management plan.
- 5.16 With regard to the kitchen garden wall and the potential for damage caused by adjacent trees, the wall is within a Conservation Area and is therefore given the protection this entails. However, any tree management proposals would have to be balance against the significant of the wall as a heritage asset.
- 5.17 Overall, the meeting was perceived by the Conservation Team to be very positive.

Other Comments

- 5.18 The Council welcomes the additional letter and telephone calls received regarding the appraisal. In response to comments made by Natural England, changes have been made to the relevant parts of the appraisal in line with their comments on Landscape Character. With regard to Local Wildlife Sites, these designations are not considered to be relevant in relation to the special architectural or historic interest of an area and have therefore been omitted.
- 5.19 In response to the comments received from agent of a local stakeholder regarding trees, officers acknowledge the potential for onerous applications to

carry out works to trees. It is however possible for landowners with large woodland estates to agree a woodland management scheme with the Council with specific parameters on works to trees in the Conservation Area without the need for constant individual applications. Further advice is available from the Council's Tree Officer. It remains important, however, that protection be given to the many fine, mature trees that characterise the Carlton in Lindrick Conservation Area, including the area identified as Carlton Hall & Park. It is not our intention to suggest that any individual owner is irresponsible, but it is essential that long-term protection be afforded to trees that contribute positively.

5.20 In relation to the suggested impact on agricultural permitted development rights, *Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 1995* (as amended) makes no mention of article 1 (5) land (Conservation Areas) at all. Neither is there any mention of article 1 (5) land in Part 7 (Forestry) of the same Order. Therefore neither agricultural nor forestry permitted development is affected. Within Conservation Areas, the only change likely to affect owners of large agricultural sites is the control over **demolition**. An application for Conservation Area Consent will be required where it is proposed to:

- Demolish any building over 115m³; or
- Demolished any wall over 1m adjacent a highway, waterway or open space, and 2m anywhere else.

5.21 The stakeholder's agent agrees that the relatively modern properties along Carlton Hall Lane are set within a landscape unaltered since the late 18th century. However, the agent also suggests that the majority of land within the Carlton Hall & Park character area is arable and therefore not significant. This Council considered that this is not the case, with the majority of the landscape and its features forming part of the design laid out by William Emes, the prominent 18th century landscape architect, noted for only 2 other sites within Nottinghamshire although linked to numerous other sites nearby, such as Kedleston in Derbyshire.

5.22 The agent also requests that the Wigthorpe Scheduled Ancient Monument be removed from the boundary. Given the widely-acknowledged historic and archaeological significance of that site, the council can see no reason why the boundary should be changed to exclude the Scheduled Ancient Monument.

5.23 In summary, there appears no justification for the removal of the areas suggested by the stakeholder's agent. However, as part of the management plan contained within the Conservation Area Appraisal, the Council will review the boundary in five years time. We will also review the management plan in response to any changes that may occur over that period (such as amendments to legislation).

6. Conclusion

- 6.1 It is considered that the consultation strategy objectives have been met.
- 6.2 The appraisal document has been edited and amended in line with consultation outcomes as discussed above and will be put forward for Council approval in January 2011.
- 6.3 The first Conservation Area review of Carlton in Lindrick should take place in five years (January 2016).

APPENDIX A: Example consultation letter and questionnaire (including map)



BASSETLAW
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www.bassetlaw.gov.uk

The owner/occupier

Our ref: 3/29

Please ask for: Michael Tagg

Direct dialling: (01909) 533484

Email: michael.tagg@bassetlaw.gov.uk

22 September 2010

Dear Sir/Madam

Re: Carlton in Lindrick Conservation Area Appraisal – consultation

In June 2010 Bassetlaw District Council designated Carlton in Lindrick Conservation Area, an amalgamation and extension of the two previous Conservation Areas covering North and South Carlton. The Council has undertaken a detailed survey of the new conservation area, which has been drafted into a document called a *Conservation Area Appraisal*. This document discusses what is special about the conservation area and what should be done to preserve or enhance its character and appearance.

The Council is inviting you to view and comment upon the draft Appraisal. There are several ways in which you can view the document:

- On the Council's website www.bassetlaw.gov.uk;
- At Carlton in Lindrick Library;
- At Carlton in Lindrick Village Hall;
- At the Council offices (Queens Buildings, Worksop).

You may comment on the Appraisal through the web link listed above. Alternatively, you can write directly to the Council using the attached questionnaire and prepaid return envelope, or you can email the Conservation Team at michael.tagg@bassetlaw.gov.uk. Comments must be received on or before the 5th November 2010. If you would like to view the Appraisal in an alternative format, or would like to discuss any issues relating to the Carlton in Lindrick Conservation Area, please do not hesitate to contact us.

A public meeting will be held on Monday 4th October between 3pm and 6pm at Carlton Village Hall to discuss the Carlton in Lindrick Appraisal and management proposals. If you would like further information on this meeting, please do not hesitate to call.

Yours faithfully

Michael Tagg
Conservation Officer (Planning Policy & Conservation)



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DRAFT CARLTON IN LINDRICK CONSERVATION AREA APPRAISAL – COMMENTS FORM

Name:

Address:

Contact telephone number:

Email:

1. Do you agree with the Conservation Area boundary? If not, please explain your reasons and highlight your suggestions on the map attached.
2. Do you think the Conservation Area Appraisal accurately reflects the character of the Conservation Area?
3. Do you agree with the heritage assets identified within the Appraisal?
4. Do you think all important tree groups have been included within the boundary?
5. What do you consider to be the key challenges facing the Conservation Area?
6. Do you have any further suggestions/comments on the Conservation Area and the Appraisal?



BASSETLAW
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Please return by 5th November 2010 to:
Conservation Team, Planning Policy &
Conservation, Bassetlaw District Council,
Queens Buildings, Potter Street, Worksop,
Nottinghamshire, S80 2AH

Carlton in Lindrick Conservation Area boundary – Comments map



APPENDIX B: Consultation flyer

Draft Carlton in Lindrick Conservation Area Appraisal

Bassetlaw District Council would like your views on the Draft Carlton in Lindrick Conservation Area Appraisal. This document is an assessment of the character and appearance of Carlton in Lindrick Conservation Area. It clearly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of preservation. The appraisal will be used to formulate policies for the preservation and enhancement of the area and to provide material information for decision makers regarding future development in the area.

The Conservation Team will be available to answer your questions face to face at Carlton Village Hall, Long Lane, on Monday 4th October between 3.00pm and 6.00pm. Management proposals to conserve and enhance the character and appearance of the Conservation Area will be presented at the meeting.



The Appraisal can be viewed at:

- www.bassetlaw.gov.uk;
- Carlton in Lindrick Library;
- Carlton in Lindrick Village Hall;
- Bassetlaw District Council offices (Queens Buildings, Worksop).

The closing date for comments is Friday 5th November 2010.



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

For further information please contact Michael Tagg by phone on 01909 533484 or Email michael.tagg@bassetlaw.gov.uk.

APPENDIX C: Carlton News article (December 2010 issue)

Carlton in Lindrick Conservation Area Appraisal

On the 16th June 2010, Bassetlaw District Council's Planning Committee approved the amalgamation and extension of the two previous Conservation Areas (covering North and South Carlton separately) into one large Conservation Area covering South Carlton, Wigthorpe, the former Carlton Park, High Road and North Carlton, including most of The Cross and The Green (see map).



The new conservation area

On the 22nd September 2010, the Council's Conservation Team released a draft version of the Carlton in Lindrick Conservation Area Appraisal, a document which aims to summarise the special character of the Conservation Area and put forward the Council's management proposals. The deadline for comments on this document was the 5th November 2010. A consultation event was held at the Village Hall on the 4th October 2010 where local residents and the Parish Council were able to

ask the Conservation Team questions regarding the draft Appraisal and Conservation Area.

Following the consultation deadline on the 5th November, the comments received are being collated and any necessary changes made to the Appraisal and to the Conservation Area boundary. It is intended that this final document will be taken to the Council's Planning Committee for approval in December 2010/January 2011, together with a background report setting out the consultation process and summarising (and responding to) the comments received.



Pinfold, The Green

To keep up to date with the Conservation Area Appraisal process, please visit the Council's website on www.bassetlaw.gov.uk, contact the Conservation Team on 01909 535484 or email Michael.Tagg@bassetlaw.gov.uk

Michael Tagg – Conservation Officer (Planning Policy & Conservation) Bassetlaw District Council



Kitchin garden wall, Carlton Hill Lane

CARLTON NEWS - kindly supported by the Carlton in Lindrick Parish Council