

# Retford South Conservation Area Appraisal

April 2009



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

## Document details

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**Title:** Bassetlaw District Council: Retford South Conservation Area Appraisal.

**Summary:** This document sets out the Council's appraisal of the special architectural and historic interest of Retford South Conservation Area and a management plan with proposals for enhancement and preservation.

**Approved:** This document was approved by Council on 8<sup>th</sup> April 2009.

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### **Consultation summary:**

The Council has undertaken public consultation with local residents and property owners, English Heritage, The Government Office for the East Midlands, Retford Civic Society, Nottinghamshire County Council and other relevant consultees.

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### **Document availability:**

Copies of the appraisal document are available at Bassetlaw District Council Planning Services and on the Council's website:

[www.bassetlaw.gov.uk/](http://www.bassetlaw.gov.uk/)

Consultation on this document was carried out between November 2008 and January 2009. A public meeting was held in December 2008. Copies of the Retford South Conservation Area Consultation Report are available online (at the above website) and from Planning Services.

*Front page: photos of Retford South Conservation Area and its environs (source: Bassetlaw District Council, 2008).*

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## 1. Introduction

- 1.1 The Retford South Conservation Area is effectively the southern gateway to Retford and was originally designated as a conservation area on 15 December 2006. Amendments were made to the boundary following public consultation. These changes came into effect on 8<sup>th</sup> April 2009.
- 1.2 The conservation area is characterised by the Great North Road, which has always acted as the main thoroughfare to Retford from the south. The designated conservation area is focused along London Road, stretching from White Houses in the south to Thrumpton and Newtown in the north.
- 1.3 Retford contains another conservation area (identified as 'Retford Conservation Area'). This area encompasses much of the town centre, but is independent of Retford South.

## What is a conservation area?

- 1.4 From time to time, the local planning authority has a duty to designate new conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Unlike listed buildings, which are designated by central government, Councils designate conservation areas locally. Conservation areas were introduced by the Civic Amenities Act 1967. The legislation has since been consolidated under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.5 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))*
- 1.6 An area may warrant designation if, for example, it has an historic layout of streets, or a grouping of historic buildings that reflect the materials and style of the region. It may also be an area reflective of a particular historical time period, or it could be that the relationships between buildings and spaces create a unique historic environment.
- 1.7 Designation brings certain duties and controls to the local planning authority:
  - Proposals will need to be formulated from time to time for the preservation and enhancement of conservation areas in the form of a management plan;
  - In exercising their planning powers, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas;
  - The local planning authority is able to carry out urgent works to preserve unoccupied unlisted buildings in a conservation area.

## What is an appraisal?

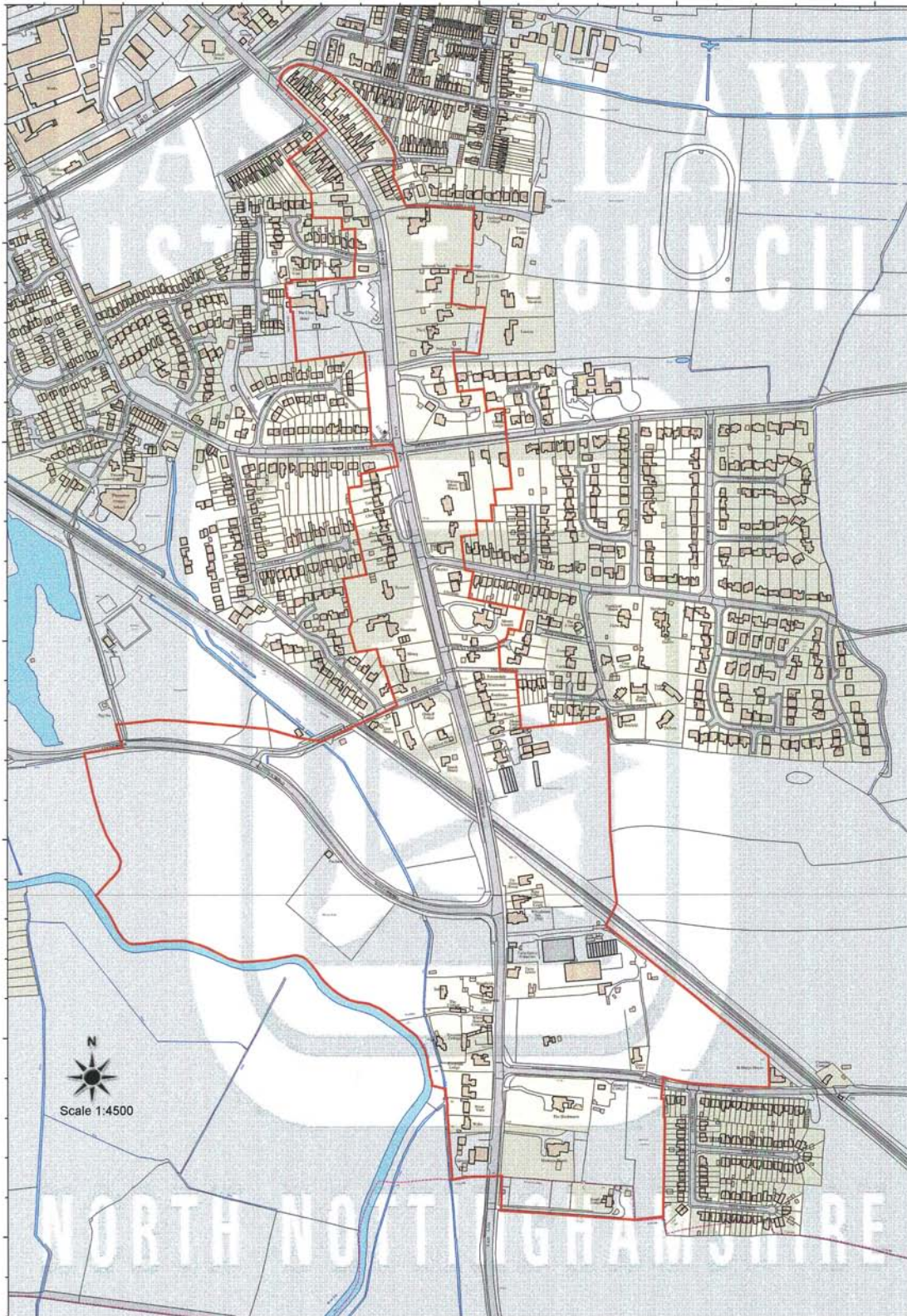
- 1.8 This document is an assessment of the character and appearance of Retford South Conservation Area. It clearly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of preservation. The appraisal will be used to formulate policies for the preservation and enhancement of the area and to provide material information for decision makers regarding future development in the area.
- 1.9 Conservation area appraisals are based upon guidelines set out in English Heritage publications *Guidance on Conservation Area Appraisals* (2006) and *Guidance on the Management of Conservation Areas* (2006).
- 1.10 The following themes have been explored in the preparation of this appraisal:
- Archaeological and historical sites/monuments/buildings
  - Social, economic and demographic background
  - Current and past land use
  - Geological and topographical mapping
  - Building types, groups of buildings, density of buildings
  - Place names and historical references (e.g. road and transport evolution)
  - Aerial photos
  - Important views, vistas and landscapes
  - Historic environment record (HER) data
  - Plot layout/building orientation and the importance of gaps between buildings and any wider open spaces
- 1.11 Within the Conservation Area Appraisal, important buildings and topographical features have been identified because they contribute very positively to the character and appearance of the conservation area. **The exclusion of any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the conservation area.** It should be noted that all planning proposals will be treated on their own merits.
- 1.12 Determining the merit of unlisted buildings in a conservation area requires careful consideration of a number of issues, including architectural merit, usage and relationship to the historic street layout. The methodology recommended by English Heritage has been adapted and utilised in this appraisal<sup>1</sup>. Details are set out in Appendix B.

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<sup>1</sup> English Heritage (2006), *Guidance on Conservation Area Appraisals*: page 25.



Map 1 - Retford South Conservation Area boundary



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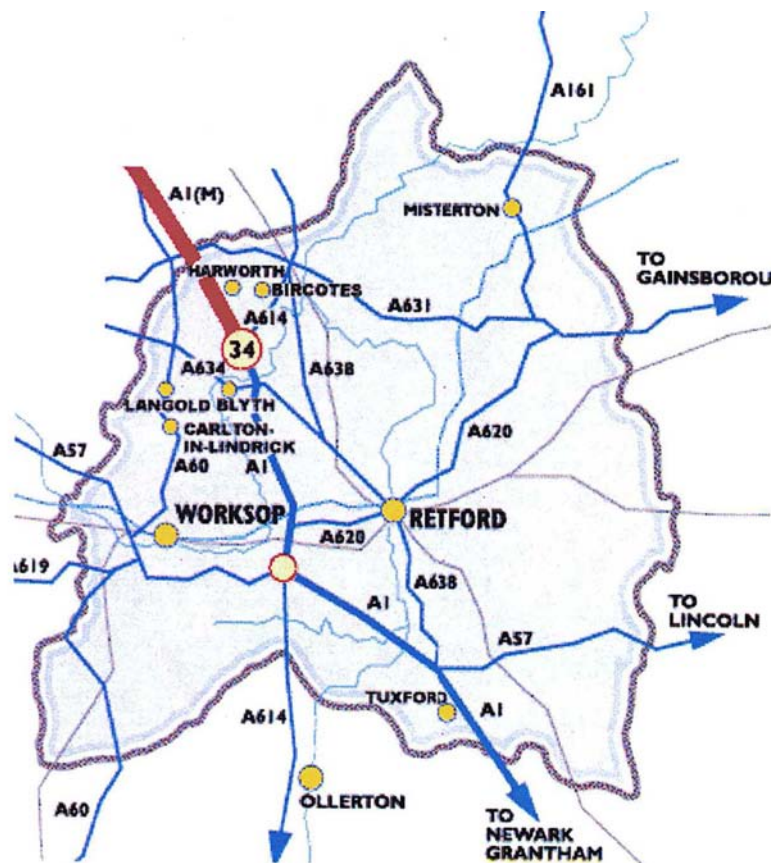
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## 2. Geographic and historic context

### Location and population

- 2.1 Retford is nine miles east of Worksop. It is the second largest settlement in the District with a population of 21,145<sup>2</sup>. Sited within the Idle Valley, the town is divided by the River Idle. The river valley corridor is an important element of Retford's historic and geographic setting.
- 2.2 The Retford South Conservation Area is situated to the southeast of Retford town centre along London Road. The conservation area covers over 267,500 square metres and has a perimeter of approximately 5km.
- 2.3 There are over 100 buildings within the conservation area. The majority of these are private residences, many of which have numerous outbuildings. The conservation area also contains two horticultural nursery sites, an allotment and a service station.

Map 2 - Retford in a wider context

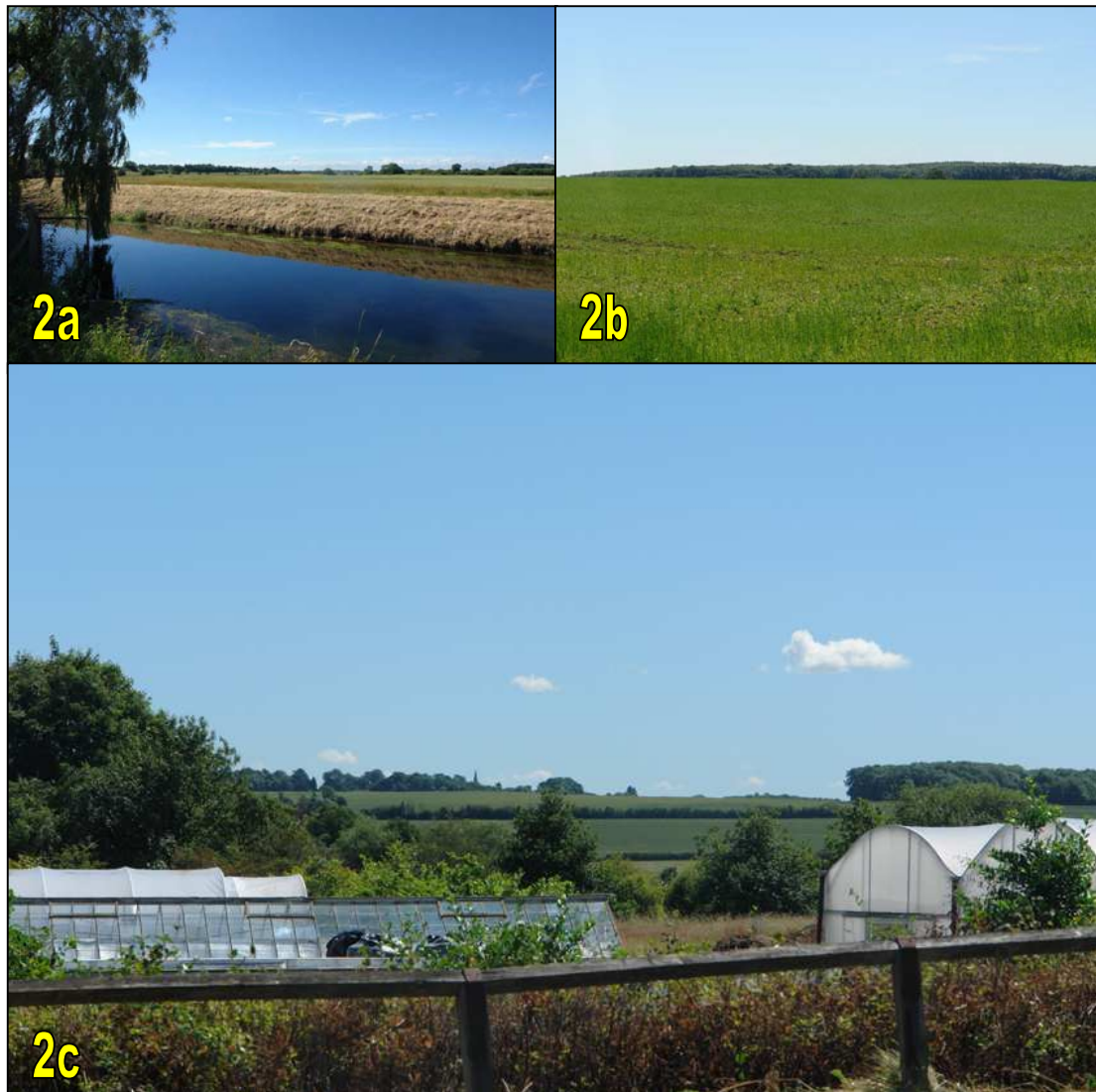


<sup>2</sup> Mid-2000 estimate.



## Landscape setting

- 2.4 Open countryside pervades the south and east of the conservation area. This predominantly falls within the Village Farmlands and River Meadowlands of the Sherwood Regional Character Area<sup>3</sup>, although to the northeast the countryside fringe verges on the Pastoral Scarps and Terrace of the Mid-Nottinghamshire Farmlands. The denser urban grain of the town lies to the north. A corridor of open countryside (the Idle Valley and associated flood-plain) forms a break between London Road and Ordsall to the west. The idyllic River Idle meanders through this area and encroaches upon the conservation area in the southwest corner.



**2a:** River Idle, looking south from the public footpath that runs from White Houses to Thrumpton (source: Bassetlaw District Council, 2008). **2b:** Open countryside to the southeast of White Houses, stretching out towards Eaton Wood (source: Bassetlaw District Council, 2008). **2c:** the distant spire of the Church of St Helen, Grove, looking over Kenilworth Nursery from London Road (source: Bassetlaw District Council, 2008).

<sup>3</sup> Nottinghamshire Landscape Guidelines (1997)

- 2.5 The East Coast Mainline rail route bisects the conservation area to the north of White Houses running on a northwest-southeast axis that travels underneath London Road.

## Origins and historic development

- 2.6 Retford can be traced back to the early medieval period when a settlement developed on the River Idle, which thrived on revenue from the ford of the river and from the rich agricultural land in the south and east. The first documented historical references to *Retforde* date back to Domesday (1086) and detail the area around St Michael's Church in West Retford. The Borough of East Retford was established by Henry I and thereafter grew into a successful market.
- 2.7 The town became affluent after the Great North Road, linking London and York, was rerouted through the town centre in 1776. The fine Georgian and Victorian frontages, and the large number of former coaching inns, reflect this growing prosperity. The Retford South Conservation Area is characterised by the modern day London Road, which largely still follows the route of the turnpike from the eighteenth century.

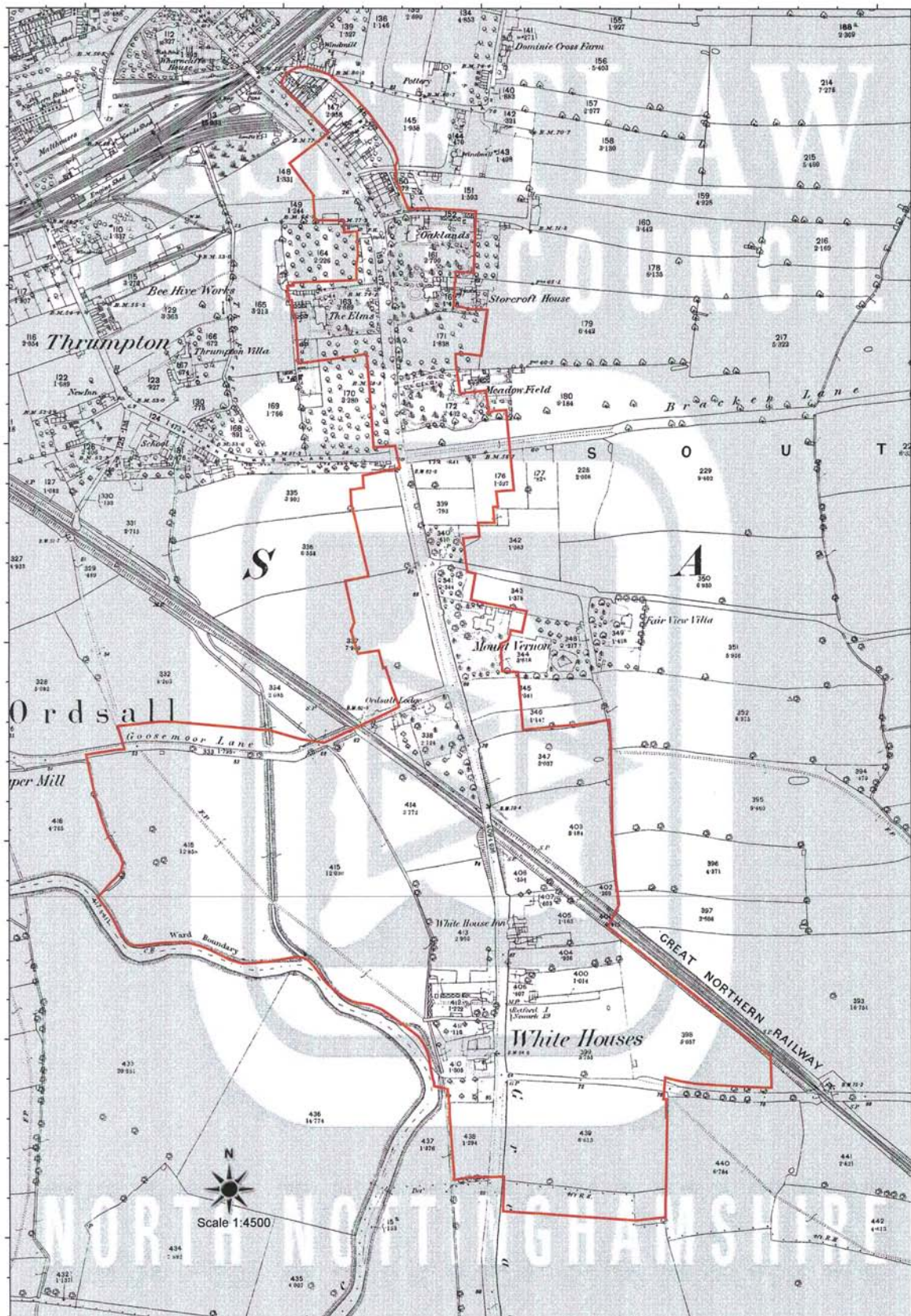


**2d:** Victorian terracing at the north end of London Road circa 1900 (source: Bassetlaw Museum, 2008). **2e:** leafy verges of London Road (source: Bassetlaw District Council, 2008). **2f:** the tree-lined highway of yesteryear can still be seen today (source: North East Midland Photographic Record, 2008). **2g:** the fine mature trees of White Houses frame large 18<sup>th</sup> and 19<sup>th</sup>-century houses (source: Bassetlaw District Council, 2008).

- 2.8 In 1878, East and West Retford became a single borough. By 1901, the Census records the population in the town as 14,239.



Map 3 - London Road in 1886

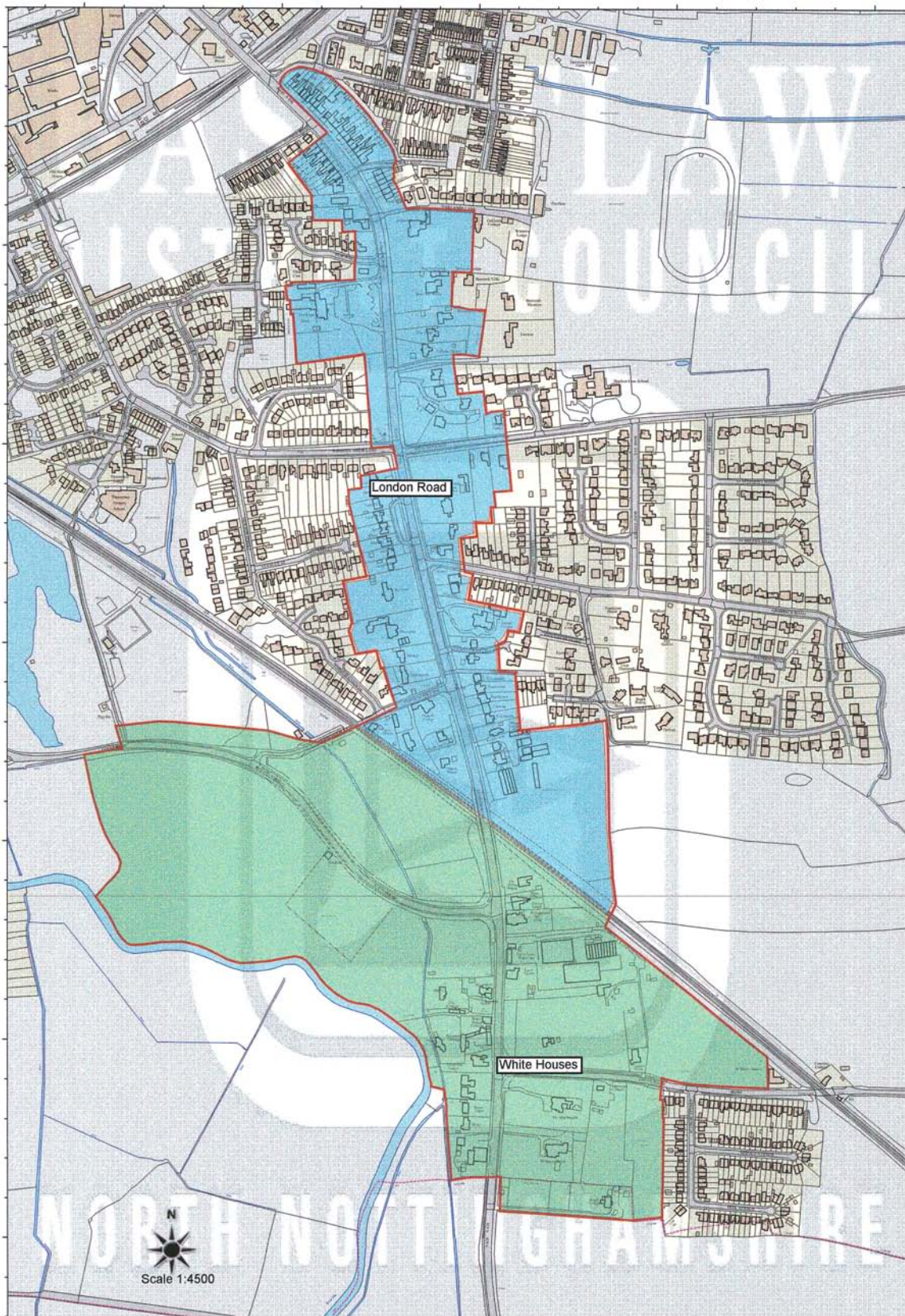


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Map 4 - Character areas



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### 3. Character areas

3.1 Retford South Conservation Area can be divided into two character areas (see map 4):

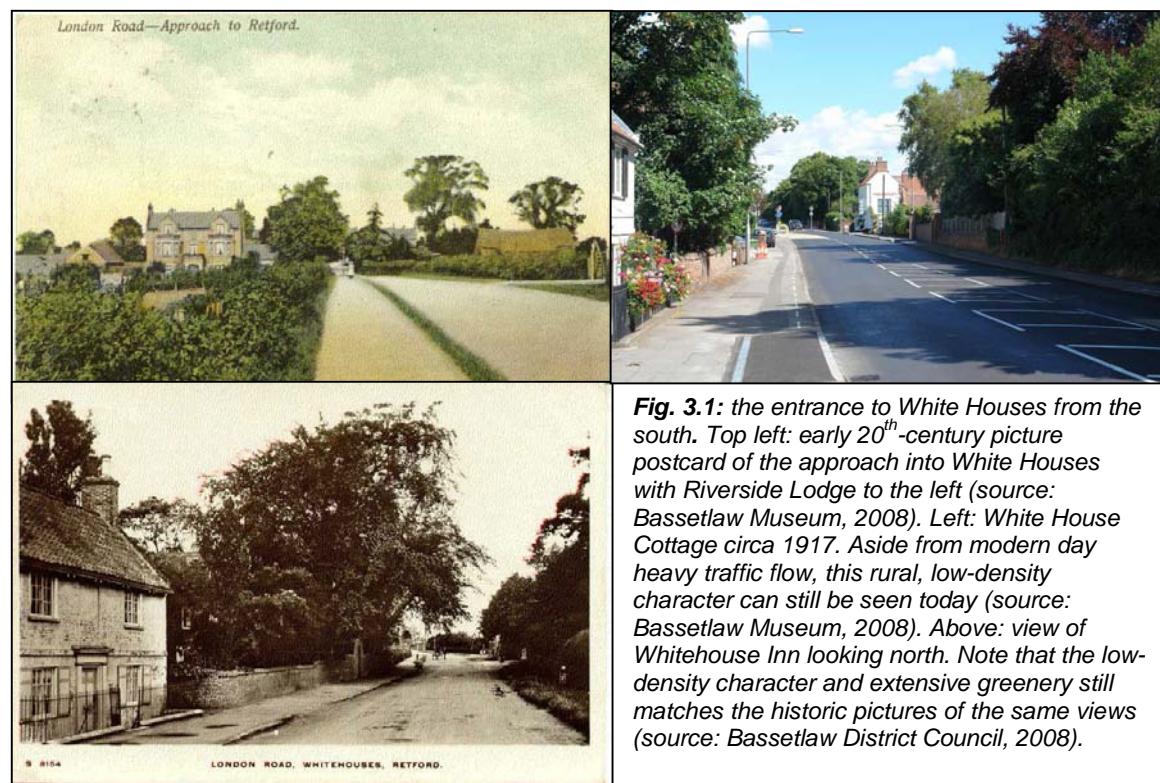
- a) The area known as White Houses, which is sited around the Whitehouse Inn and stretches down from the railway line to the southernmost end of the conservation area;
- b) The area known as London Road, stretching northwards from the railway bridge towards The Elms and Oaklands, and the northernmost end of the conservation area.

3.2 The Conservation Area Appraisal considers each of these character areas in turn.

#### White Houses Character Area

3.3 This character area encompasses the place known as White Houses. London Road runs north through the character area and is a busy thoroughfare. Whitehouses Road and Grove Road intersect the principal road.

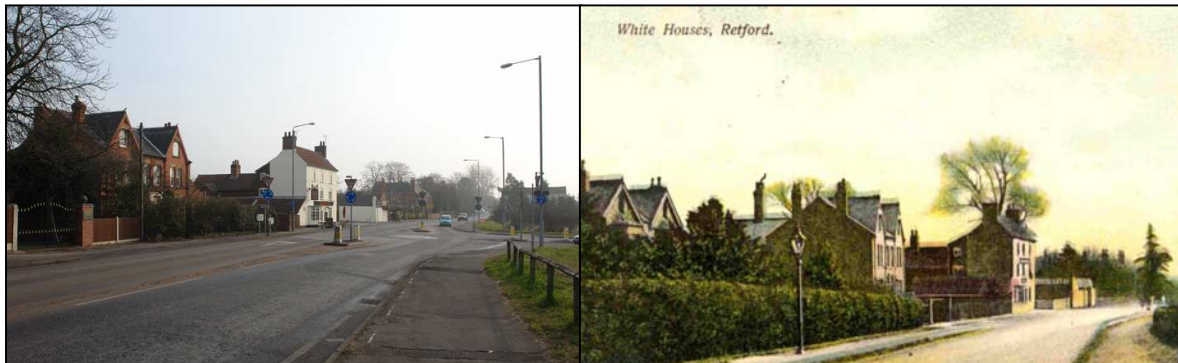
3.4 White Houses has a strong rural character. The built forms and layout retain an important relationship to the River Idle and the wider hinterlands. There are a number of old orchards and many of the dwellings retain extensive amenity spaces.



- 3.5 The southern gateway into the character area along London Road is defined by the site boundaries of Montagu House and the petrol station, while the bridge over the London/Edinburgh railway line creates a transitional space into the other distinctive character area of London Road (see figure 3.3).
- 3.6 Historically, White Houses was a separate settlement from Retford, being a small coaching stop on the Great North Road. This can be seen in the age and architecture of the buildings, many dating from the Georgian and Victorian periods (see figures 3.1 and 3.2).

## Layout and plan form

- 3.7 The White Houses area is the main entrance to Retford from the south and gives the first impressions of the town. While there is no central point to the White Houses area in plan form, the Whitehouse Inn (dating from the 18<sup>th</sup> century) forms a focal point as historic evidence of White Houses' role as a staging post.



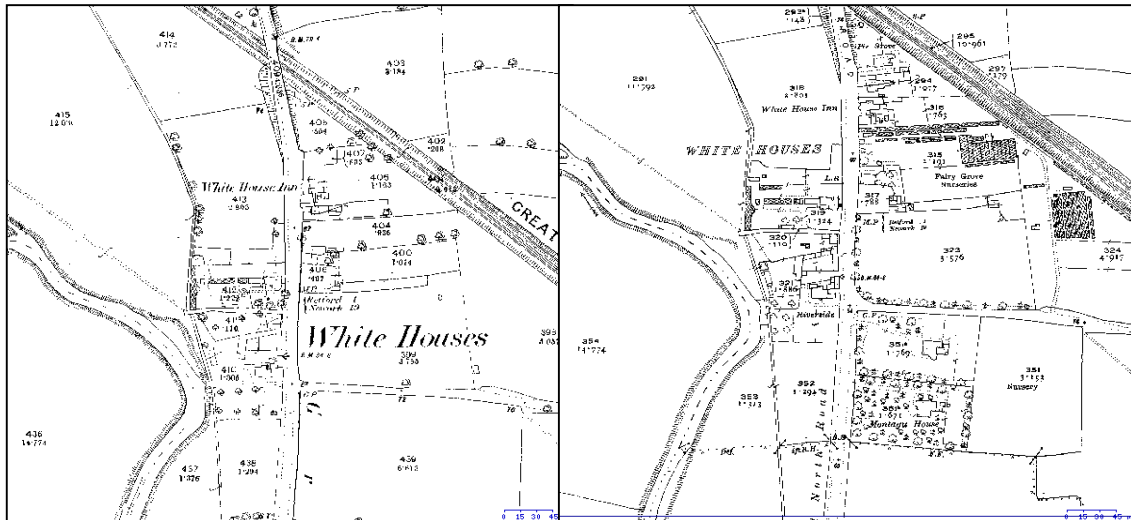
**Fig. 3.2:** (left) The Whitehouse Inn is a focal point of the character area. The adjacent Victorian houses sit back to allow the narrow gables of the Inn to retain their prominence in the street (source: Bassetlaw District Council, 2008). (right) White Houses, circa 1906: there has been little development in the plan form and layout since the Victorian period in this part of the character area (source: Bassetlaw Museum, 2008).

- 3.8 Between the River Idle and London Road, and adjacent to the Whitehouse Inn, there are small, close-knit arrangements of buildings. This layout reflects the low-density organic growth of White Houses after the Great North Road was diverted to pass through the town in 1776 (see map 5, below).



**Fig. 3.3:** (left) White Houses appears very much like a separate settlement in the wider countryside (source: Bassetlaw District Council, 2008); (right) White Houses is well concealed from London Road Character Area by the railway bridge (source: Bassetlaw District Council, 2008).

- 3.9 The low-density character of White Houses remains today. Although there are several excellent examples of 18<sup>th</sup> and 19<sup>th</sup>-century vernacular architecture, it is London Road and its setting that remains the dominant feature of the character area. The late-19<sup>th</sup> and 20<sup>th</sup>-century development pattern has been characterised by large houses in large plots, often partially obscured behind attractive green boundaries of hedges and trees.



**Map 5 – Historic White Houses:** the development of White Houses in 1885 (left) is very modest, with the Whitehouses Inn, Fairy Grove, Bramble House, Riverside Lodge Farm and White House Cottage forming the main buildings. Note the established pattern of close-knit buildings on the west side of London Road between the River Idle. By 1920 (right), Montagu House and Hardmoors formed two large villas set in extensive grounds (east side of the road), while late Victorian build appeared to the north of Whitehouses Inn (source: Ordnance Survey, 2008).

- 3.10 Overall, White Houses is quite separate from Retford. The railway line provides a logical boundary to the character area, while the rise in the road as it bridges the line provides a strong visual barrier (see figure 3.3). The conservation area boundary has been carefully drawn around White Houses to ensure that its historic layout, and its strong relationship between the Great North Road and the River Idle, is preserved.

**RS1 Summary of special interest:**

- The established layout of this area is characterised by low-density dwellings set within generous grounds and amenity spaces. **New development should seek to respect this character.**
- The open spaces and gaps between buildings contribute positively to the historic layout and plan form of the character area. **Proposals for new development on gap sites or amenity spaces should only be supported where they cause no detrimental harm to the historic layout and plan form of White Houses.**
- The conservation area boundary has been drawn tightly around the buildings and spaces that form historic White Houses. The boundary reflects the importance of the setting of the Great North Road. **New development that fails to acknowledge this special interest in proposals should not be supported.**



## Architecture: buildings and materials

3.11 There are a number of key buildings within the White Houses character area that are considered to contribute positively to the character and appearance of the conservation area. These are listed in full in Appendix B and are set out on map 6. Other buildings are also marked on map 6, with a relative indication of their significance with specific regard to the special interest of the character area. These include buildings considered to be neutral in their character or appearance.

3.12 There appear to be three historic building phases in White Houses:

- a) 18<sup>th</sup>-century development in conjunction with the emergence of the coaching road;
- b) Late-19<sup>th</sup>/early-20<sup>th</sup>-century urbanisation;
- c) Mid-20<sup>th</sup> century onwards.

3.13 The oldest buildings of the character area are Whitehouse Inn, Bramble House and White House Cottage. Arguably, these buildings are more vernacular than architecturally outstanding. The Retford historian John S. Piercy remarked:

“Whitehouses, which takes its name from two very ancient white cottages which time is rapidly devouring, is situated on the North Road, one mile south of Retford, and contains besides an inn, two or three tolerably good houses.”<sup>4</sup>

3.14 The present day pub, which was built in the late 18<sup>th</sup> century, is a three-storey townhouse of painted brick, with a clay pantile roof (see figure 3.4). Bramble House (formerly known as the premises occupied by Target Stamps and, more recently, the ‘Saddlery’), is also late 18<sup>th</sup> century, being a three-storey detached house built in red brick (also painted). The front aspect is characterised by a projecting gable under a pediment with brick dentil corning. White House Cottage is a very pleasant painted brick house with raised gable copings and a rear cat-slide roof. As a group, these three buildings provide a strong focus for the streetscene, possessing well-proportioned frontages directly sited onto the pavement.



**Fig. 3.4:** (top) Whitehouse Inn; (below) White Houses Cottage (source: Bassetlaw District Council, 2008).

3.15 Towards the end of the 19<sup>th</sup> century, a period of new development in White Houses saw the arrival of several large villas and townhouses, taking advantage of old orchard spaces to create generous properties. Of those most visible from the road, Fairy Grove, Firgrove House, Grove Leigh/Roseville, and Riverside Lodge, all of which date to c.1900, are built in red brick and slate (see

<sup>4</sup> Piercy's *The History of Retford in the County of Nottingham* (1828)



figure 3.7 for an example). Interesting architectural features include finials and cresting, shaped and decorative brickwork and decorative bargeboards (e.g. see figure 3.5, below).

- 3.16 Tucked away within well-landscaped gardens are The Hardmoors and Montagu House. These are two late-19<sup>th</sup>/early-20<sup>th</sup>-century villas in red brick with interesting detailing such as stone mullion windows and good use of materials such as slate and rosemary tiles. Their mass and form complement their eclectic architecture, notably the characterful features such as turrets and canted bay windows (again, see figure 3.5).



- 3.17 Fairy Grove Nursery (now Barker's Nursery) appeared at this time, with glasshouses running the length of the boundary wall to the south side of the Whitehouse Inn. Originally, the front entrance to the nursery was a double ramped gateway (only the north pier survives). The shop is a well-recognised local building, still possessing its original architectural lettering and rosemary-tiled roof (see figure 3.6).

- 3.18 In the later 20<sup>th</sup> century, new development at the southern end of the character area emerged. The petrol station for example contrasts with the historic buildings of the character area in terms of form, mass and detailing. In particular, the cluttered and unsightly garage forecourt has little regard for the

established building types further along London Road. Therefore, the garage is considered to contribute negatively to the character and appearance of the conservation area. Similarly, the use of materials such as concrete roof tiles and PVC-u windows has crept into a small number of properties. These materials are incongruent with traditional materials used elsewhere in the character area.



**Fig. 3.6:** Fairy Grove Nursery (source: Bassetlaw District Council, 2008).

3.19 Both listed buildings, and buildings considered to contribute positively to the character and appearance of the area, are marked out clearly on map 6. It would be detrimental to the special interest of the conservation area to see these identified buildings demolished or insensitively altered. Buildings that are considered to be neutral in terms of their impact on the special character and appearance of the conservation area might be appropriate redevelopment plots. Any proposals to demolish or alter these properties should be carefully considered, however, and development that might harm the established special



**Fig. 3.7:** Fairy Grove and Bramble House (source: Bassetlaw District Council, 2008).

interest of the conservation area will not be supported. To prevent the creation of unsightly gap sites, consent is unlikely to be given to demolish any property without an approved planning application for redevelopment in place.

3.20 In summary, White Houses is a distinct character area that forms the southern gateway into Retford. The urban grain is low density and most

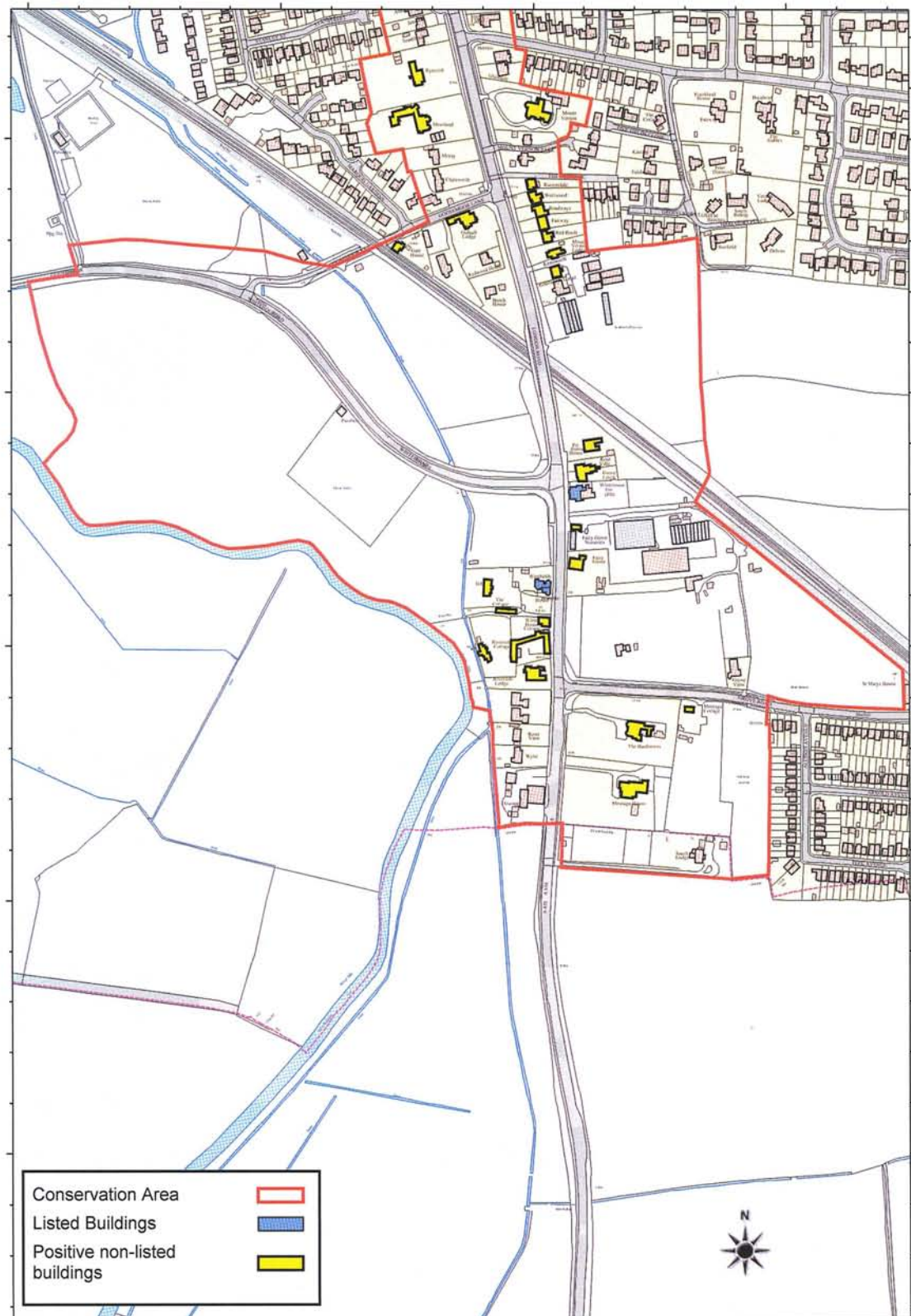
buildings are influenced by 18<sup>th</sup> or 19<sup>th</sup>-century vernacular. The mass, form and detailing of most of these buildings in White Houses provide positive ingredients to the setting of London Road, an important historic thoroughfare.

#### RS2 Summary of special interest:

- The majority of non-listed buildings in White Houses contribute positively to the special interest of the character area. These are marked out on map 6. **There should be a presumption against demolition or substantial alteration of any building considered to contribute positively to the character and appearance of the character area.**
- Dwellings are generally two or three storeys. Older buildings from the 18<sup>th</sup> and 19<sup>th</sup> centuries are generally rectangular plan forms with steep roof pitches (over 35°), although Victorian villa types are generally squarer in footprint. The rooflines are characterised by chimneys. **New development should complement the form and mass of the historic built forms within the character area.**
- Materials are predominantly red brick, with a mixture of slate and clay tiles. **New development should use materials that reflect or compliment the traditional materials of the character area.**



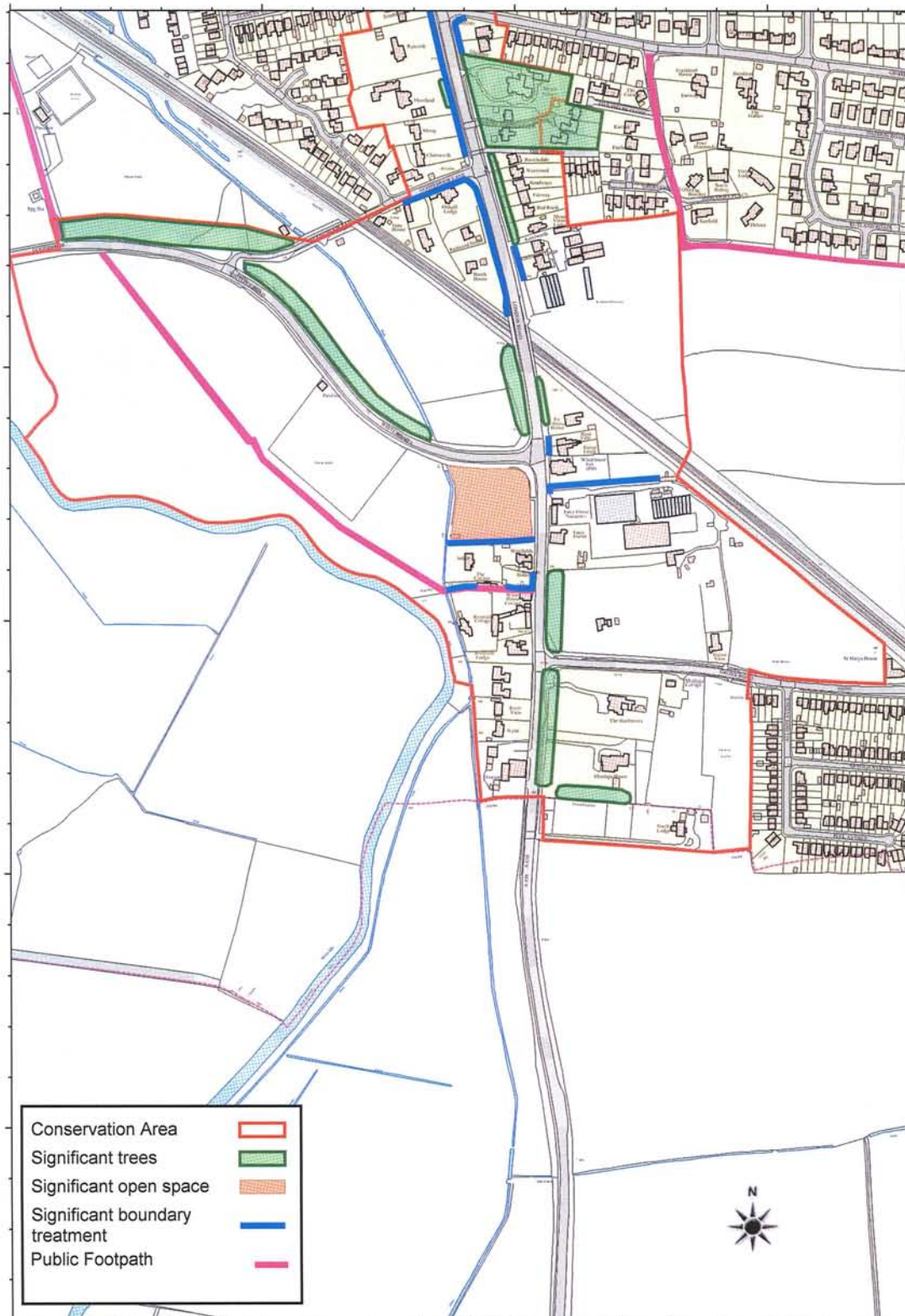
## Map 6 - White Houses - buildings



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## Map 7 - White Houses - trees



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## Public realm, amenity spaces, landscaping and boundary treatments

3.21 The White Houses character area contains a variety of features that contribute positively to its public realm and intrinsic amenity. Trees, verges, boundary treatments, and the quality of amenity spaces and wider countryside, all contribute to the distinctive appearance of White Houses. As an area strongly characterised by its intimate relationship with rural hinterlands (e.g. see figure 3.8), the retention of trees, hedgerows and green spaces is an important part of maintaining this character.



**Fig. 3.8:** Whitehouses Road, running through the Idle Valley Corridor (source: Bassetlaw District Council, 2008).

3.22 The public realm is largely characterised by the dominant highway of London Road. Two roundabouts dominate London Road, with one at both ends of the character area. At the southern boundary on the west side of London Road, a milestone demarcates the entrance to White Houses (as shown in figure 3.9). There are pavements on most parts of the highway and, in places, wide green verges. The road surfaces are tarmac, a robust surface material that has a relatively neutral impact on the character of the area. Although London Road is an extremely busy thoroughfare, the views between buildings, and across spaces of open countryside, reinforce the character area's rural feel.



**Fig. 3.9:** milestone at the entrance to White Houses (source: Bassetlaw District Council, 2008).

3.23 Lighting is standard for this type of highway, with streetlights the length of London Road and along the intersecting Grove Road and Whitehouses Road. There is very little street furniture, notwithstanding the odd rubbish bin. Highways signage clutters the public realm, however, and impacts detrimentally on views along the street. Much of this impact is mitigated by the extensive hedging and mature trees, which pervade the character area. For example, the expansive planting to the large villas of Montagu House and

Hardmoors includes a variety of mature trees, such as Lime, Pine, Poplar and Sycamore. These contribute very positively to the character area. Similarly, extensive hedging to Grove Road, London Road and along the rear gardens of properties, also contributes positively to the rural character of the area.



3.24 Although there are no formal open spaces in White Houses, the character area possesses a large amount of open space and individual buildings set within their own extensive settings. These areas reflect older agricultural fields, historic orchard areas and the settings of more prestigious houses. They play an important part in the character and appearance of this part of the conservation area.

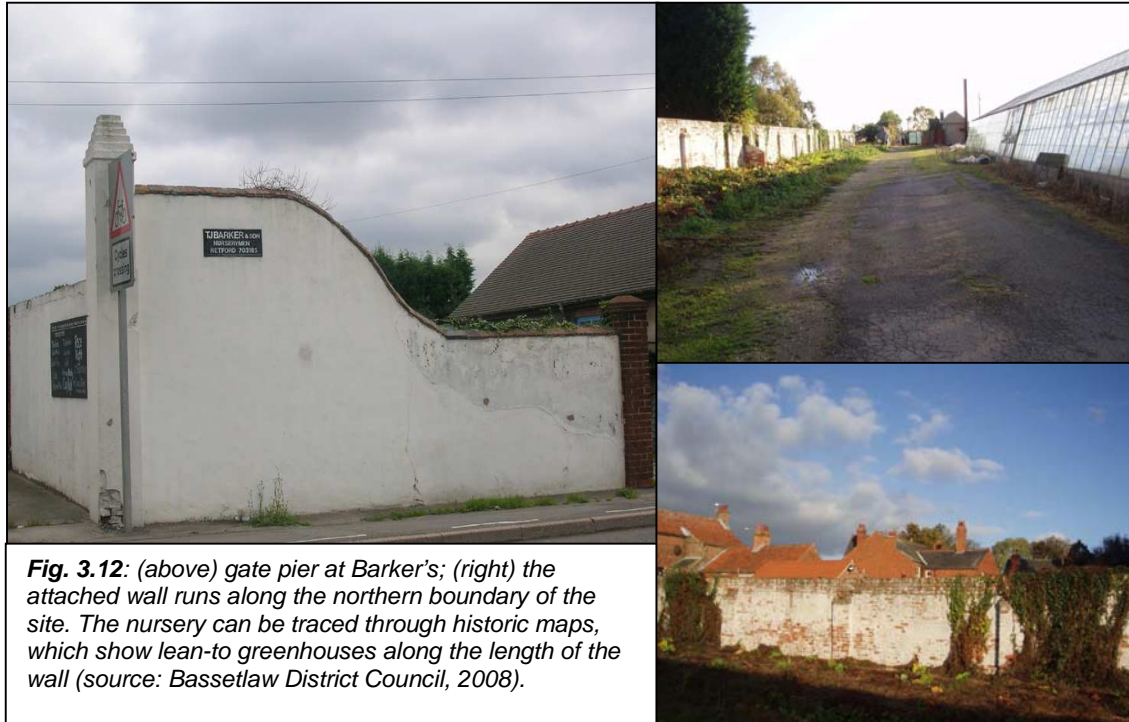
3.25 Map 7 identifies the significant trees and open spaces that contribute positively to the character and appearance of the conservation area. Please note that the omission of any particular tree, feature or open space should not be taken to imply that it is of no interest. Furthermore, although a small number of trees are covered by Tree Preservation Orders, all trees within the conservation area are protected and require permission for works to be carried out to them (see





Appendix A).

- 3.26 A well-established footpath crosses White Houses from the railway line in the southeast, along Grove Road, and then across London Road, down a small thoroughfare that runs west perpendicular from the road and along the side of Whitehouse Cottage, and out across the meadow. This footpath is very pleasant and helps promote a strong rural identity that belies the character area's close proximity to the town centre (see figure 3.11).



- 3.27 There are a number of attractive hedges, walls and gates within the character area. Of these, Barker's ramped gate pier and boundary wall along the side of the nursery site are best recognised locally (as shown in figure 3.12). There are also a number of coped red brick walls, often in a traditional brick bond (e.g. see figure 3.10). These provide a strong link with the historic development of the area, while providing quality boundary treatments. Similarly, traditional features such as five-bar gates contribute to the historic rural character of the conservation area. Significant hedges, walls and trees forming significant boundary treatments are identified on map 7.

**RS3** Summary of special interest:

- The character area contains a wide variety of trees, hedgerows, verges and boundary walls/gates. **Every effort should be made to retain these features within the character area where they contribute positively to the special interest of the conservation area. Loss of features that contribute positively to the special interest of the conservation area should not be supported.**
- Walls are generally red brick with copings. Gates and gate piers usually reflect the setting of the house to which they belong. **New development should take account of traditional boundary treatments.**

## Key views and vistas

- 3.28 The Whitehouse Inn is a focal building within the streetscape of London Road. Views of the gable ends of this building from the railway bridge to the north, and from the entrance to White Houses in the south, hint at the historic coaching road. The vista of Whitehouse Inn from Goosemoor Lane and the footpath across the meadow is very positive. It contributes significantly to the special character of the conservation area.
- 3.29 The quality of views of open countryside contributes significantly to the special character of this part of the conservation area. Similarly, the views of the river from London Road at the southern entrance of the conservation area and the wider countryside are significant features of the character area.
- 3.30 The quality of the streetscape of White Houses is an important element of the character area. For example, the close-knit arrangement between Bramble House and Riverside Lodge promotes an intimate relationship of buildings and streetscene, in which the mixture of cottages, agricultural buildings and larger house types create a distinctive historic character.

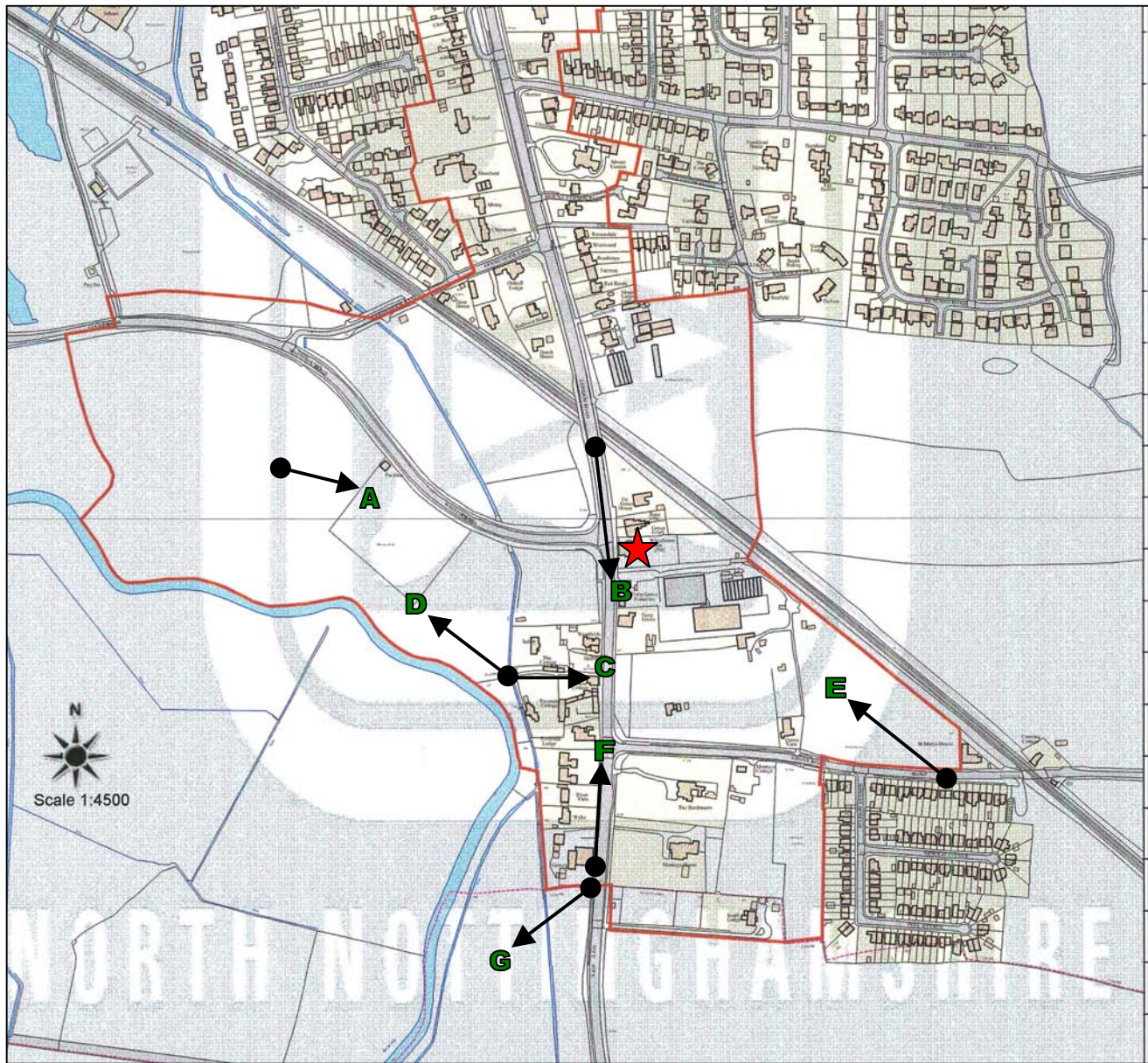


- 3.31 The footpath from London Road to Thrumpton Lane over meadowland, offers many pleasing and attractive views into and out of the character area. In particular, the vista of the listed Parish Church of All Hallows in Ordsall, where the footpath opens out onto the meadow, is very attractive, as is the presence of the meandering River Idle. The views back into the character area from the footpath are very rural in nature. The pleasing frontage of The Cottage, and the rear catslide roof of Whitehouse Cottage, creates an idyllic entrance from the west into the character area.
- 3.32 The key views are set out in map 8 and in figure 3.13 (overleaf).

### RS4 Summary of special interest:

- There are a number of important views within and outside of the character area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the conservation area should not be supported.**



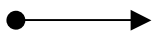


## Map 8 – White Houses

### Key views



Focal buildings



Key views

**A**

Vista of Whitehouse Inn

**B**

London Road, looking south into the character area from the railway bridge

**C**

Footpath running alongside The Cottage

**D**

Vista of All Hallows Church, a focal building in Ordsall

**E**

View of Barker's nursery

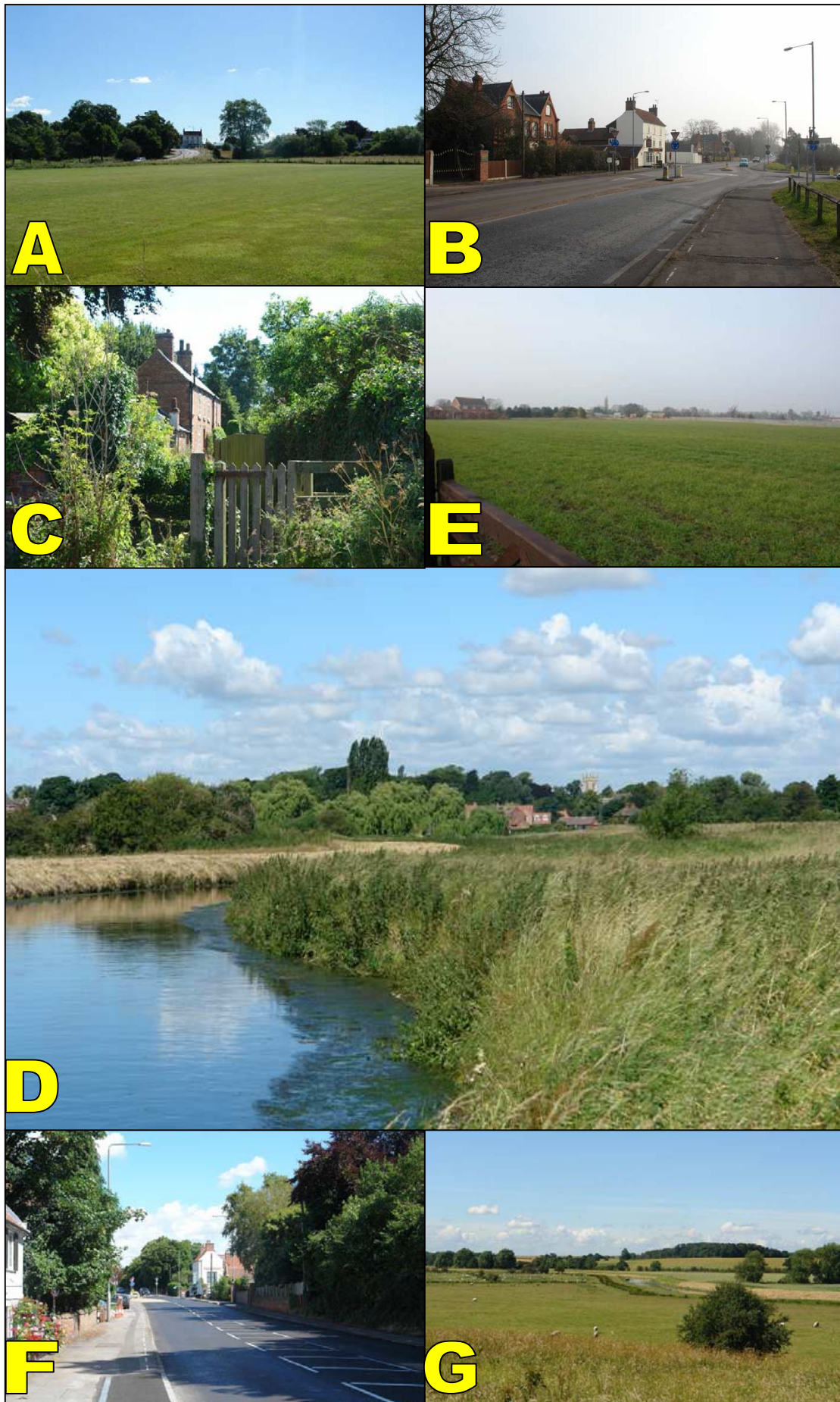
**F**

London Road, looking north towards the Inn

**G**

The River Idle





**Fig. 3.13:** White Houses key views, as set out in map 8 (source: Bassetlaw District Council, 2008).

## London Road Character Area

3.33 This character area encompasses the part of London Road that runs north south from 74 London Road (west side) and 41 London Road (east side) through to the railway bridge, at which point it meets the White Houses Character Area. Heading north from White Houses and over the railway bridge, London Road is characterised by medium density urban grain and leafy, wide verges. After The Elms Hotel there is a sense of higher density buildings, with terracing on either side of the road.

3.34 The area is characterised by properties in extensively landscaped grounds. Large mature trees dominate the street scene. Due to the intensity of tree planting, and extensive hedging of boundaries, the conservation area only affords glimpses of the buildings, many of which retain a high degree of privacy from the road (e.g. see figure 3.14).



**Fig. 3.14:** dense tree planting (source: Bassetlaw District Council, 2008).

## Layout and plan form

3.35 In the 18<sup>th</sup> and 19<sup>th</sup> centuries, London Road was heavily wooded with orchard areas. Large townhouses and villas were spaced out along the road (e.g. see map 9). The contemporary buildings of this period were generally set within large plots and possessed considerable amenity areas, often with rear service wings and outbuildings (for example, see figure 3.15).

3.36 The character area has changed dramatically in some parts over the intervening years, becoming increasingly tight in urban form at the north end, where two and three-storey terracing provides a strong frontage to the road. The quality of the northern part of the character area has been slightly diluted by the Elm Walk cul-de-sac, which pays little heed to the established layout and plan form. It has, therefore, been excluded from the conservation area. Similarly, between The Elms Hotel and Whinney Moor Lane, the conservation area boundary has been drawn tightly along the road to exclude the swathe of 20<sup>th</sup>-century suburban housing behind it.

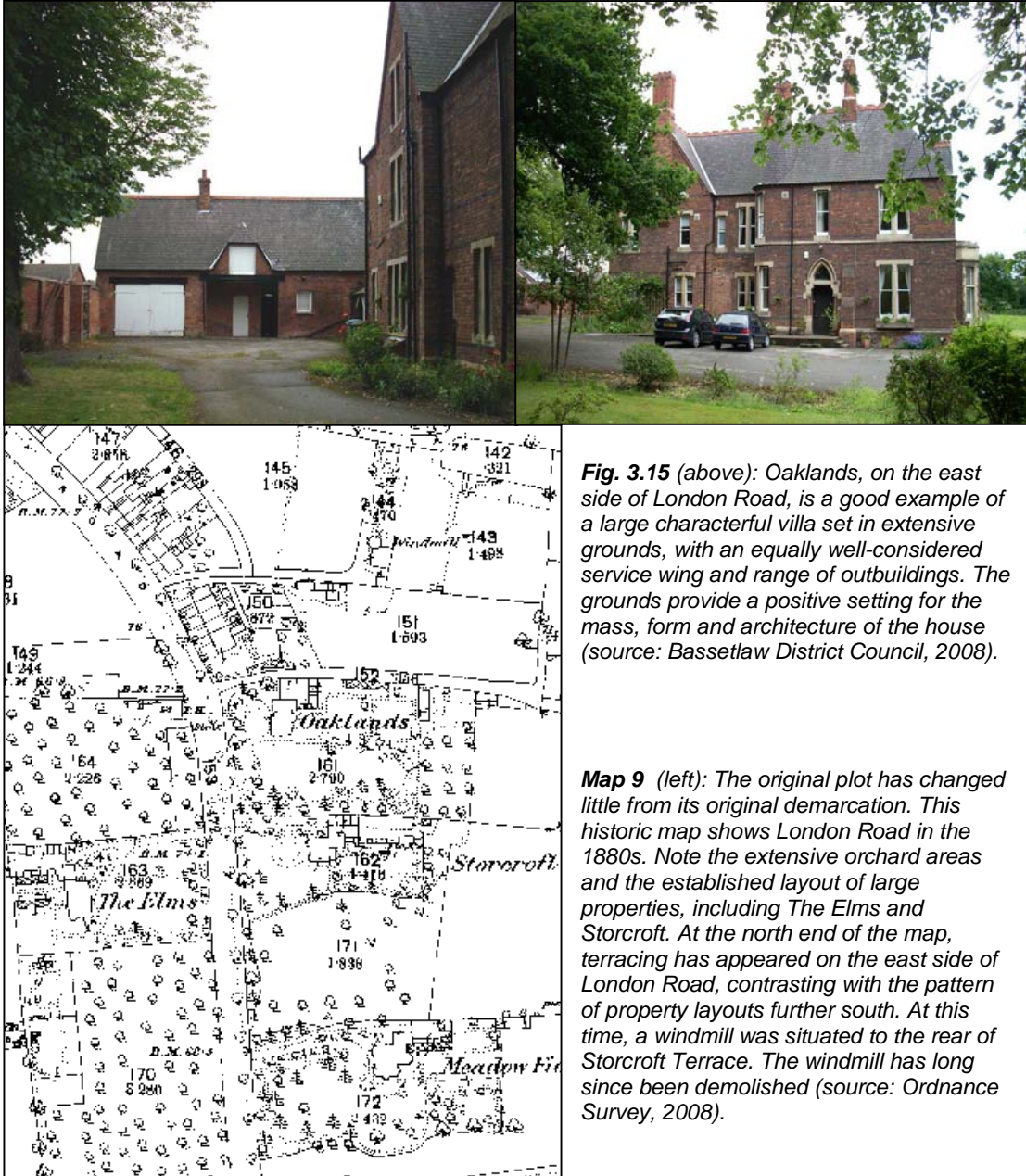


**Fig. 3.16:** Spruce Drive. Although not harmful to the character of the conservation area, there are negative aspects to this development (source: Bassetlaw District Council, 2008).

3.37 On the opposite side of London Road, a former Victorian schoolhouse was demolished (prior to conservation area designation) and replaced with a modern housing development called Spruce Drive. Although the loss of such a prominent building and its setting has been a negative change to the historic layout of London Road, the new



development is characterised by large dwellings set in extensive amenity. Consequently, the overall impact is not detrimental (see figure 3.16). The cul-de-sac approach to the layout, however, as well as ill conceived building orientation, a mass of garaging and poor boundary treatment to London Road, ensures that the development is not fully in keeping with the character of the area. The conservation area boundary has been drawn through this site to retain the setting of London Road and the many fine trees that dominate the area.



3.38 Despite the above, the large garden areas between or in front of houses, and the intermittent groupings of mature trees throughout the character area, provide a strong flavour of the historic nature of London Road (for example, compare map 9 with figure 3.14). The Elms Hotel, Oaklands, Storcroft House and Whinney Moor House are the most prominent examples of this historic plan form and layout. Furthermore, the excellent mix of 20<sup>th</sup>-century properties between these larger houses generally also take account of this established

character by virtue of their layout, which is often set back from the road with long garden plots perpendicular to the highway. The subdivision of larger plots at both Mount Vernon and Ordsall Lodge has had a detrimental impact on the historic layout of London Road. The encroachment on these two substantial buildings has detracted from their prominence in the streetscape (e.g. see figures 3.17 and 3.18).



*Photo by*  
ORDSALL LODGE, RETFORD, NOTTS, RESIDENCE OF T. BESCORY.  
*J. W. Price, Retford.*  
Ordsall Lodge is pleasantly situated in its own grounds of two acres, on the side of the great North Road, about a mile from the town of Retford. The house was built nearly thirty years ago by Mr. George Chapman, a County Magistrate of Notts, and he resided in it until his death. It was then purchased by Mr. Bescory, who has resided in it for the last twenty-five years.

**Fig. 3.17:** Ordsall Lodge once sat dominantly over a large swathe of gardens (source: Bassetlaw Museum, 2008). These type of houses typify the 19<sup>th</sup>-century development in London Road Character Area. Erosion of their gardens through encroaching 20<sup>th</sup>-century development has been detrimental to the historic character and setting of London Road.

**Fig. 3.18:** Mount Vernon, circa 1930s (source: Bassetlaw Museum, 2008). As with Ordsall Lodge, this was a large characterful property set in extensive gardens. Set back from the road, these commanding properties reflect the prosperity of the town in the 18<sup>th</sup> and 19<sup>th</sup> centuries.



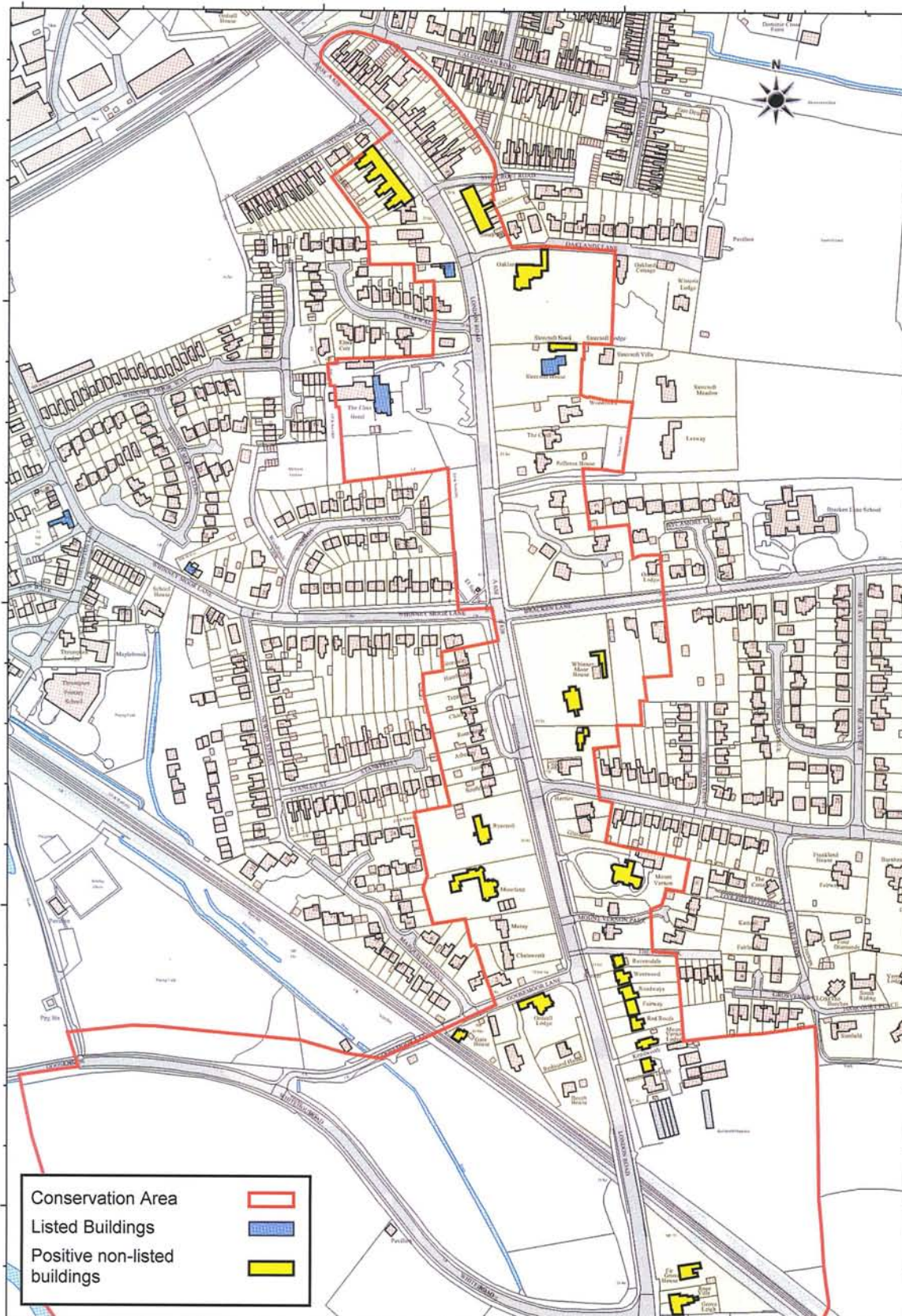
3.39 Overall, the established pattern of positive development along London Road in the character area has been that of large houses and villas set in generous amenity, often set well back from the road. Only at the most northern end of the area do we find buildings fronting directly onto the roadside.

#### RS5 Summary of special interest:

- The setting of London Road is characterised by low to medium density buildings set in large plots. Only at the most northern end is the urban grain characterised by a greater density. **New development should seek to reflect this suburban character in its plan form and layout.**
- There are a number of large historic properties set in very large plots, including, for example, The Elms Hotel, Oaklands, Storcroft House and Whinney Moor House. **Development that would harm the setting of any building considered to contribute positively to the special interest of the conservation area should not be supported.**



Map 10 – London Road - buildings



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## Architecture: buildings and materials

3.40 There are a number of 18<sup>th</sup> and 19<sup>th</sup>-century buildings within the character area, some of which are listed. The character area also includes a wide variety of 20<sup>th</sup>-century houses, reflecting Arts and Crafts, Edwardian and other types, most of which are good examples of their period (e.g. see figure 3.19). In all,



**Fig. 3.19:** the eclectic mix of 20<sup>th</sup>-century buildings that line the road to the north of Kenilworth Nursery contributes positively to the setting of London Road (source: Bassetlaw District Council, 2008).

this variety of period buildings is a positive aspect of the character area. It reflects the importance of London Road as, first, a coaching road and then as a suburban retreat for aspiring town dwellers.

3.41 One of the focal buildings of the character area is the Elms Hotel (grade II listed), a modest early 19<sup>th</sup>-century country house with stuccoed walls and a hipped Welsh slate roof. It is situated well back from the road and is framed by large mature trees. Of interest are the wide-panelled soffits at the eaves and the central balcony over a classical Doric columned porch. Directly opposite



**Fig. 3.20:** (left) Storcroft House; (right) The Elms Hotel (source: Bassetlaw District Council, 2008).



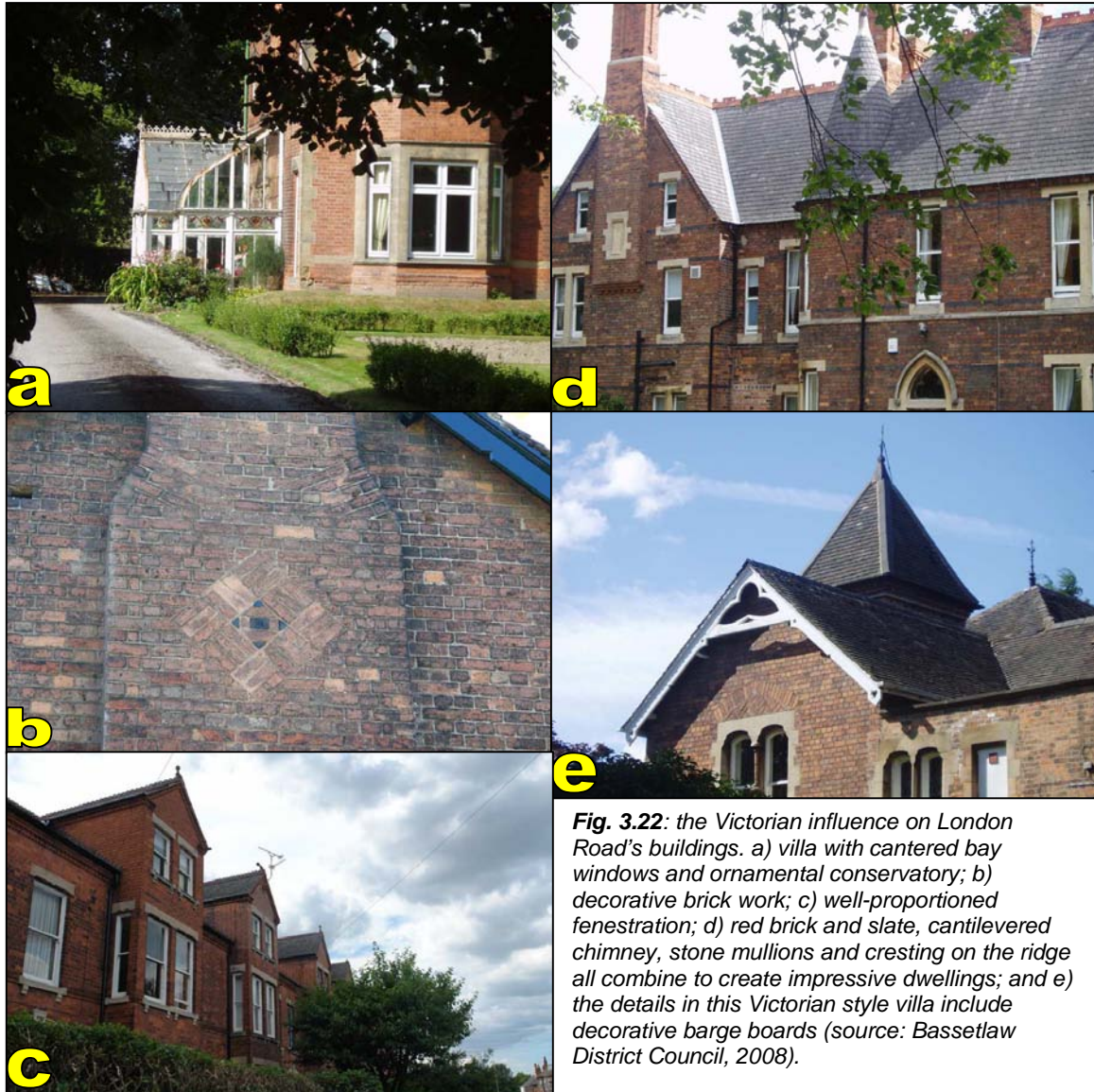
The Elms Hotel is Storcroft House (grade II listed), a brick house with a slate roof. It has an attractive frontage, with a centrepiece Tuscan-style doorcase and traceried fanlight. The Victorian addition bay windows are bold and contribute to the building's character (see figure 3.20 for an illustration).

- 3.42 A little to the north of the Elms Hotel is the small but attractive building known as The Cottage (grade II listed), which is a painted brick and slate roof house with Georgian sash windows. The building was formerly the Nag's Head Inn, a public house (see figure 3.21).



**Fig. 3.21:** (top left) The Cottage (formerly Nag's Head), currently obscured by greenery (source: Bassetlaw District Council, 2008); (top right) early 1900s shot of The Nag's Head (source: Bassetlaw Museum, 2008) and; (bottom) in 1910 (source: North East Midland Photographic Record, 2008). Note the alterations to the front door, which is now a window.

- 3.43 There are a number of non-listed buildings that contribute positively to the character and appearance of the conservation area. The most obvious examples of these are the Victorian style villas such as Moorland, Mount Vernon, Oaklands, Ordsall Lodge and Whinney Moor House. These buildings are large in mass and form, with strong architectural detailing prevalent from the time, such as diaper pattern brickwork, decorative barge boards, cantilevered chimneys and turret features (many of these details are explored in figure 3.22). As explained in the previous section on layout and plan form, these villas were designed to sit in generous gardens.



3.44 At the northern end, South Lawn (historically known as Storcroft Terrace) is an early-19<sup>th</sup>-century stuccoed terrace with a rusticated ground floor. Sadly, the building has suffered from successive alterations, particularly the loss of historic windows. The building was delisted in 1998. The form, mass and classical references (for example, the Roman Ionic pilasters) ensure that it remains an important building within the conservation area.

3.45 On the other side of the road, further to the north, is a Victorian terrace in good condition, which has had very few alterations since it was built (circa 1900). The form and mass of the terrace maintains good rhythm,



**Fig. 3.23:** the former Storcroft Terrace. The building was delisted in 1998 yet the building retains positive characteristics of its period (source: Bassetlaw District Council, 2008).



punctuated by full height square bays (see figure 3.24).

- 3.46 Overall, the 18<sup>th</sup> and 19<sup>th</sup>-century buildings in this area exhibit a variety of heights, rooflines and fenestration and a mix of red brick and stucco, with either pantile or slate roofs. The older buildings exhibit good quality brick bonds, generally in Flemish or English Bond. There is some variation, particularly with the late Victorian buildings, including gault bricks and plain clay tiles (rosemaries, for example). These contribute positively to the special interest of the area. Poor materials such as concrete tiles and PVC-u have, however, crept onto a few buildings. These are considered to contribute negatively to the appearance of the conservation area.



**Fig. 3.24:** London Road at the northern end of the character area. Continuity and change can readily be identified throughout the character area. Top is a photograph of London Road at the entrance to the conservation area in 1910 (source: Bassetlaw Museum, 2008). Below is a recent photograph of the same view (source: Bassetlaw District Council, 2008). No 74 to 88 on the right remain largely unaltered, including their timber windows. Although the carriageway is still wide and leafy, we can see how the car has impacted on the character of the area. On-street parking and dominant road markings, for example, clutter the wide carriageway. Nevertheless, the historic character remains legible in the overall appearance of the area, reinforcing the area's importance as a gateway into Retford.

- 3.47 Development from the 20<sup>th</sup> century varies in style and quality. At the southern end of the character area, many of the houses date from the early 20<sup>th</sup> century and have strong Arts and Crafts and Edwardian detailing. These buildings are often very true to their period and remain largely unaltered. This is a positive feature of the character area where 20<sup>th</sup>-century buildings respect the historic setting of London Road (for example, see figures 3.19 and 3.25).
- 3.48 A small number of later 20<sup>th</sup>-century infill plots adjacent to The Cottage and opposite Whinney Moor House are less positive examples of their period, most notably where the architecture is dominated by poor modern PVC-u and concrete. These plots have been included within the conservation area boundary due to their prominence within the setting to London Road.



**Fig. 3.25:** 20<sup>th</sup>-century architecture. London Road possesses a number of fine examples of period types throughout the 1900s, most of which contribute positively (source: Bassetlaw District Council, 2008).

3.49 Overall, the character area contains a positive mix of 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup>-century buildings and materials.

3.50 Both listed buildings, and buildings considered to contribute positively to the character and appearance of the area, are marked out clearly on map 10. It would be detrimental to the special interest of the conservation area to see these identified buildings demolished or insensitively altered. Buildings that are considered to be neutral in terms of their impact on the special character and appearance of the conservation area might be appropriate redevelopment plots. Any proposals to demolish or alter these properties should be carefully considered, however, and development that might harm the established special interest of the conservation area will not be supported. To prevent the creation of unsightly gap sites, consent is unlikely to be given to demolish any property without an approved planning application for redevelopment in place.

#### RS6 Summary of special interest:

- London Road Character Area contains a mix of 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup>-century buildings, many of which contribute positively to the character and appearance of the conservation area. **New development should complement the form and mass of the historic built forms within the character area.**
- Materials are predominantly red brick, with a mixture of slate and clay pantiles. **New development should complement the traditional materials of the character area.**
- Buildings that contribute positively to the character area often possess period architectural features such as window and brick detailing. **Applicants should seek to retain these features where they contribute positively, and should be encouraged to use traditional detailing in extensions.**

## Public realm, amenity spaces, landscaping and boundary treatments

- 3.51 The carriageway of London Road defines the public realm of the character area. The road is broad in character, with leafy verges and large mature trees. This reflects its historic form (see figure 3.26). The character area has wide footpaths, as well as a cycle lane and occasional benches. Coloured tarmac has been used to demarcate cycle lanes. Surfacing materials to both roads and footpaths are modern and they detrimentally impact upon the historic character of the area, particularly where they threaten verges. Highways signage, furthermore, are excessive.



**Fig. 3.26:** (left) historic London Road circa 1900. Tree lined avenue with wide verges and quality boundary treatments (source: North East Midland Photographic Record, 2008). Today (right), much of this tree-lined avenue survives in character (source: Bassetlaw District Council, 2008).

- 3.52 The character area is strongly defined by suburban greenery, in particular to the older properties, which are generally set well back from the road. For example, the larger houses, such as The Elms, Oaklands, Storcroft House and Whinney Moor House all possess extensive garden spaces fronting the highway. At Mount Vernon and Ordsall Lodge, however, the erosion of garden amenity through more modern development has detrimentally harmed the setting of these older buildings. Nevertheless, the preservation of large mature trees has enabled the area to retain its strong leafy character. Significant trees and hedges are set out on map 11.

- 3.53 Walls and boundary treatments are prominent to London Road and are an important element of the character area. Larger houses and villas often possess substantial walls to the highway, constructed in red brick, or well treed and hedged boundaries that offer privacy. Detailing of these walls and gates often reflects the importance of the houses to which they belong. For example, Victorian villas in the character area, such as Mount Vernon, Ordsall Lodge and Whinney Moor House, possess large gate



**Fig. 3.27:** suburban greenery of London Road (source: Bassetlaw District Council, 2008).



piers with ornate caps and the name of the property (see figure 3.27 for an illustration).



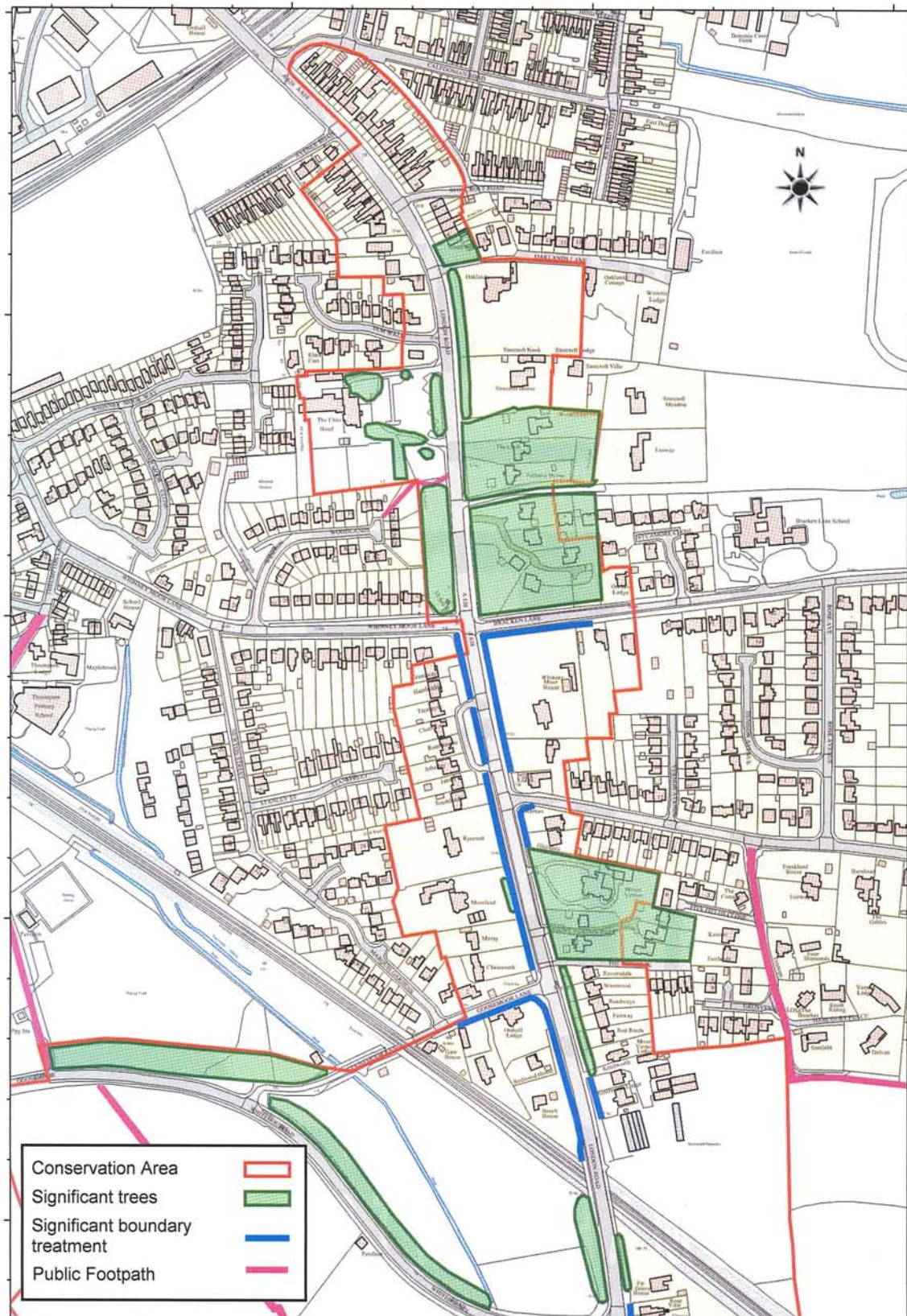
3.54 Overall, it is the trees that most dominate London Road, providing strong settings to the larger houses.

**RS7 Summary of special interest:**

- The character area contains a wide variety of trees, hedgerows, verges and boundary walls/gates. **Every effort should be made retain these features within the character area, where they contribute positively to the special interest of the conservation area. Loss of features that contribute positively to the special interest of the conservation area should not be supported.**
- Walls are generally red brick with copings. Gates and gate piers usually reflect the setting of the house to which they belong. **New development should take account of traditional boundary treatments.**



Map 11 - London Road – trees



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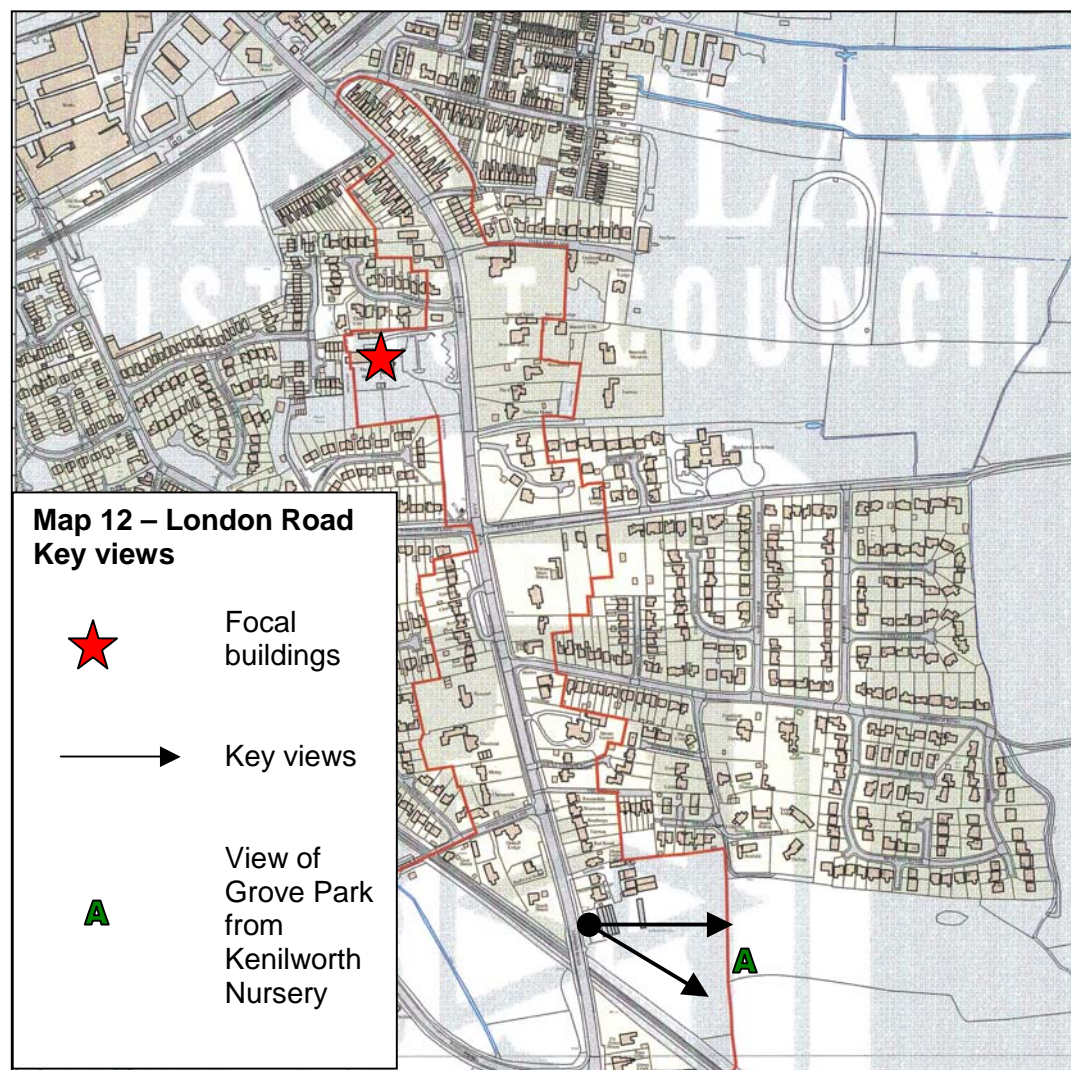
## Key views and vistas

3.55 The key views of London Road Character Area are focussed on the highway itself. Views into and along this road are, therefore, intrinsic to understanding the character area's distinctiveness. This reflects the importance of the highway and its historic setting on the approach to Retford town centre. The exception to this is at the southern end of the character area before entering White Houses, as the road rises to cross the East Coast Mainline. Looking east over Kenilworth Nursery, the observer is afforded attractive views of Grove Park. This area can be seen as a transitional space into the White Houses Character Area, the views of Grove Park providing the traveller with their first glimpses of open countryside.

3.56 The key views are set out on map 12, and in figure 3.28.

### RS8 Summary of special interest:

- There are a number of important views within and outside of the character area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the conservation area should not be supported.**



## 4. Management plan

- 4.1 As well as defining the character and appearance of the conservation area and what makes it special, it is important to develop proposals for the future management of the conservation area. This is called the Management Plan. It relates the designation and management of a conservation area to the principles of historic environment planning. The Management Plan will be reviewed every five years and updated or modified where appropriate.
- 4.2 There are several mechanisms through which the Council can manage the future of the conservation area:
- Application of policy
  - Policy and design guidance
  - Development briefs
  - Application of an Article 4 Direction
  - Monitoring change
  - Boundary changes
  - Appraising the condition of significant buildings that contribute positively to the conservation area and developing a strategy for repair
  - Enforcement proceedings
  - Proposed enhancement schemes
  - Proposals for economic development and regeneration (including grants)

### Application of policy

- 4.3 There are several Local Plan policies already in place that deal with the issue of historic buildings and conservation areas specifically. These are summarised in Appendix A. Further policy advice and guidance is contained within Planning Policy Guidance 15: *Planning and the Historic Environment*. The Conservation Area Character Appraisal is an approved Council document and will, therefore, be a material consideration in any planning decision. It is anticipated that the Conservation Area Character Appraisal will help inform and strengthen decisions made in line with this policy framework, which will be one of the most direct and effective means of managing the conservation area in the long term.

**Policy 6/11** of the Bassetlaw Local Plan states that planning permission for development within conservation areas will only be granted where it would not detract from the special character and appearance of the area, or where it contributes to the enhancement of the area.

- 4.4 The Retford South Conservation Area Appraisal will help guide decision-making in the interpretation of this policy. For example, the Appraisal helps define the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees, etc. These elements should be considered when looking at any development proposal. The Appraisal also sets out key buildings and features that contribute positively to the character and appearance of the Retford South Conservation Area. As

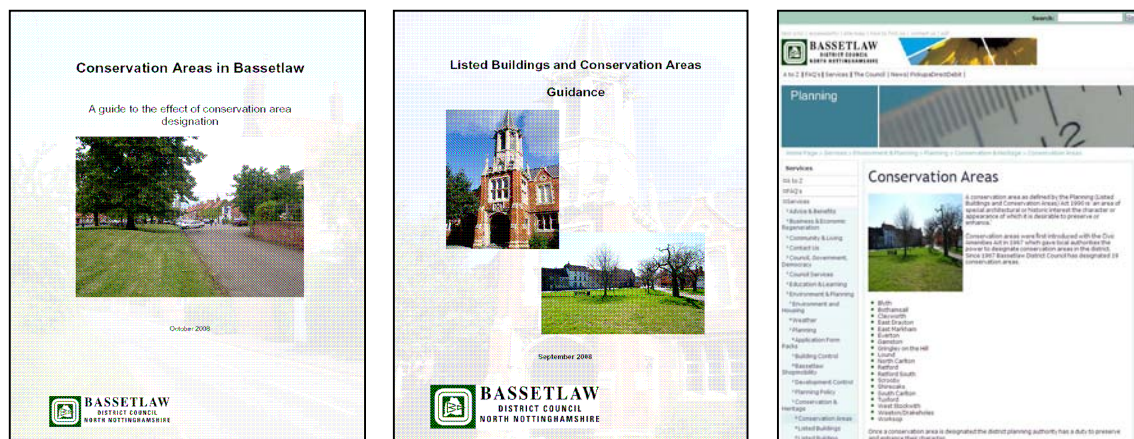


such, there should be a preference against demolition or loss of any building or feature identified as meeting these criteria. As stated within Section 1, please note that the exclusion of any building or feature within the Appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the conservation area.

- 4.5 The Conservation Area Character Appraisal can also be used to inform decision-makers about other Local Plan conservation policies. For example, development that might affect natural features within the conservation area. By defining and identifying significant buildings and areas of open space, trees, etc, the Conservation Area Appraisal provides information that will inform planning decisions on the merits of development proposals.

## Policy and design guidance

- 4.6 The Council has produced several relevant guidance documents on development in conservation areas, including *Conservation Areas in Bassetlaw: a guide to the effect of conservation area designation* and *Listed Building and Conservation Areas Guidance*. Further advice is contained on the Council website [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk).



- 4.7 These guidance sources are relevant to anyone thinking of undertaking development within conservation areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and, therefore, contribute positively to the management of conservation areas. In addition to policy guidance, local generic guidance will be produced from time to time with specific advice on topics relevant to conservation areas e.g. window replacement.
- 4.8 If you would like a copy of these guidance documents, they can be accessed via the Council website or from the Conservation Team (please use the contact details at the front of this document).

## Development briefs

- 4.9 The Management Plan can be used to identify any sites that would benefit from a development brief. A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal. For example, this might be a gap site, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the conservation area where redevelopment might readily be accommodated. The definition and characterisation of the conservation area can be expanded to form a detailed design brief in order to help promote an appropriate form of development on the site.
- 4.10 Sites that would benefit from a development brief in Retford South Conservation Area are: Kenilworth Nursery and Fairy Grove Nursery. These have been set out in Appendix C.
- 4.11 Where development is proposed on garden sites or infill plots, and the Council considers the principle of development in this location acceptable, the Council may take the opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site.

## Application of an Article 4 Direction

- 4.12 Common to many historic environments is the cumulative effect of piecemeal, but significant, alterations to the architectural features of properties that contribute positively to a conservation area. Many of these alterations do not require planning permission and are regarded as permitted development. A good example of this is when traditional timber windows are replaced with PVC-u in a different style and profile. Alterations like this can be very harmful to the character and appearance of a conservation area. It is possible to bring such alterations under planning control by the implementation of an Article 4 Direction, which would require an application for planning permission for alterations that otherwise fall outside normal planning control (as set out in Appendix A).
- 4.13 An Article 4 Direction can provide a positive framework for helping manage the character and appearance of a conservation area. The implementation of an Article 4 Direction requires a strong justification for proposing the Direction as well as appropriate stakeholder support. There are significant resource implications in the implementation of an Article 4 Direction, particularly for the planning authority, which has to effectively manage additional planning applications and enforce the Article 4 Direction.
- 4.14 Retford South is a conservation area characterised by many 18<sup>th</sup> and 19<sup>th</sup> century-buildings where historic features such as timber windows are an important facet of the overall special interest. For example, the terraced buildings at 74 to 88 London Road would be detrimentally affected by the loss of their timber windows. Following consultation carried out between November 2008 and January 2009, there appeared to be public support for an Article 4 Direction. The Council will consider this option further by carrying out a full Article 4 Direction survey in line with government guidance. The Council will



consult affected residents and property owners after this survey has been carried out.

## Monitoring change

- 4.15 Monitoring change, both positive and negative, is very important for the long-term management of a conservation area. For example, it can help highlight problems that can be best tackled through an Article 4 Direction (see above) or show how effective policies have been. Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.
- 4.16 A conservation area is thoroughly surveyed and described when first designated or when modified. Local planning authorities should seek to review conservation areas from time to time and update appraisals. The Council will develop a schedule of conservation area reviews in due course.
- 4.17 Retford South was reviewed between November 2008 and April 2009. The next review should take place in or around November 2013.
- 4.18 Following public consultation between November 2008 and January 2009, many concerns were expressed about highways development, including excessive signage, surface treatments and layouts (e.g. roundabouts, dedicated cycle lanes), traffic management and bus shelters. It is proposed, therefore, that discussions take place between the Council and the highways authority regarding public consultation outcomes.

## Boundary changes

- 4.19 An important aspect of appraisals will be considering where the boundary of the conservation area should be drawn. Thought should be given to the appropriateness of the boundary. Conservation area boundary reconfiguration might include reduction or extension to an area. Specific justification should be given for proposed changes. For example, an extension to the boundary might be proposed to incorporate the wider setting of a conservation area.
- 4.20 For existing areas the boundary line will be readdressed during the review process.
- 4.21 Following public consultation between November 2008 and January 2009, amendments to the Retford South Conservation Area boundary were put forward for Council approval. These took effect following Council approval on the 8<sup>th</sup> April 2009.

## Appraising the condition of significant buildings

- 4.22 A survey is carried out from time to time at both a national and local level to assess the condition of significant heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. This survey can provide a useful

means of monitoring many significant historic buildings within conservation areas. *Historic Buildings at Risk in Nottinghamshire* covers grade II and significant local interest buildings at risk. It is available online through [www.nottinghamshire.gov.uk](http://www.nottinghamshire.gov.uk). The national *Heritage at Risk Register* covers grade I and II\* buildings at risk and is available through [www.english-heritage.org.uk](http://www.english-heritage.org.uk).

- 4.23 *Historic Buildings at Risk in Nottinghamshire* was produced and completed in 2004. This document provides a baseline for monitoring change in our buildings at risk within conservation areas. It can be used to identify specific problems or issues that may benefit from targeted resources. These resources could be streamed through the grant aiding of target buildings, or through the use of legislation such as Repairs Notices or Urgent Works Notices, to bring about works to a building to either repair it or make it secure or weather tight.
- 4.24 At the time of publishing, there are no buildings at risk in Retford South Conservation Area on either the local or national register. There are currently no known vacant listed buildings within the conservation area. This situation will be monitored and updated as and when reviews of appraisals are carried out. Identified buildings at risk will be submitted to the local or national register as appropriate on a case-by-case basis following any buildings at risk survey.

## Enforcement proceedings

- 4.25 Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a conservation area. An obvious example of this sort of damage could be unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is a criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with PVC-u or poor modern imitations, can be detrimental to the building's intrinsic special interest.
- 4.26 It is not only alterations to listed buildings that can damage the character and appearance of conservation areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a conservation area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering).
- 4.27 It is important, therefore, that the Council investigates breaches of planning law within conservation areas, as this can help preserve the quality of the historic environment. The survey process utilised in the production of an Appraisal may highlight planning breaches and unlawful alterations to listed buildings. In response to this survey, the Council will take appropriate action with owners on an individual basis. Anyone can report a suspected planning breach by contacting the Council's Enforcement Team. The District Council regularly follows up reports of unauthorised work and may take enforcement action.



## Proposed enhancement schemes

- 4.28 There are no planned enhancement schemes for Retford South Conservation Area at present. This is a situation that will be monitored, however, and, should the opportunity arise, then reference will be made to the Appraisal in developing priorities and an appropriate enhancement strategy.

## Proposals for economic development and regeneration (including grants)

- 4.29 The District Council has managed various conservation grant schemes in the recent past and these often target buildings within conservation areas. The Appraisal can be used to help identify a list of properties that would benefit from repair, reinstatement of traditional features or improvements required to bring the building back into use, for example.
- 4.30 At present, there is no formalised conservation grant scheme available for Retford South Conservation Area. This situation will be reviewed and updated through the Council's website. Please contact the Conservation Team for further information.

## Appendix A: Conservation policy framework

### Legal framework

The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy guidance is provided by Planning Policy Guidance notes 15 (PPG15): *Planning and the Historic Environment* and Planning Policy Guidance notes 16 (PPG16): *Archaeology and Planning*. Further policy is contained within the Nottinghamshire and Nottingham Joint Structure Plan and Bassetlaw Local Plan.

### The Local Development Framework

The existing Bassetlaw Local Plan is due to be replaced by a new Local Development Framework (LDF). The Conservation Area Appraisal will be used to support the conservation policies that will form part of the LDF Core Strategy and interrelated Development Plan Documents. In the interim period the conservation area appraisal will assist in the interpretation and implementation of Local Plan Policy 6/11, which seeks to preserve or enhance the character and appearance of the districts' conservation areas.

### Planning controls in conservation areas

In addition to the above, there are a number of planning controls that relate specifically to conservation areas<sup>5</sup>:

- *Extensions to dwelling houses*

Planning permission is required for any extension that would extend beyond a wall forming a side elevation of the original house, or if the extension would have more than one storey and extend beyond the rear wall of the original house;

- *Cladding or rendering the exterior of a house*

No part of the exterior of a dwelling house can be clad in stone, artificial stone, pebble dash, render, timber, plastic or tiles without planning permission;

- *Alterations to the roof of a dwelling house*

Planning permission must be obtained for any enlargement of the house, which would consist of alterations to the roof (i.e. loft conversion). Any alterations that would protrude more than 150mm beyond the plane of the original roof, or would result in part of the roof being higher than the highest part of the original roof, will require planning permission;

- *Erecting new outbuildings in the grounds of dwelling houses*

The provision within the curtilage (grounds) of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the house, or the maintenance, improvement or alterations of such buildings or enclosures, will require planning permission if the building, enclosure, pool or container would be

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<sup>5</sup> Please note: these are in addition to the general restrictions to permitted development for householders.



situated on land between a wall forming a side elevation of the house and the boundary of the curtilage of the house;

- *Installing, replacing or altering chimneys, flues and soil vents on dwelling houses*

The installation, alteration or replacement of a chimney, flue (including flues for biomass or combined heat and power systems) or soil vent pipe on the wall or roof slope which fronts a highway and forms either the principal elevation or side elevation of the house will require planning permission;

- *Satellite dishes*

Subject to certain limitations, the installation of one satellite dish is permitted development on any building in a conservation area. Its size must not exceed 100cm or a cubic capacity on 35 litres. It must not be on a wall, roof slope or chimney facing the highway and must not be visible from a highway. It must not project above the highest part of the roof. It must not be placed on any building over 15 metres high. If any of the above criteria are not met then planning permission is required.

- *Installing, replacing or altering solar photovoltaic or solar thermal equipment on a dwelling house*

If the solar photovoltaic or solar thermal equipment on the roof of a house or a building within the curtilage (grounds) of the house will protrude more than 200mm beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof, or would be higher than the highest part of the roof excluding the chimney, planning permission will be required. Permission will also be required if it is to be installed on the wall forming the principal elevation of the house and is visible from the highway.

- *Installing, replacing or altering stand alone solar within the curtilage (grounds) of a dwelling house*

Planning permission will be required for any stand alone solar within the grounds of a dwelling house if it is visible from the highway or if more than one is installed; permission will also be required if the solar will: be higher than 4 metres above the ground; be situated within 5 metres of the boundary of the curtilage; be within the curtilage of a listed building; or have a surface area exceeding 9 square metres or any other dimension including housing exceeding 3 square metres.

- *Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house*

Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house is permitted development.

- *Display of advertisements*

Advertisements are subject to separate controls that define which adverts have deemed consent and, therefore, do not require Advertisement Consent. The display of advertisements in conservation areas are subject to additional restrictions on tethered balloons, illuminated signs in retail parks and business premises, flags displayed by house builders and advert hoardings around building sites.

- *Demolition*

A listed building will always require Listed Building Consent for demolition. However, the total or substantial demolition of unlisted buildings within the conservation area that are over 115 cubic metres requires Conservation Area Consent. The demolition

of any wall over 1 metre high facing a highway, waterway or open space, or any wall over 2 metres high elsewhere will also require Conservation Area Consent.

- *Works to trees*

Six weeks notice of intention to the local planning authority is required for any cutting down, topping, lopping or up rooting of most trees in a conservation area. There are exceptions for example, where a tree is covered by a tree preservation order a specific works to trees application must be made for works to these trees, or where works to trees have been effectively approved by planning permission to carry out new development.

## Special planning controls

Planning authorities have the power to introduce stricter planning controls in conservation areas by means of an Article 4 Direction. An Article 4 Direction further removes permitted development rights where it is considered that such rights would have a damaging effect on the character of an area. They can ensure that traditional details such as sash windows, timber doors, chimneys, etc are not removed or altered without planning permission.

Currently, there is no Article 4 Direction in place within Retford South Conservation Area, although this situation may change in the future (see the management proposals section).

## Other statutory designations

### *Listed Buildings*

Listed buildings are recognised in statute as being of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to demolish or alter the special architectural or historic interest of a listed building without approval from the District Planning Authority. There are three types of listed building: grade I and II\* (considered to be the most special listed buildings); and grade II buildings.

There are no grade I or II\* listed buildings, but there are five grade II listed buildings in Retford South Conservation Area.

### *Scheduled Ancient Monuments*

Certain important archaeological sites and monuments enjoy special protection under the Scheduled Ancient Monuments and Archaeological Areas Act 1979. There are no Scheduled Ancient Monuments within the Retford South Conservation Area.

### *Tree Preservation Orders*

A tree preservation order (referred to as a TPO) is an order made by a local planning authority in respect of trees or woodlands, the principal effect of which is to prohibit the cutting down, uprooting, topping, lopping or damaging of those trees without local authority approval.



There are a number of TPOs within the Retford South Conservation Area. These are marked out on maps 7 and 11. It is worth noting that regardless of whether a tree is covered by a TPO or not, it is likely to be protected if it lies within the conservation area boundary. Advice should always be sought from the local planning authority on any proposed works.

## The consent process

Where permission is required for development within the conservation area, details will need to be submitted to the Council for consideration. For most works in a conservation area you may only require planning permission. Where demolition is involved, however, you may also require Conservation Area Consent.

If your building is listed, works to it including extensions and installation of a satellite dish, will require a separate Listed Building Consent.

If you have any doubts as to whether or not your building is listed or in a conservation area, or would like to know whether specific works require planning permission or other consents, then please seek advice from the planning authority. Contact details are given at the back of this document.

## New development in conservation areas and the importance of design

The purpose of conservation area designation is not to prevent development but to ensure that new development does not adversely affect the special character of an area. New development should be sympathetic or innovative in its approach to design, and use appropriate materials of a high quality. Design briefs should seek to complement established patterns and strengthen local distinctiveness, but not necessarily imitate existing buildings. Before applying for planning permission, it is advisable to contact the local planning authority to discuss your proposals. The value of employing a suitably qualified architect/designer with a track record of conservation projects to draw up your proposals cannot be stressed highly enough.

## Enforcement of unauthorised works

Where work has been carried out without planning permission and it is considered that such works are harmful to the character of the conservation area then an enforcement notice may be served requiring remedial measures to be taken.

## Disclaimer

This advice is intended to be a general guide and does not purport to be a definitive guide to the legislation covering conservation areas. For specific proposals you should seek advice from the local planning authority.

## Appendix B: Significant buildings within the conservation area

### Listed buildings

Listed buildings are the most significant buildings in a conservation area due to their recognised historical and architectural special interest. In Retford South Conservation Area these buildings are:

- *White Houses Character Area – listed buildings*

|                |          |
|----------------|----------|
| Bramble House  | Grade II |
| Whitehouse Inn | Grade II |

- *London Road Character Area – listed buildings*

|                 |          |
|-----------------|----------|
| The Cottage     | Grade II |
| The Elms Hotel  | Grade II |
| Storcroft House | Grade II |

### Unlisted buildings

When assessing the contribution made by unlisted buildings, consideration is given to the impact on the special architectural or historic interest in a conservation area made by the building. For example, if a building is the work of a particular noteworthy local architect, it may carry historic significance. Other reasons to consider the significance of unlisted buildings might include:

- Qualities of age, style, materials or other characteristics that reflect those of a substantial number of the buildings in the conservation area;
- Age, materials or other historic characteristics that relate strongly to adjacent listed buildings;
- Group value of buildings;
- Relationship to historic roads and layouts;
- Landmark qualities or contribution to recognised spaces and amenity;
- Usage where this reflects the historic nature of an area;
- Association with past events or people.

The overarching question is whether or not the building in question contributes to the character and appearance of the conservation area and whether the loss or substantial alteration of it would be harmful to the intrinsic special interest of the conservation area.

Any building meeting any of these key criteria should be considered as a significant building. In Retford South Conservation Area these are:



- *White Houses Character Area – significant unlisted buildings*

The Cottage; Fairy Grove; Firgrove House; Grove Leigh/Roseville; The Hardmoors; Iedale; Montagu Cottage; Montagu House; Riverside Cottage; Riverside Lodge and adjacent farm buildings (north side); TJ Barker and Sons shop, ramped gate pier and boundary wall; and White House Cottage

- *London Road Character Area – significant unlisted buildings*

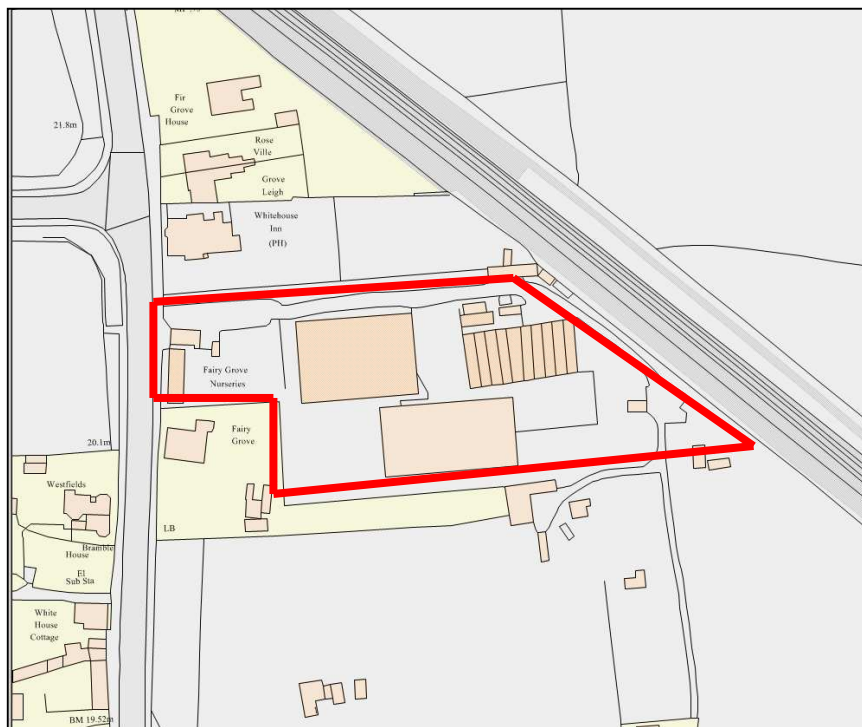
Fairway; Gatehouse; 1 Grove Coach Road; Kenilworth Lodge; 74-88 London Road; Moorland; Mount Vernon; Mount Vernon Lodge; Oaklands; Ordsall Lodge; Ravensdale; Red Roofs; Roadways; Ryecroft; South Lawn/Storcroft Terrace; Storcroft Nook; Westwood; and Whinney Moor House

This list is by no means exhaustive. The absence of any building on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the conservation area. Advice should always be sought from the Conservation Team at the District Council.

## Appendix C: Development briefs

The following development briefs have been created using the guidelines set out in the Appraisal's management plan. Please note that these are guidelines only, created in response to perceived development pressures on the conservation area for which development proposals require very carefully consideration of a number of site constraints. There are two development briefs: C1 Fairy Grove Nursery and C2 Kenilworth Nursery.

### C1 Fairy Grove Nursery



Fairy Grove Nursery (currently Barker's) is a key site within White Houses Character Area and is under significant development pressure. The site is central to the character area and commands views from both London Road and Grove Road.



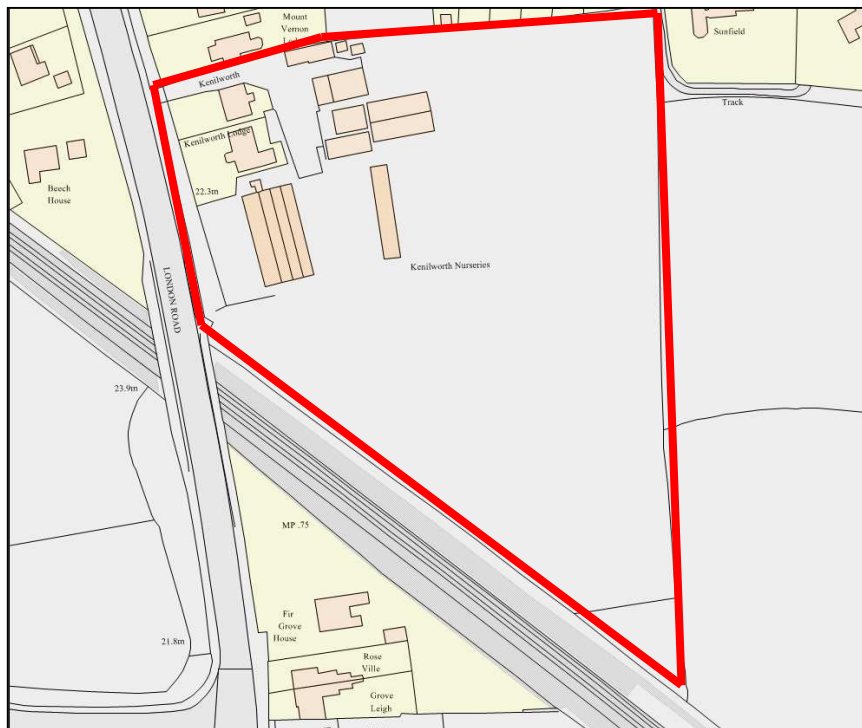
Fairy Grove Nursery was designed as a nursery. The shop building at the front of the site, fronting London Road, is of special interest as it retains original architectural lettering and is constructed in good quality materials (such as plain clay tiles). The ramped gate pier and adjoining wall are important features within the conservation area. There are a number of utility buildings on site, some of which are in a dilapidated state. These structures are low density and industrial in appearance. Overall, the impact of the site on the character area is modest.

The following principles should be utilised in any development proposals for this site:

- Barker's shop, the ramped gate pier and adjoining boundary wall should be retained;
- No harm should be caused to the setting of the Whitehouse Inn, a listed building, or Fairy Grove, a significant unlisted building;
- Views into the site from London Road, Grove Road or any other acknowledged vantage point should reflect the established historic character of White Houses;
- The proposed layout and plan form should be appropriate for White Houses Character Area;
- The mass, form, detailing and materials of any new structures should either complement the positive historic built forms within the character area or, through innovative design, create unique modern structures.

The Council is unlikely to support proposals that fail to address these issues.

## C2 Kenilworth Nursery



Kenilworth Nursery is an important site within the conservation area. First, the land is prominent to London Road as the road rises over the railway line, with views over the site towards Grove Park being an attractive element of the conservation area.



Second, the main house (Kenilworth Lodge) is an attractive late Victorian house that contributes positively to the character and appearance of the conservation area.

Any proposed redevelopment on this site must take account of acknowledged site constraints.



The following principles should be utilised in any development proposals for this site:

- Kenilworth Lodge is a positive building that should be retained;
- Views of Grove Park from London Road should not be detrimentally harmed;
- No harm should be caused to the setting and amenity of London Road;
- The layout should seek to reflect the historic character of the conservation area; and
- The mass, form, detailing and materials of any new structures should either complement the positive historic built forms within the character area or, through innovative design, create unique modern structures.

The Council is unlikely to support proposals that fail to address these issues.



## Contact us

For further advice on issues relating to conservation areas:

Conservation Officer  
Planning Policy and Conservation  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

Tel: 01909 533427 or 533191

For help and advice on submitting planning application, conservation area consent or listed building consent applications:

Planning Administration  
Tel: 01909 533264 or 01909 533149

If you need any help communicating with us or understanding any of our documents, we can arrange for a copy of this document in large print or arrange for a Language Line interpreter or translator to help you. Please contact us on 01909 533427.

|          |   |
|----------|---|
| Mandarin | 如果您在与我们沟通或理解我们的任何文件时需要帮助，我们可安排“语言热线”（Language Line 公司）的口译人员或笔译人员来帮助您。请拨打这个电话 - <b>01909 533427</b> - 与我们联系，说明您使用的语言和电话号码。   |
| Urdu     | اگر آپ کو ہمارے ساتھ بات کرنے میں یا ہماری فراہم کردہ کسی دستاویز کو سمجھنے میں مدد کی ضرورت ہو تو ہم آپ کی مدد کے لئے لینگویج لائن کے ایک انٹرپرائز (مترجم) یا ترجمہ کرنے والے کا اہتمام کر سکتے ہیں۔ <b>01909 533427</b> پر رابطہ کر کے اپنی زبان اور اپنا ٹیلیفون نمبر بتائیں۔                     |
| Punjabi  | ਜੇ ਤੁਹਾਨੂੰ ਸਾਡੇ ਨਾਲ ਗੱਲਬਾਤ ਕਰਨ ਜਾਂ ਸਾਡੇ ਕਿਸੇ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮਦਦ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਤੁਹਾਡੀ ਮਦਦ ਕਰਨ ਦੇ ਲਈ ਅਸੀਂ ਇੱਕ ਲੈਂਗਵੇਜ਼ ਲਾਈਨ ਇੰਟਰਪ੍ਰੀਟਰ (ਦੁਬਾਸੀਏ) ਜਾਂ ਟ੍ਰਾਂਸਲੇਟਰ (ਅਨੁਵਾਦਕ) ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਨੂੰ - <b>01909 533427</b> - ਉੱਪਰ ਸੰਪਰਕ ਕਰੋ ਅਤੇ ਆਪਣੀ ਭਾਸ਼ਾ ਅਤੇ ਟੈਲੀਫੋਨ ਨੰਬਰ ਦੱਸੋ। |
| Polish   | Jeśli potrzebujesz pomocy w komunikowaniu się z nami lub w zrozumieniu naszych dokumentów, możemy do pomocy udostępnić tłumacza Language Line. Proszę się z nami skontaktować pod numerem telefonu – <b>01909 533427</b> podając język rozmowy i numer telefonu.                                      |