

<b>Report To:</b>	<b>CABINET</b>	<b>Date:</b>	<b>1<sup>st</sup> OCTOBER 2018</b>
<b>Heading:</b>	<b>PROPOSED CONSERVATION AREA FOR HUCKNALL – PUBLIC CONSULTATION</b>		
<b>Portfolio Holder:</b>	<b>COUNCILLOR JASON ZADROZNY - LEADER OF THE COUNCIL</b>		
<b>Ward/s:</b>	<b>HUCKNALL CENTRAL &amp; HUCKNALL NORTH</b>		
<b>Key Decision:</b>	<b>NO</b>		
<b>Subject to Call-In:</b>	<b>YES</b>		

### **Purpose of Report**

To seek approval to carry out public consultation for 6 weeks on a proposed conservation area for Hucknall town centre.

### **Recommendation(s)**

**To approve a public consultation on a proposed conservation area for Hucknall town centre.**

### **Reasons for Recommendation(s)**

Ashfield District Council has a legal duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review conservation within the District from time to time. Public consultation demonstrates that the Council undertakes this duty and allows the public to engage and comment on Council proposals to designate a new conservation area.

Hucknall's town centre has a good blend of built environment, retail, heritage and the feel of a market town. The new investment and development work carried out by both ADC and NCC in Hucknall town centre, provides an opportunity for the Council to consult on a conservation area in order to promote the unique features of the town centre and its immediate environs.

### **Alternative Options Considered**

- Not to carry out public consultation, not to proceed with adopting a new conservation area for Hucknall town centre. This would mean the public would have no say in whether a conservation area should be designated and would result in no additional protection for the built heritage of Hucknall. **Not recommended**
- Not to carry out public consultation and proceed with adopting a new conservation area for Hucknall town centre. This would mean that the public would have no say in whether a conservation area should be proposed and would mean that the conservation area would be designated solely on Officer and Councillor opinion. **Not recommended.**

### **Detailed Information**

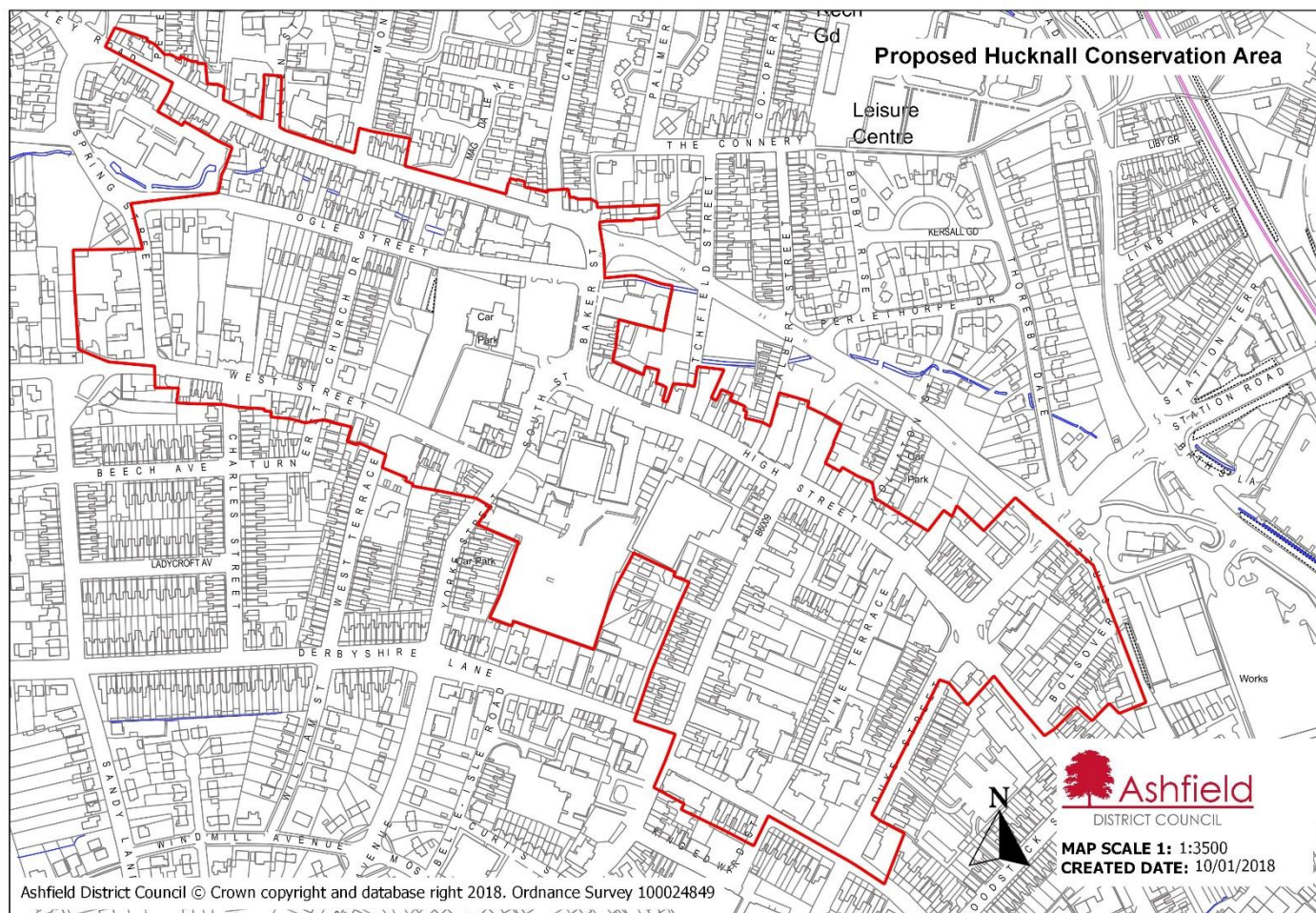
Hucknall has a rich and long history with many buildings of architectural interest, resulting in a town with a distinct character. The layout of the town still reflects its ancient origins with the medieval parish church of St Mary Magdalene being its focus. A distinctive feature of the town is the road layout around the Church and the Market Place. The character of the town centre is predominantly Victorian/Edwardian with buildings being brick built with slate or plain clay tile roofs. Stone, terracotta or decorative brick is used widely to enliven building facades. Consequently, it is considered that part of the town centre is of sufficient architectural and historic interest to warrant conservation area designation.

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of the 1990 Planning (Listed Building and Conservation Areas) Act).

The main attributes that define the special character of an area are its physical appearance and history i.e. the form and features of buildings and the spaces between them, their former uses and historical development. Actively managed, conservation areas are highly effective and a popular way of protecting the character of such places.

Designation as a conservation area places additional planning controls on new works, for example consent is required for dormer windows, satellite dishes and external cladding. Demolition of a building above 115 cubic metres or demolition of a wall above a certain height would also require consent. However Conservation Areas aren't just about restrictions. They ensure that the best of our heritage is kept for future generations, they help ensure that places retain as much as possible of its own unique identity. This is a particular asset for anyone whose business involves visitors.

The proposed boundary of the Conservation Area is set out below.



Proposed boundary for Hucknall Conservation Area.

While there is no statutory requirement for the Council to carry out consultation with the community and building owners, it is considered to be good practice and results in greater local support if the area is formally designated as a conservation area. The Conservation Officer has already engaged with the Hucknall Heritage Society regarding the possibility of designating a Conservation Area.

It is proposed that public consultation would be carried out for 6 weeks and would include the following:

- Press notices in local newspapers, which will be of a significant size so as to be obviously visible to parties.
- Paid advertising where necessary.
- Lamppost notifications.
- Written notification to local councillors.
- Written notification to Nottinghamshire County Council and Historic England.
- Notification to all Hucknall community and voluntary groups through the Health and Wellbeing/Place team of ADC.
- Notification of Town Centre businesses through the Town Centre Manager
- Afternoon/Evening drop-in consultation event / question and answer sessions at suitable locations in Hucknall Town Centre with Council Planning/Conservation Officers.
- Details provided on the Council website.
- A Conservation Area Designation Statement to explain the reason for a conservation area
- A questionnaire (see background paper).

Public consultation would allow Council Officers,

- To explain and seek opinion on the principle of designating a conservation area.
- To explain and seek opinion on the proposed boundary.
- To learn more about the history of the area or specific buildings.
- To understand concerns and issues relating to the protection of local heritage.
- To understand concerns and issues about the character and appearance of the area.
- To explain additional planning controls that come with conservation area designation.

Following public consultation, a report of the responses will be compiled and a further report put to Cabinet with recommendation whether to designate a conservation area in Hucknall or not.

### **Implications**

**Corporate Plan:** Engaging in public consultation is aligned with the Council's values and priorities of being community and customer focussed and improve public perception that Ashfield is an attractive place.

**Legal:** Engaging in public consultation demonstrates that the Council fulfils its duty under section 69 of the Planning (Listed Buildings and Conservation Area) Act 1990 by reviewing the District from time to time for new conservation areas.

### **Finance:**

<b>Budget Area</b>	<b>Implication</b>
General Fund – Revenue Budget	Publication costs and cost of notices to be met from within existing budgets.
General Fund – Capital Programme	n/a
Housing Revenue Account – Revenue Budget	n/a
Housing Revenue Account – Capital Programme	n/a

### **Risk:**

<b>Risk</b>	<b>Mitigation</b>
None identified	

### **Human Resources:**

There are no direct implications with this report.

### **Equalities:**

There are no direct implications with this report.

**Other Implications:**

Communications: a wide range of communications will be undertaken to ensure effective public consultation.

**Reason(s) for Urgency**

n/a

**Reason(s) for Exemption**

n/a

**Background Papers**

Proposed Hucknall Conservation Area Designation Statement and Questionnaire.

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