

Nettleham Parish Council



Nettleham Parish Council (NPC) Conservation Area Management Plan

Introduction

Management of Nettleham Conservation Area (NCA) is the responsibility of West Lindsey District Council (WLDC) who in turn follow the guidance of Historic England who are a public body of the British Government. So why do NPC have to get involved?

Despite Historic England (HE) recommending conservation area, appraisals are carried out every few years; Nettleham's current appraisal was carried out in 1985. That is a long time to wait, for what is a fast growing 'dormitory town' that has absorbed massive change and seen inevitable impact to the NCA.

NPC, whilst it has no absolute powers, has an influential role in attempting to ensure development that impacts the conservation area is, at worst neutral, and ideally positive, inline with the rules laid out by HE.

Vision

Historic England state there are many CA's throughout England under serious threat from decay, neglect and inappropriate development.

Whilst NPC has no wish to preserve the village in aspic and resist all change for the sake of it, what it seeks is well managed positive change that enhances the CA for future generations to enjoy as the 'jewel in the crown' of the Village.

NPC will also seek to reduce any negative impact of nearby development that is outside the conservation by gathering evidence and lobbying for improvements, the main issue being traffic density and related issues that do not necessarily begin and end at the CA boundary.

Role of the Conservation Area Working Group

The Conservation Area Working Group is a NPC Working Group and has a role in informing and advising it on matters affecting the CA as well as pursuing volunteer projects that enhance the CA from time to time. It will also lobby third part individuals, in particular the WLDC Conservation Officer and organisations on behalf of NPC – when approved by council to do so and in consultation with The Clerk.

'Minor' Works carried out by NPC in the Conservation Area

NPC will ensure any development it carries out complies with HE guidance and additionally sets the highest example reasonably possible to other individuals and organisations. This is seen as strategically important.

This includes:

1. Signs
2. Advertisements, (including display boards)
3. Benches
4. 'Temporary' Buildings

The high amenity value of the Conservation Area lies in the historic use of traditional and natural materials and the way they have been utilised over time; this includes signs and street furniture. Through time and the effects of the elements, the weathering of natural materials results in an appearance (patina) that improves with age. This high amenity value has been chipped away over time by the use of modern artificial alternatives. Therefore, NPC policy is to use traditional materials that are appropriate and respect the CA wherever practicable, for all minor works within the CA.

NB: exceptions may be made for small signs of less than 200 cm²

Larger Works carried out by NPC in the Conservation Area

By their nature these such works will face greater scrutiny but nevertheless the emphasis should be on best practice - materials should be in character with their surrounding historic architecture. Traditional materials are normally more appropriate. Synthetic materials such as anodised aluminium, plastic or fibreglass are rarely appropriate and their use should be resisted within CAs and on historic buildings.

Timber is nearly always more appropriate for window framing and should be incorporated wherever possible. In the interests of the conservation of natural resources, NPC will specify, where practical, the use of hardwoods from sustainable and properly-managed sources.

Signage in the CA as a whole

One of the most disappointing aspects of the CA is the proliferation of unnecessary signage, often in cheap inappropriate materials and in some cases poorly maintained. NPC will take what steps it can to improve this:

1. NPC will demonstrate best practice on its own projects and properties within the CA
2. Lobby WLDC to issue guidance (at the time of writing, it is in draft form)
3. NPC will offer in the absence of clear binding guidance from WLDC its own voluntary code for signage within the CA: the use of materials in new shopfronts, including signage should be in character with the conservation area as a whole, traditional materials such as timber are normally more appropriate. Materials such as anodised aluminium, plastic or fibreglass are not appropriate to the CA. Where existing natural materials are in good condition on shopfronts, they should be retained and conserved whenever possible.
4. Develop relationships with stakeholders to bring about improvements
5. The Conservation Area WG will carry out a biannual signage review

Works by third parties within the CA

As with any larger projects, by their nature, these such works will face greater scrutiny but nevertheless NPC should be alert to all new applications and comment accordingly.

LCC Highways

Generally, there are no requirements on 'Highways' to offer signage and surface treatments that are sympathetic to a CA. However, such alternatives are available and can make a big impact. When opportunity arises NPC will seek to lobby for these enhancements.

Conservation Area Officer and CA Appraisal

Communication with the WLDC Conservation Officer is patchy and the impression is one of being under resourced. NPC policy is to inform and cooperate with the Officer, ultimately providing enough feedback to inform the overdue appraisal in the form of individual topics or a wider ranging draft appraisal. Locals will clearly have local knowledge that the Conservation Officer may not.

Article 4 direction and listings

There have been no major changes to this situation since 1985. As this is long overdue, the Conservation Area WG carried out its own review. It has recommended the Black Horse PH and Old Institute are awarded grade 2 listing.

Reviews will now be carried out biannually.

Trees

Trees with a significant girth (10 cm) in the NCA have limited protection under current legislation, meaning their amenity value must be considered before any applications to fell them are approved. NPC has no direct influence over these applications but recognises the importance of acting independently to assess tree applications. NPC should use the same methodology as WLDC to evaluate new tree applications and promptly communicate its views to WLDC for consideration.

In Conclusion

This policy sets out NPC's commitment to protecting and enhancing the NCA, ensuring that any changes respect the character and heritage of the area while allowing for positive development and improvement. Through collaboration with WLDC, LCC and other stakeholders, NPC aims to maintain and improve the NCA as a vibrant, well-preserved part of Nettleham.

Adopted 17.12.2024

To be reviewed as required.