

LINBY CONSERVATION AREA CHARACTER APPRAISAL

ADOPTED AUGUST 2011



GEDLING
BOROUGH COUNCIL

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1 . Introduction

Linby

1.1 Linby is a small Nottinghamshire village, situated 7.5 miles due north of Nottingham city centre. *The landscape is characterised by flat and open farmland enclosed by pockets of woodland blocks.* Despite development of former farmland to the south and east, the historic core of this agricultural settlement remains relatively intact and retains its rural character. Lying on a belt of magnesian limestone, the village centre sits either side of two streams (known as North Side Brook and South Side Brook), which meet towards the eastern end of the village to form a single tributary of the River Leen. Predominantly residential, especially since former farm buildings, the village shop and Post Office were converted to residential use, the village retains its pub and farmland around the village remains in use. Linby was designated a Conservation Area in 1972. The Conservation Area boundary follows historic field boundaries to the north and south of Main Street and includes adjoining parts of Church Lane, Wighay Road, Quarry Lane and Linby Lane.

Conservation Areas

1.2 Under Sections 69-71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 there is a duty on local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them accordingly, in order that their character or appearance may be preserved or enhanced.

1.3 The existing Conservation Area boundaries are shown on **Map 1**, with the proposed boundaries shown on **Map 2**, and information about the proposed boundary changes set out in **Appendix 5**.

1.4 Conservation Area designation does not prevent development. It does, however, provide a means of maintaining the quality of an area for present and future generations, ensuring that the development is of a sufficiently high standard of design (be that traditional or modern) that it will preserve or enhance the Area's character. In this context there is a range of planning controls that relate specifically to development in conservation areas, as follows:

- There is a restrictive range of permitted development rights.
- There are additional controls over demolition in conservation areas. Consent to demolish, known as *Conservation Area Consent*, must be applied for through the Borough Council.
- Anyone proposing to carry out any works to a tree that is within a conservation area must give at least six weeks written notice of their intentions to the Borough Council.
- Local Authorities are able to carry out urgent works to preserve unlisted buildings in a conservation area.
- New development should be designed to respect and enhance its surroundings and complement the character of the area.

Conservation Area Character Appraisals

1.5 While this Conservation Appraisal does not have the status of a Supplementary Planning Document, it nonetheless seeks to highlight the specific qualities of Linby that contribute to the character of the village and that are worthy of protection and enhancement. This is in order to provide a framework against which decisions about management and future

development can be made. It does this by exploring how social and economic change is reflected in the present layout of streets, buildings and open spaces; describing Linby's origins and development, its prominent historic buildings, local building materials and styles, important views and the importance of tree cover and open spaces. It works on the principle that once the character of an area is clearly understood it will then be easier to draw up development proposals and to consider them in a way that ensures that they are sympathetic to the Conservation Area. Its target audience is anyone with an interest in the Conservation Area, be they, for example, a resident, local councillor, planner, developer or local historian.

Using This Appraisal

1.6 The maps (particularly Maps 3 – 7) form an essential part of this appraisal. They also enable the user to quickly identify factors affecting a specific site within the Conservation Area. Anyone with an interest in, for example, a development proposal should therefore consult both the maps and text to gain a clear understanding of the site in question.



2 . A Summary of Special Interest

2.1 A number of features are key to the special architectural and historic interest of Linby, and these are best summarised as follows:

- the prevalence of vernacular buildings, largely associated with farming – whether as farmhouses, cottages, or subsidiary buildings such as barns, corn mills, etc.;
- construction materials – particularly the predominant honey-coloured, local stone, used for both buildings and boundary walls, which provides coherence;
- the survival of medieval (or earlier) road and croft patterns, and some field boundaries;
- the presence of medieval buildings (St Michael’s Church and the part of the former Linby Hall, at Hall Farm) which, as well as being of special interest in their own right, help to give a picture of Linby’s development over time;
- the retention of historic architectural details – particularly with regard to door and window openings, and timber, horizontal sliding sash windows;
- the rolling landscape, open farmland to the north, south, and east, and use of hedges as boundary markers (sometimes in conjunction with local stone walls) which help to maintain Linby’s rural character;
- the meandering road pattern of Main Street, Church Lane, and Quarry Lane, along with the topography and boundary treatments, provides closed views within the Conservation Area of traditional structures and/or greenery;
- the scale of the buildings which line Main Street, particularly in relation to the open space between them.

2.2 In addition to the features listed above, Linby also has key elements which make it particularly distinctive:

- two village crosses, known as Top Cross and Bottom Cross, which lie at either end of Main Street;
- Linby ‘Docks’, where the village streams run either side of Main Street before disappearing into culverts (to re-emerge as one from under Bottom Cross).

2.3 All of these key features contribute to the rural character of Linby, and help to provide its ‘sense of place’. Other contributory factors include the generally high level of maintenance of the public realm and the relative lack of street clutter (particularly overhead wires), the grassed areas around Main Street, surface treatments of paths and parking areas (such as the York stone paving slabs) and the use of small blocks of local stone to manage verge parking.

2.4 This summary provides what is effectively a character ‘snapshot’ of Linby Conservation Area. The following sections provide a more in-depth appraisal.

Origins and Historic Development

3.1 It is clear from the entry for *Lidebi* in the Domesday Book (1086) that the settlement was established before the Norman Conquest (1066). The name is Old Scandinavian (that is, Norse, or Viking) in origin, meaning *farmstead or village where lime-trees grow*⁽¹⁾. The village name, and the lack of archaeological evidence of earlier occupation, would suggest that the village was not established before the 8th century.

3.2 From around 1232 onwards, Linby is mentioned in the Sherwood Forest ‘perambulations’ (essentially, walks around the forest boundary). The forest boundary ran along Main Street and up Hall Lane to follow the ‘Great North Highway’ towards Annesley. This meant that the north side of Main Street and the land beyond it was within Sherwood Forest, while the south side and land beyond was not. From 1505, the perambulations also refer to a cross in Linby. There has been much debate over which of Linby’s two crosses was the boundary marker. What is known is that Top Cross was damaged, probably by iconoclasts in the 17th century, and ‘restored’ in 1869, while Bottom Cross appears on an estate map of the village drawn in 1692. Both have had their base, or plinth, dated as late medieval/early post medieval.

3.3 Local stone was used in the construction of the earlier parts of St Michael’s Church (12th century), and possibly for the original Linby Hall⁽²⁾. Despite the proximity of this limestone, it is probable that the early cottages and associated agricultural buildings within the village were not built of stone, since none remain from the medieval period⁽³⁾. Nevertheless, the layout of the existing historic buildings within the village, which date largely from the 18th and 19th centuries, differs very little from the earlier linear development along Main Street. It is highly probable that earlier buildings were simply demolished and replaced during the 17th, 18th and 19th centuries. Like many other villages within the Borough of Gedling, the development was shaped by agriculture, with small farms and crofts fronting Main Street, and farmland beyond. Two streams meet in the village. The aptly named North Side Brook runs from a spring in Joe’s Wood, past Hall Farm, and along the north side of Main Street, while South Side Brook runs from a spring near Top Wighay, past Tommywoods Cottage and along the south side of Main Street. These streams were used to drive water wheels for milling corn at what is now Hall Farm, Watermill Barn, and, later, at Colliery Farm (now the Old Mill and Western House).

3.4 The population of the parish of Linby rose dramatically (from approximately 185 people to 515) during the second half of the 18th century, probably largely due to the opening of cotton mills on the Leen⁽⁴⁾. Although Linby has been described as having a ‘vigorous’ framework knitting industry prior to the industrial revolution, there is no architectural evidence of workshops or framework knitters’ houses within the village and it would appear that knitting took place solely in the mills. Following the closure of the mills in 1828 the population declined again (reaching a low of 271 in 1841), framework knitters were ‘discharged’ from the parish, and cottages which had housed them were demolished.

1 *A Dictionary of Place Names A. D. Mills Oxford University Press, 1993*

2 The original Hall has been demolished, leaving what was most probably a 15th century extension, and later work.

3 Given the difficulties and expense of dressing limestone in this period, it would have been reserved for higher status buildings such as the hall and church.

4 Although a mill is referred to in the Domesday Book and in the perambulations of 1232 and 1538, this would have been a corn mill, probably on the site of either Linby/Castle/Top Mill, or Wauk/Warp/Walk Mill.

3 . Development and Setting

3.5 Despite the opening of the Midland Railway in 1848, the colliery in 1871, the Great Northern Leen Valley line in 1882 and the Great Central c.1900, the historic core of Linby village remained relatively unchanged until the mid 20th century. Sherwood House, the village school (now Hanson House), and the Midland railway station (demolished) were built between 1841 and 1880. Between 1880 and 1900, Main Street was diverted to the south to cross the new railway lines, with the GNR station and associated structures (including the weighbridge building that is now the Local Heritage Centre), the station house, and Linby House were constructed.

3.6 Between 1921 and 1931 the population of the parish doubled, increasing from 275 people to 557. Although this increase has been attributed to residential development, *in particular along Papplewick Lane*, there was again very little impact on the village core. The north side of Linby Lane began to be developed between 1920 and 1938. By 1955 four large detached houses had been constructed, with a further four to the south side of the lane. The east side of Church Lane was also developed between 1938 and 1956. The new school off Quarry Lane and a further four houses along the north side of Linby Lane had appeared by 1961.

3.7 Residential development and road expansion around the village has continued throughout the 20th and 21st centuries, including development of the former colliery (which closed in 1988). Nevertheless, with the exception of one new house on the north side of Main Street (on the site of an earlier building), and one on the east side of Church Lane, development within the village since 1956 has been set well back from Main Street, or has been confined to extensions, alterations and conversions of existing buildings. Although the cumulative impact of modern development should not be underestimated (and is discussed later in this appraisal), the historic core of the village and the original street patterns remain largely intact.

3.8 Information regarding the pattern of buildings and street layout and use of land around the village can be gleaned from early maps (particularly the 1692 Estate Map and 1841 Tithe Map but also to some extent from Chapman's map of 1774 and Sanderson's of 1835). From 1890 onwards, Ordnance Survey maps provide a clear picture of the development of the village, including alterations to the footprint of individual buildings. From the mid 19th century onwards, the Census provides useful information about the social and economic development of Linby, building uses, and so on.

Archaeology

3.9 Although it is known that a settlement existed at Linby before the medieval period, there is little in the way of archaeological evidence relating to this early occupation. The street pattern, field boundaries, and earthworks do provide vital clues to the development of the village prior to, and throughout the medieval period. Perhaps of particular interest is the remnant of a 'hollow way' (or sunken lane) to the east of the village centre⁽⁵⁾. The hollow way ran east from the village towards the Leen (and Papplewick beyond), and south along a (still extant) field boundary, probably to provide access to the farm land south of Main Street. Although still in existence in the late 18th century (it appears on a map of 1774), the

5 A hollow way is generally an ancient route, formed by regular use of a particular path, often over centuries.

road to Papplewick has since obliterated the eastern extent of the hollow way. To the north of Hall Farm, earthwork remnants of terracing, and 'ridge and furrow' provided evidence of medieval (or earlier) farming of the land.

3.10 To the north east of the village centre lie a number of disused quarries and lime kilns. Generally, a quarry would remain in use until the stone was 'finished', or had become too difficult to extract and would then be abandoned. Although there is evidence that the quarries and most likely the kilns were in use from the early 17th century onwards, there is little tangible evidence to suggest earlier workings. Linby stone continued to be quarried throughout the 20th century and (in 2009) one quarry remains in use.

Character and Form

3.11 The Conservation Area covers the historic village centre, and some associated land beyond, roughly following early field boundaries (many of which remain in existence). Despite 19th and 20th century changes, and encroaching development around the village, particularly to the south and east, Linby retains its distinctive rural village character.

3.12 Linby's early development as a farming community served to shape its present form. Generally, small dwellings or agricultural buildings fronted Main Street, serving crofts, or small fields behind (to the north and south). During the 18th century, these dwellings were gradually replaced by cottages, farmhouses and associated outbuildings, which largely followed the pattern (if not the form) of the earlier structures, with development concentrated along Main Street. Local stone was used to construct the 'new' buildings, which now form the historic core of the village.

3.13 At either end of the village, lanes, or tracks running north or south provided access to the farmlands (and quarries) behind these buildings. These lanes are still in evidence to the east of the village in the shape of Quarry Lane, and the farm track running south along the boundary of Linby House.

3.14 Besides St. Michael's Church, there were also some buildings (at least three) along Church Lane by 1692. Although further buildings were added during the 18th and 19th centuries (and the earlier buildings were again most probably demolished and replaced), Linby remained essentially a linear settlement until the 20th century.

Landscape Setting

3.15 As already noted, Linby lies in a gently undulating landscape, which gradually descends from east to west, towards the River Leen. Surrounded on three sides (north, south and west) by arable land, Linby remains closely linked to its agricultural origins. This is particularly apparent when approaching the village along Linby Lane, Quarry Lane, Linby Trail and the footpath from Papplewick.

3.16 Although the medieval crofts and closes have been opened up to form larger fields, many existing field boundaries are medieval in origin. Marked by hedges and occasionally trees, these boundaries serve to restrict views over the open countryside providing occasional glimpses over the open countryside. Nevertheless, long views over hedges, particularly towards Newstead and Papplewick, combined with these occasional vistas give a constant sense of green space around Linby, which is an essential part of its character.

Character and Interrelationship of Spaces

4.1 The importance of open space around the Conservation Area has already been noted. Spaces within the Conservation Area, the way that they are enclosed (for example by buildings, or boundary walls) and the way in which public and private space interact, are of equal importance. This is particularly apparent along Main Street, where a number of features combine to create a picturesque space that is a central part of Linby's distinctive character. Perhaps of most significance is the distance between buildings to either side of Main Street – especially in relation to their scale. The meandering street and variable plot widths and building line add to a sense of informality, while long, low buildings, and 'Yorkshire' sliding sash windows serve to emphasise the horizontal.

4.2 To the west (between 27 Main Street (Tommywoods Cottage) and Brook Farm), Main Street is bounded by Linby Docks and on the north side, the grassed areas and lane which provides access to the houses. Public and private space are separated by boundary walls. Built of local stone, these walls provide coherence while at the same time introducing variety in the form of assorted heights, widths, construction techniques and coping stones. The space is finally enclosed by the buildings on either side of the street, which are set well back. Front gardens provide a connection between public and private space by drawing the eye from the (public) grassed areas to the greenery beyond the boundary walls.

4.3 To the east, the quality of this space changes slightly. Brook Farm, jutting gable-end to the street, serves to punctuate this change. Although the space opens out again beyond Brook Farm, the Hart Gallery, Old Post Office and buildings beyond and the higher boundary walls and gates enclose this space on the south side. On the north side, no's 13 – 19 serve the same purpose. Nevertheless, the view across the pub car park to the hedges and trees beyond; the access lane and adjoining grassed area in front of 13 – 19; the continuing greenery, and lower boundary walls to the east; and the largely green space around Hanson House ensure that a sense of openness is retained.



Looking east towards Bottom Cross

Green Spaces and Trees

4.4 The preceding two sections highlight the contribution made by the gardens and grassed areas along Main Street and the open spaces and hedgerows around the Conservation Area. Green spaces, hedges and trees make a vital contribution to Linby's rural character throughout the Conservation Area and include an abundance of mature trees and hedges line boundaries between buildings, access lanes, and the approaches to the Conservation Area.

4.5 Sherwood House, Linby House and the Old Rectory, for example, stand in large gardens, well stocked with mature trees, serving to create the illusion that each stands in its own 'country estate' – an appropriate setting for these relatively grand houses. This illusion is continued, on a much smaller scale, along Linby Lane, where a number of the 20th century houses have been modelled on Victorian villas. The shrubs, hedges and trees and large areas of green space around the houses along Linby Lane play a vital role in retaining the rural character of this part of the Conservation Area. On the south side, the rising green bank in front of 'Linstone' and 'Linview' serves as a reminder of the hollow way which once ran along here.

4.6 Beyond 'The Spinnies', the agricultural landscape asserts itself, as views open-up, hedgerows mark boundaries and the trees of School Plantation screen the modern school from view. A similar transition happens along Quarry Lane, where again hedges begin to form principle boundary markers, providing glimpses of open farmland beyond.

4.7 Along the east side of Church Lane, the green spaces provided by front gardens (where they remain) are of particular importance, as they serve to mitigate the impact of these 20th century houses. Of equal importance are the mature trees and hedge (in conjunction with the local stone wall) that bound St Michael's churchyard. Around the southern boundary of the Conservation Area, the transition between settlement and farmland is a little blurred, largely due to the residential development and palisade fence just over the border with Ashfield.



Garden to Western House

4.8 Gardens to Western House, The Old Mill, Tommywoods Cottage and the row of cottages that line the former 'Wiggy Lane' (now the western end of Main Street) are again important – although here they serve to enhance rather than to mitigate.

4 . Spatial Analysis

4.9 Finally, it should be re-emphasised that green spaces, trees and hedges make a significant contribution throughout (and around) the Conservation Area. The above descriptions serve only to provide examples and not to provide a definitive list. **Map 5** identifies significant green space and landscape features within the Conservation Area.

Key Views and Vistas

4.10 The meandering road patterns, together with the rolling landscape and abundance of greenery, provides a number of long views terminated and framed by traditional structures, trees, hedges, or a combination of these. These long, closed views, seen from within the Conservation Area and on the approaches to it are a key aspect of Linby's special character. Significantly, the appearance of inappropriate, or unsympathetic, elements happens only rarely (and is highlighted in Chapter 6).



Looking east from Top Cross, the view is closed by Bottom Cross, mature trees and boundary walls



Looking west: the roundabout is largely screened as the ground rises, and a view of seemingly endless trees receding into the distance is provided

4 . Spatial Analysis



Looking south along Church Lane from Main Street, as the road meanders west, then east, the view is closed by no's 28 and 32 Church Lane and Churchside Barn, with a glimpse of trees beyond



Looking west along Main Street from Quarry Lane: Top Cross, Tommywoods Cottage, greenery & partially obscured roofs close to view



Looking east along Linby Lane: as the road curves gently south, mature trees close the view

4.11 To the north and south sides of Main Street, views are constrained by buildings, greenery and boundary walls. Glimpses and the occasional screened view of green spaces behind buildings are suggestive of and connect the settlement with the open landscape beyond.



Screened view south over the field adjacent to Linby Cottage



Glimpse through cart entrance at no's 13 - 19 Main Street



Glimpse along the hollow way - now a farm track



Glimpse north from Main Street, past Vine House



Glimpse through cart entrance at Town Farm

4.12 Towards the eastern edge of the Conservation Area, along Linby Lane and the footpath, views open up more, but still tend to be framed by mature trees and hedges. Similarly, Quarry Lane offers distant vistas towards Papplewick and Newstead, while views over the immediate farmland are constrained to glimpses through breaks in the hedgerow.



Looking east out of the Conservation Area from Linby Lane

4.13 In addition to the long, closed views described above, views into the Conservation Area are available from a small number of vantage points around the village. St Michael's Church, a key landmark building, can be clearly seen when approaching the Conservation Area from the west. The Linby Colliery Welfare Football Club ground acts as a vital green 'buffer' between the church and modern highway developments. To the north, clear views of the Linby roofscape can generally only be seen from private land. Nevertheless, views from Quarry Lane into the Conservation Area are important and have been affected by recent development.



The Church of St Michael from the roundabout



Sherwood House seen from the north

4.14 Important views and vistas are shown in full on **Map 4**. It should be noted that the examples above are for illustrative purposes and are not a definitive list.

5 . Character Analysis

Prevailing Building Uses

5.1 As already noted, Linby is primarily an agricultural settlement, typified by irregular plot widths and building line. Even no's 13 – 19 Main Street, which may have been built to house mill employees, roughly follow the grain of the earlier crofts on site.⁽⁶⁾ Until the late 19th century, buildings within the village were largely tenanted farmhouses, cottages and associated buildings. These included, for example, barns, three watermills, a wheelwright's workshop and a smithy. Generally, subsidiary buildings stand gable-end to the street, while dwellings face it – their size determined by plot width. One notable exception (there are several) is Brook Farmhouse, which stands gable-end to Main Street. Although many subsidiary farm buildings have been converted to residential use, they remain 'legible' and it is clear how agriculture and farming shaped the form and grain of the early buildings within the Conservation Area.

5.2 Towards the end of the 19th century, other influences began to affect the development of the village and this is reflected in the form, grain and construction materials of these later buildings. Sherwood House and Linby house for example, have no direct association with the working land. Both are typical examples of the Victorian villa, standing in a large plot or garden and set at some distance from the street – designed to create the illusion of a country house set within its own estate. Similarly the Station House (30 Main Street) is effectively an example of corporate architecture, built of 'imported' bricks and of a style prevalent across the country. The 20th century developments also typify national (or regional) forms rather than local ones and again, land around these buildings was intended for domestic, rather than agricultural, uses.

Significant Buildings

Listed Buildings

5.3 A number of buildings (see list below) within the historic core of the village have statutory Listed Building status, afforded to those buildings recognised as being of special architectural or historic interest. Policies ENV18 to 21 of Gedling's Replacement Local Plan relate to the protection of listed buildings. These policies may be found in full in **Appendix 4. Map 3** shows the location of listed buildings in Linby. It should be noted that listed status applies to structures within the curtilage of the listed building (including for example, outbuildings, boundary walls and garden features) which are not highlighted on the map.

Grade II*

Church of St. Michael, Church Lane.

Brewhouse, crewyard and mill barn at Hall Farmhouse.

Grade II

Headstone 8 metres south of chancel at Church of St.Michael, Church Lane

The Limes, Hall Lane

6 Certainly the most frequently occurring occupation on the 1851 census was agricultural or farm labourer.

Pigeoncote and boundary walls 30 metres south-west of Hall Farmhouse,
Hall Lane(Formerly listed as Old Dovecote, now Garage, Main Street)
Hall Farmhouse, Hall Farm Cottage and boundary wall, Hall Lane
Threshing barn north of crewyard at Hall Farmhouse, Hall Lane
Castle Mill, Linby Lane
Western House, Main Street
5, 6, 7 and boundary wall, Main Street
The Old Mill, Main Street(Formerly listed as former Cartshed and Loft and adjoining SW-NE
outbuilding range at Colliery Farm)
Water Mill and stables at Colliery Farm, Main Street
Top Cross, Main Street
Clematis Cottage, 9 Main Street
12 Main Street
13, 14, 15, 16, 17, 18, 19 Main Street
Bottom Cross, Main Street
21 and adjoining outbuilding, Main Street
The Old Rectory, off Main Street
Glebe Boundarymarker 110 metres south of the Old Rectory
Glebe Boundarymarker 150 metres south-east of the Old Rectory
The Old Post Office, 22 Main Street
Watermill Barn, 23 Main Street(Formerly listed as part of No 23)
Town Farmhouse, 24 Main Street
(Formerly listed as No 23 Town Farmhouse)
Weir Mill House and adjoining Weir
Mill Cottage, Quarry Lane
Barn, stable and cartsheds 100m north of Weir Mill Farmhouse, Quarry Lane
K6 telephone kiosk, Main Street.

5 . Character Analysis

Buildings of Local Interest

5.4 In addition to the listed buildings noted above, the Council has assessed a number of other buildings across the Borough (including a number of former Grade III listed buildings), which have architectural, historic or townscape value but do not merit listing. These buildings are classed as being of local interest. They are not afforded the full protection of statutory Listing, but Replacement Plan policy ENV22 (found in full in **Appendix 4**) refers to the safeguarding of these buildings. Again, **Map 3** shows the location of these buildings in Linby.

28 Church Lane

Outbuildings and Cottage to Sherwood House, Main Street

Other Significant Buildings

5.5 The most significant historic buildings are recognised by their national or local listing and are included above. There are, however, other buildings within Linby which are notable for their historic or architectural interest, landmark quality, or the contribution they make to the character and appearance of the Conservation Area. The following buildings are included on the Nottinghamshire County Council Historic Environment Record:

Tommywoods Cottage, 27 Main Street

8 Main Street

Brook Farm

25 Main Street

32 Church Lane

Hanson House, Linby Lane

Vine House, 20 Main Street

Churchside Barn, Church Lane, and Stone Grange, Main Street (both converted farm buildings) are also notable for their historic interest. Churchside Barn also makes a valuable contribution to the street scene. The Horse & Groom is a landmark building and of historic interest, with phases of development roughly corresponding with each expansion of the village. *A further building of interest which is currently used as a Local Heritage Centre is the small weighbridge and only remaining part of Linby station serving the Great Northern line which closed in 1916.* These buildings are also shown on **Map 3**.

Prevalent and Traditional Building Materials

5.6 A central determining factor in the form of a vernacular building – particularly with regard to architectural detailing – is the nature of the locally available construction materials. In Linby, the high quality local magnesium limestone was used in the construction of all the older existing buildings and remains the predominant material. Pantiles are now the most frequently occurring roofing material. However, roof pitches indicate that, in many cases, these have replaced earlier plain tiles or thatch. Slates are also in use on a number of buildings. Again, on older buildings they have generally replaced earlier roof coverings. From the late 19th century onwards, as transport links improved, the new brick houses were constructed with slate roofs.



Terraced cottages with 'new' roof coverings

Local Constructional Details

5.7 Characteristic buildings within the Conservation Area include rows of cottages, detached houses and (frequently converted) farm buildings. The agricultural buildings vary greatly in height, dependent on their original function, while dwellings are typically two-storey and relatively small-scale. This mix of building types, combined with the irregular plot widths, heights and building types provides a high level of diversity. Nevertheless, coherence is maintained by the building materials and local constructional details.

5.8 Traditional buildings are constructed of coursed and squared rubble, with stone lintels or segmental heads to doors and windows. Timber horizontal sliding sash windows are typical, although side-hung casements do occur (and in many cases have replaced the earlier sliding sashes). Roof pitches tend to be steep, generally varying from around 30 to 45 degrees.



Horizontal sliding sash - also known as 'Yorkshire' sash - window

5.9 Buildings are most frequently simple in design and unadorned with decorative detail. There are a number of exceptions, where decorative features such as coped gables, kneelers, keystones and ashlar dressings do appear. These fall into three categories:

- higher status buildings – the church, rectory, and Hall Farm
- associated buildings – for example the pigeoncote and brew house to Hall Farm
- 19th century buildings and alterations – for example The Limes, Brook Farmhouse, and the former Colliery Farm watermill and stables.

Public Realm

5.10 A variety of ground surfaces have been used to good effect in Linby. Along Main Street, York paving slabs complement the local stone. The setts used for the lane in front of no's 8 – 11 Main Street also work well. The southern end of Quarry Lane is surfaced with gravel top. Although this is not as effective as the York stone and setts, it is not out-of-keeping with Linby's rural character. The western end of Main Street (the former Wiggy Lane) is unmetalled, as is part of the lane for no's 13 – 19 Main Street. The remainder of this lane is surfaced with York paving slabs and grass reinforcement, which allows the hardstanding to blend visually with the 'green'. Rustic, low post and rail fencing protects the 'greens' and Linby Docks and small stone blocks are also used to manage verge parking and demarcate

entrances. The 'natural' finish to the post and rail fencing around the greens is perhaps the most successful and this fencing would be further enhanced if single (rather than double) rails were used. Remaining road and pavement surfaces are black top.

5.11 As already noted, local stone walls make an important contribution to the character of the Conservation Area and form the principle boundary marker along Main Street and Church Lane. They are often seen in conjunction with shrubs, hedges and trees, which not only contribute to Linby's character and appearance, but also increase privacy to properties. Town Farmhouse, 24 Main Street, is a good example of one instance where the hedge has been allowed to grow up, providing a greater degree of privacy to occupants whilst enhancing the public realm. Railings occur in only one location in Linby – around Hanson House, the former school, where, again, they are used in conjunction with a local stone wall.

5.12 The quality of street furniture in Linby is generally high and designed to be in context. Traditional elements include the *'Victorian style'* lamp-posts which line Main Street and Church Lane; the fingerpost sign at the corner of Main Street and Church Lane; and the post box set into the wall, adjacent to the listed K6 phone box on Main Street. Well-made wooden benches and nearby rubbish bins make a minimum impact. The bus shelters, constructed of local stone and pantiles work well with the surrounding buildings on Main Street. Street clutter is generally kept to a minimum throughout the Conservation Area (some exceptions are noted below). Restrained use is made of road markings and signage. The removal of the wirescape to Main Street has been extremely successful and the overall high level of maintenance of the public realm (along with the general lack of clutter) plays a major role in preserving the appearance of this rural settlement.

Extent of Intrusion or Damage

6.1 A number of elements detract from, or have a negative impact on the special character of Linby. It is important to identify these elements for two reasons:

- in some cases there is potential for beneficial change; and
- highlighting such elements helps to inform future decisions

6.2 Unsympathetic new buildings and extensions perhaps have the most obvious impact. The Red House, Linby Lane, for example, has had two 'wings' added, projecting well in front of the original building line and dwarfing the original building. Since the projecting west 'wing' contains the garage, it is given undue prominence. By extending behind the building line and keeping new work to a slightly smaller scale than that of the original, the same level of accommodation could have been provided without detrimental effect. 'Hi-fi', Linby Lane is also of concern. This extremely large dwelling (with a one and half storey building behind) is modelled on the Victorian detached villa, but proportions of window openings, bays, dormer, etc. prevent it being entirely successful. It is, however, works to the entrance that have the greatest negative impact. The coped brick walls over the stream, gateposts and massive, decorated metal gates are completely out of context. Generally, despite suburban-style development, Linby Lane retains a rural character largely because of the shrubs, hedges and trees which screen houses from view, and low-key entrances. This character will be lost if greenery is removed, or if further elements such as these brick walls and gates are introduced.

6.3 Linby House, Linby Lane, has also been extended and converted to apartments. Mature trees and landscaping shield the house from view and again it is works at the entrance which are of concern. The new gates exaggerate the width of the entrance. The stone gateposts, although of an appropriate material, have been ribbon pointed and have lights and intercom fixed to them. Contrasting with the 'polite' gateposts; rustic 'split logs' housing modern low level lights, line the driveway and are clearly visible through the gates. It should be noted that the width of the entrance is determined by highway safety requirements and that it is the combination of these elements rather than any particular one which produces a negative effect.

6.4 Extensions to Sherwood House are only visible from the north. Here, the contrast between the high quality, decorative Victorian building and the new extension is all too apparent. The height of the extension, uPVC windows and most importantly shape of the roof, combine to prevent this extension from being successful.

6.5 The new building adjacent to 28 Church Lane has been placed too close to this Local Interest building. Although not out of scale with The Headlands to the north, it towers over the historic cottage. With the exception of the pantiled roof, the choice of building materials ensures that the house contrasts *uncomfortably* with both of its neighbours. It should be noted that it also stands within the setting of the Grade II* listed church.

6.6 Smaller scale conversions, alterations and the replacement of historic elements with inappropriate modern substitutes can also have a high impact. The conversion of the outbuilding to Vine House is a good example. Here, the overly wide dormer gains undue

6 . Factors Affecting Character

prominence, making the building difficult to read and giving the outbuilding visual precedence over the house. The gateway appears unnecessarily wide and modern gates are again at odds with the house.

6.7 Traditional timber windows have been replaced with uPVC on a number of buildings within the Conservation Area. This is particularly apparent on prominent buildings such as the Station House, 30 Main Street (which also has a uPVC door), and 27 Main Street (Tommywoods Cottage), where the natural clay roof covering has also been replaced with concrete tiles. Local Interest buildings, such as the outbuilding to Sherwood House, have been re-fenestrated in this way. Plastic windows are rarely appropriate in conservation areas and particularly not in a rural village. The same (or better) thermal performance can be achieved with secondary glazing, or with double-glazed timber windows, which preserve detailing such as profiles to glazing bars (and are far less damaging to the environment than uPVC).

Existence of Neutral Areas

6.8 Neutral areas neither enhance nor detract from the character or appearance of the Conservation Area. 25a Main Street for example, is a modern house, set well back from the road and visible only in a glimpse along the access lane. Built of local stone (or a good match), with a pantiled roof, the house is designed to be in context with its surroundings. However, it is not entirely successful. This is largely because of the width of the gables, especially in relation to the height to the eaves. These proportions are not seen on any traditional buildings and the house therefore stands out, to its detriment, from historic buildings within the village.

6.9 Another example is 26a Main Street. Also a modern house, it is built of 'imported' brick, and in a style common across the country. It cannot be said to be in context with the character of the Conservation Area. Nevertheless the local stone boundary wall to Main Street and the attractive, well maintained front garden serve to greatly mitigate its otherwise negative impact. The boundary walls and front gardens to the 20th century houses along the east side of Church Lane perform a similar function. However, the removal of sections of boundary wall and the loss of front gardens to hard standing, is a matter for concern and for this reason these houses also appear in the following section. **Map 6** shows neutral and negative elements within the Conservation Area and identifies enhancement opportunities.

Problems, Pressures, and Capacity for Change

6.10 Linby is washed over by green belt and has an infill boundary that follows the line of the existing settlement. Development pressure is therefore generally limited to alterations, infill and the replacement of existing buildings. However, the infill boundary occasionally extends beyond the Conservation Area boundary to the west and south. This is of particular concern on Church Lane, where any further development would erode settlement edges and the transition from village to open countryside, already blurred here, would be completely lost. Similarly, development to the west would undermine the existing green 'buffer' to the north side of Wighay Road.

6 . Factors Affecting Character

6.11 Heavy traffic, especially at peak times does have an indirect impact on the Conservation Area. Although the traffic itself is not a threat to historic fabric (barring demolition through careless driving), highway works can detract from character and have already had some impact. Traffic signs on Church Lane close to the junction with Main Street are one obvious example. The only occurrence of street clutter (due to an excess of signs and signposts) is on Wighay Lane, just inside the Conservation Area.



Cycle route sign seen in conjunction with St. Michael's Church

6.12 The impact that small alterations and the replacement of historic or traditional features have on the Conservation Area has already been noted. The removal of sections of boundary wall and loss of front gardens on Church Lane, along with the introduction of inappropriate elements such as close-boarded timber fencing and gabled porches to curved doorways, has a cumulative effect. These minor works have the potential to detract from the character and appearance of the Conservation Area, as neutral areas become damaging.

6.13 Modern agricultural buildings tend to be large scale and constructed of lightweight, modern materials such as corrugated steel. They therefore have a high impact on the Conservation Area where visible. One example is the barn at Hall Farm. Although partially screened by trees and the stone wall, it does affect the view from Church Lane.

6 . Factors Affecting Character



Modern barn at Hall Farm

6.14 As noted earlier, the maintenance of the public realm and of buildings within the village is generally very high. There is one listed building on the 'At Risk' register – Linby Cottage, 21 Main Street. There are also a few areas where some repairs or improvements are necessary. The dry stone wall between Brook Farm and the Horse and Groom and the railings to Hanson House are both in need of repair. A small area of black top (apparently laid over York flags) by the south side 'Dock' and 'patchy' appearance of the grass reinforcement by the north side 'Dock' detract from otherwise high quality surfacing along Main Street.

6.15 The impact of factors beyond the Conservation Area boundary should be taken into account. The residential development at the former colliery, for example, is highly visible on both the southern and western approaches to Linby and even relatively small scale elements such as the fencing and signs at Linby Colliery Welfare Football Club are important. The situation could be improved simply by planting to screen the link and palisade fences and the large residential block from view (at least from Wighay Road).

6.16 The issues highlighted above and in previous sections illustrate the importance of careful management, particularly with regard to future development. The use of local materials (or a good match if local quarries are finished), combined with sensitive design is likely to be most successful. Modern designs which utilise traditional materials, and respect the scale

6 . Factors Affecting Character

and proportions of the surrounding historic buildings can work very well. Conversely, traditional designs can fail when modern requirements are imposed, resulting in features such as overly wide roof spans, or the use of inappropriate materials or decorative detail. Any new design, whether traditional or modern should be informed by the issues highlighted in this appraisal and should respect the special character of the Conservation Area. A management strategy is discussed further in **Appendix 1**.

APPENDICES: NOTES AND RECOMMENDATIONS

With the exception of material relating to boundary revisions, the appendices will not form part of the Consultation Document but below are some notes and recommendations.

Appendix 1 Management Strategy

The application of policy guidance

There are several Replacement Local Plan policies already in place that deal with the issue of historic buildings and Conservation Areas specifically. These are set out in **Appendix 4**. While this Conservation Area Appraisal cannot be adopted as a Supplementary Planning Document, it will serve to guide and inform development control decisions and will remain an important material consideration. Consequently, it is anticipated that the Conservation Area Appraisal will help to strengthen decisions made in line with existing policies, which will be one of the most direct and effective means of managing the Conservation Area in the long term. Steps will be taken to ensure that the emerging Local Development Framework also contains strong policies for the protection of the historic built environment.

It is anticipated that the information provided in the Conservation Area Appraisal advises and informs not only those making the planning decision but also anyone considering development within a Conservation Area.

Development briefs and design guides

A village design guide would be an extremely useful tool, not only to development control officers, but also to householders and developers. National guidance on the conversion of farm buildings and issues highlighted in this appraisal would inform such a guide – particularly with regard to conversions and extensions. Since Linby is a green belt wash village, it seems highly probable that in future the focus will shift rather more towards the demolition and replacement of existing buildings with higher density developments. In this case, houses along Linby Lane may be particularly affected. Development briefs would perhaps be the most appropriate tool for these relatively large sites. However, an existing village design guide would inform and simplify the production process and could therefore help to ease the strain on resources in future.

Application of Article 4 directions

This appraisal has highlighted the importance of the local stone boundary walls, front gardens, and traditional features such as the horizontal sliding sash windows to the character and appearance of the Conservation Area. It has also provided examples where these features have been lost or unsympathetically replaced. Article 4 (2) directions removing permitted development rights would have a big impact in helping to preserve the character and appearance of the Conservation Area through the additional protection they provide. Given the size of the settlement, a more detailed survey would not have significant resource implications. Local support could be gauged as part of the appraisal consultation process, again reducing the resource implications. The adoption of Article 4 (2) directions relating to the following are recommended:

- windows and doors (Class A, Part 1, Schedule 2)

Appendix 1

- hard standing (Class F, Part 1)
- alterations to boundary walls/erection of inappropriate fencing (Class A, Part 2)
- demolition of boundary walls (Class B, Part 31).

Monitoring change

Monitoring change, both positive and negative, is very important for the long-term management of a Conservation Area. It can, for example, help highlight problems that can be best tackled with an Article 4 Direction (see above) or show how effective the implementation of policy has been and where stronger guidance or action is needed. By monitoring change it can assist in identifying where more resources are required and in modifying priorities. To this end it is proposed that, resources permitting, a periodic photographic survey of the Conservation Areas is undertaken.

Map 7 which accompanies this appraisal shows alterations to the footprint of buildings since the mid 19th century. Although this is only part of the picture, it may be a useful tool in monitoring change, and should not be difficult to periodically update.

Monitoring the condition of the historic buildings and developing a strategy for repair

Nottinghamshire County Council carry out a condition survey of historic buildings in the county every 5 to 10 years. This identifies buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as Buildings at Risk. The survey includes all listed buildings, buildings of local interest and important historic buildings within Conservation Areas. It therefore provides a very good means of monitoring the condition of a significant proportion of the historic buildings within Conservation Areas. At the time of writing of this Appraisal document there is one building in Linby on the 'at risk' register (Linby Cottage, Main Street.)

English Heritage co-ordinates a nationwide Heritage at Risk programme which includes assessment of Conservation Areas and Grade I and Grade II* listed buildings. No buildings in Linby were identified as being at risk, however the survey did reveal that one in seven Conservation Areas is "at risk", meaning it has deteriorated over the last three years or is expected to do so over the next three years.

Unfortunately, Gedling Borough Council is unable to offer grants for the repair and maintenance of buildings but may be able to direct owners to appropriate sources of information. The Council is also able to serve Urgent Works Notices to secure emergency or immediate repairs to the unoccupied parts of deteriorating buildings in Conservation Areas. Such notice is a statement of the local authority's intent to carry out works itself if the owner does not. Any costs incurred by the Council will be reclaimed from the owner. Repairs Notices, for works reasonably necessary for the proper preservation of a listed building, can also be issued. Such action can be very effective in helping to secure the future of neglected historic buildings.

Enforcement proceedings & Conservation Area Advisory Committee

The quality of both the built environment and surrounding spaces within a Conservation Area can be cumulatively harmed by unauthorised works and breaches of planning control. An obvious example of this sort of damage is unauthorised works to listed buildings. 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. It can be very damaging when misguided alterations are carried out to a listed building, including, for example, the removal of traditional timber windows and doors and their replacement with uPVC or poor modern imitations. If unauthorised works to listed buildings are not pursued it cumulatively damages the building stock of Conservation Areas. It is not, however, only alterations to listed buildings that can damage the character and appearance of Conservation Areas. Unauthorised demolition of buildings or unauthorised works to unlisted buildings can all erode the special character of a Conservation Area. It is, therefore, important that the Borough Council follows up breaches of planning law within Conservation Areas, as this can help preserve the quality of the environment. To this end, the Borough Council has recently appointed an Enforcement Officer to ensure that breaches of planning law or planning decisions are addressed.

The survey process that goes into producing a Conservation Area Character Appraisal may highlight breaches in planning law and anyone can confidentially report a suspected breach.

Petty crime

To be inserted after consultation if applicable.

Proposed enhancement schemes

The appraisal has identified enhancement opportunities within and around the Conservation Area. This section is to be written and inserted after consultation. It should be noted that a copy of the finalised appraisal will be made available to Nottinghamshire County Council Highways.

Community Involvement

Between 5th November and 17th December 2010, Gedling Borough Council's Planning Policy section undertook a consultation exercise on the draft Linby Conservation Area Appraisal.

The draft documents were made available for inspection at the Civic Centre, Arnot Hill Park, Arnold and Hucknall library. They were also available on the Borough Council website and letters were sent to relevant consultees, as required by planning legislation. Letters were also sent to residents in Linby living within and adjacent to the existing Conservation Area alerting them to the consultation event.

There were 10 respondents to the consultation exercise, including one online return, which this document summarises. The issues that were raised are now being considered with a view to their possible adoption in the final document.

Summary of Findings

The responses were generally positive as far as the overall idea of the Conservation Area was concerned. Respondents engaged constructively with the issues and made useful suggestions. Specifically, the rural nature of the village and the need to make more reference to countryside character was raised including the need to highlight the important contribution of trees to the character of the village. The need to control impacts on listed and non listed buildings in line with guidance from Planning Policy Statement 5 Planning for the Historic Environment was also raised. Helpful background information on the history of the village development was also provided.

Respondent	Comment	Council's Response
NHS Nottinghamshire County	The impact on GP registration by any subsequent development would need to include considerations of Health Section 106 funding.	This is beyond the remit of the Appraisal.
Government Office for the East Midlands	No comment.	Noted.
Natural England	Appraisal makes no reference to countryside character. Linby lies at the end of the Southern Magnesian Limestone national character area. A finer grained analysis is provided by the Greater Nottingham Landscape Character Assessment. The context of Linby with regard to the wider regional and national landscape character would help clarify what the rural character of Linby is.	Appropriate text from the national and/or regional landscape character assessments will be added. (see para 1.1). Reference will be made to the 'Linby Wooded Farmland' from the Landscape Character Assessment (see para 3.15/16).

Appendix 2

Respondent	Comment	Council's Response
	Wider contribution of trees to conservation character is not fully considered. There may be veteran trees or continually wooded sites of key importance and tree species that are characteristic of Linby.	Where possible, the distribution of trees in the village will be added. (see para 4.4).
The Theatres Trust	No comment.	Noted.
Local Resident	Highlighted the unoccupied derelict stone built cottage on Vicarage Drive and vacant cottage on Linby Lane which form part of Linby's heritage. It is hoped that something can be done to save them either by Gedling BC or the Heritage Society.	The vacant cottage referred to is probably Linby Cottage which is already included on the "at risk register" with Nottinghamshire County Council. Details of the property on Vicarage Drive have been forwarded to the County Council for consideration to be included on the list of Buildings at Risk in Appendix 1. The strategy for repairs to Buildings at Risk is described in Appendix 1.
Local Resident	Objects to any future development on the paddock land adjacent to Station House on Wighay Road, or any other piece of Green Belt in Linby. Development would also impact on the old Station Masters house. History of village should be preserved not destroyed.	There is a presumption against inappropriate development within the Green Belt which would include the construction of new dwellings. Development in the Conservation Area would also need to be in accordance with Policy ENV15 of the Local Plan. The Appraisal would strengthen decisions made in line with this and the other planning policies listed in Appendix 1.
Local Resident	Object to the proposed revision to the conservation area boundary. The new line should follow the watercourse.	The lane, cutting and bridge form part of Linby's heritage and their inclusion in the Conservation Area is recommended. Details on boundary revisions are given in Appendix 5.
Sport England	No specific comments, but the playing field to the south east of the village, which lies outside the conservation area, should not be	Agreed. The aim of the Appraisal is to help ensure only development sensitive to the Conservation Area is permitted. New buildings

Respondent	Comment	Council's Response
	prevented from appropriate ancillary development unless that development would have damaging effects on the character or views of the conservation area.	associated with the playing field would be permitted in accordance with Local Plan Green Belt and Conservation policies. Further details are given in Appendix 5 and paragraphs 1.4-1.5.
English Heritage	Policy considerations relating to conservation area designation and appraisal are dealt with in Planning Policy Statement 5.	A link to PPS5 is given in Appendix 3. Its application to Conservation Area Character Appraisals will be added to the text.
Clerk to Linby Parish Council	Agreement with much of Appraisal. Future development should have positive effect on setting. Controls and impacts regarding listed buildings need extending to non-listed buildings, e.g. large barn at Hall Farm, Linby Lane house extensions, including wide façade of Linby House as it detracts from the view from Castle Mill and from the fabric of Linby. Add reference to Victorian street furniture (cast iron lanterns, wooden bench seats).	A lower level of protection than for listed buildings is given to Buildings of Local Interest and that development in the Conservation Area will only be permitted if it meets the criteria in Policy ENV15 of the Gedling Replacement Local Plan. Details of distinctive street furniture will be added to the 'Public Realm' section (see paras 5.10-5.12).
	Linby history should be background information. Note that prior to village boundary being redrawn in early 1980s, Linby included parts of the (now) Vaughan estate and also north side of Papplewick Lane, where new houses may have accounted for the population growth between 1921 and 1931. View of Linby from Moor Pond Woods marred by industrial development on former Linby Colliery.	The Linby history section provides a useful introduction and context to the character appraisal of the village. The possible role of the parish boundary change in explaining the 1920s population growth will be added to paragraph 3.6. The setting of the village and the views from the south is considered in paragraph 6.15.
	Extensions and new houses occupy more of the plot width, leading to urbanisation of east Linby and reduced garden/green space between properties. Dilapidated fencing at 30 Linby Lane detracts	Unsympathetic and unauthorised development is acknowledged in Chapter 6 and includes text on the general impact of development on the character of Linby will be added. Policies for controlling

Appendix 2

Respondent	Comment	Council's Response
	from church. Trees are an important feature of village. Maintain control of road signage, speed humps etc.	development are shown in Appendix 1 and 4. Fencing at 30 Linby Lane is considered to be more basic than dilapidated.
	Add weighbridge building (now the Local Heritage Centre) to list of other historic buildings. Remove reference to telegraph pole bus stop sign as now removed and replaced.	The weighbridge will be added to 'Other Significant Buildings' (para 5.5) if considered suitable by the County Council. The 'Public Realm' (para 5.12) reflects the removal of the bus stop sign.
	Reduce size of Wighay Road roundabout and make it more sympathetic to a conservation village. Comments on building materials on new dwelling next to 28 Church Lane too harsh. Add Church Lane hedge from the football field to the new apartments, to areas for improvement. Also, better management is required on the small open space in Ashfield between the apartments, Victoria Grove and the old colliery football ground, while the former Main Street between Top Cross and the Heritage Centre could be resurfaced or cobbled.	The suggested improvement of the roundabout is a matter for the Highway Authority who have advised that the size is governed by the traffic capacity requirements and the alignment geometry of the connecting links. The impact of 28 Church Lane will be reassessed. Paragraph 6.15 considers negative impacts and mitigation measures at the colliery site. New enhancement and management opportunities will be considered by the County Council who have an existing list (see Appendix 1 and Map 6).
	School Plantation missing from open space shown on Map 5. Should be protected from any more development and possibly replanted. Green space shown within west boundary of Linview should only extend back as far south as a line to the front of the dwelling.	Inclusion of School Plantation as significant greenery or open space will be reassessed. Any development in Linby would be directed inside the village infill boundary shown in the Local Plan (see Appendix 3). School Plantation is outside this and in the Green Belt. The extent of open space at Lin View will be reassessed.

Respondent	Comment	Council's Response
	21 Main Street is more 'At Risk' than Linby Cottage, being a grade 2 listed cottage and unoccupied for 20 years.	An 'At Risk' status will be considered by the County Council.

Planning Policy Context

Replacement Local Plan

The Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 includes specific policies (ENV13 – ENV15) relating to Conservation Areas (please see **Appendix 4**), together with more general Development Control policies that will be material planning considerations in the determination of planning applications, which this Appraisal seeks to supplement. The Local Plan may be viewed at:

<http://www.cartoplus.co.uk/gedling/text/00cont.htm>

Strategic Guidance

Planning Policy Statement 5: Planning for the Historic Environment, published March 2010 sets out the Government's planning policies on the conservation of the historic environment. It is supported by a Practice Guide. *Conservation areas are designated heritage assets and as such there is a national presumption in favour of their conservation (Policy HE9.1)* PPS5 may be viewed at:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1514132.pdf>

Relevant Replacement Local Plan Policies

These policies are those relating directly to Conservation Areas, Listed Buildings and Buildings of Local Interest. Please note that this is not an exhaustive list of Local Plan policies that may be taken into consideration when determining planning applications in or around a Conservation Area.

Policy ENV13 (Demolition in Conservation Areas) states that:

‘Development involving demolition in a Conservation Area will only be acceptable when the character and appearance of the Conservation Area will not be adversely affected.

Planning permission may be subject to the imposition of a condition requiring that an agreed redevelopment scheme be undertaken within a specified time.’

Policy ENV14 (Change of Use of A Building in a Conservation Area) states that:

‘A change of use of a building in a Conservation Area will be permitted if it secures the retention of a building which contributes towards the character or appearance of the area, provided that the new use will not require any changes in the appearance or setting of the building other than those which will preserve or enhance its contribution towards the character or appearance of the area.’

Policy ENV15 (New Development in a Conservation Area) states that:

‘Development in a Conservation Area will only be permitted if all the following criteria are met:

- a. the siting and design of proposals respects the character and appearance of the Conservation Area taking into account existing features such as important open spaces and trees;
- b. important open areas, as identified on the proposals map are retained;
- c. the scale, design and proportions of proposals are sympathetic to the characteristic form in the area and compatible with adjacent buildings and spaces;
- d. it does not cause the loss of features of historic or characteristic value such as the street pattern, boundary walls and street furniture unless the contribution of the proposed development would outweigh the contribution of the historic or characteristic features; and
- e. the use and application of building materials and finishes respects local traditional materials and building techniques.’

Policy ENV18 (Demolition of Listed Buildings) states that:

‘Planning permission for development involving the demolition of a listed building will not be granted unless:

Appendix 4

- a. clear and convincing evidence is submitted to prove that all reasonable efforts have been made to sustain existing uses or to find viable new uses, and these efforts have failed; or
- b. preservation in some form of charitable or community ownership is not possible or suitable; or redevelopment would provide substantial community benefits which would decisively outweigh the loss resulting from demolition.'

Policy ENV19 (Extension or Alteration of a Listed Building) states that:

'Development involving proposals to extend or alter a Listed Building, or any feature of special architectural or historic interest which contribute to the reasons for its listing will not be permitted where it would adversely affect the architectural and historic interest of the building.'

Policy ENV20 (Change of Use of a Listed Building) states that:

'A change of use of part, or the whole, of a Listed Building will only be granted permission if its character, setting and features of special architectural or historic interest would be preserved or enhanced.'

Policy ENV21 (Setting of Listed Buildings) states that:

'Planning permission will not be granted for development which would adversely affect the setting of a Listed Building.'

Policy ENV22 (Local Interest Buildings) states that:

'Planning permission for development which would affect a Local Interest Building or its setting will be granted provided:-

- a. the appearance or character of the building and its setting are safeguarded; and
- b. any significant harm caused by the development would be outweighed by significant local community or environmental benefits.'

Boundary Revisions

Map 2 shows proposed revisions to the Conservation Area boundary. The current boundary extends to the eastern edge of the settlement along the north side of Linby Lane, but not along the south side. The four houses to the south and the remnant of the hollow way are therefore excluded from the Conservation Area. It is recommended that the boundary be revised so as to include these four houses and the hollow way. *Linstone* and *Linview* are both mid 20th century additions to the village and are therefore not of special historic interest (yet). Nevertheless, they do contribute to the appearance of the Conservation Area. Built in a style which became popular during the 1920s and 1930s, the houses incorporate details such as coped gables, kneelers, and mullions, which are not common elements on historic buildings within the village. However, the use of high quality construction materials – particularly the local stone, inclusion of traditional features such as chimneys, and the overall scale of the buildings means that they compliment the historic buildings. They are a good example of modern design (albeit retrospective) in a historic setting. Both houses retain their stylistic integrity. The dry stone wall and grass bank also make a positive contribution – especially because the bank serves as a reminder that Linby Lane was once a hollow way.

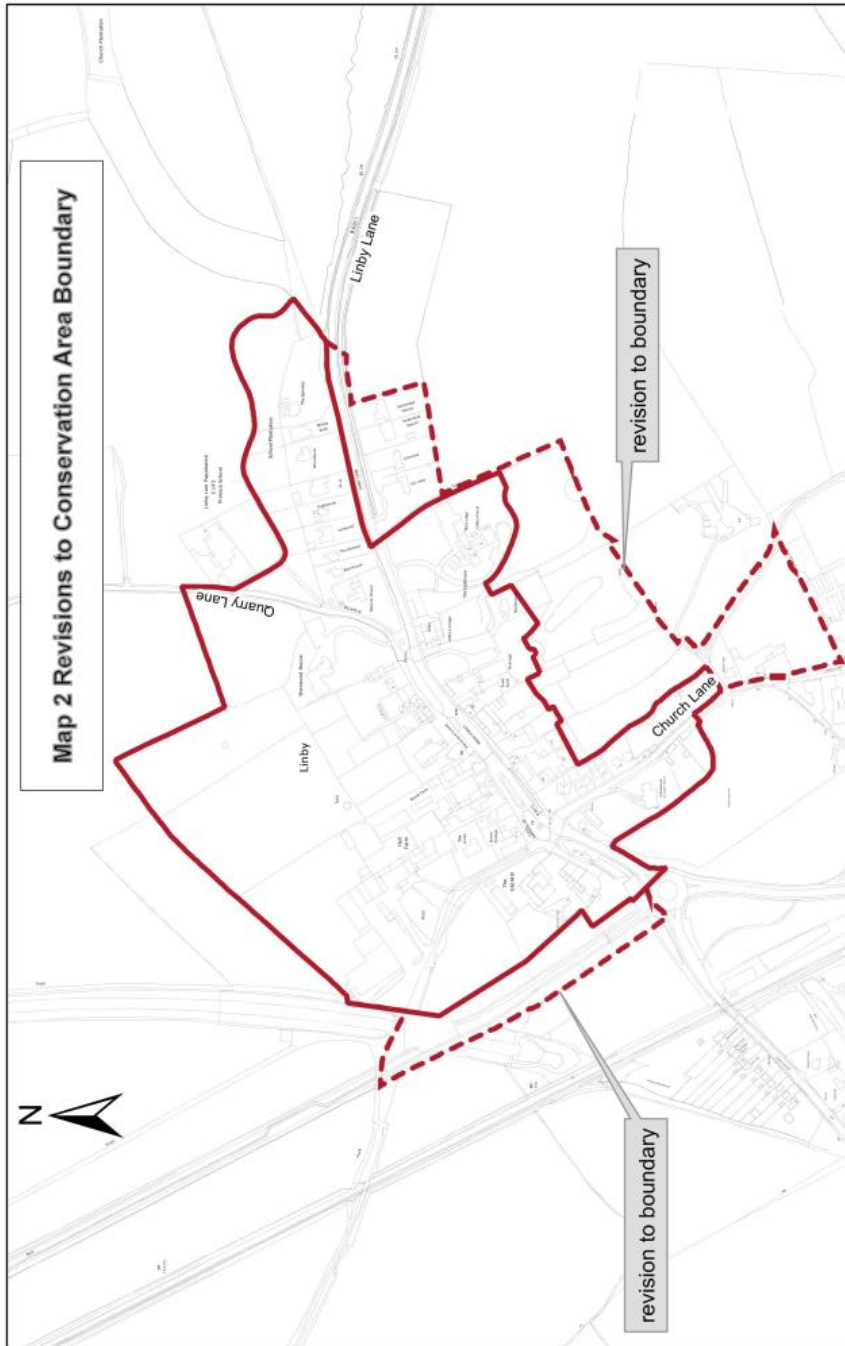
Greenford House and *Kelstedge House* do not make the same architectural contribution to the Conservation Area. However, they are in keeping with similar houses to the north side of Linby Lane. Again, the mature hedges, shrubs and trees and green space to the front of the houses are important in retaining the rural character of the Conservation Area. Furthermore, unsympathetic development at settlement edges can have a serious detrimental impact on the setting and character of the Conservation Area. Guidance from English Heritage highlights the importance of taking these factors into account.

Further west, the boundary has also been drawn very close to the buildings which lie along the southern side of Main Street. Although the 20th century buildings along the eastern side of Church Lane lie within the Conservation Area, 31 Church Lane (a 19th century building of some historic interest) is excluded. It is therefore recommended that the southern boundary be re-drawn to follow the ancient field boundaries to the south of Main Street and dip further south to include the track which leads to Hayden Way and the curtilage of 31 Church Lane. This would not provide further protection to the landscape setting of the village, but would also include two Grade II listed glebe boundary markers (which lie almost directly south of the rectory) in the Conservation Area. The track to Hayden Way is shown on the 1692 map of the village and is likely to have existed at least since medieval times. Furthermore, within the curtilage to 31 Church Lane lies the site of a disused quarry (shown as 'Old Quarry' on the 1880 ordnance survey map).

To the west, the current boundary cuts through the wildflower meadow (formerly the location of GNR buildings) and excludes the disused GNR railway line from the Conservation Area. This line is now the Linby trail. The bedrock, which was sliced through to create the cutting for the line is clearly visible in a number of places. Moving northwards from Wighay Road, the trail passes under a bridge. The railway line separated Hall Farm from arable land to the east and this bridge provided access across. With the exception of the Local Heritage Centre (a former GNR building), little remains from this period of Linby's history. (For more information, see paragraph 3.5 of the appraisal.) In the medieval period, the (now private) lane running towards this bridge formed part of the boundary to Sherwood Forest and became the 'Great Northern Highway' leading towards Annesley and beyond. The lane, cutting and

bridge are therefore part of Linby's (and of Nottinghamshire's) heritage, and their inclusion in the Conservation Area is recommended. It should be noted that the Linby Trail is a Site of Importance for Nature Conservation.

It was noted in the Conservation Area Appraisal that the Linby Colliery Welfare sports ground serves as an important green 'buffer' to the east of the Conservation Area. Since this is green belt, identified as protected open space on the Gedling Borough Council Proposal Map and contains no architectural heritage, no boundary revisions are suggested here. However, it is extremely important to the Conservation Area that this space continues to be protected in this way.



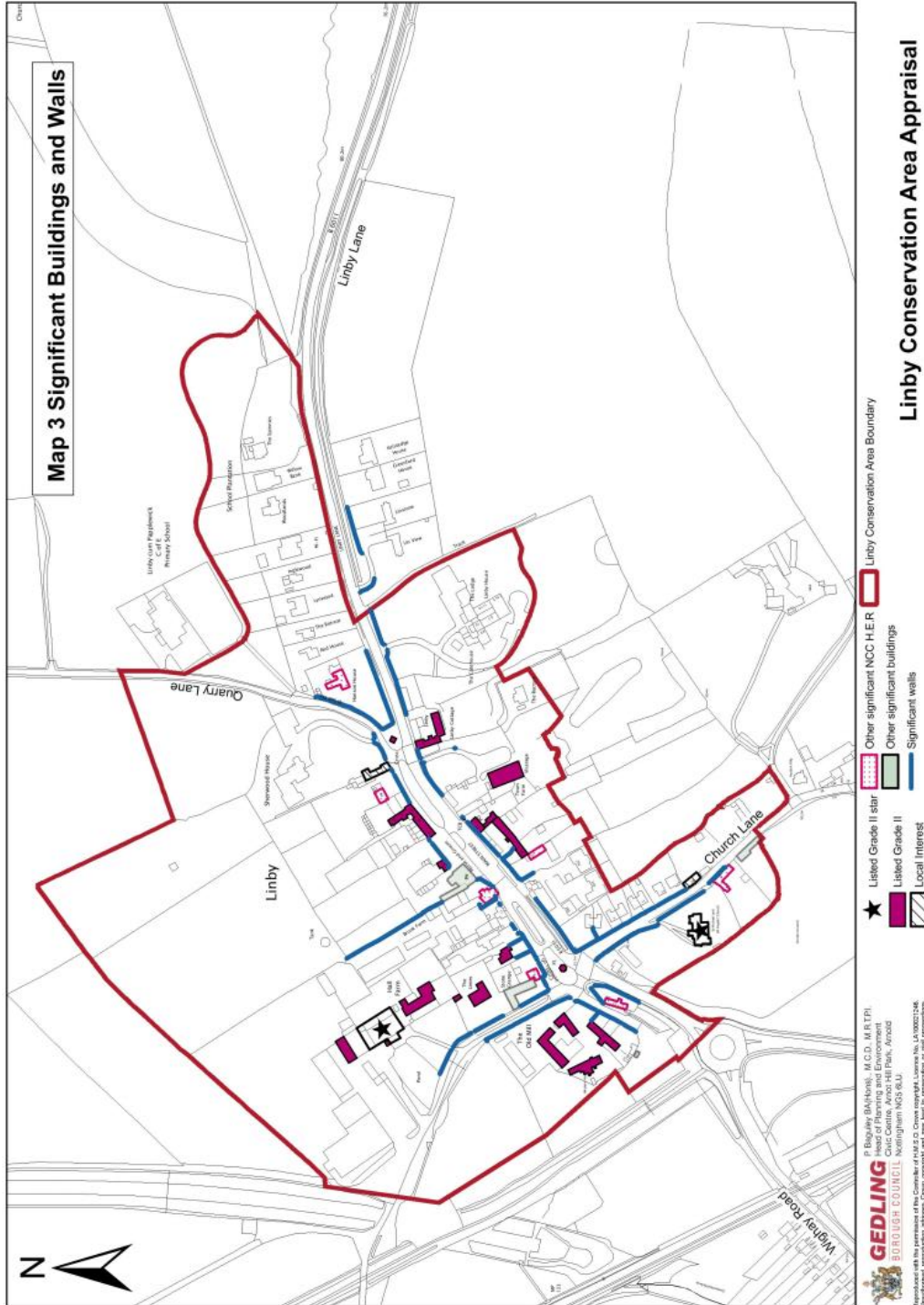
Map 2 Revisions to Conservation Area Boundary

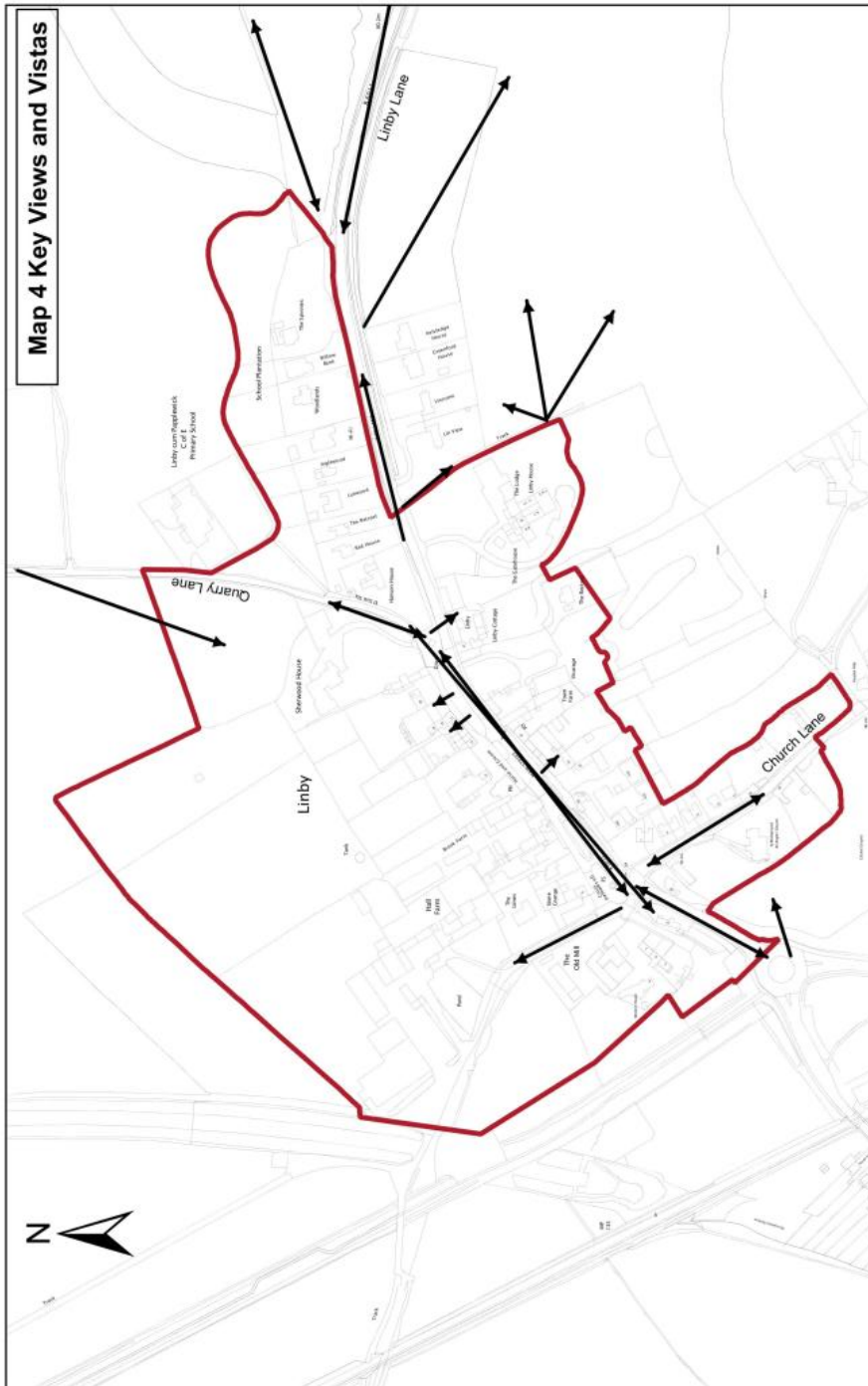
- Revisions to Linby Conservation Area Boundary
- Existing Boundary Linby Conservation Area

Scale 1:5000 **Linby Conservation Area Appraisal**

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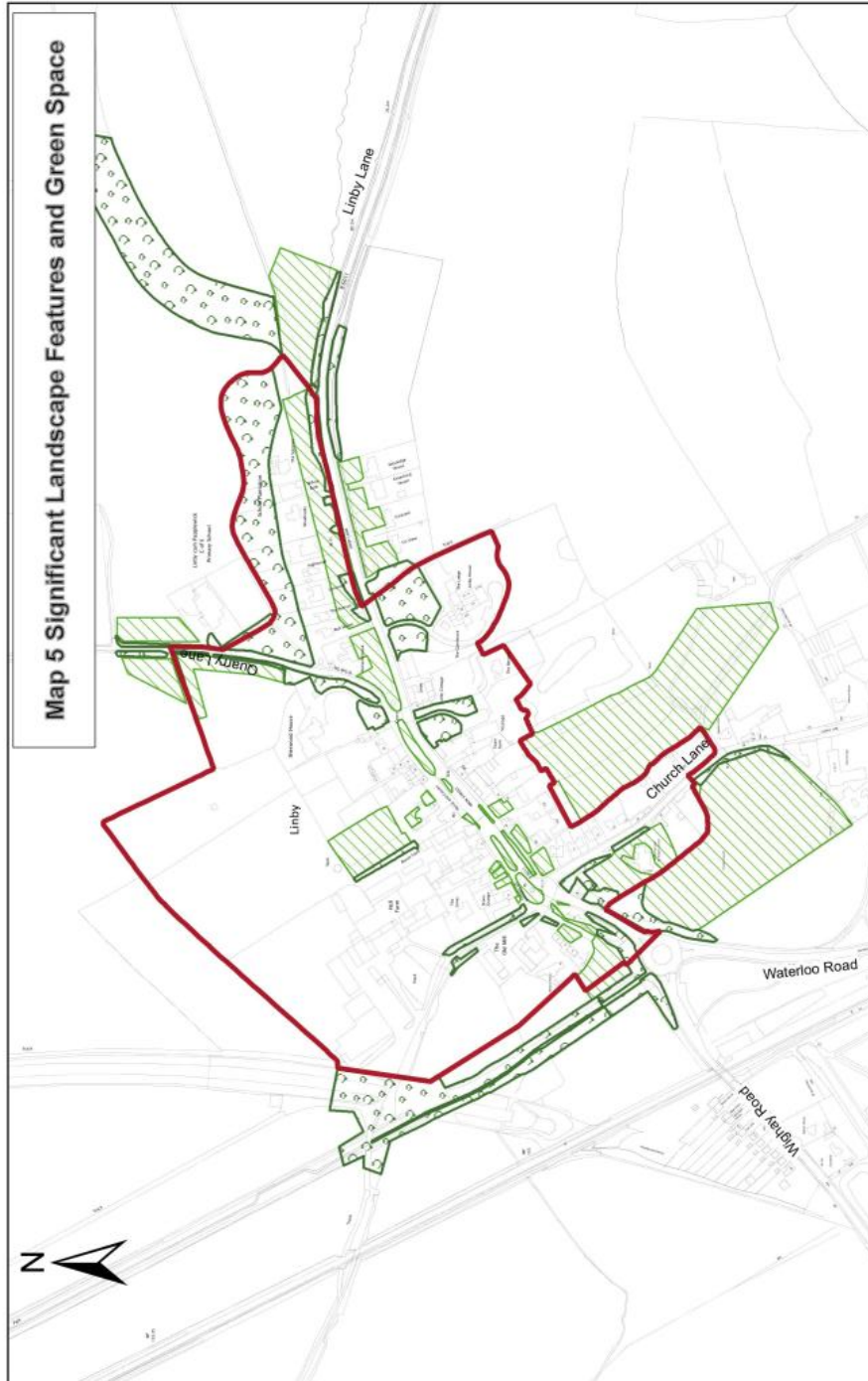
Map 4 Key Views and Vistas

 Linby Conservation Area Boundary
 Key Views and Vistas

Linby Conservation Area Appraisal

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Linby Conservation Area Boundary

Significant greenery

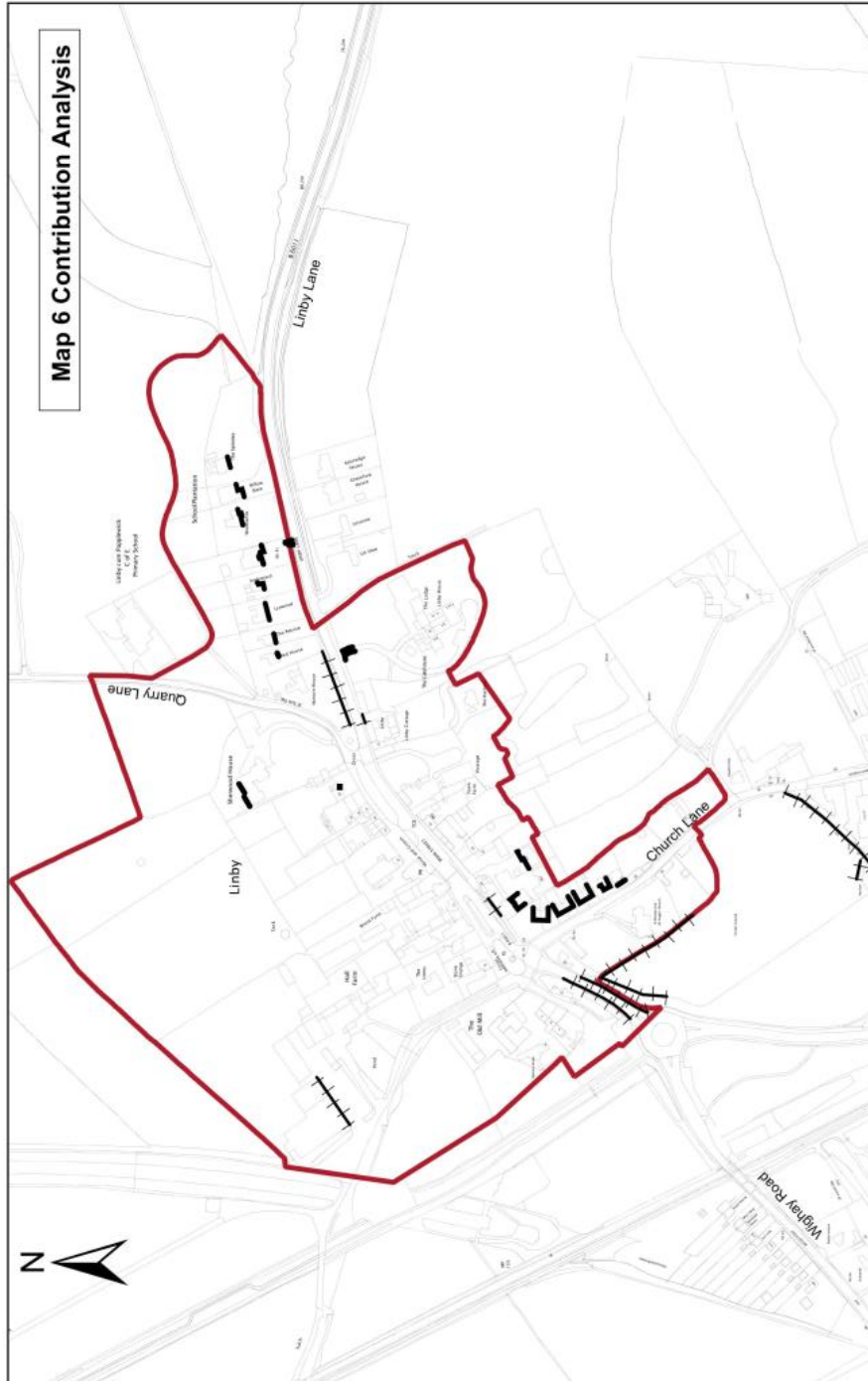
Significant green space

Linby Conservation Area Appraisal

Scale 1:3500

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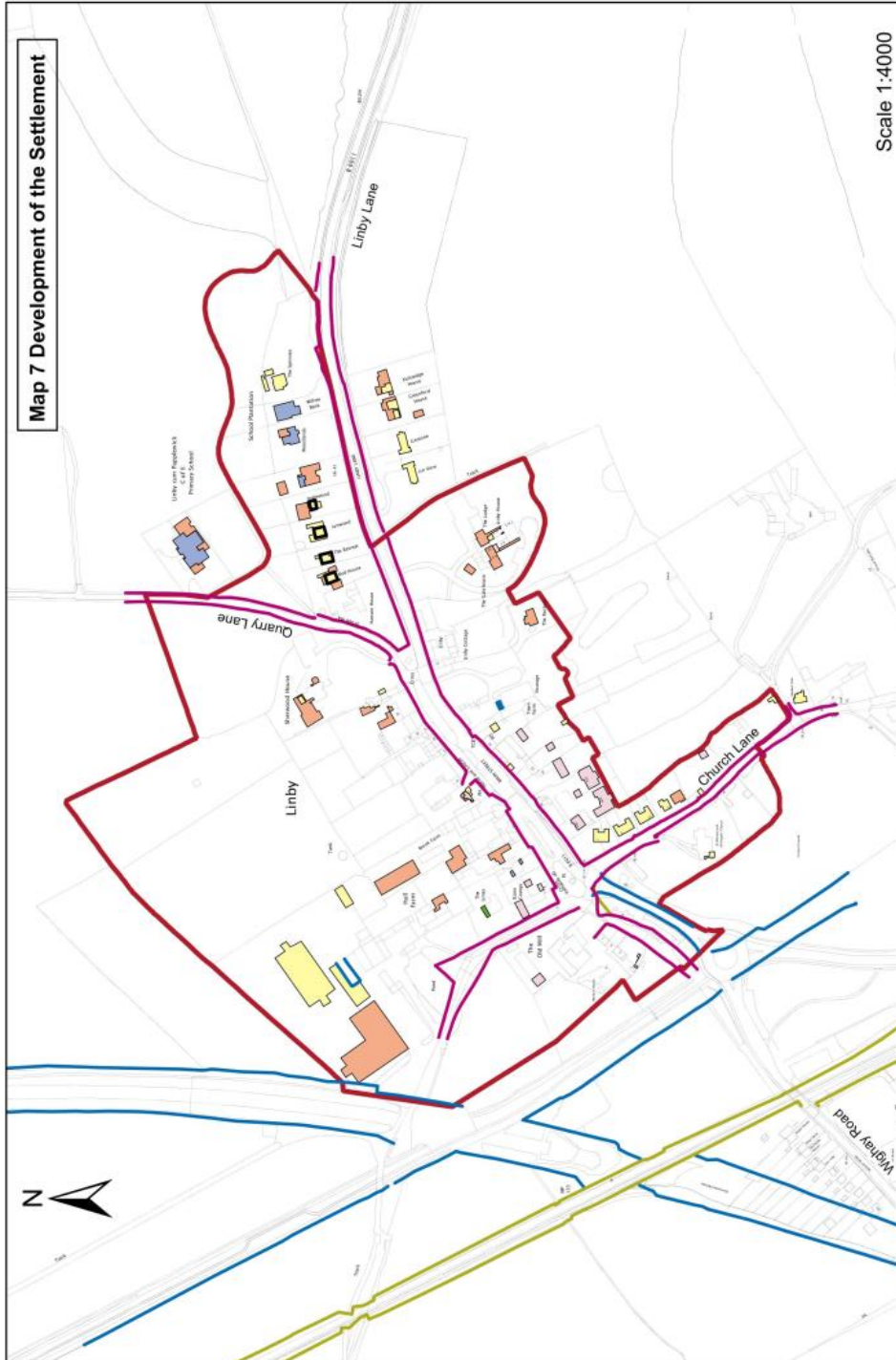


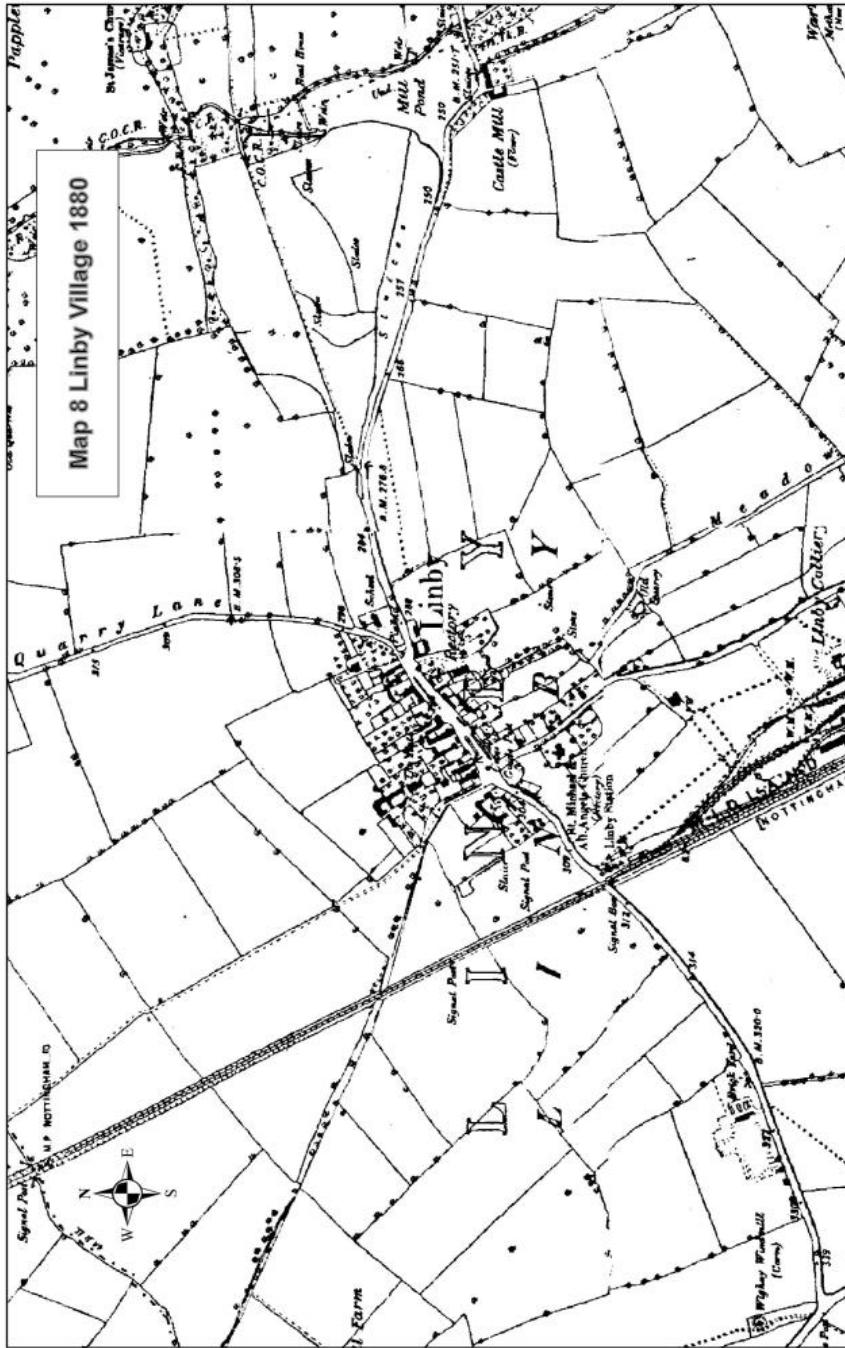
-  Linby Conservation Area boundary
-  Enhancement opportunity
-  Neutral contribution
-  Negative contribution

Linby Conservation Area Appraisal

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Linby Conservation Area Appraisal

Scale 1:5500