Hucknall Town Centre Conservation Area Designation Consultation Report
Document details

Title: Hucknall Town Centre Conservation Area Designation Consultation Report.

Summary: This document sets out a summary of the responses from the public consultation undertaken by the Council between November 2018 and January 2019 regarding the proposed Hucknall Town Centre Conservation Area Designation. This consultation was undertaken in line with General Data Protection Regulation (GDPR) requirements including signposting to the Council’s privacy statement.

Consultation summary:

The Council has undertaken a public consultation with local residents, businesses, and property owners, Historic England, Hucknall Local Historical Society, Nottinghamshire County Council and other relevant consultees.

Document availability:

Copies of this document are available from Ashfield District Council Planning Services.
1. Introduction

1.1 This report reviews the Council’s public engagement on the proposed Hucknall Town Centre Conservation Area, undertaken from 19th November 2018 until 7th January 2019.

1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’) defines conservation areas as: “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 (1) a). The designation statement is intended to provide a brief summary of significance of the proposed Hucknall Conservation Area.

1.3 Section 71 of the Act requires the Council to publish proposals for the preservation or enhancement of conservation areas at public meetings. A public drop-in meeting was duly held on the afternoon of 27th November 2018 at Hucknall public library where members of the public could discuss proposals with Council Planning and Conservation Officers.

1.4 Section 69 of the Act requires local planning authorities to review whether any parts of their area should be designated as a conservation area. The consultation allowed the public to assess whether the Council has made a reasonable assessment and justified the proposed designation.

1.5 In terms of national planning policy, Paragraph 186 of the NPPF (2018) states that:

“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”

1.6 This report has been prepared in line with advice set out in national guidance.

2. Proposed Hucknall Town Centre Conservation Area Consultation

2.1 The proposed Hucknall Town Centre Conservation Area has been identified as an area of historic and architectural interest. 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.

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1 Historic England (2019) Advice Note 1 – Conservation Area Designation, Appraisal and Management (2nd Ed).
3. Consultation strategy

3.1 Government guidance advises that public participation should be an integral part of the conservation area designation and appraisal process\(^2\). It is recommended that a draft conservation area appraisal and management plan should be issued for public comment as soon as a draft is completed.

3.2 A consultation exercise offers the opportunity for conservation officers' to be proactive and positive, raising the profile of heritage conservation practice. Public engagement on conservation issues has the potential to bring valuable local knowledge to light, and encourage a greater understanding and ownership of management proposals in the local community. As suggested in the Revised NPPF and in Historic England guidance, heritage is what people value. It is important, therefore, that the Council puts an appropriate consultation strategy forward.

3.3 The aims of the Hucknall Town Centre Conservation Area designation and consultation strategy were as follows:

- To seek views on whether members of the public consider whether the area should be designated as a Conservation Area;
- To inform members of the public about the proposed designation of the area and how they could comment on it;
- To seek public views on the Council’s summary of the significance of the proposed conservation area;
- To consider views on proposals for the preservation and enhancement of the area;
- To review the proposed Conservation Area boundary and whether it should be amended; and
- To raise the profile of conservation areas and provide useful advice and guidance to affected property owners.

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

- A **public drop in meeting** was arranged for the **27th November 2018** at Hucknall public library. The Council’s Conservation Officer and a Planning Officer attended.

- The Designation Statement and Questionnaire would be made widely available for public comment. A consultation period was set from **19th November 2018 to 7th January 2019**.

- An **electronic** copy of the Designation Statement and Questionnaire (see copy in appendices) were made available on the Council’s website with clear signposts at [www.ashfield-dc.gov.uk](http://www.ashfield-dc.gov.uk).

- Hard copies of the Designation Statement and Questionnaire were made available at the following locations, and were also available upon request:
  - Ashfield District Council Offices at Urban Road, Kirkby in Ashfield.
  - District Council Offices at Watnall Road, Hucknall and Brook Street, Sutton in Ashfield.
  - Kirkby in Ashfield, Sutton in Ashfield, Selston and Hucknall libraries.

• **Flyers** were placed in prominent positions at all of the above locations (a copy of which is included in the appendices).

• **Site notices** were placed at 5 locations around the proposed Conservation Area (a map showing these locations is included as appendix B). The site notices comprised 1 page – a letter to the general public advertising the designation of a new conservation area in Hucknall and public drop in meeting.

• **Letters/Emails** were sent to external consultees such as Historic England, Nottinghamshire County Council, Parish Councils, heritage societies, and various business organisations with details of the public drop in meeting and questionnaire.

• **Elected Members** of the Hucknall ward, portfolio holders and the Leader of the Council were all informed of the proposed boundary and designation statement.

• An advertisement was placed in the Hucknall Dispatch on the 23rd November 2018 (see copy in appendices).

**The consultation letter and questionnaire**

3.5 Site notices were placed at 5 prominent locations within the proposed Conservation Area. In addition, each external consultee was sent a letter (a copy of the site notice is contained in the appendices).

3.6 The questionnaire contained 4 questions, which consisted of tick-boxes and comment boxes along with the opportunity to provide additional comments; a space for respondents’ name, address, telephone number and email address was also provided. The deadline for comments (7th January 2019) and the Council’s address were included, as was an A5-size map of the proposed Conservation Area boundary. The 4 questions were as follows:

• **Question 1:**
  Do you think Hucknall Town Centre should be designated as a Conservation Area?

• **Question 2:**
  Do you agree with the proposed Conservation Area boundary?

• **Question 3:**
  Do you think the following are problems for Hucknall Town Centre?
  - The demolition of historic buildings.
  - The loss of traditional windows and doors (and replacement with modern UPVC).
  - The loss of traditional shopfronts.
  - The installation of inappropriate signage to shops and buildings.
  - The design of new development/buildings.
  - The poor condition/maintenance of historic buildings.
  - Excessive highway clutter (e.g. signs, road markings, litter bins, etc.).

• **Question 4:**
  Do you think tighter planning controls would help to address some of the issues identified in question 3?
• Additional comments.

**Public meeting**

3.11 Section 71 of the Act requires public meetings on conservation area management proposals to be undertaken within the area affected – although this consultation was with regard to a proposed designation rather than a management proposal; good practice on consultation within the affected area was adhered to. A public meeting was duly held at Hucknall public library on 27th November 2018 between 3.00pm and 7.00pm. This was attended by the Conservation Officer and a Planning Officer from Ashfield District Council.

3.12 Hard copies of the Designation Statement and Questionnaire, along with the proposed Conservation Area boundary maps, were provided for people to consider. Other material provided included display boards, which explained the reasons for a conservation area with the use of several historic maps and a range of historic/modern photographs of sites within the Conservation Area. The officers made themselves available for any questions throughout the meeting.

### 4. Consultation outcomes

**Questionnaire**

4.1 The Council received a total of 167 written and online consultation respondents. The questionnaire responses were, on the whole, supportive of the proposed Conservation Area. Some respondents did not answer every question. However, the questionnaire responses received are set out in the tables below:

#### Question 1

<table>
<thead>
<tr>
<th>Character Element</th>
<th>Yes</th>
<th>No</th>
<th>Don’t know</th>
<th>No answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do you think Hucknall Town Centre should be a Conservation Area?</td>
<td>54</td>
<td>9</td>
<td>3</td>
<td>0</td>
</tr>
</tbody>
</table>

4.2 Comments made on this question include:

- “It is necessary to keep the character of the town centre intact.”
- “All existing old and historical buildings should be preserved.”
• “I would like to see the Boots Shop and the first house in Albert Street, which is in sandstone, with shared yard to be looked after.”

• “Agree with boundaries except it should stop at bottom of Watnall Road as the area between there and the Bryon Bingo, both sides of the road are an eyesore.”

• “I’m objecting to this conservation area proposal because we’ve got buildings that do not look historical on my street.”

• “We will be encouraging each generation at present/future to learn about our past by keeping (where possible) our heritage – because change is inevitable and our past could get ‘forgotten’.”

### Question 3

<table>
<thead>
<tr>
<th>Issues</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Don’t know</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
<th>No answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>The demolition of historic buildings.</td>
<td>31</td>
<td>23</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>The loss of traditional windows and doors (and replacement with modern UPVC)</td>
<td>26</td>
<td>18</td>
<td>11</td>
<td>7</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>The loss of traditional shopfronts</td>
<td>8</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>The installation of inappropriate signage to shops and buildings.</td>
<td>32</td>
<td>21</td>
<td>4</td>
<td>5</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>The design of new development/buildings.</td>
<td>30</td>
<td>20</td>
<td>5</td>
<td>6</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>The poor condition/maintenance of historic buildings.</td>
<td>50</td>
<td>10</td>
<td>2</td>
<td>3</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Excessive highway clutter (e.g. signs, road markings, litter bins, etc.)</td>
<td>20</td>
<td>21</td>
<td>7</td>
<td>13</td>
<td>4</td>
<td>1</td>
</tr>
</tbody>
</table>

4.3 The majority of respondents agreed with most of the issues put forward for Question 3. Of these, the condition of historic buildings, inappropriate signage, demolition of historic buildings, and the design of new development were of most concern. The issues concerning the public realm and the loss of traditional windows/doors, and the loss of traditional shopfronts scored less in comparison (please see footnote 3).

4.4 Comments made on this question include:

- “I as a homeowner should have the right to do what I want [to] our house as long as it doesn’t take away its character.”

- “I am saving up to buy a new roof. If this area is deemed a conservation area would that mean I’d have to employ ‘specialists’ to do any repairs? – increase cost to me?”

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3 Please note: the question on ‘loss of traditional shopfronts’ was missed off the online survey in error, so these 10 responses are those received in writing only.
• “A limit should be placed on number of charity shops, vaping shops and men’s hairdressers. Otherwise no-one will visit as a shopping centre.”

• “The pedestrianised area has kept the character of the town centre well.”

• “‘Highway clutter’ seems to be a ‘menace’ – especially if pavements are narrow or people are disabled/visually impaired. Litter bins are a requirement that help.”

**Question 4**

<table>
<thead>
<tr>
<th>Management</th>
<th>Yes</th>
<th>No</th>
<th>Don’t know</th>
<th>No answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do you think tighter planning controls would help to address some of the issues identified in question 3?</td>
<td>49</td>
<td>10</td>
<td>5</td>
<td>2</td>
</tr>
</tbody>
</table>

4.5 Nearly all respondents were in favour of tighter planning controls to address management issues of the proposed conservation area; 15.15% disagreed.

4.6 The end of the questionnaire invited additional comments; some of these included the following:

• “I think that only the high street, including the Bryon Cinema, and the old police station (bupa/oasis dentist) the market place, and ogle street should be in the conservation area. Poss include other individual buildings of significant interest (schools, public halls, churches, etc.) rather than whole streets.”

• “Part of the problem with our high st and the up keep of older buildings is we have so many betting shops with their bright lights. So many charity shops and very little men’s shops. We need to bring people in and look at our old buildings with pride.”

• “Hucknall has beautiful buildings hopefully this will improve Hucknall town centre and buildings of historic interest.”

• “All towns need to evolve to meet the requirements of the modern world. Hucknall needs to attract more businesses for the town to prosper in the future, attracting new businesses to the town to fill empty shops will not be helped by adding more restrictions on these business and will have a negative effect. Housing is in short supply, adding further restrictions and costs on landlords will also have a negative effect. List individual buildings if you must, not create a conservation area. I strongly disagree with this proposal.”

• “This [is] just what the town needs to improve its appearance and atmosphere.”

• “As I see it, if I understood this correctly, my home [has] no historic interest whatsoever yet I will be subject to the same tightened planning permissions. Please do protect that which needs protecting, I think you can do that without designating an area.”

• “I am delighted to learn of the proposal to make the historical part of Hucknall a conservation area. It would stop the cladding of beautiful, old brickwork, also unsightly signs and publicity overtaking the gorgeous old buildings. We should take care of
Hucknall’s heritage, for generations to come. Thank you for all you hard work on this and for caring.”

- “Hucknall town centre [has] been greatly improved, we have some very good buildings that need to be preserved and looked after. Some of our buildings have already been lost and making this area a conservation area is a step in the right direction. It will also help people to know what we have in Hucknall along with all the local history.”

- “There is much history and heritage within the town centre and any efforts to enlighten and enhance these should be grabbed with both hands as a way to attract more visitors, thereby increasing the footfall and provide better business opportunities. I believe our historic buildings should be maintained to a high standard or we could lose them, as has happened in the past. New buildings should be encouraged to fit in with the style of the older ones in order to maintain some uniformity. There may be some problem with excessive signs on pavements but road markings and litter bins should be as plentiful as necessary. Tighter planning controls would help maintain the status quo.”

- “Will there be additional funding to support these properties?”

- “More information and further clarification is needed in order to answer these questions properly. I agree that certain buildings and areas of Hucknall are worthy of conservation - the building currently housing Byron bingo is beautiful but needs conserving and appropriate business use to keep its charm. The high street has a mix of buildings that are representative of ‘classic’ Notts architecture and horrid quick knock ups from over the years - yes, some are very worthy of conservation but not all...More info. on plans needed.”

- “Hucknall has the potential for becoming an attractive town that people will want to visit and in turn will help regenerate the town and boost the local economy. However, rather than piecemeal bits and pieces there needs to be a longer term strategy linked to a vision of what we want the town to look like and of course this will require some investment and to take account of encouraging traders - giving life to the town. Some restoration to its past would be great e.g. bringing the old drinking fountain back to the market square from Titchfield Park (where few people actually see it). A few projects like this planned over time will help generate interest as well as achieve some quick hits so we can see things are happening rather than just a far away future aspiration that takes forever and loses impetus.”

- “Too late for many buildings, must do something fast to save what remains.”

- “It is essential that Planning Officers are aware that changes to historic buildings should be considered very carefully in order to retain our heritage buildings and character for the future. Once these buildings are gone, or altered beyond recognition, our heritage is gone forever. Over the years, Planning decisions have not been given the consideration they ought to have been and we now have odd carbuncles of buildings which should have been looked after better in the past. I am particularly including here the former Coffee Shop on the High Street which is a Watson Fothergill Building and which, some years ago, was allowed to be subdivided into 3 shops. In addition, the Yorkshire Bank building on the High Street is another one.”

- “Hucknall has the potential to be an attractive and sought after area.”
• “We hope that the properties built of local limestone at the top of Beardall St./corner Watnall Rd. are also within the conservation scheme. Additionally it is worrying to see the old framework knitters workshop on Station Rd. up for sale by auction.”

• “Business rates are too high. Problem owners should be forced to make their buildings safe.”

• “There isn’t many buildings that are undertreat of demolition but the ones that are should be maintained and owners encouraged to tidy their premises up to comply with health & safety.”

• “Let’s look after what we have but not make it difficult for owners to comply – such as me!”

• “Tighter control on new builds not looking right. Plus H.M.O need to be blocked from happening.”

Public meeting

4.7 The Council’s Conservation Officer would like to thank those members of the public, Hucknall Heritage Society, along with local councillors who attended the public meeting on the 27th November 2018. Thank you for the level of support expressed and positive comments made; discussions covered a number of topics, such as the following:

- The historical development of Hucknall Town Centre;
- The implications of living within a Conservation Area;
- The purpose of the Designation Statement and Questionnaire;
- The consultation process; and
- Future Appraisal and Management Plan.

4.8 Overall, there was general support from all that attended the public meeting for the proposed conservation area.

5. Officer responses

5.1 The response from the Conservation Officer to issues raised in the previous section is outlined below. Where comments were raised as statements as opposed to queries then a response will not always be given.

Questionnaire

5.2 The Conservation Officer’s responses to the questionnaire are summarised in this section.

5.3 Question 1 – Whether the area should be designated as a Conservation Area? (Character element)

- The public response is in support of the proposed Conservation Area. Therefore, a recommendation will be made to Councillors’ to adopt the area as a Conservation Area.
5.4 Question 2 – Do you agree with proposed Conservation Area boundary? (Character element)

- Watnall Road/High Street junction area:
  - This part of the High Street leading up to Bryon Bingo was seen as an ‘eyesore’. The proposed boundary was drawn to include parts of the town centre that are considered to have the greatest concentration of buildings and spaces with architectural and historic interest. This section of the proposed area illustrates the late 19th/early 20th century town, which is identifiable as forming much of the character of the town today. Notwithstanding the present appearance of several of these buildings, much of the issue is with regard to unsympathetic shopfronts and signage, which is reversible.

- Condition of existing buildings:
  - An assessment of their general condition is carried out during the production of a conservation area appraisal. This document offers the opportunity to record the general condition of the area, both in its economic vitality and in the physical condition of historic buildings, other heritage assets and the public realm.
  - Generic issues that underlie obvious problems, such as the use of non-traditional windows or prominent satellite dishes, will provide evidence and identify the need for additional controls, particularly Article 4 directions, to prevent further erosion of the area’s special interest and support potential capacity for beneficial change.
  - Management plans can also identify those buildings that need enhancement through general improvements to their condition; thus, improving the appearance of the conservation area.
  - The improvement of derelict or dilapidated buildings can be addressed by the Council’s enforcement powers, particularly in dealing with sites that result in a loss of visual amenity (e.g. Section 215 notices).
  - With reference to parts of the town being an ‘eyesore’ the designation of a conservation area puts a legal duty on the local planning authority to ensure that an area is preserved or enhanced. Greater consideration over design of new development is given.

- Generational experiences with Hucknall’s heritage:
  - In relation to each generation present/future engaging with the heritage of Hucknall, the main aim of the Conservation Area is to preserve what is of architectural or historic interest in the area, and to enhance areas and buildings in the area. This is achieved by having special regard in determining planning applications to the Planning (Listed Buildings and Conservation Areas) Act 1990, conservation related planning policies in the Local Plan, and the National Planning Policy Framework (NPPF). Conservation area designation can also lead to greater opportunities for grant funding from heritage organisations to enhance areas, which will strengthen the importance of a place, and reinforce public awareness and support for areas recognised for their special interest. This will help secure historic buildings and spaces within the area so that they may be enjoyed for future generations, as well as the present.

- Buildings identified as having a ‘neutral’ impact on the area’s character:
  - Some buildings within conservation areas are considered to be ‘neutral’ in that they neither unduly detract nor make a positive contribution to the character or appearance of a conservation area. Further, conservation area designation means that when considering new development, or extensions and/or alterations to existing buildings, and street works, greater attention will be given to good design and higher quality materials. Buildings regarded as ‘neutral’
provide the opportunity for improvements, either in their redevelopment, or alteration.

- **Building immediately south of 1 Albert Street:**
  - The suggestion of including the first building on Albert Street has been discounted, as it does not justify amending the proposed Conservation Area boundary at this time, but is being assessed by the Local Planning Authority as to whether it meets the requirements of a local heritage asset, as set out in the Council’s set Criteria for Local Heritage Asset Designation (2013). Copies of this document can be found on the Council’s website: [http://www.ashfield-dc.gov.uk](http://www.ashfield-dc.gov.uk/)

5.5 **Question 3 – Issues.**

- **Changes to permitted development:**
  - Please note that the designation of a conservation area has very few impacts on householder ‘permitted development’. Whilst demolition, certain extensions and rendering/cladding is brought under planning control, the majority of alterations (such as window/door changes) remain permitted development.
  - Information on the implications of conservation area designation on householders can be found in the Council’s Designation Statement for Hucknall Town Centre.
  - For further information on householder permitted development, please refer to the *Town and Country Planning (General Permitted Development) (England) Order 2015* (specifically Schedule 2, Parts 1 & 2).
  - In response to replacing existing roofing materials within conservation areas, permitted development rights do not restrict householders from carrying such works providing that the materials used are of similar appearance to those used in the construction of the exterior of the existing dwelling house.

- **Impact of pedestrianisation:**
  - Having fewer vehicles on the High Street does allow for a more uninterrupted view along the street, and towards its various historic buildings and spaces.

- **Highway clutter:**
  - This is primarily an issue for the County Council (as the landowner). Private signage on the highway often requires a separate agreement from the County Council. With regard to street furniture, again this is mostly a County matter, although the District Conservation Officer would encourage improvements where these are proposed.

- **Vaping shops/charity shops/hairdressers:**
  - There is no special control over certain types of retail uses, such as charity shops, as these are all included within the A1 Use Class, so often consent is not required for these to be established within retail units.

5.6 **Question 4 – Management**

74% of respondents agreed that tighter planning controls were needed in the affected area. The Conservation Officer agrees with this view, as Conservation Area designation, Article 4 Directions or Areas of Special Advertisement Control can help, over time, to stop piecemeal degradation of local character and, in the long term, can establish a trend of improvement.
5.7 Further comments

- **“Only the High Street, including the Byron Cinema, the Old Police Station...the Market Place and Ogle Street” should be included:**
  - As aforementioned, in response to queries raised in Question 2, p.11, the proposed boundary is drawn around part of the town centre that is considered to have the greatest concentration of buildings and spaces with architectural and historic interest. The proposed area includes a suitable selection of residential, commercial, industrial, religious and civic buildings. The proposed boundary covers much of the extent of the late 19th century town, which still forms much of the character of the town.

- **Allowing the High Street to evolve:**
  - Change is inevitable, and even desirable in some cases; therefore, new development will be assessed in line with whether proposals seek to preserve or enhance the character or appearance of the proposed Conservation Area.

- **Increasing the supply of housing:**
  - The designation of a conservation area does not restrict the reuse of buildings as residences, or the construction of new dwellings. However, such development would need to have regard to the preservation or enhancement of the Conservation Area’s character and appearance.

- **Proliferation of signage:**
  - Measures such as Council enforcement powers, Area of Special Advertisement Control (Article 4 for signs), implementation of heritage policies when dealing with signage/shopfront applications, Supplementary Planning Guidance (SPD) on shopfronts & signage, are all tools the Council can use to tackle inappropriate signage within a conservation area and to improve the character and appearance of the area.

- **Increasing footfall/tourism:**
  - The preservation and enhancement of historic buildings and spaces helps to reinforce what is special about that place and helps to preserve its identity. This is proven to keep visitors returning to historic places, and can also encourage businesses to use heritage as part of their sales/promotional strategy.

- **Associated grant funding:**
  - Currently, the Council do not offer grant funding such as for individual householders financial assistance for general householder improvements. Other grant funding sources for wider conservation area projects could include, but are not limited to, the following: Heritage Lottery Fund (HLF); Historic England Seeker Schemes; Architectural Heritage Fund (AHF); and Council/County Council grants.

- **Duty on District Planning Authority to seek preservation or enhancement when assessing planning proposals:**
  - Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states there will be a duty to preserve or enhance the character or appearance of the proposed conservation area; the Council’s Conservation Officer will therefore work positively and proactively with the Development Team and applicants’ to provide solutions and encourage successful outcomes to proposed schemes.
• **Business Rates:**
  o These are set nationally, not locally, so the Council has no control over these.

• **Problem buildings:**
  o Where the appearance of buildings, considered to have a damaging effect on the amenity and character of the proposed Conservation Area, the Council has a range of enforcement powers under both the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990; these powers can be used to resolve building amenity issues, and listed buildings that are in poor condition. Please see Officer’s comments to queries raised to Question 2 of the Questionnaire, p.11.

• **HMOs:**
  o This is not directly a conservation issue, as often there are few associated external changes to buildings. Where proposals do affect the character or appearance of the Conservation Area, the Council’s Conservation Officer shall seek to preserve or enhance the character or appearance of the area.

6. Conclusion

6.1 The Council is grateful to all those that commented on the proposals and those who discussed their thoughts with Officers at the public drop-in meeting. All comments and suggestions have been carefully considered and the Conservation Officer’s responses to these are set out in this document. The proposed Conservation Area boundary for Hucknall will be put forward to the Council’s Cabinet for designation. It is considered that the consultation strategy objectives have been met.

6.2 If designated, the Council will draft a Conservation Area Appraisal & Management Plan and will release this for public consultation in accordance with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990.
ASHFIELD DISTRICT COUNCIL

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990, SECTION 69

HUCKNALL CONSERVATION AREA DESIGNATION

NOTICE IS GIVEN under the provisions of the 1990 Act that Ashfield District Council has produced a Draft Conservation Area Designation Statement and Questionnaire under Section 69 regarding the proposed Hucknall Conservation Area.

The Council is seeking public views on the designation of a new conservation area in Hucknall. There are several ways in which members of the public can view the proposals:

- Online at [www.ashfield.gov.uk](http://www.ashfield.gov.uk)
- At the Council’s offices (Urban Road, Kirkby in Ashfield)
- At the Council’s offices (Watnall Road, Hucknall)
- Online at [www.ashfield-dc.gov.uk](http://www.ashfield-dc.gov.uk)
- At Kirkby in Ashfield Library
- At Hucknall Library
- At Sutton in Ashfield Library
- Selston Library.

Public consultation on the proposed conservation area will take place from Monday 19th November 2018 to Monday 7th January 2019.

A public drop in session will be held at Hucknall Library on Tuesday 27th November 2018 from 3 – 7 pm with Council Officers to discuss the proposed conservation area.

Comments can be made via a questionnaire available at [www.ashfield-dc.gov.uk](http://www.ashfield-dc.gov.uk) or by email to the [localplan@ashfield.gov.uk](mailto:localplan@ashfield.gov.uk)

If you would like to view any of the supporting documentation in an alternative format, or would like to discuss any issues relating to the proposed Conservation Area, please do not hesitate to contact us.

Public responses will help to shape the future management, conservation and preservation of Hucknall’s special historic and architectural interest.

Carol Cooper-Smith
Interim Service Director, Place and Communities
APPENDIX B: Map showing site notice locations
APPENDIX C: Example questionnaire

Proposed Hucknall Conservation Area
Designation Statement
And Questionnaire

November 2018

Proposed Hucknall Conservation Area – Questionnaire

Please detach this section and return to the address below—or complete online [here](https://www2.ashfield.gov.uk/limesurvey/index.php/194184?lang=en%20).

Ashfield District Council is carrying out a 6 week public consultation on the proposed designation of the Hucknall Conservation Area. This is to increase public understanding and awareness of the historic character and appearance of the town, the benefits of conservation area designation and to enable residents and businesses of Hucknall to express their opinion.

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<thead>
<tr>
<th>Q1: Do you think Hucknall Town Centre should be a Conservation Area?</th>
<th>Yes</th>
<th>No</th>
<th>Don't know</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Q2: Do you agree with the proposed conservation</th>
<th>Yes</th>
<th>No</th>
<th>Don't know</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

Comments:
Q3
Do you think the following are problems for Hucknall Town Centre?

<table>
<thead>
<tr>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Don't know</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>The demolition of historic buildings.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>The loss of traditional windows and doors [and replacement with modern UPVC]</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>The loss of traditional shopfronts.</td>
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<tr>
<td>The installation of inappropriate signage to shops and buildings.</td>
<td></td>
<td></td>
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<tr>
<td>The design of new developments in buildings.</td>
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<tr>
<td>The poor condition/maintenance of historic buildings.</td>
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<td></td>
<td></td>
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<tr>
<td>Excessive highway clutter (e.g. signs, road markings, litter bins etc.)</td>
<td></td>
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</tr>
</tbody>
</table>

Comments:

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Q4
Do you think tighter planning controls would help to address some of the issues identified in Question 3?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Don't know</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Additional comments:

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Please return by Monday 7th January 2019 to:
Planning Policy
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottingham
NG17 8DA
Privacy Notice
We will use the information provided by you for the preparation of Development Plan Documents and/or Supplementary Planning Documents. The basis under which the Council uses personal data for this purpose is Public Task.

The information that you have provided will be kept in accordance with the Council’s retention schedule, which can be found at www.ashfield.gov.uk/Privacy.

The information provided by you may also be used for the purpose of any other function carried out by the Council. Information about these functions and the legal basis on which information is used by them, your rights and the Council’s Data Protection Officer (DPO) can be found on the Council’s detailed privacy notice which can be found at www.ashfield.gov.uk/Privacy on the Council’s website or by requesting a copy by writing to the Data Protection Officer, Ashfield District Council, Urban Road, Kirkby-in-Ashfield, Nottingham, NG17 8DA.

Contact Details
Name
Organisation / Group (if applicable)
Address
Postcode
Telephone
Email

All responses must be received by Monday 7th January 2019

Please post to:
Conservation Officer
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottingham
NG17 8DA

The form can also be completed online at: www.ashfield.gov.uk

Thank you for completing this questionnaire.
APPENDIX D: Hucknall Dispatch Notice 23rd November 2018

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 69
HUCKNALL CONSERVATION AREA DESIGNATION

NOTICE IS GIVEN under the provisions of the 1990 Act that Ashfield District Council has produced a Draft Conservation Area Designation Statement and Questionnaire under Section 69 regarding the proposed Hucknall Conservation Area.

The Council is seeking public views on the designation of a new conservation area in Hucknall. There are several ways in which members of the public can view the proposals:

- Online at www.ashfield.gov.uk
- At the Council’s offices (Urban Road, Kirkby in Ashfield)
- At the Council’s offices (Wattinall Road, Hucknall)
- Online at www.ashfield-dc.gov.uk
- At Kirkby in Ashfield Library
- At Hucknall Library
- At Sutton in Ashfield Library
- Selston Library.

Public consultation on the proposed conservation area will take place from Monday 19th November 2018 to Monday 7th January 2019.

A public drop in session will be held at Hucknall Library on Tuesday 27th November 2018 from 3 – 7 pm with Council Officers to discuss the proposed conservation area.

Comments can be made via a questionnaire available at www.ashfield-dc.gov.uk or by email to the localplan@ashfield.gov.uk

If you would like to view any of the supporting documentation in an alternative format, or would like to discuss any issues relating to the proposed Conservation Area, please do not hesitate to contact us.

Public responses will help to shape the future management, conservation and preservation of Hucknall’s special historic and architectural interest.

Christine Sarris
Assistant Director of Planning and Regulatory Services.