

# NAILSTONE CONSERVATION AREA



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

## Appraisal & Management Plan





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# Appraisal

## 1.0 Introduction

### 1.1 Designation of the Nailstone Conservation Area

Nailstone is a former Gopsall Estate village located in the north of Hinckley and Bosworth borough, approximately one mile north of the larger settlement of Barlestone. The village has seen limited changes since the estate was sold in 1927 and the properties gradually passed into private ownership, with the current built form providing fine evidence of this historical and social development. It also contains several buildings of special interest and unique characteristics which are particular to the Gopsall Estate villages. It is for these reasons, alongside others identified in a summary of special interest, that the Borough Council is proposing a conservation area within Nailstone.

### 1.2 Definition of a conservation area

A conservation area is an area of “special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.<sup>1</sup> Designation of a conservation area takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.<sup>2</sup>

Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservations areas.

Proposals should be publicised and incorporate public comment.

Conservation area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.

### 1.3 Value of conversation area designation and appraisal

Conservation area status offers advantages to both the local planning authority and the public. They can enhance economic well-being and quality of life, as well as offer a certain amount of continuity and stability. Owners of properties in conservation areas generally consider the controls offered by designation are beneficial because they sustain, and/or enhance, the value of property within it.

Conservation area appraisals are educational and informative documents about our cultural inheritance that aim to protect local heritage and raise public awareness and support, upon which the prosperity of an area can be sustained. They provide assistance for owners to encourage repairs and preventative maintenance, utilising financial assistance where available, greatly improving the overall quality of the built environment.

Conservation areas may be affected by direct physical change or by changes in their setting. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future positive

<sup>1</sup> Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>2</sup> Section 69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990

management of that area. An adopted conservation area appraisal can inform those considering investment in the area, help guide the form and content of new development through the development control process and result in an educational and informative document for the local community.<sup>3</sup>

The purpose of this appraisal is to define and record the special interest of Nailstone accompanied with the preparation of a management plan which sets out suggested actions to preserve and enhance the special character of the area, thus meeting the above aims and the statutory duties.<sup>4</sup>

#### **1.4 Community involvement**

Providing a usable and accessible conservation area appraisal and management plan to underpin and shape future decisions gives local people the power to deliver the developments their community wants. The council seeks to ensure that local communities are proactively involved in identifying general areas that merit conservation area status and defining the boundaries. The values held by the community are likely to add depth and a new perspective to the local authority view.

This document has been prepared by the local authority with assistance from interested members of the Nailstone community. The draft document is made available for public consultation and the council welcomes comments. The results of community involvement and the public consultation will be evaluated and taken into account in revising the final draft of the conservation area appraisal and management plan. The document will then be formally adopted by the council at an

appropriate level. An adopted conservation area appraisal is a material consideration in any planning proposal.

#### **1.5 Scope of the appraisal**

It is intended that this document will be used by the council as guidance for assessing development proposals that affect the area, and by residents, developers and the general public to understand its significance in order that its special interest and character will be preserved and enhanced for future generations.

This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located within the conservation area and its setting should not be taken to imply that it does not hold significance and positively contribute to its character and appearance. As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the Nailstone Conservation Area. Such information should be considered in conjunction with the appraisal during the course of decision making by the local planning authority.

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<sup>3</sup> Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management* (London: English Heritage, 2011) paras 1.6-1.10

<sup>4</sup> Section 71 (1) Planning (Listed Buildings and Conservation Areas) Act 1990

## 2.0 Planning policy context

### 2.1 Legislation and planning policy

The Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) provide the legislative and national policy framework for conservation area appraisals and management plans.

The NPPF emphasises that conserving heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life for this and future generations, is a core planning principle towards achieving sustainable development. It states that “local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance”.<sup>5</sup>

NPPF (Annex 2) defines a heritage asset as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and non-designated heritage assets identified by the local planning authority (including local listing)”.<sup>6</sup> A designated asset is designated as such under the relevant legislation, whilst a non-designated asset is identified as having a degree of significance that is not protected under legislative framework. Conservation areas are designated heritage assets, each containing a number

and variety of elements which combine to create the overall significance of the heritage asset. These elements often include other designated heritage assets, such as a listed building, and non-designated heritage assets, such as a locally listed building.

This document must be considered alongside the council’s policies concerning development and the use of land as set out in the adopted Core Strategy (2009), Local Plan (2001) and Local Plan (2006 – 2026). The Core Strategy identifies that the borough’s conservation areas are valuable assets that need to be safeguarded. They form an attractive environment and proposals that enhance identity and distinctiveness of this environment will be supported. A number of saved policies from the Local Plan (2001) relate to conservations areas. These policies and other relevant guidance are explained in more detail in the Management Plan.

### 2.2 Policy guidance

This appraisal was undertaken consulting the Historic England guidance document *Understanding Place: Conservation Area Designation, Appraisal and Management*.<sup>7</sup> In addition, the document *Conservation Principles*<sup>8</sup> provides policies and guidance for identifying *significance*, considered to be the sum of four heritage values through which a site or place can be interpreted; evidential, historical, aesthetic and communal. Consideration of how these values are attributed to Nailstone, accompanied with Historic England guidance on understanding a place, allows for a clear articulation of significance and the special interest of the conservation area.

<sup>5</sup> Department of Communities and Local Government (DCLG), *National Planning Policy Framework*. (London: DCLG, 2012) para 126

<sup>6</sup> Department of Communities and Local Government (DCLG), *National Planning Policy Framework*. (London: DCLG, 2012) Annex 2

<sup>7</sup> Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management* (London: English Heritage, 2011)

<sup>8</sup> Historic England, *Conservation Principles: Policies and Guidance* (London: English Heritage, 2008)

The decision-taking process for the historic environment requires due consideration of national and local policies and guidance with an assessment of the significance of the heritage asset. This appraisal provides a statement of special interest but it does not attempt to be exhaustive, and national policy and guidance lay the duty on all concerned, including residents and prospective developers, to understand the significance of any heritage asset.

### 2.3 Control measures brought about by designation

In determining applications for development in conservation areas, local planning authorities must pay special attention to “the desirability of preserving or enhancing the character or appearance of that area”.<sup>9</sup> This requirement, as set out in legislation, is also reflected in national and local policy.

In order to preserve and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area, including controls on demolition, permitted development and works to trees. These measures are explained in more detail in the Management Plan.

### 3.0 Summary of special interest

The special interest of Nailstone Conservation Area can be derived from the following key characteristics:

- The highly visible nature of the conservation area and All Saints church spire set within the surrounding agricultural landscape with views and

vistas out of the conservation area into the countryside that enhance the rural character of the village

- The predominance of the remaining farmhouses and surviving farmstead layouts that demonstrate the agricultural origins of the village
- The historical development of the village, and the social function and value of buildings contained within it, that is illustrated by the surviving built fabric
- The surviving primary street pattern, plan form, layout of buildings and interrelationship of spaces which provides an interesting townscape
- The association of buildings and spaces within the village with famous historical events and products
- The sense of local identity and interdependence between the former Gopsall Estate and village community that is still evident in the built form
- The communal value derived from the collective memories and experiences of people associated with employment in agriculture and the nearby coal mine
- The aesthetic and historical value provided by the range of designated and non-designated heritage assets within the conservation area
- The continuity of building scale, simple form, and use of prevalent red brick and blue clay building materials
- Local distinctiveness is represented by eyebrow dormer windows as a design feature and their association with Lord Howe
- The retention of traditional patterns of enclosure with surviving intimate spaces within farm courtyards and high

<sup>9</sup> Section 72 (1) Planning (Listed Building and Conservation Areas) Act 1990

quality boundary treatments including red brick and stone walls

- The green spaces around All Saints church which allow for clear views of the church and its surroundings and the remaining open spaces around buildings which allow for an appreciation of their setting within the plot
- Open grass verges, hedgerows and occasional mature trees are an important element in the rural character of the village and offer high amenity value

#### 4.0 Assessing special interest

The assessment of special interest within Nailstone has been completed by examining its historical development and undertaking a spatial and townscape analysis.

#### Historical development

##### 4.1 History and archaeology

Archaeological discoveries suggesting a Romano-British farmstead provide the first evidence of a settlement in the current location of the village. The majority of other archaeological remains in the area lie outside the conservation area boundary.<sup>10</sup> A small chapel is likely to have been built on the top of the rise at the end of the Anglo-Saxon period, now the location of All Saints church. Development of the village is then likely to have been located around the open space surrounding the church then creeping westwards towards the turnpike from Hinckley to Ibstock.

There is debate as to whether Nailstone is mentioned in the Domesday Book of 1086 but it seems likely that it is recorded as either Neulebi or Neluestone. The

manorial rights were first held by Ernald under Hugo de Grantmesnil, one of King William's lieutenants.

The agricultural origins of the settlement were established around a number of working farmsteads under control of the Manor. When Gopsall Hall was constructed in 1750, Nailstone became part of the estate. The Earls Howe, owners of the estate, funded the construction of many properties in the village as it developed as a functioning social unit. By 1851 the village population had risen to 343 persons. This interdependence between landowner and community created a sense of local identity, almost of an extended family.<sup>11</sup> Historic maps from 1885 and 1904 clearly identify the relatively undeveloped open space surrounding the church and the focus of scattered development to the north and west of this space including distinctive courtyard farm complexes (*figures 1 and 2*).

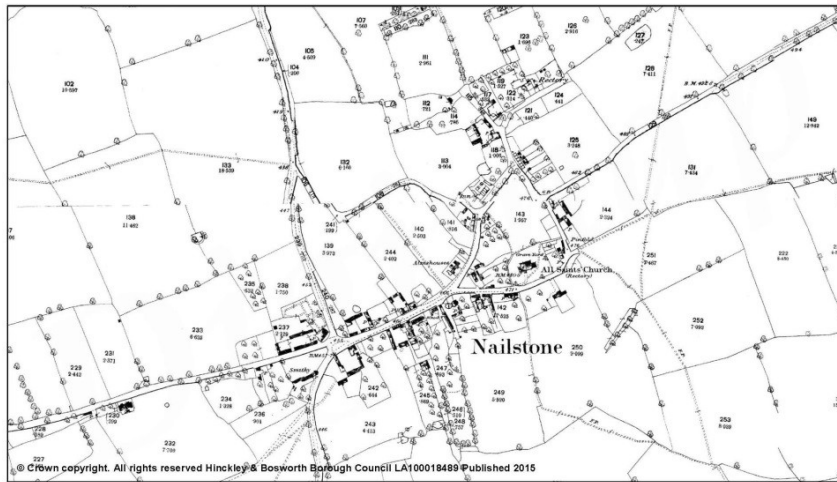
During the 19<sup>th</sup> century agriculture was gradually replaced by coal mining as the principle source of employment within Nailstone and the surrounding district. Nailstone Wood Colliery was sunk in 1864, located two miles north-east of the village. The village, however, appears relatively untouched by the effects of the coal mining industry, whilst the agricultural nature and legacy of the village is still highly evident.

<sup>10</sup> Leicestershire and Rutland Historic Environment Record (HER)

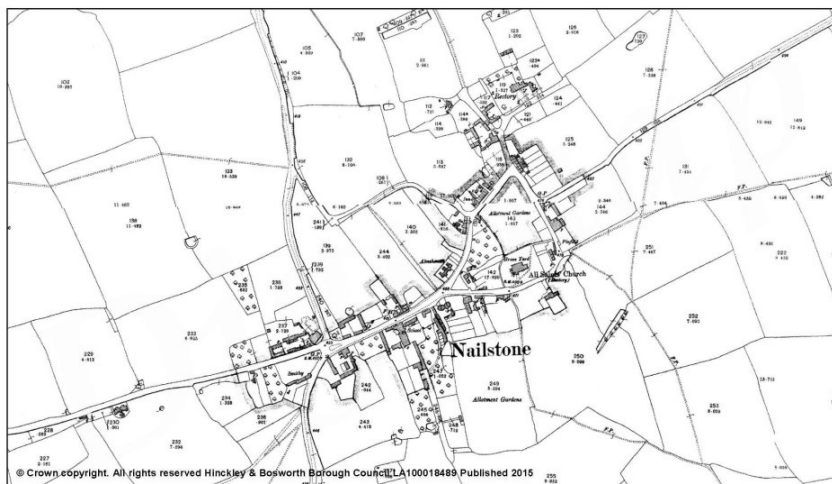
<sup>11</sup> G. Oakley and L. Croman, *The Bosworth and Gopsall Estates* (1996, foreword)



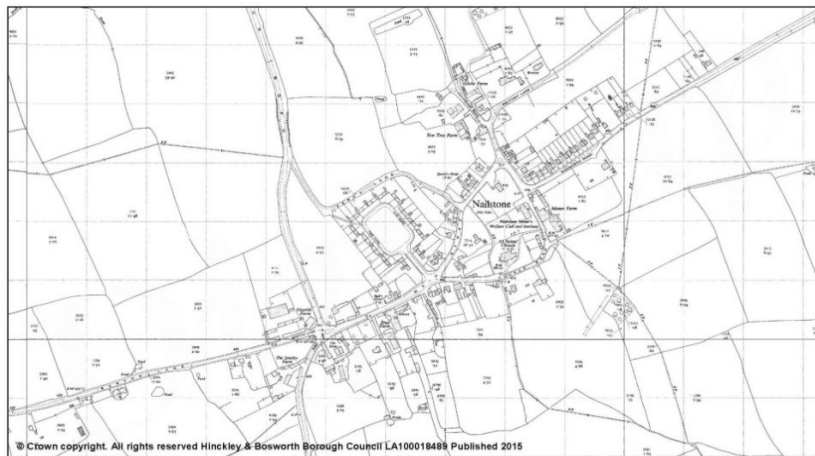
**Figure 1**  
**Map of Nailstone c1885**



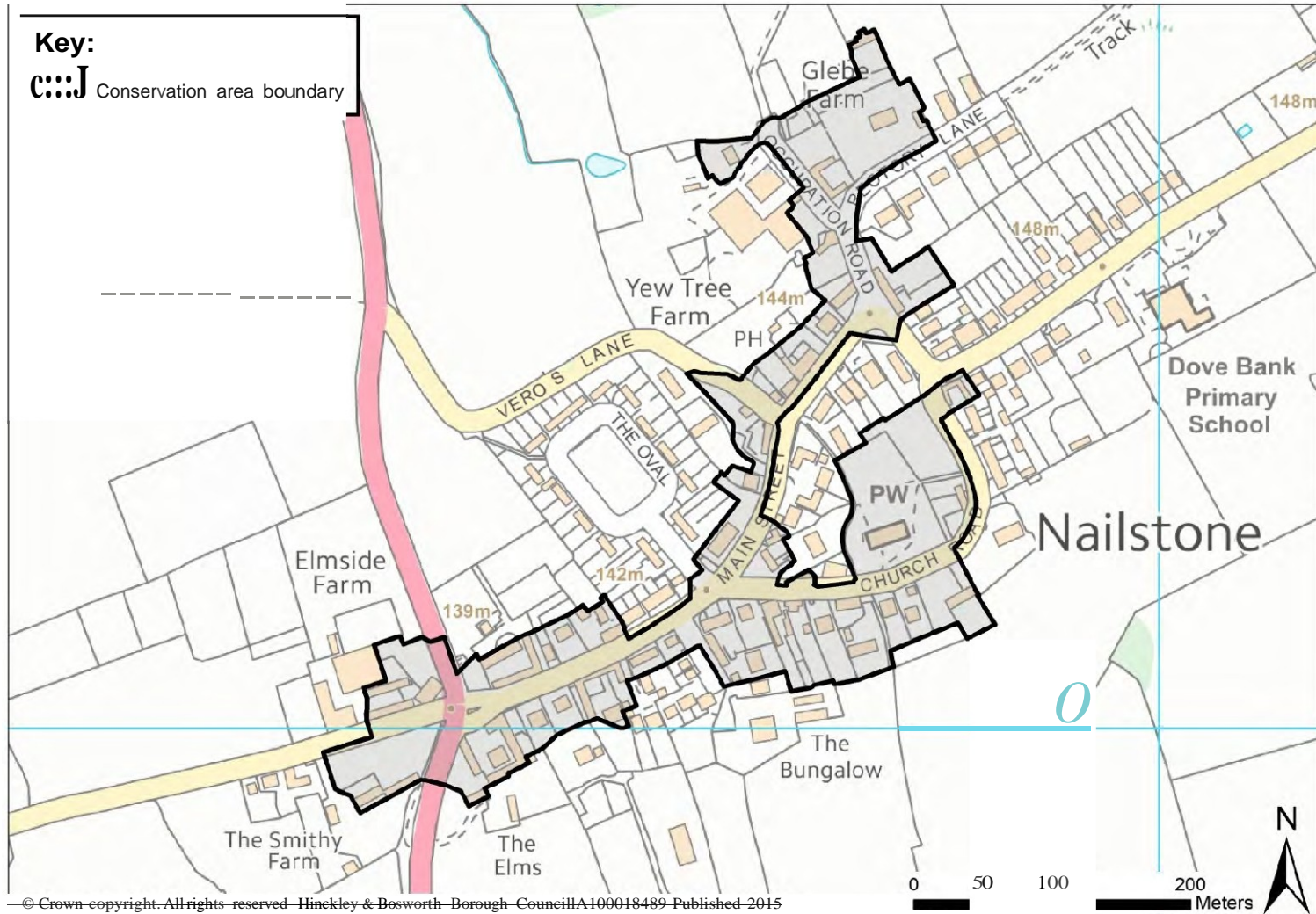
**Figure 2**  
**Map of Nailstone c1904**



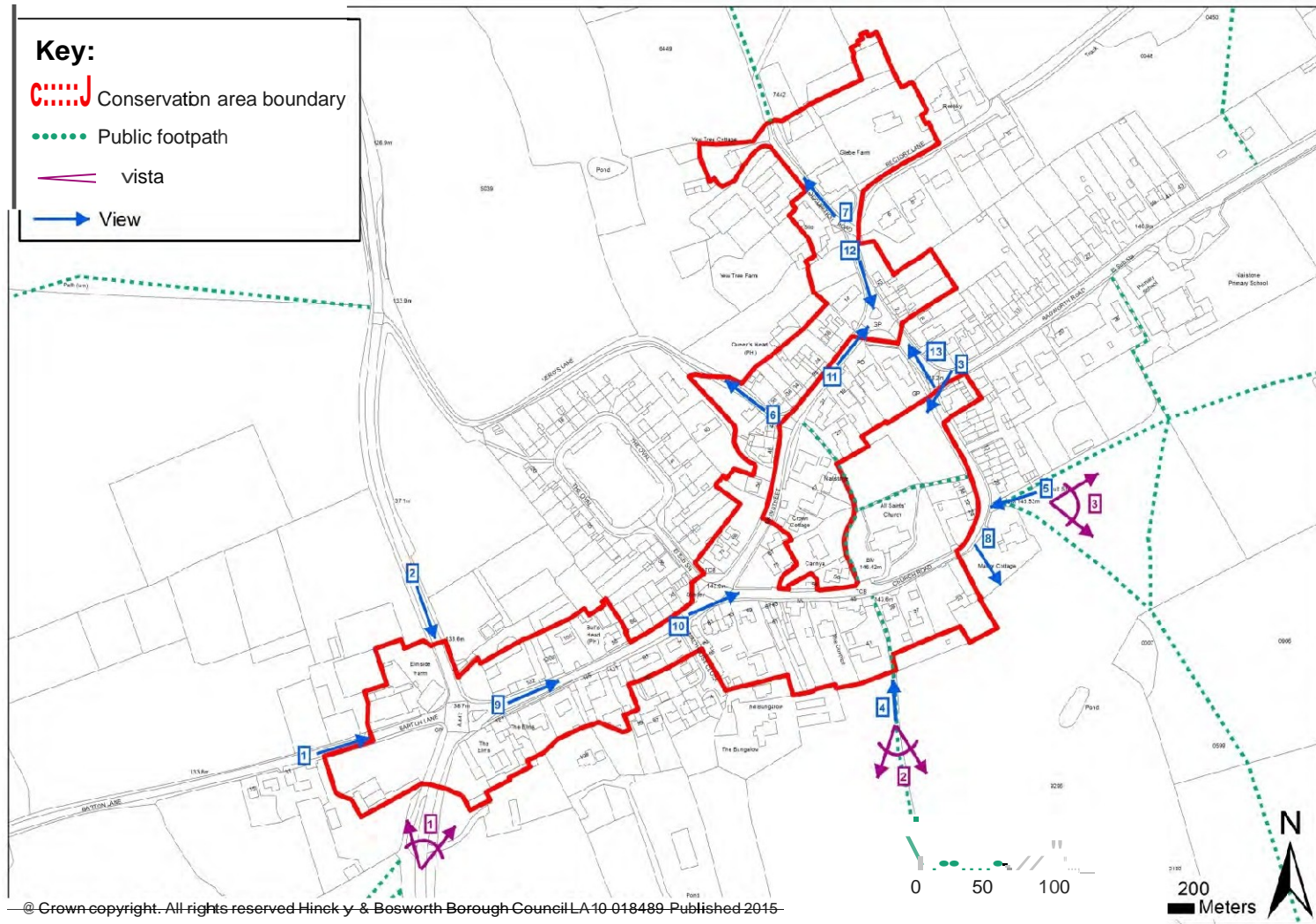
**Figure 3**  
**Map of Nailstone c1955**



**Figure4**  
**Nailstone Conservation Area**



**Figure 5**  
**Views and vistas into and out of the conservation area**



The Gopsall Estate was sold in 1927 and many estate buildings were privately purchased. Following the sale plots of land were incrementally developed for residential use, including interwar period ribbon development stretching eastwards along Bagworth Road and the local authority estate at The Oval constructed during the 1950s (*figure 3*). Further limited development has taken place since including the occasional infilling of plots. Dove Bank primary school was constructed in 1982 to amalgamate the current village school and two others in nearby Bagworth and Battram.

There has been a major incident which brought notoriety to the village and indirectly influenced English history. In 1745 Bonnie Prince Charlie and his army of Scottish Highlanders swept down the country to reach Derby at the beginning of December. The Prince broke off hostilities in order to visit his friends, the Knowles at Nailstone, residing at Elmside Farm, to ascertain what support to expect from the area. The conclusion was not positive so the decision to retreat was made there. Thus he lost the initiative, the battle and the chance of a crown.<sup>12</sup>

Another significant incident was the crash of a Boeing B17G Flying Fortress on a night navigation training flight on 27 November 1944 in a field close to Hollow Farm Barn. Sadly all nine crew members and three trainers lost their lives. A cairn dedicated to the American airmen is located in the Memorial Garden (*figure 6*).

**Figure 6**  
**Memorial to American Airmen**



## Spatial Analysis

### 4.2 Location and context

The boundary of the conservation area reflects Nailstone's agricultural origins and subsequent development as part of the Gopsall estate (*figure 4*).

### 4.3 Landscape setting

The development of Nailstone on a ridge top between two tributaries of the River Sence means that the village, and in particular the church spire being set on the highest ground, are highly visible features within the surrounding landscape. For the purpose of the appraisal views and vistas into and out of the conservation area are identified in *figure 5*. Vistas are long distance and wide aspects across a broad landscape and views are confined to a specific locality through routes or spaces.

From the south the village is approached from Osbaston Hollow through farmed countryside between wide grass verges and green hedgerows. The openness of this approach allows for clear identification of the church spire to the east. As the

<sup>12</sup> G. Oakley and L. Croman, *The Bosworth and Gopsall Estates* (1996, p.136)

Hinckley Road rises towards the village the conservation area is entered at Smithy Farm, although hidden somewhat behind mature vegetation. Elmside Farm and the working range of farm buildings at The Elms provide a pleasant setting to the southern entrance of the conservation area before Hinckley Road meanders northwards.

**Figure 7**  
Panoramic vista of the conservation area from  
*Hinckley Road (vista 1)*



From the west, the approach to the village is set amongst tall hedgerows giving Barton Lane a narrow feel. The conservation area is entered at the grounds of Smithy Farm. Elmside Farm barns and the hedgerow bounding Smithy Farm maintain this narrowness focusing the view towards the crossroads at Hinckley/Ibstock Road and Main Street.

Similarly to approaching from the south, the approach to the village from the north is set within farmed countryside with wide grass verges and green hedgerows. The church spire and The Oval housing estate is clearly visible as Ibstock Road rises from the River Sense tributary. Beyond Vero's Lane the agricultural complexes of The Barns and Elmside Farm are unmistakable. The conservation area is entered where the dominant brick wall around Elmside Farm bounds the road. The Elms farmhouse and courtyard terminates the view, before the road meanders southwards.

**Figure 8**  
Narrow view of the conservation area from  
*Barton Lane (view 1)*



**Figure 9**  
Entrance to the conservation area from Ibstock  
*Road (view 2)*



From the east, the conservation area is approached along ribbon development set back from Bagworth Road until reaching the eastern gable of the former Manor Farm complex. As the road bends northwards the open space of the Memorial Gardens allows for a view of the church spire beyond Manor Farm. The two spurs of the conservation area are divided by more recent development, but views of the yew tree at Yew Tree Farm and the row of cottages on Occupation Road announce the arrival at the northern spur.

**Figure 10**  
**View of All Saints church spire from**  
**Bagworth Road (view 3)**



**Figure 11**  
**Countryside vista from southern Church Road**  
**footpath (vista 2)**



**Figure 12**  
**View of All Saints church spire from southern**  
**Church Road footpath (view 4)**



**Figure 13**  
**Countryside vista from eastern Church Road**  
**footpath (vista 3)**



The above entrances accompanied with a further number of views and vistas into and out from the conservation area, provide emphasis for understanding the development of the village (*figures 11 to 17*). A wide panoramic vista opens out when leaving the conservation area from the southern Church Road public footpath with sights of open countryside, woodland and Market Bosworth church spire in the distance. When entering the conservation area from this footpath there is a view of All Saints church spire. A similar wide panoramic vista of the countryside is provided when leaving the conservation area from the eastern Church Road public footpath, whilst a direct view of All Saints church spire is provided when entering the conservation area from this path. Further views into the open countryside down Occupation Road, Vero's Lane and from Church Road reinforce the rural character of the village.

**Figure 14**  
View of All Saints church spire from eastern Church Road footpath (view 5)



**Figure 15**  
Countryside view from Vero's Lane (view 6)



**Figure 16**  
Countryside view from Occupation Road (view 7)



**Figure 17**  
Countryside view from Church Road (view 8)



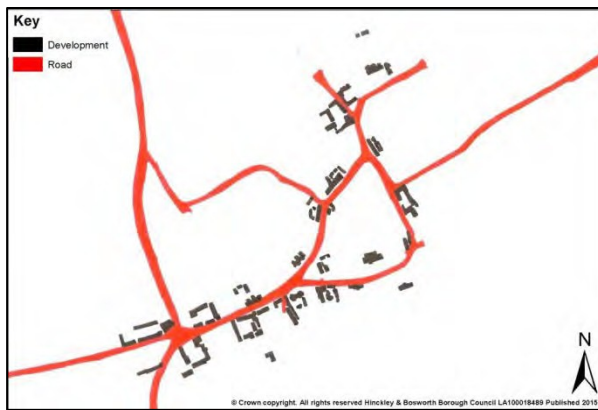
#### 4.4 General character, plan form and inter-relationship of spaces within the area

A figure ground plan from the 1885 map of Nailstone identifies the sporadic nature of development within the village (*figure 18*). The courtyard farm complexes are clearly visible with varying distances between these and all other buildings, reflecting the organic nature of development. These spaces are often well defined and clearly separated by undeveloped plots such as orchards or agricultural holdings. A large area of open space surrounds the church with few buildings located within the enclosed road loop. The majority of development is located against the back edge of the pavement or slightly set back. Some grander buildings, including the church, the Rectory and the Manor House, are set well back within their plots.

The primary street pattern remains today utilising the same principal routes. Three additional roads, The Oval, Malthouse Close, and an addition to Church Road are cul-de-sacs containing or serving modern residential development. Most historical development remains with the plan form of the buildings identified in 1885 clearly evident on the present day figure ground plan (*figure 19*). The largest mass of development includes modern agricultural buildings located within some of the remaining farm complexes and the primary school building. Many of the

spaces between the historical buildings have been infilled with modern development often set well back within their plots. Development has been limited to the northern section of the space created by the Church Road loop, so the distinctive area surrounding the church remains intact. Spaces around the grander buildings also remain allowing an appreciation of the buildings within their setting. Small, intimate spaces fronting and within the farm courtyards also survive.

**Figure 18**  
**Figure ground plan of development in Nailstone c1885**



**Figure 19**  
**Present day figure ground plan of development in Nailstone**



The street pattern, plan form, layout of buildings and interrelationship of spaces within the conservation area allow for a series of views which focus upon its pleasant townscape and views of the prominent All Saints church spire. These

views are identified in *figure 5* and *figures 20 to 24*.

**Figure 20**  
**View along Main Street past the Barns to the church spire (view 9)**



**Figure 21**  
**View beyond 67-71 Main Street to the church spire (view 10)**



**Figure 22**  
**View from Main Street terminating at 2-12 Occupation Road (view 11)**





**Figure 23**  
Distant view of the church spire from  
Occupation Road (view 12)



**Figure 24**  
Variations in roofscape along Occupation Road  
(view 13)



## Townscape Analysis

### 4.5 Architectural quality and built form

The predominant agricultural character of the village is most evident at the western end of the conservation area, as the significant collection of buildings previously or currently associated with farming form part of a distinctive historic street scene. The character of the remainder of the conservation area reflects its organic development as demonstrated by the varied styles of buildings constructed in a local vernacular. Styles include the timber framed Manor House, the Classically styled Rectory, Georgian farmhouses and associated barn complexes, early-Victorian village school, almshouses, public houses and cottages, late-Victorian terraces, through to modern residential development.

Most of the farmsteads and some other buildings pre-date the construction of Gopsall Hall in 1750 but have been altered significantly for practical and aesthetic reasons. The plan form of many of these buildings, however, remains clearly evident, including the common U-shaped plan of the farmsteads and tracing of burgage style plots of properties on Church Road.

Each building within the conservation area has a simple built form with a varied number of bays depending on its width. There is a reasonable continuity of scale as development has been kept predominantly at two storeys with occasional use of the roof space. Three storey development includes The Elms and Elmside Farm houses and the former Nut and Squirrel public house, which likely reflects the higher social status of these buildings when constructed. Apart from a number of agricultural buildings, the almshouses and The Old School are the only historic single storey buildings within the conservation area.

A prevalent local architectural feature is the use of distinctive eyebrow dormer windows, a design detail favoured by the Lord Howe, owner of Gopsall Park and Estate during the late 18<sup>th</sup> century. Whilst this detail is evident on some buildings in other villages they are a rarity and provide a pleasant detail to an elevation. Eyebrow dormers remain on some of the older properties within the conservation area and have been replicated as a design feature on a considerable number of modern properties within the village. On most other historic buildings within the conservation area the upper floor windows are tucked under the eaves. The occasional use of ground floor bay windows and dormer windows within the roof space are not original features. The use of segmental brick window arches is common with the occasional use of varied header treatments on other properties.

Apart from the use of hipped roofs on The Elms, Glebe Farm, The Old School and The Rectory all roofs within the conservation area are pitched. Many properties display prominent gable end and axial chimney stacks with some decorative crown chimney pots and dental brick courses surviving. Other decorative features have been kept to a minimum or are now hidden behind external wall treatments.

A number of high quality boundary treatments remain, including original substantial red brick walls and an occasional stone wall enclosing farm complexes and historic plots (*figure 25*). Decorative iron railings and gates are an important feature outside The Elms, Stud Farmhouse and bordering the churchyard and Memorial Gardens (*figure 26*). Further treatments within the conservation area include modern low red brick walls, timber fencing and the planting of vegetation such as hedgerows. Demand for off-street car parking has led to some properties unnecessarily dispensing with front

boundary treatments and confusion between public and private space. Green spaces are either left open for access or have been enclosed by timber or metal post and rail fences so the space remains clearly visible.

**Figure 25**  
**High brick walls and low stone walls along Church Road**

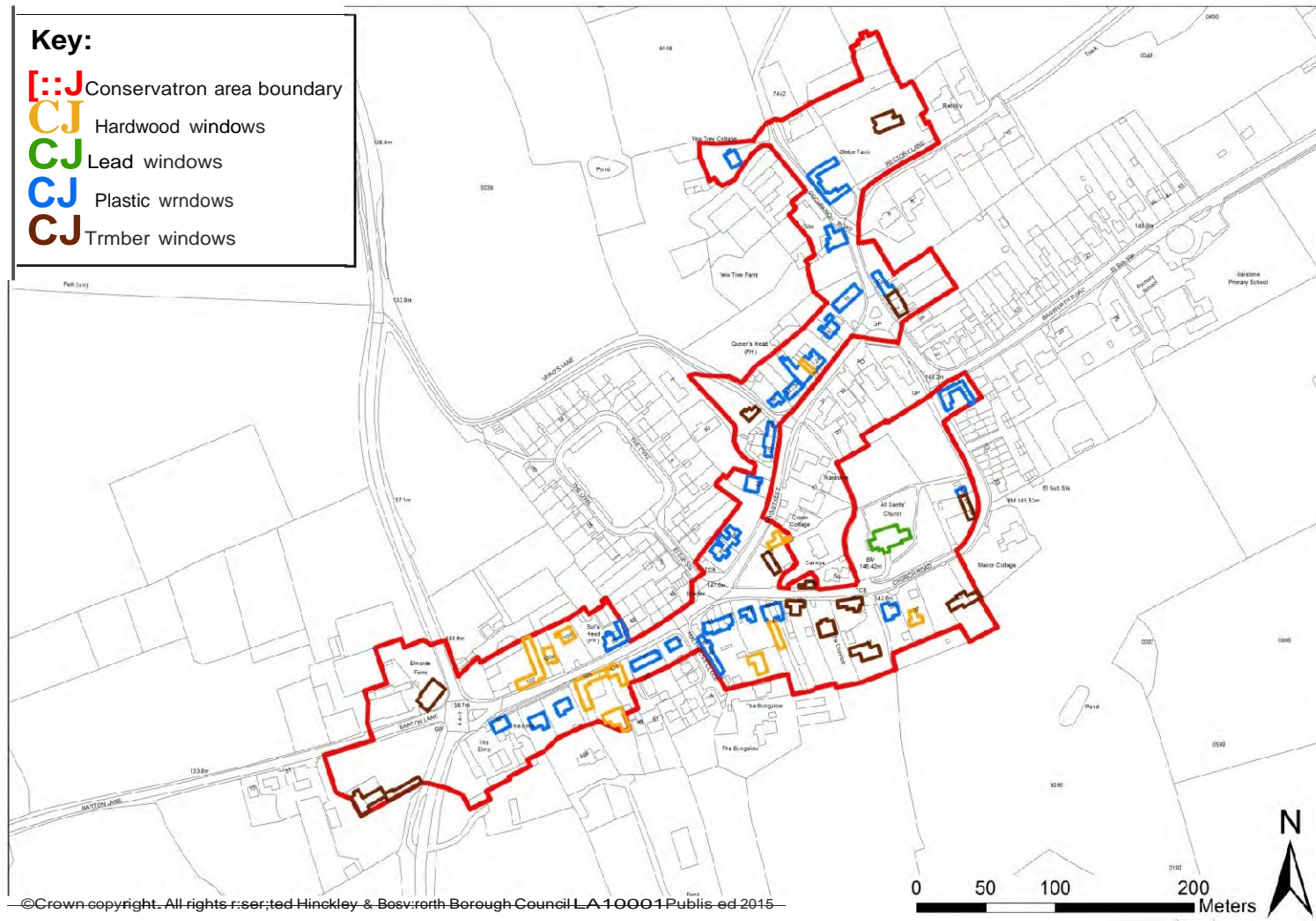


**Figure 26**  
**Iron railings fronting The Elms**





**Figure28**  
**Window materials within the conservation area**



#### 4.6 Prevalent and traditional building materials

The prevalent traditional building material is red brick with a variety of bonding patterns accompanied with the occasional use of yellow, orange and blue bricks. Stucco, render or painted brick has been utilised as a finish on a number of properties. Many of the historic buildings within the conservation area were timber framed and the use of timber is still evident internally and occasionally externally, such as on the front elevation of 67 Main Street. The prevailing traditional roof material is a clay tile with the occasional use of natural Welsh or Swithland slate. Concrete tiles have been utilised on many modern properties in the village and have sometimes been used as a replacement roof material on historic properties in the conservation area (*figure 27*). A considerable number of cottage style windows and doors remain with traditional timber casement windows being noteworthy. Hardwood and plastic materials have been used as replacement windows on some historic properties (*figure 28*). Roads and footpaths are predominantly tarmac with concrete kerbstones. Granite setts, cobbles and bricks remain in some of the internal courtyards.

#### 4.7 Key listed buildings

There are six listed buildings in the conservation area (full listing descriptions are contained in Appendix 1). The listing may cover several structures within the curtilage of the property so the listing description should not therefore be relied upon to refer only to the main building. The principal structures are:

**A) Elmside Farmhouse** is a grade II listed farmhouse, originally dating from the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The oldest section fronts Ibstock Road and is three storeyed. Constructed of red brick, the building features timber

casements and sashes, a canted bay, axial stack, canopy on console in the angle and a Welsh slate roof.

**Figure 29**  
**Elmside Farmhouse**



**B) The Elms** is a grade II listed farmhouse, originally dating from the late 18<sup>th</sup> century. It is a three storey building constructed of red brick with a hipped slate roof. It features three bays with a central six panelled door with overlight in a Doric pedimented case, flanked by 12 pane sash windows with stuccoed flat arched heads with keystones. It includes a moulded eaves cornice and gable end chimney stacks.

**Figure 30**  
**The Elms**



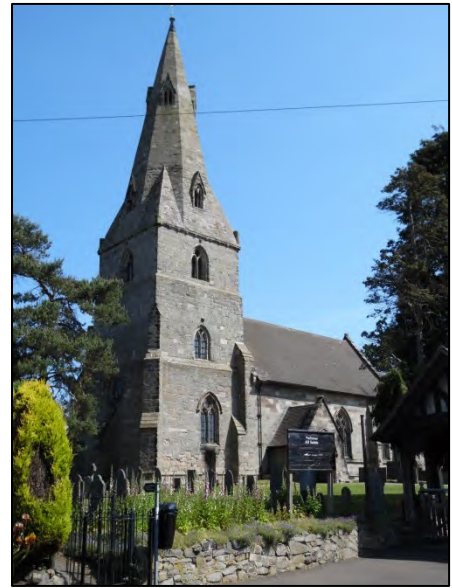
C) **The farm buildings** at The Elms are a range of grade II listed red brick barns forming the sides of a yard. The southern and eastern ranges originally date from the late 18<sup>th</sup> or early 19<sup>th</sup> centuries. The southern range is the main barn with round arch blank arcading around the doorways.

**Figure 31**  
*Farm buildings at The Elms*



D) **The Church of All Saints** is a grade II\* listed church mostly of the Decorated period (early 14<sup>th</sup> century) although the chancel is of Early English origin. It is constructed of coursed and squared limestone with random rubble to the chancel and plain tiled roofs. There is a buttressed west tower built in three stages, spire, nave with north aisle and chancel and includes decorated stained glass windows within shafted embrasures. Victorian elements include the south porch, scissor braised rafter roof, chancel arch, and stained glass in the south aisle. There are two fonts; one is octagonal Victorian, and one is octagonal with canted basin and ribs dating from the 14<sup>th</sup> century. In the north aisle is a memorial alabaster slab to Thomas Corbett, the “Servent Sure in Pantry’s Rule” to Henry VIII, and father of 21 children.

**Figure 32**  
*The Church of All Saints*



E) **The Manor House** is a grade II listed dwelling. This 16<sup>th</sup> century hall and cross-wing house was originally timber framed, but with walls replaced in brick and stone in the late 18<sup>th</sup> century. The building was fully floored from the start, with no sooting to the roof. The plan is unusual, apparently with a cross-passage between the hall and the parlour cross-wing, with the service end at the far end of the hall. The building has a doorway towards the angle in a rustic timber porch, a plain tiled roof, timber casement windows and an axial chimney stack.

**Figure 33**  
*The Manor House*



F) **The Old Rectory** is a grade II listed house, formerly the rectory, dating from circa 1830. It is a two storey building constructed to a square plan, consisting of stucco over brick, a plain tiled roof with hipped west end, bow window and canted bay with raised parapet roof, timber sash windows and an axial chimney stack. It features a lower wing of two bays with timber sashes and a brick rear wing on a rubble plinth.

**Figure 34**  
**The Old Rectory**



#### 4.8 Key unlisted buildings

There are number of unlisted buildings that make a positive contribution to the character of the conservation area. The following buildings are considered to be non-designated heritage assets and will be recommended for inclusion on a local heritage list currently being prepared by the council.

1) **The barns at Elmside Farm** are two ranges of barns that bound the northern and southern elevations of the Elmside Farm complex. They are likely to date from the late 18<sup>th</sup> or early 19<sup>th</sup> centuries, and are constructed of red brick with clay tiled roofs. The blank brick wall of the southern range provides a strong sense of enclosure along Barton Lane.

**Figure 35**  
**Barns at Elmside Farm**



2) **Smithy Farm** is a two storey farmhouse constructed in 1787 with a main range and cross wing and attached single storey range which was the village blacksmiths. The buildings are red brick with render on the farmhouse and include clay tiled roofs, timber casement windows, and four prominent chimney stacks.

**Figure 36**  
**Smithy Farm**



3) **The Barns** is a rectangular farm complex comprising a farmhouse and ranges including a threshing barn, grain store and stables, likely to date from the early 19<sup>th</sup> century. The eastern range consists of a two storey farmhouse stepping down to single storey former barns now converted to residential accommodation. This range is constructed of brick, now rendered, with clay tiled roofs and a number of

axial chimney stacks with terracotta pots. The northern range consists of an impressive threshing barn and grain store constructed of red brick with clay tiled roof and features a king post timber truss and rough brick segmental archways. The southern range consists of stables constructed of red brick with two toned clay tile and Swithland slate roof coverings. The dental eaves courses and brick piers provide an attractive wall facing Main Street.

**Figure 37**  
**The Barns complex**



4) **Stud Farmhouse** was once part of a square farm complex likely to date from the early 19<sup>th</sup> century. The two storey farmhouse consists of a symmetrical plan with an opening to the gable end indicating the roof space was likely to have been used to house farmhands. It is constructed of red brick with a clay tiled roof and features tall gable end chimney stacks with attractive crown pots and a dental eaves course. A distinctive porch extension has been added to the front elevation. Stud Farm was famous under the Warner Barrs for the breeding and export of Shire horses all over the world.

**Figure 38**  
**Stud Farmhouse**



5) **The Old School** was established in 1828 and enlarged in 1858 by the addition of an infant's school. It is single storey with a clay tiled hipped roof and two frontage gables and three arched bays. It features hood moulding over the windows and date plaques. The original brass school bell is now located at Dove Bank primary school.

**Figure 39**  
**The Old School**



6) **The Bulls Head** is a public house likely to have been constructed in the early 19<sup>th</sup> century, using red brick in an unusual bond. It features a clay tiled roof, eyebrow dormer windows, gable end stacks, metal rise and fall gutter brackets and some interesting outbuildings to the rear. Its modest scale reflects its social status as historically serving the working classes



within the village and it continues to perform a key social function.

**Figure 40**  
**The Bulls Head**



- 7) **68 and 70 Main Street** are the former village almshouses, originally four single storey widowers cottages constructed in the mid-19<sup>th</sup> century to provide an essential social function. They are constructed of red and yellow brick with a two tone clay tiled roof and feature varied decorative string courses, mouldings, segmental arches and bargeboards and tall axial stacks.

**Figure 41**  
**68 and 70 Main Street**



- 8) **67 Main Street** was originally a timber framed two storey house dating from the 17<sup>th</sup> century replaced with brick and divided into three cottages in the early 19<sup>th</sup> century. A section of timber framing still remains. It features segmental arches and timber

casement windows and includes an interesting range of outbuildings to the rear.

**Figure 42**  
**67 Main Street**



- 9) **61-67 Church Road** is an interesting collection of buildings located within burgage plots extending back from the street. The scale of the property fronting Church Road suggests it may have been a 19<sup>th</sup> century two storey farmhouse then separated into a terrace with late Victorian proportions including the addition of taller windows. To the rear of the dwellings there is a tight courtyard of granite sets, cobbles and bricks bound by two ranges of buildings both now converted to residential use. The western range has a tall brick chimney and was likely to have been a blacksmiths. The eastern range is a former stable block constructed on a stone and blue brick plinth. Various features including a double piled roof to the farmhouse, original stable openings and metal rise and fall brackets all add interest to this collection of buildings.

**Figure 43**  
**61-67 Church Road**



10) **55 Church Road** is likely to be more historic than its current appearance suggests as sections of the stone plinth and internal timber framing survive. The westerly extension was the former wheelwright's workshop as it once formed part of a collection of buildings adjacent to 61-67 Church Road located on burgage plots. No's 51 and 53 Church Road were demolished in the 1970s which allowed access to Ison's Yard. Features include a clay tiled roof, timber casement windows and an interesting doorway that is similar in design to that at the grade II listed Houghton House in Sibson.

**Figure 44**  
**55 Church Road**



11) **45 Church Road** was the former village co-operative shop. The number of bricked up openings suggests it may have been a row of two storey cottages prior to its use as a shop. It features an attractive Sussex bond, eyebrow dormers, segmental arches and timber casement windows. The outbuilding to the rear may have been a small framework knitter's workshop.

**Figure 45**  
**45 Church Road**



12) **22 Church Road** was originally a row of three or four 19<sup>th</sup> century two storey cottages known as Church Row, now divided into one dwelling. Wash houses and earth closets used to run along the roadside at the frontage of the cottages. Features include eyebrow dormers to the rear, a clay tiled roof and axial chimney stacks.

**Figure 46**  
**22 Church Road**



13) The traditional U-shaped layout of **3 Church Road** suggests this used to be a small farm complex known as Manor Farm with the two storey farmhouse fronting Church Road and a range of buildings enclosing a courtyard. Features include a clay tiled roof, segmental arches and an interesting variation in roof ridge heights.

*Figure 47*  
**3 Church Road**



14) **34 Main Street** is a row of 19<sup>th</sup> century two storey cottages now converted into one dwelling. Features include a clay tiled roof, eyebrow dormer windows and cornices at the eaves.

*Figure 48*  
**34 Main Street**



15) **The former Nut and Squirrel** was a public house likely to have been constructed in the early 19<sup>th</sup> century, formerly known as The Queens Head. Its three storey height makes it a prominent building in scale and status, historically serving the higher classes within the village and offering lodgings. It features tall gable end chimney stacks and a slate roof. The building had been re-fronted in a Tudor style with the addition of gables and bay windows. The frontage is currently being altered as part of its conversion to residential use.

*Figure 49*  
**The former Nut and Squirrel**



16) **2-12 Occupation Road** is an extensive row of 19<sup>th</sup> century two storey cottages which provide a pleasant termination to the view eastwards along Main Street. Attractive features include the Sussex bond, clay tiled roofs, eyebrow dormer windows, segmental arches and tall chimney stacks. There is an interesting range of outbuildings to the rear.

*Figure 50*  
**2-12 Occupation Road**



17) **Yew Tree Farm** is a rectangular farm complex comprising a two storey farmhouse and ranges of agricultural buildings, likely to date from the early 19<sup>th</sup> century. Of interest is an opening to the gable end indicating the roof space was likely to have been used to house farmhands. The farmhouse is constructed of red brick with a clay tiled roof, segmental arches and tall chimney stacks. A mature yew tree in the garden gives the farm its name. The historic barns are constructed of red brick with clay tiled roofs. The blank brick wall of the eastern range provides a strong sense of enclosure along Occupation Road.

*Figure 51*  
**Yew Tree Farm**



18) **Yew Tree Cottage** is a two storey dwelling likely to have been constructed in the early 19<sup>th</sup> century set within a historic enclosure. Features include a clay tiled roof, eyebrow dormer windows and a tall axial chimney stack.

*Figure 52*  
**Yew Tree Cottage**



19) **Glebe Farm** is a U-shaped farm complex comprising a two storey farmhouse and ranges of agricultural buildings, likely to date from the early 19<sup>th</sup> century. The farmhouse is constructed of red brick with a clay tiled hipped roof, segmental arches, blue brick sills and tall chimney stacks. The western range of historic red brick barns provide a strong sense of enclosure along Occupation Road. An historic barn which formed part of

the farm complex is located to the rear of The Old Rectory.

**Figure 53**  
**Glebe Farm**



#### **4.9 Contribution of open space, parks, gardens and trees**

A variety of public and private open spaces contribute positively to the character of the conservation area. In many cases these spaces have been retained as the village has developed alongside the maintenance of traditional patterns of enclosure.

Key open spaces include the paddock at Smithy Farm which allows for an appreciation of the farm's setting and clear views of Elmside Farmhouse when entering the village from the south. The undeveloped nature of The Barns garden allows for views of The Elms Farmhouse when entering the village from the north. The open gardens fronting 67 Main Street, Glebe Farm and Yew Tree Farm allow for glimpses of each building frontage. The mature gardens of The Rectory and The Manor add greenery to the conservation area whilst allowing a clear appreciation of the setting of each listed building situated within their plot. All Saints churchyard and the Memorial Park to the north of the church provide well-defined and tranquil open spaces allowing clear views of the church and its surroundings.

Stretches of grass verge remain open in places and are a key feature of a rural village. Open grass verges are located at the Main Street and Church Road intersection, along Vero's Lane, around the churchyard and memorial park, The Rectory and some of the farm complexes. Occasional areas of maintained grass located at road junctions and along public footpaths also provide greenery within the village.

Nailstone contains a number of mature trees that are highly visible and contribute positively to the character of the conservation area. These include the beech tree fronting 67 Main Street, a number of mature specimens located within the churchyard and the semi-mature specimens planted in the memorial park. An elm tree planted at the crossroads during the time of the Bonnie Prince Charlie rising dominated the western end of the village but finally fell in a gale in 1962.<sup>13</sup>

**Figure 54**  
**Green open space and trees within the Memorial Garden**



**Figure 55**  
**Green open space and trees within the churchyard**

<sup>13</sup> G. Oakley and L. Croman, *The Bosworth and Gopsall Estates* (1996, p.137)



**Figure 56**  
**Open grass verges along Main Street**



**Figure 57**  
**Mature trees and open space  
fronting 67 Main Street**



#### **4.10 Neutral and negative elements**

Rather than having a positive impact, certain elements unfortunately have a neutral or plainly negative impact on the character of the conservation area.

Neutral elements include various modern dwellings located within or adjacent to the conservation area that have attempted to replicate traditional design features such as eyebrow dormers. The small area of open space adjacent to the almshouses contains numerous pieces of street furniture which provides a slightly cluttered and inconsistent appearance. There is a considerable amount of signage at many of the road junctions within the village that may be considered excessive. There are currently limited instances of gardens within the conservation area that require direct maintenance.

The open space fronting the council bungalows located at 78-86 Main Street has been excluded from the conservation area boundary. Although this is a pleasant open space within the setting of the conservation area, there is an unclear distinction between public and private land and the bungalows are of a bland appearance which does not provide a positive contribution.

Negative elements focus on modern developments and alterations. Various post-war dwellings are of an inappropriate scale, massing and location within their plot and include incongruous features such as dual pitched dormer windows. A varied range of extensions, some of which are quite unsympathetic have been added to modest cottages to meet the spatial demands of their owners. The use of unsuitable modern materials, especially on older properties, threatens the character of the conservation area. Inappropriate materials include plastic and hardwood windows, concrete roof tiles, painted brickwork and modern render.

Replacement windows often have overly large frames, excessively sized glazing bars and do not reflect a traditional design. External wall insulation has been installed on a number of older dwellings, and although this is likely to improve thermal performance it has concealed the finer details of each building. The removal of traditional building features, such as crown chimney pots, has also eroded the character of the conservation area.

The loss of traditional boundary treatments including brick and stone walls, metal railings and timber fences, instigated to provide off-street car parking in most instances, has led to an unclear distinction between public and private space. The introduction of double garages on the street frontages, particularly if incorporating a large metal door, and the formation of vehicle entry points through brick boundary walls is also unfortunate. A reinstatement of enclosure fronting properties has been attempted in some cases but often with the use of inappropriate materials.

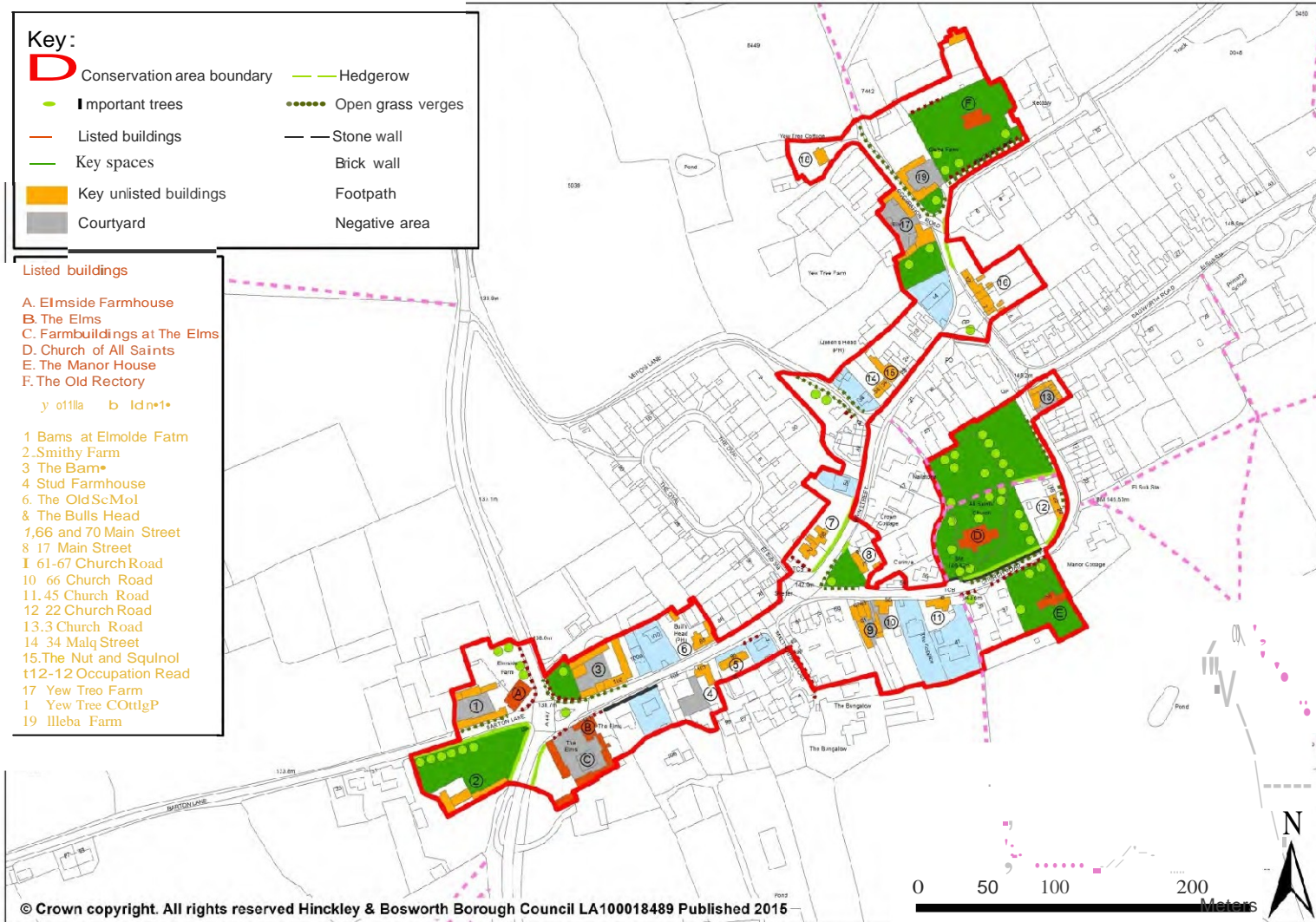
#### **4.11 General condition and capacity for change**

The conservation area is generally in a good condition, with the vast majority of major buildings occupied and well maintained. At the time of designation, no listed or unlisted buildings are on the Historic England Buildings at Risk Register or considered to be at risk. The conservation area does not offer a huge capacity for change as the boundary is relatively small and compact, so it is unlikely there will be much pressure from new development. Pressures for change are likely to arise from vulnerability to a reduction in commercial and communal activities in the village, and the incremental damage to the character of the conservation area caused by further inappropriate modern alterations to properties.

#### **4.12 Townscape analysis conclusion**

The results of the townscape analysis are displayed *in figure 58*.

Figure 58  
Townscape analysis map





# Management Plan

## 5.0 Introduction

### 5.1 The role of the management plan

This management plan sets out the way in which pressure for change and development will be managed to ensure Nailstone Conservation Area retains the special qualities which led to its designation. The plan includes the application of planning policies, the provision of statutory planning controls, utilising and offering a wide range of guidance and advice, seeking opportunities to enhance the area, specifying a management strategy of measures and actions, monitoring change and enforcing the planning system, which when all combined secures the effective management of the conservation area and ensures that its special qualities are retained.

## 6.0 Planning Policy

### 6.1 National planning policy

Section 12 of the National Planning Policy Framework (NPPF) provides the government's planning policies related to conserving and enhancing the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, including conservation areas, great weight should be given to the asset's conservation.<sup>14</sup>

### 6.2 Local planning policy

The council's planning policies related to conservation areas are provided in the Core Strategy (2009), Local Plan (2001) and Local Plan (2006 – 2026). The following policies and considerations are

not exhaustive. Careful consideration must also be given to all elements identified within this appraisal and management plan.

### Core Strategy

The Core Strategy identifies that the borough's conservation areas are valuable assets that need to be safeguarded. They form an attractive environment and proposals that enhance identity and distinctiveness of this environment will be supported.<sup>15</sup>

<sup>14</sup> Department of Communities and Local Government (DCLG), *National Planning Policy Framework*. (London: DCLG, 2012) para 132

<sup>15</sup> Hinckley and Bosworth Borough Council, *Core Strategy* (HBBC, 2009): [https://www.hinckley-bosworth.gov.uk/info/856/local\\_development\\_framework/400/core\\_strategy](https://www.hinckley-bosworth.gov.uk/info/856/local_development_framework/400/core_strategy)

## Local Plan (2001)

The following saved Local Plan policies will be applicable to Nailstone Conservation Area:<sup>16</sup>

### Development in Conservation Areas (Local Plan Policy BE7)

The primary planning policy will be the preservation or enhancement of the special character of the conservation area (including buildings, related spaces, views in and out of the area, topography and vegetation) or appearance. Planning permission for proposals which harm that special character will not be granted. Within the conservation area and its setting, the council will require the siting and design of new development, including alterations and extensions, to preserve or enhance the character or appearance and be in sympathy with the merits of neighbouring development. The following considerations will be taken into account when determining applications for development:

- The siting of proposals in relation to existing urban spaces and existing building lines
- Their overall scale, design and proportions which should be sympathetic to characteristic form in the area and compatible with adjacent buildings and spaces
- The desirability of retaining features of historic or characteristic value including street pattern, boundary walls and street furniture
- The use and application of building materials and finishes which should respect local traditional materials and techniques.

### Demolitions in Conservation Areas (Local Plan Policy BE8)

Applications for the demolition of buildings within the conservation area will be refused except where it can be demonstrated:

- That the loss of the building will not be detrimental to the character or appearance of the conservation area
- That there are proposals for its replacement which would preserve or enhance the character or appearance of the conservation area

Conditions will be imposed to ensure demolition does not occur until immediately prior to the redevelopment or remediation.

Any new residential development, house extensions and conversion of rural buildings within the conservation area should satisfy the council's Supplementary Planning Guidance.<sup>17</sup>

## Local Plan (2006 - 2026)

The submission version of the Site Allocations and Development Management Policies Development Plan Document (DPD) contains planning policies to ensure that the council will protect, conserve and enhance the historic environment throughout the borough including conservation areas.<sup>18</sup>

<sup>17</sup> Hinckley and Bosworth Borough Council, *Supplementary Planning Guidance (SPG) Overview*.

<sup>18</sup> Hinckley and Bosworth Borough Council, *Site Allocations and Development Management Policies DPD – Overview and examination*

<sup>16</sup> Hinckley and Bosworth Borough Council, *Local Plan* (HBBC, 2001):

## Locally important heritage assets

Important local buildings within Nailstone Conservation Area should be retained and enhanced wherever possible. The significance of these assets is illustrated in the appraisal and the impact of any development proposal on this significance should be demonstrated and justified. These non-designated heritage assets will be recommended for inclusion on a local heritage list.

- Trees within a conservation area are automatically protected from being cut down or having work done to them without permission from the council, as they can contribute significantly to the special character of the conservation area. If you want to carry out works to a tree or remove a tree in a conservation area you must give the council 6 weeks' notice and complete an application form accessed from the council website.<sup>21</sup>

## 7.0 Planning control and guidance

### 7.1 Planning control

Additional planning controls exist to protect buildings and features within a conservation area from adverse change:

- Planning permission is required for the demolition of any building
- Planning permission is required to demolish the whole, or any part, of any gate, fence, wall or other means of enclosure
- There are stricter controls on permitted development – that is minor works that are normally permitted. To determine whether planning permission is required for a proposal, please utilise the Self-Assessment Forms on the council website<sup>19</sup>, the Planning Portal website<sup>20</sup> or contact the Conservation Officer.
- Permitted development rights may have been removed by an Article 4 direction or via a planning condition. Please contact the council to ascertain whether these rights have been removed

### 7.2 Guidance

#### General advice

The council strongly encourages owners, occupiers and other interested parties to contact the Conservation Officer to seek early advice on the care and maintenance of trees and property within the conservation area, however minor in nature. Contact details are given below.

Email:

[conservation@hinckley-bosworth.gov.uk](mailto:conservation@hinckley-bosworth.gov.uk)

Phone :

01455 238141

#### Planning Practice Guidance

The government has published planning practice guidance to provide advice on enhancing and conserving the historic environment, including conservation areas and non-designated heritage assets.<sup>22</sup>

<sup>19</sup> Hinckley and Bosworth Borough Council, *Do I need planning permission?*: <http://www.hinckley-bosworth.gov.uk/planningpermission>

<sup>20</sup> Planning Portal, *Do you need planning permission?*: <http://www.planningportal.gov.uk/permission/>

<sup>21</sup> Hinckley and Bosworth Borough Council, *Submitting a planning application* [http://www.hinckley-bosworth.gov.uk/info/608/make\\_a\\_planning\\_application/519/submitting\\_a\\_planning\\_application](http://www.hinckley-bosworth.gov.uk/info/608/make_a_planning_application/519/submitting_a_planning_application)

<sup>22</sup> Department of Communities and Local Government (DCLG), *Planning Practice Guidance*: <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>

## Historic England guidance

Historic England provide a range of guidance documents on specific elements of the historic environment, including conservation areas and non-designated heritage assets, all of which can be accessed from their website.<sup>23</sup>

## 8.0 Enhancement

### 8.1 Enhancing the conservation area

The enhancement of the character and appearance of the conservation area can be defined as the reinforcement of those special qualities which led to its designation. The benefits of a clear management plan include providing assistance in developing initiatives to improve the conservation area. Issues which warrant special attention and consideration for enhancement have been identified in the appraisal and addressed in a management strategy.

Additional proposals which seek to improve identified neutral and negative areas and elements inside the conservation area which also lead to its overall enhancement will be supported and encouraged.

## 9.0 Management strategy

### 9.1 Positive management

The purpose of the management strategy is to build upon the existing positive features within the conservation area and address the neutral and negative elements through appropriate short and long term actions, to ensure that the special character of the conservation area is preserved and enhanced. The proposed measures to address these issues are presented in table 1 and identified on a proposals map (*figure 59*).

## 9.2 Funding

The council's Environmental Improvement Programme will be used to offer grants to repair and replace boundary features, replace inappropriate roof coverings with natural materials and replace traditional roof features. Consideration will also be given to offer grants for other generic works that will preserve and enhance the character of the conservation area.

The council will support and assist where practicable groups or individuals seeking grant funding from alternative sources to carry out necessary works to buildings within the conservation area.

## 9.3 Article 4 directions

Permitted development rights are those minor developments for which planning permission is automatically granted. These rights are more restricted within a conservation area than elsewhere.

The local authority has the ability under Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 to withdraw certain permitted development rights. These are commonly used within conservation areas to withdraw permitted development rights for certain works affecting the external appearance of dwelling houses or their boundaries where these works may constitute the removal or alteration of a feature which is important to the character of the conservation area.

There is no current proposal to place an Article 4 direction on any dwelling houses in Nailstone Conservation Area due to the expectation that this appraisal and management plan provides the basis for sound guidance and advice for any changes to be undertaken by residents on their property. Careful monitoring and a degree of trust will be required for this approach, and if it is deemed ineffective

<sup>23</sup> <https://www.historicengland.org.uk/>

from an early stage consideration will be given to placing an Article 4 direction.

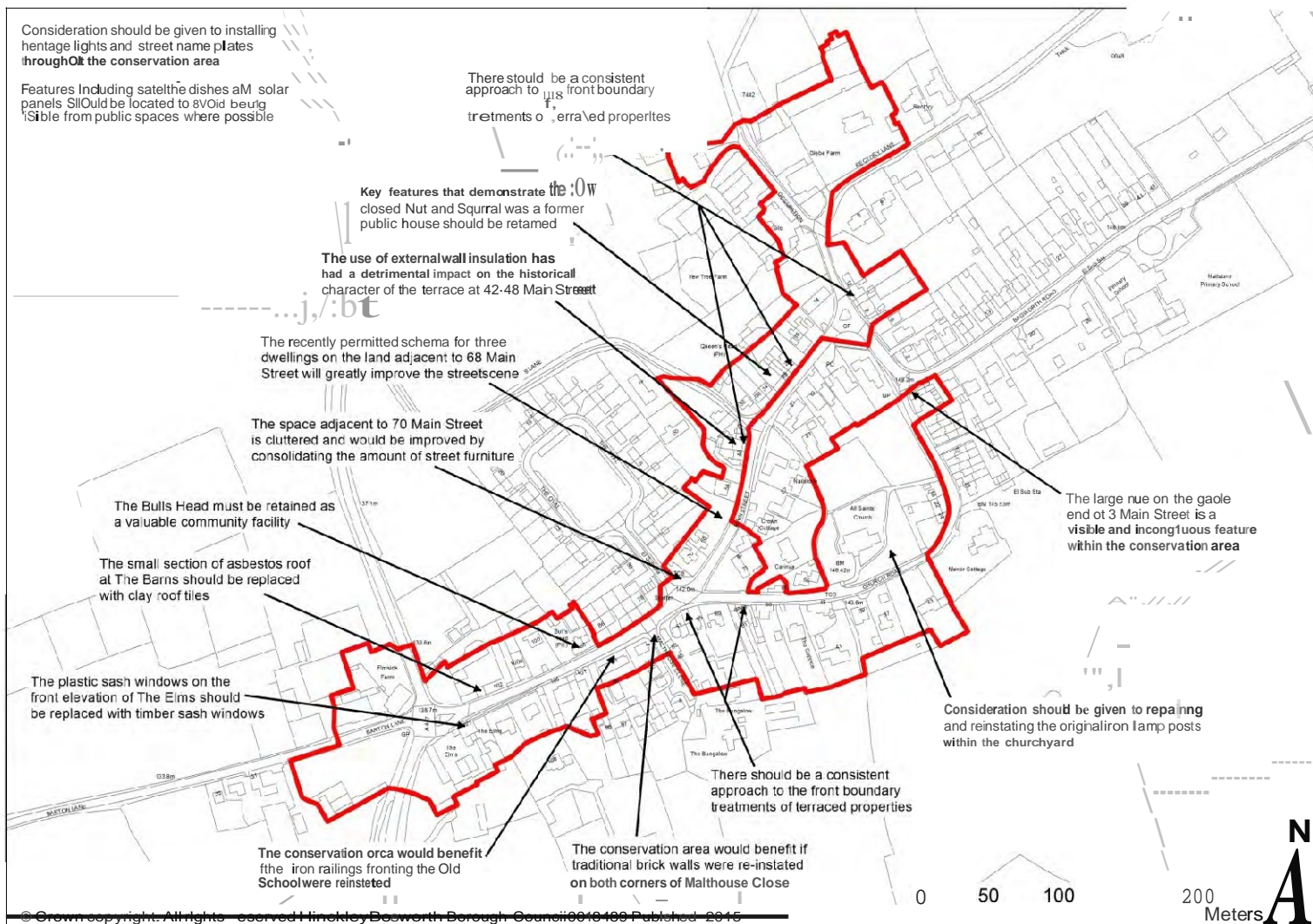
Consideration will be given to removing permitted development rights for new dwellings in the conservation area to ensure that existing standards of visual amenity are maintained.

**Table 1**  
**Management strategy for Nailstone Conservation Area**

| <b>Proposed measure</b>  | <b>Issue addressed</b>  | <b>Action required</b>  |
|--|---|---|
| New development and extensions should be sited appropriately and have regard to the scale, design and proportions of existing surrounding development.   | The negative effect on the character of the conservation area through new development of an inappropriate scale, design, massing and location.  | The council will seek to ensure that new development makes a positive contribution to the character of the conservation area through the development control process and enforcement powers.  |
| New development and extensions should be constructed with appropriate building materials and finishes which respect local traditional materials and techniques.  | The negative effect on the character of the conservation area through the use of inappropriate and unsympathetic materials.   | The council will seek to ensure that new development makes a positive contribution to the character of the conservation area through the development control process and enforcement powers.  |
| The use of clay tiles or natural slates as traditional roofing materials and the use of traditional roof features on new development and existing properties where they are situated in sensitive locations.                               | The negative effect on the character of the conservation area through the use of inappropriate and unsympathetic roofing materials and loss of traditional roof features.   | The council will ensure that new development utilises traditional roofing materials and features through the development control process.<br>The council will provide guidance and advice for owners of existing properties wishing to replace roofing materials.<br>Where existing properties situated in sensitive locations have inappropriate roof materials, or have lost chimney stacks and pots, the council will support and encourage owners to re-roof their properties in traditional materials and replace traditional features.* |
| The use of appropriately designed windows and doors constructed of appropriate materials on new development and existing properties where they are situated in sensitive locations.  | The negative effect on the character of the conservation area through the use of poorly designed windows and doors constructed of inappropriate materials.  | The council will ensure that new development utilises appropriately designed windows and doors constructed of appropriate materials through the development control process.<br>The council will provide guidance and advice for owners of existing properties wishing to replace their windows and doors.  |
| New rendering should have a smooth finish and should only be used where absolutely necessary.<br>Properties in the same terrace, if painted, should be in the same colour to maintain the unity of the terrace.                            | The detrimental impact that textured render and multi-coloured elevations has on the appearance of historic buildings.  | The council will provide guidance and advice and negotiate with building owners to ensure that where render and new paint is to be applied to existing buildings, the unity of the street frontage is given adequate consideration.   |
| Existing boundary features such as walls, fences, hedges and railings should be retained where they have historic merit.   | The negative effect on the character of the conservation area through loss of traditional boundary features and unacceptable modern replacements.   | The council will encourage the retention of such features when considering proposals through the development control process.<br>The council will provide support, guidance and advice for owners seeking to repair or replace boundary features.*  |
| Ensure that alternatives are considered to the installation of modern external wall insulation on historic buildings.  | The detrimental impact that external wall insulation has on the appearance of historic buildings including the covering of interesting detailing.   | The council will provide advice and guidance to owners to identify appropriate measures that improve the energy efficiency of properties without compromising the historic character of the building.   |
| Ensure that any highways works respect the conservation area. If further pavements are absolutely necessary, encouragement will be given to the provision of granite kerbs and traditional surface materials and the avoidance of clutter. | The use of inappropriate construction materials, design and location of street signage, and the design of street lighting can have a detrimental impact on the character and appearance of the conservation area. The negative effect that clutter, concrete kerbs, modern block paving and tarmacadam have on the conservation area. | The council will liaise with the Highway Authority to ensure that traditional surfacing materials are provided. Where possible existing concrete kerbs should be replaced with traditional materials.<br>Any highways works within a conservation area should not have an adverse impact on its character and the Highway Authority should also ensure that street signage is of an appropriate material and design to complement its character.  |
| Ensure that the Bulls Head public house is retained in use as a community facility.  | With the closure of the Nut and Squirrel, the Bulls Head is the only remaining public house in the village so is vulnerable to change.  | The council will liaise with the owners of the Bulls Head to ensure the role of the public house as a valuable community facility is understood.<br>The council will seek to ensure that this community facility is retained through the development control process.   |

\*See the funding section

**Figure 59**  
**Management plan proposals map**



## 10.0 Monitoring and enforcement

### 10.1 Monitoring

It is important that designation in itself will not protect an area from incremental change that can erode its character. A photographic record of the conservation area has been made and will be used to help identify the need to review how changes in the conservation are managed. A greater degree of protection will be accomplished if local communities help monitor changes.

### 10.2 Enforcement strategy

Effective enforcement is vital to make sure there is public confidence in the planning system to protect the special character of the conservation area. Unauthorised development can often be damaging to that character.

In order to protect the character of the conservation area the council will seek to:

- Use enforcement powers in cases where unauthorised development unacceptably affects the character of the conservation area
- Take proactive action to improve or enhance the appearance of the conservation area
- Monitor commenced development to make sure it fully complies with the terms of any planning permission or listed building consent

Carrying out unauthorised work to a listed building or to protected trees and hedgerows and the unauthorised demolition of a building, gate, fence or wall with a conservation area are offences. In such cases, the council will consider prosecution of those responsible and enforce and take necessary remedial action.

The powers set out in Section 215 of the Town and Country Planning Act 1990 will be used where sites are identified as detracting from the amenity and character of the conservation area.



## Appendix 1

### Listed building descriptions

#### **Elmside Farmhouse**

**List entry Number: 1307254**

Location: ELMSIDE FARMHOUSE, IBSTOCK ROAD

Grade: II

Date first listed: 13 October 1986

Date of most recent amendment: Not applicable to this List entry.

2/77 Elmside Farmhouse

Farmhouse. Late C18 to early C19. Brick with Welsh slate roof. The oldest section fronts the street, 2 storeyed, 2 unit plan with 2-light casement windows in front wall, canted bay and 12 pane sashes in gable. Axial stack. Rear wing of slightly later date, with four panelled door beneath a canopy on console in the angle, and three 3-light casement windows beyond. Six pane sashes above. Axial stack.

National Grid Reference: SK 41473 07027

#### **The Elms**

**List entry Number: 1074271**

Location: THE ELMS, IBSTOCK ROAD

Grade: II

Date first listed: 7 November 1966

Date of most recent amendment: Not applicable to this List entry.

2/78 The Elms

Farmhouse. Late C18. Brick with hipped plain tiled roof. 3 storeyed, three bays with central six panelled door with overlight in Doric pedimented case, flanked by 12 pane sash windows with stuccoed flat arched heads with keystones. Moulded eaves cornice. Gable end stacks.

National Grid Reference: SK 41520 07006

**The farm buildings at the Elms**  
**List entry Number: 1074272**

Location: FARM BUILDINGS AT THE ELMS, MAIN STREET

Grade: II

Date first listed: 13 October 1986

Date of most recent amendment: Not applicable to this List entry.

**2/79 Farm Buildings at the Elms**

Two ranges of farm buildings at right angles forming two sides of a yard. Late C18 or early C19. Brick with plain tiled roofs. Main barn forms southern range with round arch blank arcading around doorways. This detail is repeated in the smaller buildings to the right. Included for group value.

National Grid Reference: SK 41523 06967

**The Church of All Saints**  
**List entry Number: 1361277**

Location: CHURCH OF ALL SAINTS, CHURCH ROAD

Grade: II\*

Date first listed: 7 November 1966

Date of most recent amendment: Not applicable to this List entry.

NAILSTONE SK40 NW CHURCH ROAD (North Side) 2/76 Church of All Saints 7.11.66

Parish Church. Mostly of the Decorated period (early C14) although the chancel is of Early English origin. Coursed and squared limestone, but random rubble to chancel. Plain tiled roofs. West tower and spire, nave with north aisle and chancel. Buttressed West Tower of three stepped stages, with oculus with fluted inner ring in West wall, shouldered arched doorway with 2-light foiled window above it in the South wall, 2-light windows and bell Chamber lights above. Corbel table with carved heads, broach spire with two tiers of lucarnes, and on the angles of the broach the stumps of pinnacles, two of which survive against the South Porch. Victorian South porch and inner shafted doorway. Decorated reticulated tracery to aisle windows renewed. Chancel of uncoursed small sized rubble, with blocked chamfered lancet to South, and a 5-light Decorated East window. Blocked almost round headed window in its North Wall and another possible blocked opening largely concealed by buttress. Buttresses with gablets to North Isle and Decorated tracery to its windows. Blocked North door with Ogee head. Inside wide west tower arch, chamfered four sections each with semi octagonal respond. Four bay arcade to North aisle, slender octagonal shafts supporting double chamfered arches. Scissor braided Victorian rafter roof. All windows are in shafted embrasures most with foliate capitals. Victorian chancel arch on short corbel shafts carried from Angel Heads: Victorian fittings to chancel include solid stone pulpit in the arch, encaustic floor tiles and ornate wood altar rails. Stained glass in the South aisle, C1860, small medallions depicting miracle stories against a patterned background. In the North aisle is a memorial alabaster slab to Thomas Corbett, the "Servant Sure in Pantry's Rule" to Henry VIII, and the father of 21 children. The figure is engraved on the slab with a long inscription and detailed

background decoration of chevrons and vine scroll. Two fonts: one is octagonal Victorian, but one C14 also octagonal but a canted basin with ribs.

National Grid Reference: SK 41805 07143

### **The Manor House**

**List entry Number: 1177758**

Location: MANOR HOUSE, CHURCH ROAD

2/75 Manor House

House. Largely early C18 but with earlier core. Brick on limestone plinth with plain tiled roof, but reputedly timber framed within. Main range and cross wing in plan, two storeyed, two units to main range with doorway towards angle in rustic timber porch, 3-light casement window with cambered head to right on each floor. Blind bay to right beyond. In the gabled cross wing paired 3-light casement windows on each floor. Axial stack in wing.

National Grid Reference: SK 41860 07096

### **The Old Rectory**

**List entry Number: 1307258**

Location: THE OLD RECTORY, RECTORY LANE

2/80 The Old Rectory

House. Formerly Rectory. Circa 1830. Stucco over brick, plain tiled roof. Two storeyed, square in plan. Entrance in front of two bays with doorway to right, a six panelled door with traceried overlight is flanked by 8 pane windows and contained beneath a wide Tuscan porch. 12 pane sash window to left. Lower wing of two bays continues the building line to the right and has 12 pane sashes on each floor. Garden front has large full height bow window to right with three 12 pane sashes. Canted bay beyond it to left. Raised parapet to roof. Axial stack. Brick rear wing on rubble plinth.

National Grid Reference: SK 41856 07465