



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Misson Parish Council
Misson Community Centre
Vicar Lane
Misson
Doncaster
DN10 6EG

Please ask for: Simon Britt
Direct dialling: (01909) 533427
Email: simon.britt@bassetlaw.gov.uk

14th September 2017

Dear Sir/Madam

Re: Designation of Misson Conservation Area and approval of Misson Conservation Area Appraisal & Management Plan – 13th September 2017

Notice is hereby given that following a full review of the historic and architectural significance of Misson village, and having regard to extensive public consultation undertaken in June-July 2017, **a new Conservation Area for Misson has been designated** at Planning Committee on 13th September 2017. A notice and full schedule of affected properties, together with a boundary map, is attached to this letter. The main implications of living within a Conservation Area are also set out on the following page.

A final version of the Misson Conservation Area Appraisal & Management Plan document, a draft of which was consulted on in June-July 2017, was also approved during the same Planning Committee meeting. This document is now a material consideration in the planning process and will be taken into account when the Council is assessing proposals affecting the Conservation Area and its setting. A copy of the final appraisal document is enclosed.

Each property within the new Conservation Area has also received a letter, together with a copy of the implications, the notice and the map. Please also be aware that planning legislation can change and it is therefore advisable to check with the Council before carrying out any work.

Should you require any further information, please refer to the 'Conservation Areas' section of our website or alternatively, call the Council's Conservation Team on (01909) 533427.

I trust this information is useful to you.

Yours Faithfully

Simon Britt
Principal Conservation Officer (Planning Policy & Conservation)

Implications of living in a Conservation Area

In addition to normal planning controls, within a Conservation Area, **Planning Permission is required** for the following types of development:

- The total or substantial demolition of buildings that are over 115 cubic metres in volume;
- The total or substantial demolition of any wall, railings or gates over 1 metre in height adjacent to a highway, waterway or open space;
- The total or substantial demolition of any wall over 2 metres in height; and
- The addition of cladding or rendering onto a building;
- The extension of a dwellinghouse, where the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;
- The extension of a dwellinghouse, where the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- The addition of satellite dishes or solar panels on the front wall of a dwellinghouse

Please note, where Planning Permission is required for demolition, it is a criminal offence to carry out such demolition without first obtaining Planning Permission from the Council.

Planning Permission may also be required for the following:

- Certain alterations to a roof of a dwellinghouse;
- The addition of chimneys, flues or soli and vent pipes on the front or sides of a dwellinghouse;

Where an application for Planning Permission is received, the Council has a duty, under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to give special attention to the “*desirability of preserving or enhancing the character or appearance of that area*”. This means that greater consideration is given by the Council when assessing development proposals within the Conservation Area.

Trees within the Conservation Area with a stem diameter of 75mm or greater, measured at 1.5m above ground, are also protected. Should you wish to carry out work to such trees, you are required to give the Council six weeks written notice. There are, however, two main exceptions:

- Where a tree is covered by a Tree Preservation Order (TPO), an application seeking approval to carry out works to trees protected by a TPO must be made to the Council; and
- Where works to non-TPO trees have been approved by Planning Permission in conjunction with development proposals, a separate tree application is not required.

Please contact the Council’s Tree Officer for advice on tree works (telephone 01909 534430).

If you are unsure as to whether Planning Permission is required, or for guidance on repairs to historic buildings, please do not hesitate to contact the Council’s Conservation Team (01909 533427) for advice.

BASSETLAW DISTRICT COUNCIL

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

DESIGNATION OF MISSON CONSERVATION AREA

NOTICE IS GIVEN under the provisions of the 1990 Act that Bassetlaw District Council has determined that the areas described in the Schedule to this Notice are of special architectural or historic interest, and that it is desirable to preserve or enhance their character or appearance. It has accordingly designated the Misson Conservation Area, so as to include these areas.

The principal effects of these areas being included within a Conservation Area are as follows:

1. The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area.
2. Consent must be obtained from the Council for the demolition of all unlisted (other than excepted) buildings in the area.
3. Special publicity must be given to planning applications for development in the area.
4. In carrying out any functions under the planning Acts (and, in particular, in determining applications for planning permission and listed building consent), the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area.
5. Six weeks' notice must be given to the Council before works are carried out to any tree in the area.

SCHEDULE

TOP ST: Millfield Hs & land to south, Holmlea Cott, The Return, Fircroft Hs, Redworth Hs, Land west of The Paddocks, Misson Cemetery, Priory Cott, Manor Fm Hs, Lorien Hs, Hedgehog Bn, Bldgs at Top Fm, Land & bldgs at Home Fm, The Chapel, 6, 7, 8 & 9, Rycroft (10), Roblyn. STATION RD: Cantletree Cott, Holly Hs, Fircroft, Land & bldgs to rear of Carlton Hs, Northfield Hs & land & bldgs to north & south. BAWTRY RD: Wyncroft. GIBDYKE: Apple Tree Garth, Hollytree Cott, The Cott, Oddfellows Cott, Sunnydale, Ardesier, The Homestead, Shelaine, Gibdyke Hs, Holmfield Hs, Rafters & adj bldgs, Gibdyke Fm incl land & bldgs to south & south east & east & Gibdyke Moated Site, Home Vw, Land and bldgs east of Gibdyke & north of Home Vw & south of Top St. CHURCH ST: Church Fm, Greenbank, The Lodge, White Cott, Riverside Cott, Swan House & land to south, Riverside Cott & land to south, Idle Cott, Church Hs, Ivy Dene, Barnholding Fm & land to south. HIGH ST: 1-6 River View, Ivy Cott, Woodbine Ldg, Willow Hs & land & bldgs to south & west & north, The Old Granary, Grant Hs, Bedford Hs, Old Post Office, August Hs, The Foldyard, 1 High St, Tree Top Corner, 2 High St, The Cottage, White Horse PH, Ivy Cott. MIDDLE ST: Chapel Hs, Lyndhurst, Whitegates & Whitegates Cottage, White Cottage, Top Farm Hs, Wrayton Hs, The Laurels, Meadowlea, Minneapolis, Shady Glade, Sunny View, 2-8 (even), Glen Mount, Delamere, Church of St John the Baptist and churchyard. VICAR LN: Lytham Hs, The Nook, Misson Community Centre, Lilac Cott. DAME LN: lee Fair, Lindrick, Windermere, Litka, Dame Ln Fm, South Vw, Angel Inn PH & land & bldgs to north & east, 1-4 New Cottages, Medafort, The Chalet Bungalow. RIVER LN: Ferry Bnglw & land to south & west, Orchard Hs, Holland Hs & walls & land to south, Land & walls to east of River Ln and north of River Idle. WEST ST: Bull Hill Fm & land & bldgs to west & south, Mayford, Cooksons Cott & land to west, Rose Cott, West Hill, The Pickwicks, Morton Hs, Dunridge Hs, 1-5 West St, 1 & 2 Darnley Hs, Oakham, Sunflowers, Michaelmas Hs & bldgs to east. SLAYNES LN: Pine Tree Cott, Delfin Cott & land, The Cott, Farm Vw, Willow Vw, High Gables, Homeguard Cott, Wardens Cott, Meadowdene, 1 & 2 The Cott. BACK LN: Orchard Hs, Walnut Cott, Westland, Marrek, Loveday Hs, Hibberd's Cott, Meadow View, Millstone. THE GREEN: 1-3 Lilac Cott, 1 & 2, Greenside Cott, Village Green. THE PINFOLD: Land at The Pinfold, 1-3 Green Vw.

David Armiger (Director of Regeneration and Neighbourhoods, Bassetlaw District Council)

Date of designation: 13th September 2017

Maps of the area affected can be viewed at Queen's Buildings in Worksop during office hours or at www.bassetlaw.gov.uk. Further information regarding designation may be obtained from:

Michael Tagg (Conservation Officer, Planning Services)
Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH

Tel: 01909 533427; Email: Michael.Tagg@bassetlaw.gov.uk

