

CARNFIELD HALL CONSERVATION AREA



Appraisal and Management Plan



Adoption Draft



GRAHAM CLARKE
HEAD OF PLANNING

May 2008

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Park at Carnfield

1866.



Carnfield Hall and park in 1866

Introduction

Conservation areas are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Conservation area designation requires the Council to publish proposals for the preservation and enhancement of the conservation area and therefore this Conservation Area Appraisal and Management Plan has been prepared in accordance with this.

The Role of Conservation Area Appraisals and Management Plans

Conservation Area Appraisals and Management Plans do not form part of the Development Plan but do provide part of the evidence base for the emerging Bolsover Local Development Framework documents.

In addition to this, Bolsover District Council will adopt Conservation Area Appraisals and Management Plans that have been prepared with public participation as a material consideration so that they are taken into account when a determination is to be made under the planning Acts.

Public Participation in the Preparation of the Conservation Area Appraisal and Management Plan

The preparation of this document commenced in January 2008 and has been carried out under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with the Council's Statement of Community Involvement.

Initial stakeholder consultation took place during February 2008. The issues raised during this exercise were considered and informed the preparation of the draft Appraisal and Management Plan which was presented to the Council's Planning Committee at its meeting on 19th March 2008. At this meeting it was resolved that the draft Carnfield Hall Conservation Area Appraisal and Management Plan be issued for a public participation exercise.

The public participation exercise ran from 24th March 2008 to 18th April 2008 and was carried out in accordance with the proposal agreed at Committee. The public meeting was held on 8th April 2008 at South Normanton Community Centre, Market Street, South Normanton.

Following consideration of the representations received during this exercise, a revised Appraisal and Management Plan was reported to the Planning Committee at its meeting on 21st May 2008, together with a summary of the main issues raised during the public participation exercise and how these have been addressed in the document.

Content and Document Period

The document is comprised from two separate but complementary parts:

Part 1) Conservation Area Appraisal

This part defines the character and appearance of the conservation area and identifies those elements which make important contributions to the character and appearance. It also identifies threats that could be detrimental to, and opportunities to enhance, the character and appearance of the conservation area.

Part 2) Management Plan

This part includes policies and proposals derived from the contents of the Appraisal that seek to preserve and enhance the character and appearance of the conservation area.

To remain relevant, Conservation Area Appraisal and Management Plans need to be reviewed and kept up to date and Best Value Performance Indicator 219 required these documents to be reviewed every five years. Although BVPI has been withdrawn, the period of coverage has been set at five years from publication, although the Appraisal and Management Plan will remain relevant beyond this period until reviewed.

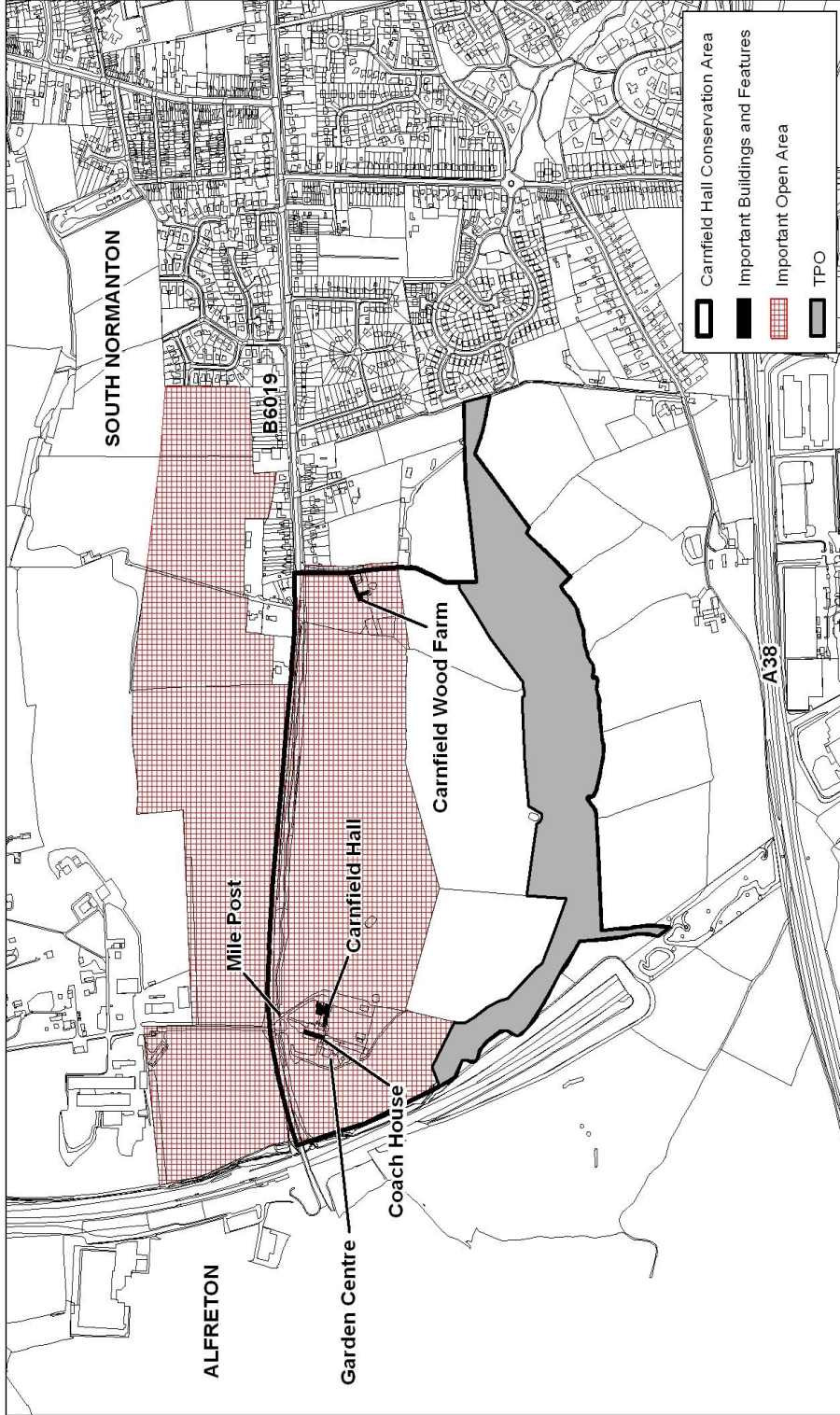
The Carnfield Hall Conservation Area

The Carnfield Hall Conservation Area was first designated in 1989. It is located in South Normanton parish and forms an important open area between South Normanton and Alfreton.

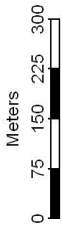
The conservation area encompasses Carnfield Hall, Carnfield Hall Garden and Craft Centre, the former coach house and stable block, Carnfield Wood Farm, plus a significant area of surrounding landscape and woodland which has been associated with Carnfield Hall since at least the 16th century.

As a result of the designation, the Council is required to give special attention to the desirability of preserving or enhancing the character or appearance of the area when considering whether to grant planning permission for development within the conservation area, and to draw up and publish proposals for the preservation and enhancement of the conservation area.

The Council has therefore prepared this Conservation Area Appraisal and Management Plan to inform the assessment of planning applications and to ensure the preservation and enhancement of the character and appearance of the Carnfield Hall Conservation Area.



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Carnfield Hall Conservation Area



CARNFIELD HALL CONSERVATION AREA

PART 1: APPRAISAL

Introduction

Carnfield Hall is situated in the south west of the District of Bolsover in Derbyshire. Alfreton lies approximately one mile to the west and the settlement boundary of South Normanton is less than a mile to the east.

Carnfield Hill (B6019) links the two settlements and forms the northern boundary of the conservation area. Carnfield Wood delineates the southern boundary as it traverses the landscape from the railway cutting at Alfreton Tunnels to the outskirts of South Normanton. The western boundary is contiguous with the border between Bolsover district and the borough of Amber Valley.

The conservation area contains a small number of historic and architecturally important properties. Carnfield Hall and the adjacent former coach house and stable block are situated in the northwest corner of the conservation area. Carnfield Wood Farm comprises a small group of buildings located on the eastern edge of the conservation area close to South Normanton. The majority of the conservation area comprises open fields and woodland that once formed part of the Carnfield estate.

Summary of Character

The Carnfield Hall Conservation Area is essentially rural in character, forming an important area of open landscape between South Normanton and Alfreton. In total the conservation area covers 45 hectares.

From the edge of South Normanton the topography dips westwards across open fields towards the cluster of buildings centred on Carnfield Hall and the adjacent garden and craft centre. These buildings are quite well hidden from views from outside the conservation area. To the south the land gently dips towards Carnfield Wood and then rises again before reaching the A38. North of the conservation area lies an extensive area of open land in the ownership of the Exchem chemicals and explosives company.

Carnfield Hall is a 16th century manor house that has been much altered over the course of its life. The hall is most closely associated with the Revell family who were lords of the manor and lived at the hall for several centuries. By the mid 20th century the building was largely derelict. Since the late 1980s it has been restored by the current owner. Located adjacent Carnfield Hall is the

former coach house and stable block which also has considerable historical and architectural interest.

Carnfield Wood is a large mixed deciduous ancient woodland covering over 10 hectares. It is protected by a Tree Preservation Order (TPO/BOL3). Historically the wood was partially landscaped and contained medieval fishing lakes and woodland trails. Whilst the boundaries are still evident the lakes are heavily silted and overgrown, the sluices and dams are derelict, and the woodland overall shows signs of a lack of long-term management.

Key elements of the character of the conservation area are:

- Carnfield Hall and the former coach house and stable block are listed Grade II* and II respectively as buildings of historic or architectural importance and form an important cluster of buildings.
- An early 19th century cast iron milepost located adjacent the entrance to Carnfield Hall on the B6019 is listed Grade II.
- Carnfield Wood Farm which, although unlisted, is an interesting local vernacular building dating from at least the mid 1700s. It is included in the conservation area due to its historic link to the estate.
- Carnfield Wood has been associated with the estate for many centuries and contains evidence of having been formally landscaped with the remains of medieval lakes, sluices and dams.
- The landscape surrounding Carnfield Hall has remained relatively unaltered for several centuries. It also displays evidence of having been formally landscaped, including gardens, avenues, and an orchard.
- The topography of the area results in the buildings being relatively well concealed from most public vantage points outside the conservation area. However, views of the wider estate and parkland are considered of local importance.
- Part of the conservation area is classified as an 'Important Open Area' in the Bolsover District Local Plan (2000), along with land outside the conservation area to the north of the B6019.

ASSESSMENT OF SPECIAL INTEREST

Historical Development

The settlements of South Normanton and Alfreton are both recorded in the Domesday Book (1086) as 'Normentune' and 'Elstretune' respectively. Their origins are likely to be Anglo-Saxon, although earlier small settlements might have existed.

Alfreton is also referenced in King Ethelred's charter of freedom to Burton Abbey as 'Alfredingtune' and dated to around 1004.

At the time of the Domesday Book the manor of Normanton fell under the lordship of William Peveril, the son of William the Conqueror. The manor passed by forfeiture to the De Alfreton family then to the Le Poer family and in 1342 it was purchased by the le Wynn family. By 1372 the manor belonged to Sir Alured de Solney (or Sulney) and, upon his death it passed through the marriage of his two daughters to the Stafford and Longford families. The Stafford family subsequently sold their interest, including the land that was to become the Carnfield estate, to the Babington family of Dethick, near Matlock.

About 1502 an estate of just over 500 acres was sold by the Babingtons to Hugh Revell and, by the time of Hugh's grandson, Thomas, there appears to have been the nucleus of the present house on the site when it was let to Anthony Eyre in 1563.¹

Carnfield itself is a derivation of the name Carlingthwaite which means 'old woman's clearing'.² This subsequently becomes Carlingthwaite Hall by the late 16th century and afterwards Carnfield Hall. Carnfield Hall was the manor house of South Normanton and remained so for several successive generations of the Revell family.

The last of the Revells, Colonel Tristram Revell, died without heir in 1797 and left the estate to the Wilmot family, although they never actually lived at the hall. It eventually passed to the Radford family who continued to live at Carnfield Hall until 1912. After that the hall was only used intermittently and by the 1960s was empty. The current owner purchased the property in 1987 and since then a process of restoration has been undertaken. Carnfield Hall Garden and Craft Centre is in separate ownership and was established in the former grounds of Carnfield Hall in the 1970s.

By the late 17th century the Carnfield estate covered some 450 hectares, but has diminished significantly in size since. At the turn of the 19th century only about 48 hectares of the earlier demesne remained; the actual landholding currently directly associated with the hall is about 20 hectares.

¹ Craven, M & Stanley, M (2001) *The Derbyshire Country House*

² Cameron, K (1959) *The Place-Names of Derbyshire*

Listed Buildings

Carnfield Hall

Carnfield Hall was listed Grade II* in 1951. As such it is recognised as a building of historic or architectural interest.

The building has been considerably altered throughout its history reflecting changing architectural styles and the tastes and idiosyncrasies of previous owners. Architecturally it is a complex building.

The Royal Commission on the Historical Monuments of England (RCHME) surveyed the hall in 1988 and its report is the most complete record available of its historical and structural development (see Appendix A). The following phases of development were identified:

- The earliest phase was a timber-framed building from the early 16th century which partly survives encased in the south wing of the present hall. This original building was of two storey height and at least five bays in length. It is likely that it was jettied on its east front.
- Sometime between 1620 and 1630 the house was rebuilt in stone as an H-plan house of two and a half storeys in height. Other alterations included the refenestration of the east front with mullion and transom windows and construction of the main staircase which rises from the main hall in the centre of the house.
- A further period of significant remodelling took place between 1693 and 1699 when the east elevation was remodelled and the main entrance moved to the east side of the house. The work included refenestration plus the construction of a parapet to replace the gables of the earlier house. This latter development has produced the symmetrical nine bay east façade in evidence today.
- In 1912 further alterations were undertaken, particularly to the ground floor rooms, plus the insertion of new window and door openings.

The main building is constructed predominantly from variously coursed Coal Measures sandstone. Some repairs have been undertaken using other stone, probably Magnesian limestone which has also been used for most of the architectural dressings such as quoins and pediments. To the rear of the main hall a small extension was built and some building repairs undertaken using red brick in the 19th century.

The roof is tiled with plain tiles and displays moulded stone copings on moulded kneelers to the gables. Many of the original mullion and transom windows have been replaced by timber-framed sash windows, although some original windows remain in the south and west façades. The traces of other

remnant early window and door openings are still visible in various locations around the building.

There is a further two storey wing of three bays in length behind the main hall. The mullioned windows suggest that it may have been built in the late 17th century, but again it has been much altered.



Carnfield Hall – views of the east elevation and main entrance



Carnfield Hall – part of the south elevation

The Coach House and stable block

The former coach house and stable block was listed Grade II in 1966. As such it is recognised as a building of historic or architectural interest.

The building was constructed sometime during the early to mid 18th century and could have been contemporary with the remodelling of the hall. There are some 19th and 20th century alterations to the building.

The building is of two storey height and nine bays in length. It is constructed of coursed Coal Measures sandstone with ashlar dressings and quoins in Magnesian limestone. It is roofed in Welsh slate with stone coped gables on moulded kneelers. There are three short stone ridge stacks.

The east elevation faces Carnfield Hall and displays three tall semi-circular headed arches with quoined jambs and raised keystones. The central arch contains a passage-way through the building. On either side of the arches are doorcases with similar semi-circular jambs and raised keystones. At first floor level there are nine irregularly spaced two-light flush mullion windows housing fixed metal casement frames.

The northern end of the building was converted into residential accommodation about 150 years ago and displays more modern openings on the west elevation.



The former coach house showing the three central arches (east elevation)



Views of the west elevation and residential accommodation

Other Buildings

Carnfield Wood Farm

Carnfield Wood Farm consists of a small group of buildings at the east end of the conservation area close to South Normanton. The group consists of the farmhouse and adjoining former outbuildings arranged around an open courtyard.

None of the buildings in this group are listed, although the farmhouse is considered to be an unlisted building of merit and dates from about the mid 1700s. The farm was included in the conservation area due to its historical links to Carnfield Hall, for instance it is mentioned in rental records dating to 1656. A map of 1693 refers to the farm as 'Cornelius Bowrin's Farm'.

The main farmhouse has been extensively restored. The original building is constructed predominantly from coursed rubble Magnesian limestone with a slate roof with three brick chimney stacks along the ridge. A brick course has been inserted under the eaves level. The building has also been extended to incorporate one of the adjoining buildings and is built of red brick. Modern windows have been inserted in the stone window surrounds and new openings have been created.

The former outbuildings have also been restored and converted to residential use. Originally they were simple vernacular buildings of red brick and blue slate construction. There are now a variety of window openings, some of which are modern.



Carnfield Wood Farm – note the brick course under the eaves.



Carnfield Wood Farm – former outbuildings converted to residential use.

Carnfield Hall Garden and Craft Centre

Carnfield Hall Garden and Craft Centre is located immediately west of Carnfield Hall and is accessed from the B6019 at Carnfield Hill. It was established in the 1970s and now forms a group of buildings the majority of which have little architectural or historic interest. In this context the garden centre does not contribute to the overall appearance or setting of the conservation area.

However, within the complex of 20th century buildings there are a few elements with some historical and/or architectural significance including a few remnants of the outbuildings formerly associated with the hall.

The outdoor garden sales area is considered to be an important open space which was originally part of the hall's walled garden and still displays evidence of formal paths. The original garden is now subdivided by a substantial stone wall built in the late 1980s.



Elements of historical and/or architectural significance

Traditional Building Materials and Details

The buildings in the conservation area are predominantly constructed of stone which reflects the influence of local geology had on local architecture and vernacular building. This influence lessened as improvements in transport enabled materials to be imported from further afield and cheaper alternatives to stone were introduced.

The principal building stone is the Coal Measures sandstone which is a relatively soft stone susceptible to erosion. Variable patterns of erosion and consequent repair can be seen quite clearly on all of the stone buildings in the conservation area. The courses tend to be variable in thickness reflecting the nature of the stone.



Carnfield Hall – detail of wall showing both Coal Measures sandstone & Magnesian limestone. Note also the hopper inscribed 'J.W. 1820'.

Magnesian limestone is a better quality, harder wearing stone that was more traditionally used as a dressing material for quoins, lintels, coping stones and other architectural or sculptural detailing. The stone has a distinctive texture and appearance, and the colour varies widely. As a general guide thinner blocks of Magnesian limestone indicate earlier construction. Improvements in transport meant that over time more regular and larger-sized blocks could be transported from further afield.

Carnfield Hall has a complex roofline reflecting the historical development of the building. By contrast, the coach house and farm buildings have a simple dual pitched traditional design. The roofing materials are mostly either traditional plain tiles or Welsh slate.

Some cast iron rainwater goods are still visible, particularly at the hall, where inscribed hoppers can also be seen (see above). Elsewhere modern alternatives have replaced many of the former rainwater goods.

Stone and brick chimney stacks are both in evidence in a variety of styles. The main stacks at Carnfield Hall are substantial and quite grand reflecting the status and size of the building. Those found on the other buildings tend to be of a more traditional cottage-style.



A main chimney stack at Carnfield Hall which has been extended twice

Loss of traditional building materials and details

It is very easy to undertake inappropriate alterations and/or use materials that are not sympathetic to the existing building when carrying out repairs. This can detract from the character and appearance of the conservation area and can remove the historical narrative displayed by the building. Before undertaking alterations or repairs to existing buildings in the conservation area the following should be considered.

Re-pointing

Traditional buildings will require re-pointing at some time. It is important to match the original mortar if at all possible. A lime-based mortar mix enables the wall to breathe and lengthens the life of the stone or brick. If replacement pointing is introduced which does not complement the surrounding stone or brick work this has a significant detrimental impact on the future condition of the stone and the appearance of the building.

Windows

Many examples of different window styles are found within the conservation area. Some examples are shown below:



Georgian-style sash window



Mullion and transom & mullion windows



Flush mullion windows with casements



Modern wooden framed window

This variety of styles reflects the historical development of windows over time and changes in tastes and fashions. Different window designs, staining colour and glazing patterns affect the appearance of the building and of the area as a whole. Decisions about window type and glazing need to be carefully considered. The introduction of uPVC frames should be avoided in the conservation area.

Roofing and rainwater goods

The variety of roof lines and slopes tends to enhance the character of the buildings. Flattening roof slopes, adding incongruous features and changing the covering can detract from the character and appearance of the conservation area. The replacement of traditional stone slate or tile roofs with concrete tiles or other modern alternatives has an adverse affect on the character of the conservation area.

The efficient disposal of water is essential to the well-being of all buildings. Cast iron has traditionally been one of the most popular materials for the manufacture of rainwater goods (hoppers, gutters, downpipes etc), although other materials are found (timber, stone, lead, and more recently plastic). If they work correctly water should be prevented from penetrating the built fabric.

Faulty rainwater goods should be repaired if possible to prevent problems escalating. If a replacement is needed then this should be carried out on a like for like basis. Plastic rainwater goods should not be used to replace cast iron under any circumstances.

Doors and doorways

The variety of door and doorway styles found within the conservation area is as broad as that of window styles. Most of the original doors have been replaced by doors of later style and construction, particularly external doors. Replacement doors should be sympathetic to the building. The introduction of uPVC doors should be avoided in the conservation area.

Landscape Setting and Important Views

Carnfield Hall has an intrinsic historical association with the landscape within which it sits. The landscape component of the conservation area has a significant role in setting the overall context for the buildings.

Maps of the area dating from 1693 through to the present day provide evidence of the evolving relationship between Carnfield Hall and the estate, particularly the development of more formal landscape elements. The maps also reveal that the layout and overall landscape setting has undergone relatively little change over time, as evidenced by the pattern of field boundaries for instance (see Appendix B).

The map of 1693 shows that there used to be an avenue of trees leading to the hall from the direction of Alfreton where the drive to the hall joined the road. The trees and drive were probably removed when the main entrance to Carnfield Hall was relocated to its current location in the 17th century. Just to the south of the hall is an area of land identified as 'Cunnigree' (an enclosed field used for keeping rabbits).

By 1797 an avenue of trees had been planted across the parkland to the east of the hall and an orchard is shown to the west on the site of what is now the garden centre. The avenue of trees can be seen in the photographs of Carnfield Hall from 1866 (see page 4), but are no longer present.

A map of 1840 clearly shows the location of a series of lakes and ponds within Carnfield Wood. It also shows formal lawns, an orchard, and gardens closer

to the hall. Some of these landscape elements are still visible in Carnfield Wood and the fields adjoining the hall to the east.

Views into the conservation area

Views into the conservation area are relatively limited due to the local topography and lack of public access. Intermittent views towards Carnfield Hall can be gained from Carnfield Hill (B6019) and the adjacent footpath. There are limited views across the estate to Carnfield Hall from the western boundary of Carnfield Wood Farm.

Views from the conservation area

Views out of the conservation area are limited to intermittent views of the B6019 and glimpses across to the fields south of Carnfield Wood as they rise towards the A38. Again the topography and mature hedgerows reduce the magnitude of views from the conservation area.

Some limited long distance views can be gained to the west and northwest across Alfreton towards the southern fringes of the Peak District. Looking east the land rises towards South Normanton and the edge of the current settlement boundary.

Views within the conservation area

Within the conservation area views across the open fields and parkland towards Carnfield Hall and Carnfield Wood are considered to be important facets of the setting. The photographs below show some of the landscape surrounding Carnfield Hall.



View northwest towards Carnfield Hall



View east along the northern edge of Carnfield Wood



View west across land marked as 'Cunnigree' on the 1693 map

Carnfield Wood

Carnfield Wood is a prominent landscape feature, particularly when viewed from the higher land on the edge of South Normanton and public roads to the north and south. Covering over 10 hectares, it is thought to be the largest area of woodland in the south of the district.

The wood is protected by a Tree Preservation Order (TPO BOL/3) which was made in 1981. A small area of the woodland lies outside the district in the Amber Valley and this is covered by a separate TPO (ref: AV52).

The wood is also recognised as a Local Wildlife Site (ref: BO145 – Carnfield Wood and Outseats) and is designated for its ancient semi-natural woodland, lowland swamp and ponds.

In previous centuries the wood was partially landscaped, particularly at its western end near Carnfield Hall with a series of lakes and woodland ‘trails’. The lakes could well be medieval in origin, although they are now silted up and seriously overgrown indicating an absence of maintenance and management over the course of many years. The remains of dams and sluices are evident, but are also in a poor state.

There are no official public rights of way in the wood, although unauthorised access occurs. There is evidence of vandalism and damage to parts of the wood, including littering and fire damage.



Carnfield Wood – remnant areas of open water



Carnfield Wood - remains of sluice

Archaeology

Archaeology comprises buried remains, scheduled monuments, and the historic landscape including boundaries, field and settlement patterns. The wider historic landscape of Carnfield Hall can therefore be viewed as an important archaeological resource.

There are no Scheduled Ancient Monuments recorded within the conservation area.

The Sites and Monuments Record (SMR) is the principal source of information about unscheduled archaeological sites in Derbyshire, though its records do not represent a full indication of archaeological potential in the area.

Carnfield Hall is recorded on the SMR. There are currently no other SMR records within the conservation area, although there is likely to be potential for archaeological finds.

A SMR record exists at Clover Nook Farm which is located to the south of Carnfield Wood, outside the conservation area. This records that a polished stone axe dated to the Late Neolithic/Early Bronze Age was discovered on the farm in 1925.

Other Features of Interest

Listed Milepost

Located just outside the entrance to Carnfield Hall there is a 19th century cast iron milepost which was listed Grade II in 1989. The milepost has a triangular

sectioned base with sloping head, bead fillet to the edge and raised lettering. The west side is inscribed 'MANSFIELD 8 MILES', whilst the east side is inscribed 'ALFRETON 1 MILE'. The top is inscribed 'SOUTH NORMANTON'.



Listed milepost adjacent the B6019

Local Wildlife Site

Running alongside the B6019 at Carnfield Hill is a linear site just within the northern boundary of the conservation area. It is designated as a Local Wildlife Site (ref: BO084) for its ephemeral grassland and hedgerows. A footpath runs the length of the site.



Local Wildlife Site and footpath alongside the B6019

THREATS AND OPPORTUNITIES

This Appraisal analyses the special character of the conservation area as a whole. However, it is possible to define key elements which contribute to the overall character of the conservation area allowing a more detailed analysis of the specific threats and opportunities faced by each area and to assess how this might impact on the conservation area.

Listed buildings and other designations have been identified in the preceding sections of the Appraisal. As part of this process an unlisted building of merit has also been identified that is considered to be of special interest and meets criteria outlined by English Heritage. Whilst important features contributing to the character of the area have been identified this does not imply that elements excluded may not also be of significance.

Overall management of the conservation area is currently lacking. This arises partly because of the division of land ownership between the owner of Carnfield Hall and the owners of the garden and craft centre. Without a co-ordinated approach to estate management the objectives of preserving the conservation area as a whole are more likely to be at risk.

Key Element – Important Open Area

The northern part of the conservation area is defined as an “Important Open Area” in the Bolsover District Local Plan (2000). The Important Open Area also extends north of the B6019 and covers a large area of land between South Normanton and Alfreton (see map on page 7).

Policy GEN10 in the Local Plan is the relevant policy when considering proposals for development which might affect the Important Open Area. The policy recognises that open land between settlements or groups of buildings can be important to the character of distinct places, providing a setting and separating them from other concentrations of development.

As such, it is the intention of the Council to protect Important Open Areas from development which would reduce their effectiveness as open breaks between the settlements concerned. Any proposals for built development will therefore be subject to additional control and will only be permitted where the objectives of maintaining the open break is not infringed.

In addition, the conservation area is located in open countryside where there is a general presumption against certain forms of development. Policy ENV3 of the Local Plan, covering ‘Development in the Countryside’, is also relevant.

Key Element - Carnfield Hall and estate

The Appraisal has identified both the national and local importance of specific buildings and other features within the conservation area and places them in their historical and architectural context.

In addition, the landscape setting, open spaces, individual and groups of trees, as well as views into and out of the conservation area, have also been defined as being of significance due to the way they contribute to the character and appearance of the conservation area.

Repairs and alterations to buildings of historic and architectural interest

Historic buildings are susceptible to change from the use of inappropriate materials and techniques when repairs and alterations are undertaken. Some of the issues regarding the choice of materials and techniques have been outlined previously in the Appraisal.

Other alterations, such as the addition of modern fittings, satellite dishes and aerials, CCTV cameras, alarm boxes and lighting can also detract from the intrinsic quality and value of historic buildings.

Local Plan policy CON7 requires that any extensions or alterations to listed buildings should be designed and implemented in a manner that respects and preserves the special architectural or historic interest of the building.

Development within the conservation area

It is not necessary to prevent all forms of development in a conservation area. Some development can be beneficial and, indeed necessary, for the future viability of historic buildings and conservation areas. The Council recognises the need in certain instances for controlled and positive management of change.

However, development that is inappropriate has considerable potential to detract from the value of the conservation area. Similarly, it can have a detrimental effect on the setting of listed buildings and other important features. It is also important to remember that small, incremental changes over time can result in the gradual diminution in the value of the conservation area.

Planning Policy Guidance Note 15 (Planning and the Historic Environment) advises that special attention should be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area, as well as the setting of listed buildings. Carnfield Hall and the former Coach House for instance have particular resonance which could be adversely affected by inappropriate development within close proximity of them.

The Local Plan contains specific policies relating to conservation of the historic and built environment which reflect the guidance in PPG15. These policies will be referred to when considering development proposals within the conservation area. The Council will consider whether the development would be likely to preserve or enhance the character or appearance of the conservation area. It will also consider whether the proposed development

would preserve or enhance the setting of the listed buildings and other important features.

The proximity of the Exchem Rough Close Works site, which is classified as a Major Hazard Site in the Local Plan, places a requirement on the Council to consult the Health and Safety Executive on proposals for development within 1450 metres of the boundary of the works site. This may place an additional constraint on the types of development that may be permitted within the conservation area.

Development outside the conservation area

The conservation area is hemmed in by South Normanton and Alfreton to the east and west respectively. To the south, beyond Carnfield Wood, lie open fields. To the north is the extensive open landscape associated with the Exchem Rough Close Works site. Part of this area is classed as an Important Open Area and Policy GEN10 of the Local Plan is therefore relevant.

PPG15 advises that the preservation or enhancement of the conservation area should be a material consideration in the assessment of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area. The Council will therefore give special consideration to proposals for development outside the conservation area and permission will be refused for those which will have a detrimental effect in accordance with Policy CON4 of the Local Plan.

Tourism

The level of tourism associated with Carnfield Hall to date has been low. The hall is open to the public, although this is currently by appointment and restricted to guided tours of the building. The Council recognises that there is considerable potential to develop Carnfield Hall for tourism and recreation based on the historic house and the natural heritage afforded by the wider estate and possibly Carnfield Wood.

The garden and craft centre also offers a valuable local tourism asset, although the Council recognises that the future of this site is uncertain and could change during the lifetime of this Appraisal and Management Plan.

The Local Plan outlines that tourism has significant potential for augmenting the local economy through visitor spending and has the potential to extend the range of employment opportunities available in the district. It also outlines that tourist development should be accommodated without detriment to the environment and amenities of the surrounding area.

In the context of the conservation area it will be imperative that any development for tourism-related activities is not detrimental to the character and appearance of the conservation area. All proposals will be assessed on their merits in accordance with the policies of the Local Plan.

Trees and parkland

Within the conservation area there are both individual and small groups of trees whose loss as a result of development and inappropriate activity would be detrimental to the overall setting of the conservation area.

Trees within a conservation area that are not covered by a Tree Preservation Order are protected by a general provision which requires that six weeks' notice is given to the Council prior to undertaking works that would affect the trees. This provision extends (with certain exceptions) to any proposal to cut down, top or lop a tree in a conservation area.

Threats:

- **Inappropriate repairs and alterations to the buildings**
- **Inappropriate 'modern' additions to the buildings**
- **Lack of co-ordinated maintenance & management to properties and estate**
- **Inappropriate development within the conservation area**
- **Inappropriate development outside the conservation area**
- **Development within the 'Important Open Area'**
- **Proximity of the Exchem Rough Close Works site**
- **Current and future proximity of South Normanton and Alfreton**
- **Loss of trees**

Opportunities:

- **Development of Carnfield Hall and estate for appropriate tourism**
- **Community benefits**
- **Protection of important views into and within the conservation area**
- **Appropriate development**
- **Estate management**

Key Element – Carnfield Hall Garden & Craft Centre and Coach House

Carnfield Hall Garden and Craft Centre is an established business that is well known in the area. Although it lies within part of the former grounds of Carnfield Hall it is not associated with the hall and is in separate ownership.

Apart from the former coach house and stable block, which are listed Grade II there are no other buildings of historic or architectural importance within the garden centre's footprint. In the context of the conservation area the garden centre does not contribute significantly to the overall setting of the conservation area.

However, within the complex of 20th century buildings there are a few elements with some historical and/or architectural significance including a few remnants of the outbuildings formerly associated with the hall. The outdoor garden sales area is considered to be an important open space which was originally part of the hall's walled garden and still displays evidence of formal paths. The original garden is now subdivided by a substantial stone wall built in the late 1980s.

The Council recognises that the future of this site is uncertain and could change during the lifetime of this Appraisal and Management Plan. Inappropriate development of the garden centre or the land surrounding it could therefore have a detrimental impact on the conservation area and the setting of the listed buildings.

Any redevelopment, re-use, or adaptation of the garden centre site should be appropriate to the overall setting and appearance of the conservation area and be in accordance with the principles for development in the conservation area outlined in the preceding section. Any proposed re-use or adaptation of the existing buildings will be required to accord with the principles of Local Plan Policy ENV4 'Re-use and Adaptation of Rural Buildings'.

Threats:

- **Inappropriate development**
- **Inappropriate repairs and alterations to listed buildings**
- **Inappropriate 'modern' additions to listed building**
- **Loss of trees and vegetation**

Opportunities:

- **Re-use of the site/buildings for appropriate uses**
- **Redevelopment of the site for appropriate uses**
- **Tourism associated with Carnfield Hall, the wider estate and Carnfield Wood**

Key Element – Carnfield Wood

The wood is a significant element of the conservation area and a major feature of the local landscape. The features found within the wood, such as remnant medieval lakes, sluices and dams are of significant historical and potential archaeological interest.

However, the wood is currently in a poor and neglected state and requires significant maintenance and long-term management. With appropriate management the wood could once again become an integral feature of the Carnfield Hall estate.

Threats:

- **Lack of long-term management and maintenance**
- **Loss of ecological and botanical interest**
- **Damage to vegetation and boundaries through trespass**
- **Vandalism**

Opportunities:

- **Co-ordinated programme of management and maintenance**
- **Reinstatement of historical and archaeologically important features**
- **Provision for controlled access to a wider group**

Key Element – Carnfield Wood Farm

Carnfield Wood Farm is considered to be an unlisted building of merit. The farm is historically associated with Carnfield Hall, previously being an estate farm.

The former outbuildings which have been converted to residential use are of less historical and architectural interest, although overall they form quite an attractive group of buildings.

The farm is situated close to the settlement boundary of South Normanton. Development within the vicinity of Carnfield Wood Farm could adversely affect the setting of this group of buildings and potentially that of the wider conservation area. The Council will therefore consider carefully any proposals for development outside, but adjoining, the conservation area and permission will be refused for proposals which will have a detrimental effect in accordance with Policy CON4 of the Local Plan.

For the avoidance of doubt applications for development at Carnfield Wood Farm will be considered in accordance with the general advice outlined in the preceding section on 'Development in the Conservation Area'.

Threats:

- **Inappropriate repairs and alterations to the buildings**
- **Inappropriate 'modern' additions to the buildings**
- **Inappropriate development within the conservation area**
- **Inappropriate development outside the conservation area**

FEATURES OF INTEREST

Defined Elsewhere

Listed Buildings

Grade II* - Carnfield Hall

Grade II – The Coach House and stable block

Grade II – Milepost, Carnfield Hill

Local Wildlife Sites

BO/145 - Carnfield Woods & Outseats

BO/084 - Carnfield Hill

Entries on the Sites and Monuments Record

Carnfield Hall (SMR number 12806)

Clover Nook Farm (or Red Lane Farm) (SMR number 12803)

Important Open Areas

The area between South Normanton and Alfreton is formally recognised in the Bolsover District Local Plan (2000) as an Important Open Area. The Important Open Area designation extends both sides of the B6019 but does not include all of the conservation area. Policy GEN10 'Important Open Areas' of the Local Plan is relevant.

Tree Preservation Orders

Most trees in a conservation area are protected from immediate felling. The following are protected by specific Tree Preservation Orders:

- TPO BOL/3 (1981) - Carnfield Wood.
- TPO AV52 (1981) - the small area of woodland which lies within the neighbouring borough of Amber Valley.

Defined in the Appraisal

Unlisted Buildings of Merit

Carnfield Wood Farm – dating from the mid 1700s.

Important Open Spaces/Landscape

The fields and countryside within the conservation area have a significant effect on the setting of the buildings within the conservation area, especially Carnfield Hall. Any major development on this adjoining land would be detrimental to the setting and appearance of Carnfield Hall and the wider conservation area.

The remnant features of the former Carnfield Hall gardens are considered to represent an important open space within the garden centre site.

Views

Views from outside the conservation area are limited by the topography and boundary vegetation. Similarly, views from within the conservation area are also limited. Some long distance views are available.

More general views within the conservation area are important and should be protected and where possible enhanced.

Note on features identified in the Appraisal

The Unlisted Building of Merit and Important Open Spaces will be added to the Local List part of the Historic Environment Record when this measure is introduced through the enactment of the draft Heritage Protection Bill.

PART 2: CONSERVATION AREA MANAGEMENT PLAN

Introduction

This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Carnfield Hall Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Management Plan is based on the contents of the Conservation Area Appraisal and sets out a strategy for addressing the threats to the key elements of the character and appearance of the conservation area, and taking advantage of the opportunities to reinforce the special interest of the area.

The Management Plan aims to ensure that:

- appropriate policy guidance exists to inform the assessment process during the determination of development proposals;
- all forms of development that could have a detrimental effect on the character and appearance of the conservation area are carefully considered;
- the planning legislation is effectively enforced and that change is monitored;
- buildings needing both urgent and non-urgent repairs are targeted and the required works take place;
- enhancement schemes are prepared for buildings, sites or areas of land as required.

The proposals and the key dates identified in the Management Plan will be added to the management plan programme in the Historic Environment Scheme.

However, as further Management Plans for other conservation areas are prepared and completed, the key dates for the proposals identified in this Management Plan may be varied if other proposals are given greater priority.

The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

Protecting the Existing Historic Fabric

Introduction

Given the special architectural or historic interest of the Carnfield Hall Conservation Area as identified within the Appraisal and the desirability of preserving this interest, the first key function of the Management Plan is to protect the existing historic fabric. Therefore, this section sets out the tools that Bolsover District Council has at its disposal that it will use to achieve this.

Legislation and Policy

Development is controlled by the Town and Country Planning Acts and when a decision is to be made under the planning Acts, the decision must be made in accordance with the development plan unless material considerations indicate otherwise.

Where a decision (such as whether planning permission should be granted) relates to a site or building in the Carnfield Hall Conservation Area, before reaching a decision special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

The Development Plan

The Development Plan comprises –

- (a) the East Midlands Regional Spatial Strategy, and
- (b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:
 - the saved Derby and Derbyshire Joint Structure Plan Policies
 - the saved Bolsover District Local Plan Policies
 - the emerging Bolsover Local Development Framework documents

Until the Bolsover Local Development Framework has fully replaced the Bolsover District Local Plan, the saved policies contained in Chapter 8 - Conservation of the Historic and Built Environment relating to conservation areas and listed buildings provide the most relevant policy framework for development within the Carnfield Hall Conservation Area.

The saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document, published by the Council, which provides general guidance on development within conservation areas, work to historic agricultural buildings, listed buildings and archaeology.

Both the Bolsover District Local Plan and The Historic Environment Supplementary Planning Document advise that Bolsover District Council will produce Conservation Area Appraisals and Management Plans to provide further guidance on development in each conservation area.

The Role of Conservation Area Appraisals and Management Plans

Conservation Area Appraisals and Management Plans do not form part of the Development Plan but do provide part of the evidence base for the emerging Bolsover Local Development Framework documents.

In addition to this, Bolsover District Council will adopt Conservation Area Appraisals and Management Plans that have been prepared with public participation as a material consideration so that they are taken into account when a decision is to be made under the planning Acts.

The Need for Planning Permission

The special interest of conservation areas can be eroded through loss of key features that make up its character and appearance.

The legislation requires that in considering proposals for new development within conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Planning Policy Guidance Note 15 (Planning and the Historic Environment) emphasises that local planning authorities will often need to ask for detailed plans and drawings of new development before considering a planning application. This is so that proposals can be assessed adequately for the layout (to identify whether they preserve the historic settlement pattern, trees, important open spaces and views) and design (to identify whether they preserve or enhance the traditional building language, scale and materials).

Protecting Features of Interest

The Appraisal highlights various features which are of historic interest in addition to the buildings within the conservation area. These include the historic landscape setting of Carnfield Hall and the open views across this landscape. Also there are the vestiges of medieval ponds, sluices and dams in Carnfield Wood. Where possible these should be given additional recognition and protection.

ACTION

Carry out research of the historic landscape of the conservation area and the features of historic importance in Carnfield Wood.

Contact English Heritage to seek advice regarding designation of the landscape as a Historic Park and Garden.

KEY DATES

July 2008:

Carry out research of the historic importance of the landscape and Carnfield Wood in order to inform the selection and designation process. Contact English Heritage regarding advice on designation as a Historic Park and Garden.

Guidance on Development in the Conservation Area

General Design, Scale and Detailing

The Appraisal identifies that, considering its size, the conservation area actually contains very few buildings. However, several of the buildings are of historic and architectural interest.

In order to preserve and enhance the character and appearance of the conservation area any new buildings within the conservation area shall relate to the existing scale of development and not dominate in height. The scale of details and features should similarly empathise with the existing, unless in exceptional circumstances the proposal would enhance the character or appearance of the conservation area.

Extensions to existing properties should not dominate or be flat-roofed where they are prominent when viewed from the public highway and other vantage points, and should generally be built behind the line of the front elevation to allow an appreciation of the original size and proportion of the property.

Prevailing Traditional Building Materials and Styles

The Appraisal identifies that the buildings which contribute to the character and appearance of the conservation area are predominantly constructed from a limited range of materials.

It is considered that to preserve and enhance the character and appearance of the conservation area, materials for new buildings or extensions and alterations to existing buildings should generally be selected from the same palette of materials. Extensions should match the original building as closely as possible.

Windows

The presence of windows of traditional design which reflect the style and proportions of the building makes an important contribution to the character and appearance of the area. The Appraisal identifies that a range of window styles are present in the conservation area which reflects the history of changing architectural styles and the evolution of window design.

The replacement of original window styles with uPVC windows would have a negative impact on the character and appearance of the conservation area as uPVC windows have thicker frames compared to the traditional timber frames and as a result are unsuccessful when attempting to replicate the original feature. Wide picture windows, uneven subdivisions and dark coloured staining are not traditional features and look out of place on older properties.

In view of this, it is considered that to preserve and enhance the character and appearance of the conservation area, replacement windows and windows included in new buildings shall be constructed from softwood timber with a paint finish in the opening style of the original type of window for the building.

Proposals that are detrimental to the character or appearance of the conservation area due to the loss of original windows, the replacement with uncharacteristic window types and the enlargement or alteration of window openings will not be granted planning permission.

Furthermore, the survival of evidence for the original type of windows justifies the use of the Council's Historic Building Grant Scheme in the conservation area to encourage owners to reinstate the original and authentic reconstruction of the original type of window for the building.

Doors

Due to the range of building periods and designs a prevailing style of door is not evident. Original doors and surviving furniture should be retained and repaired if possible.

Replacement doors should copy the original in terms of materials, detailed design and paint finish. Modern off-the-peg doors are not generally acceptable for use in listed buildings. Unpainted hardwood or stained or varnished softwood doors are rarely suitable.

To preserve and enhance the character and appearance of the conservation area, the loss of original external doors or the replacement with uncharacteristic door types which do not reflect the traditional design of the building shall be resisted and planning permission refused.

Chimneys and Rainwater Goods

Although in many cases chimneys may now be redundant they are an important feature of the building and should be retained. The Appraisal identifies that there are examples of both stone and brick chimneys in a variety of sizes and styles.

Similarly, where cast iron rainwater goods survive they make a positive contribution to the appearance of the building, although many have been replaced by modern alternatives.

To preserve and enhance the character and appearance of the conservation area, existing chimneys and rainwater goods should be retained where possible and, where lost, should be replaced to the original materials and profiles, or similar materials such as cast metal. Plastic replacements are not generally considered appropriate in the conservation area.

Boundary Treatments and Important Trees

To preserve and enhance the character and appearance of the conservation area, existing boundary treatments should be retained where possible. Proposals to widen existing entrances or create new accesses that will require the removal of stone boundary walls should not be encouraged. Wherever possible all new or replacement boundary treatments around Carnfield Hall should be built from local stone to match the original.

Within the conservation area there are many individual and groups of trees that are important in the overall context of the conservation area. These trees should be protected and managed and only felled when they are either dead or dying. Where dead or dying trees are removed they should normally be replaced with suitable replacements.

Proposals for extensions or new development resulting in the loss of significant trees will not be granted planning permission.

Important Open Areas and Spaces

The northern part of the conservation area is defined as an “Important Open Area” in the Bolsover District Local Plan (2000). Policy GEN10 in the Local Plan is the relevant policy when considering proposals for development which might affect the Important Open Area. The policy recognises that open land between settlements or groups of buildings can be important to the character of distinct places, providing a setting and separating them from other concentrations of development.

As such, it is the intention of the Council to protect Important Open Areas from development which would reduce their effectiveness as open breaks between the settlements concerned. Any proposals for built development will therefore be subject to additional control and will only be permitted where the objectives of maintaining the open break is not infringed.

The conservation area is also located in open countryside where there is a general presumption against certain forms of development. Policy ENV3 of the Local Plan, covering ‘Development in the Countryside’, is also relevant.

Views

The Appraisal identifies several views as being important to the character and appearance of the conservation area. Whilst views into and out of the conservation area are generally quite limited, there are expansive and some long distance views to be gained across the conservation area from within.

To preserve and enhance the character and appearance of the conservation area, development that would significantly block these views, or adversely impact upon them, shall not be granted planning permission.

Changes of Use and Adaptation of Existing Buildings

Each proposal for change of use or adaptation will be considered carefully based on the impact of the conversion on the character of the building and the character and appearance of the conservation area in order to ensure that this character is retained.

Each proposal will be considered on its overall merits and be assessed against the relevant policies contained in the Local Plan. Due to the rural location of the site Policy ENV4 'Re-use and Adaptation of Rural Buildings' is likely to have particular relevance.

Modern Features

Modern features such as satellite dishes or renewable energy devices can have a detrimental impact on the character and appearance of buildings if they are installed in prominent locations, for example on the fronts of properties. In most cases these can usually be located in a less conspicuous location at the rear or side of the property and still function correctly.

To preserve and enhance the character and appearance of the conservation area, modern features such as satellite dishes or renewable energy devices, shall wherever possible be located in less conspicuous locations.

Development Adjoining the Conservation Area

The preservation or enhancement of the conservation area should be a material consideration in the assessment of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area. The Council will therefore give special consideration to proposals for development outside the conservation area and permission will be refused for those which will have a detrimental effect in accordance with Policy CON4 of the Local Plan.

Development Affecting Archaeology

The Appraisal identifies that the conservation area contains elements that have an important historical and archaeological context. There is potential for archaeologically important finds to be discovered within the conservation area.

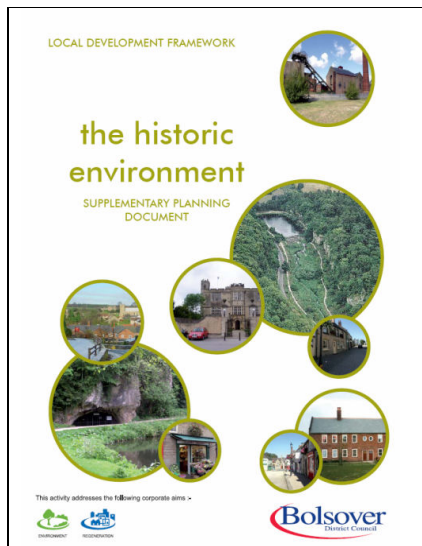
Any development within the conservation area will be required to be preceded by a scheme of archaeological investigation and recording prior to the start of development. The scheme of investigation and recording shall be carried out in consultation with and under the supervision of the County Council's

Development Control Archaeologist and in accordance with the guidance given in Planning Policy Guidance Note 16 (Archaeology and Planning).

Further Guidance on Development

As the whole of the Carnfield Hall Conservation Area is within the Open Countryside as defined by the Bolsover District Local Plan, the threat to the rural character of the area from normal urban development is considered to be low and limited to developments essential to the countryside.

In these exceptional cases, it is considered that sufficient general guidance on development in conservation areas and on development affecting historic agricultural buildings is provided by the Historic Environment Supplementary Planning Guidance (Chapters 2 & 3 respectively) when taken together with the contents of the Appraisal.



Enforcement and Monitoring

Effective enforcement is vital to make sure there is public confidence in the planning system and to ensure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.

The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working. In addition to this mainline planning enforcement service, the Council operates an Environmental Improvement Project that seeks to improve the appearance of key residential and business sites within the district.

To supplement this enforcement service, it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed surveys, including a dated photographic record, on a three-yearly basis so identifying any unauthorised work before enforcement action can no longer be taken. Any previously unreported unauthorised development or work identified by the detailed survey would then be addressed in accordance with the Council's approved Enforcement Policy.

If the condition of land is adversely affecting the amenity of the area a notice under Section 215 of the Town and Country Planning Act 1990 can be served. Such a notice can be used to secure improvements to the appearance of buildings, as well as the tidying up of unkempt land.

ACTION

Carry out detailed survey, including a dated photographic record, of the physical environment within (and adjacent to in particular locations) the conservation area, noting any unauthorised changes and dealing with them in accordance with the Enforcement Policy or any buildings in need of urgent or non-urgent repairs.

KEY DATES

August 2008:
Baseline survey

August 2011:
Follow-up survey

Buildings Needing Both Urgent and Non-Urgent Repairs

The Appraisal did not identify any buildings within the conservation area that are currently requiring either urgent or non-urgent repairs. It is recommended that this situation is kept under review.

Enhancement Schemes

The Appraisal identifies the need and opportunity for a number of enhancement schemes within the conservation area. These are:

- management and maintenance of the former estate parkland, including new tree replanting and estate fencing
- woodland management in Carnfield Wood
- dredging and reinstatement of the historic lakes and other features within Carnfield Wood

Monitoring Indicators

In order to assess the impact of the protection of the special character and appearance of the Carnfield Hall Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan, it is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area.

The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.

Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on the 1st April 2009. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2010.

Indicator	Ref.	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings and Features	3	First year
	A2	Number of Unlisted Buildings of Merit	1	First year
	A3	Sites of Importance for Nature Conservation/Local Wildlife Site	2	First year
	A4	Number of entries on the Sites and Monument Record (not covered by other designations)	0	First year
	A5	Number of Tree Preservation Orders made covering trees within the conservation area	1	First year

Based on value in proposed document

Indicator	Ref.	Measurement	Value	Change
Heritage at Risk	B1	Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works	0	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

Based on value in proposed document

Indicator	Ref.	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined where conservation area a statutory consideration	2	First year
	C2	Number of applications for planning permission affecting wildlife sites	0	First year
	C3	Number of applications for listed building consent determined	0	First year
	C4	Number of applications for conservation area consent determined	0	First year

Based on figures for financial year 06/07

Indicator	Ref.	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First year
	D2	Number of enhancement schemes with actions achieved by stated key dates	0	First year

Based on value in proposed document

APPENDIX A

Transcript of a report by the Royal Commission on the Historical Monuments of England (1988)

Carnfield Hall, South Normanton, Derbyshire

The 16th century house

The remains of the 16th century timber-framed house are very fragmentary. The only evidence for the form of the original wall framing is to be found in the north wall of the wing – now an internal wall within the present house. One wall post survives intact, another from first floor level up. Mortices in the exposed soffits of two sections of mid rail show the framing pattern to have been close studding.

It is not certain how far the range extended to either the east or west originally. However, it is clear that it extended east at least as far as the present front wall. It is likely that the east wall of the present south wing is on the same line as that of the 16th century timber-framed range. Further, the fact that the joists run axially raises the possibility that the east front of the earlier building was jettied.

The early/mid 17th century house

In the first half of the 17th century the house was rebuilt in stone as a two and a half storey, H-plan house. The ground and first floor of the east front was fenestrated with mullion and transom windows, traces of a number of which are still visible. Both the front and rear elevations had gabled dormers, the roof structures of which survive behind the late 17th century parapet. The principal entrance in this period appears to have been located at the north end of the east front of the south wing. This entrance, now part blocked, part cut through by a later 17th century window, is still visible. The surviving north half of the lintel shows the entrance to have had a Tudor-arched head of surprisingly plain appearance.

This entrance opened into a cross-passage running down the north side of the wing. The former presence of this passage explains why the south wing is broader than the north wing. The partition on the south side of the passage, now removed, was the original north wall of the timber-framed east-west range.

The front room of the south wing, the south-east room, appears to have been a heated parlour. Immediately to the west of this room was a staircase opening off the cross-passage. This staircase has heavy turned balusters of early/mid 17th century date. To the west of the stair is a small room of uncertain function. Close to the north wall of the room is an axial beam with a row of mortices for studs in its soffit. It is likely that this was the line of a

partition, on the north side of which was a corridor from the cross-passage to the north room in the wing. The need for this corridor would have ceased when a small addition providing better circulation was later built in the angle between the rear of the hall range and the north wall of the wing.

The north room of the wing appears to have been the kitchen, this being indicated by the large stack in the west, gable wall. At the east end of this room is a transverse beam, at the south end of which is a brace from its associated wall post and at the north end of which is a mortice for another brace, since removed. Close to the two brace positions are a pair of mortices for studs. Between these two mortices is a wide central opening which would, in the 16th century house, have given access to a bay beyond.

To the north of the cross-passage is the hall. The front wall of this has been much altered, but traces of original window jamb remain visible – these indicating the positions of the earlier mullion and transom windows. The rear wall of the hall was lit by a single three light mullion window, now blocked. The hall was heated by a stack in the centre of the rear wall. Immediately to the north of this was a wide opening giving onto a stair turret in the angle between the hall range and the north wing. There is a quoined straight joint between the wing which runs up to first floor level then stops – above which point the masonry of the two courses through unbroken. This indicates that the stair turret was an afterthought, construction work only beginning after the adjoining wing had already reached one storey in height. The staircase in this turret has turned balusters of the same pattern as those in the stair in the south wing.

The ground floor of the north wing comprised three rooms, the east and west of which are heated by stacks against the north wall. The east of these stacks was later enlarged in order to allow for fireplaces to be inserted into the unheated central rooms on the ground and first floors. The west room on the ground floor retains its ornate 17th century fireplace with moulded surround and corbelled out lintel.

The first floor

The chamber over the hall was lit and heated in the same way as the hall itself. The panelling in the room is of late 16th or early 17th century character. It is by no means certain that this panelling was made for the room; indeed much of the panelling in the house appears to have been re-used from elsewhere. Above the panelling is a plaster frieze of unusual design. This frieze is almost identical in appearance to one in North Lees Hall, dated 1594. If the Carnfield frieze is of similar date then it must have been re-used, conceivably from the earlier house on the site.

There are two doorways in the stud partition at the north end of the chamber, one giving access to the east room in the wing (heated), the other to the central room (originally unheated). Access to the west room (heated) was from the stair landing. At the south end of the hall chamber was a single doorway through a stud partition. This doorway gave access to an unheated

ante-room over the cross-passage. To the south of this was the first floor landing of the staircase in the south wing. On the east side of the stair landing was a doorway giving access to the east room (heated) and on the west side a corridor. On the south side of the partition is a small unheated room. At the west end of the corridor was a heated room principally lit by a large bay window projecting from the south wall.

This large bay window continues up to the attic floor above, where it lights the only attic storey room of any status. Access to this room is by way of the stair in the south wing, the upper balustrade of which is of different pattern to those below. The purpose of this heated and well lit room at the top of the house was not determined with any degree of certainty, although it may be that it was built as a prospect room, giving as it does an excellent view of the Revell estate, most of which lies to the south of the hall.

The late 17th century

At the end of the 17th century the east front of the building was remodeled, this work including refenestration, the re-siting of the entrance in the middle of the hall range, and the building of a tall parapet to replace the gables of the earlier house. Also in this period a two storey addition was built onto the east end of the north wall of the north wing providing large closets for the ground and first floor east rooms of the wing. The real purpose of building this addition was not, however, to provide additional domestic accommodation, but to make the east end of the north wing the same width as that of the south wing. This was necessary in order to give the east front the symmetry desired.

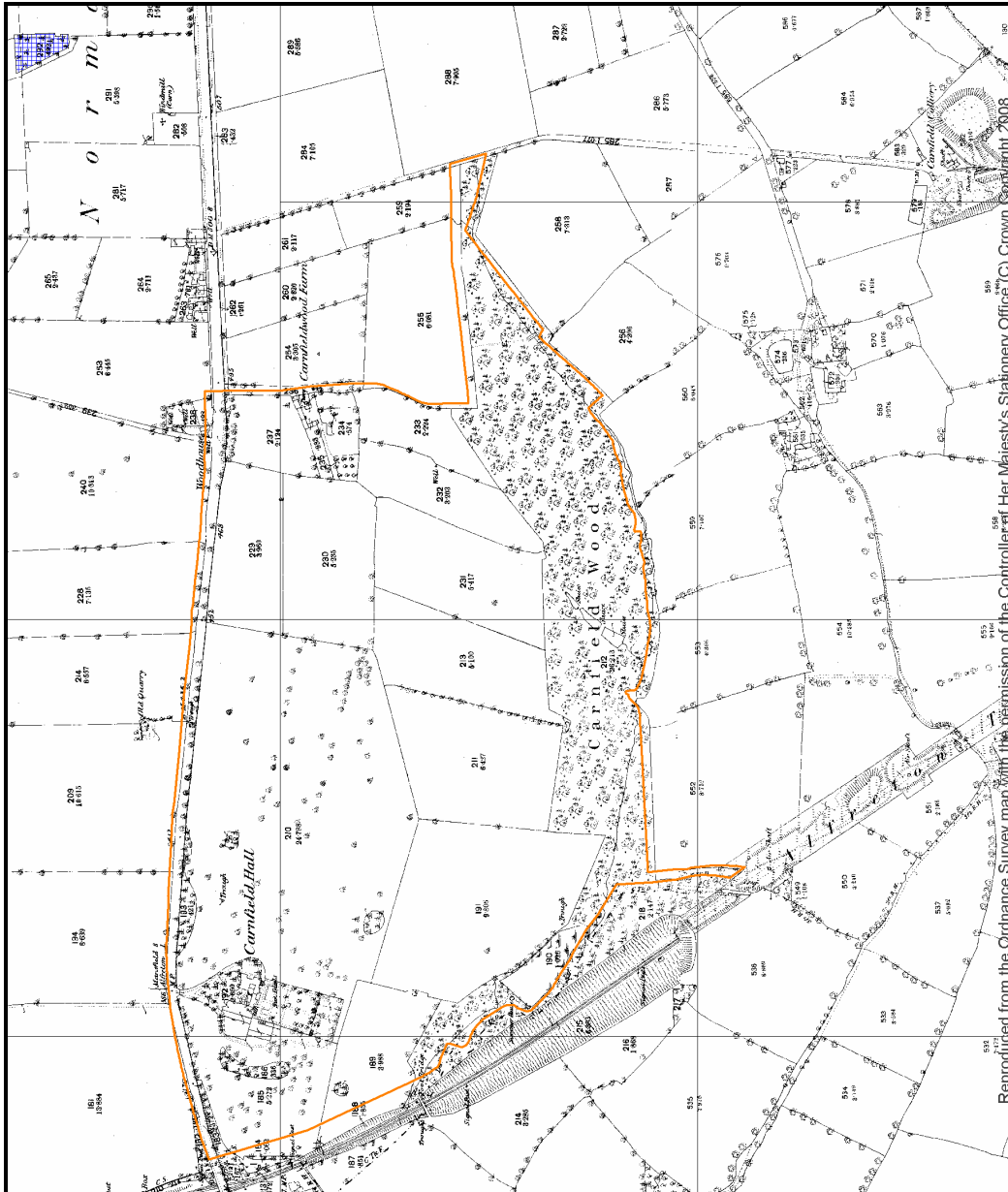
The front entrance inserted in this period has a bolection moulded surround and open segmental pediment. A number of fireplaces were given bolection moulded fireplace surrounds in this period, including the one in the hall chamber.

The rear wing

Adjoining the west wall of the south wing is a lower two storeyed stone built wing of 17th century date. The purpose of this wing was not determined, although the presence of a large stack built against the south wall suggests that the ground floor, at least, had a service function. A number of mullion windows survive at both ground and first floor level in all three external walls. A two light mullion window in the west gable shows that the attic storey was used from the outset. The three centrally positioned windows in the west gable, one on each floor, were later blocked when a stack was built against the inside face of the wall.

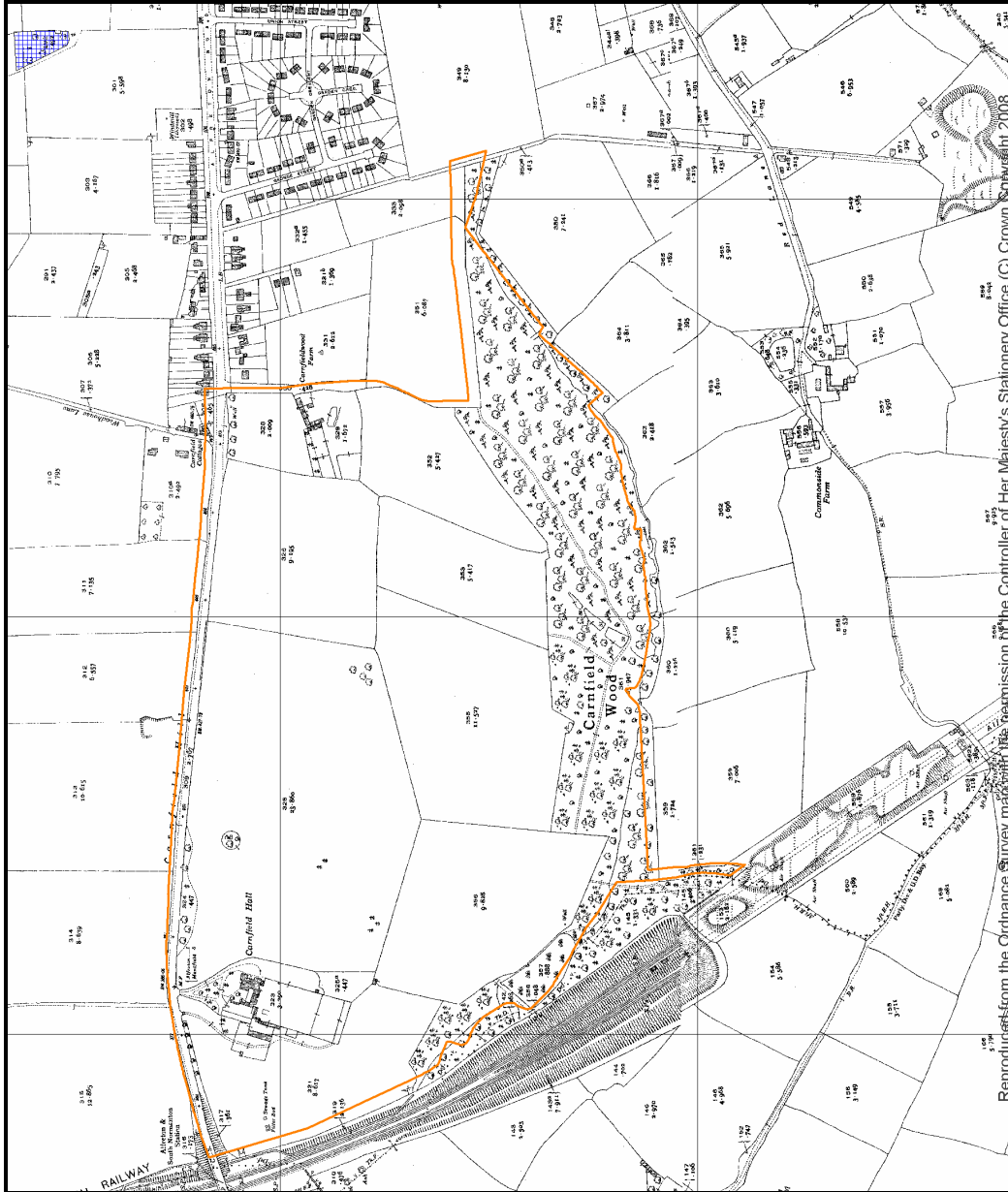
APPENDIX B

Carnfield Hall and estate: 1880



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Carnfield Hall and estate: 1937



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