

# EFFECTS OF CONSERVATION AREA DESIGNATION

## A BRIEF GUIDE



Historic places need protection and maintenance for their full potential to be realised. Historic assets are irreplaceable and are therefore given legal protection. The historic environment is also a key element in the planning process. National surveys show that 92% of people think it important to conserve historic features in towns and villages; but change is inevitable, whether it is alteration to existing buildings or new development. Designation of a conservation area helps to manage change effectively by understanding the significance of historic buildings, streets and spaces. Assessment and recognition of historic areas is an important part of the planning process. Building works and alterations in conservation areas are subject to extra planning controls which ensure that development proposals conserve the distinctive character of areas designated for their special buildings and historic interest. Including property in a conservation area has a positive effect on character and tends to sustain property values due to the extra protection from insensitive development.

### **New Development**

Designation as a Conservation Area does not mean that the area will necessarily be preserved exactly as it stands at the time of designation. However, where new development is proposed, the District Council will pay special attention to the design of new buildings and extensions to existing buildings. A high standard of design will always be expected, with a particular regard to scale, proportions, roofs, materials, colours, doors, windows, etc. to ensure that any new development maintains the existing character of the area.

## Permitted Developments

Houses within conservation areas do not have such wide-ranging permitted development rights as normal.

In particular: -

- (i) An extension greater than 50 cubic metres or 10% of the volume of the original house will require planning permission;
- (ii) The cladding of any part of the exterior of a house with stone, artificial stone, timber, plastic or tiles will require planning permission;
- (iii) All dormer windows or other roof extensions will require planning permission;
- (iv) Any detached building within the curtilage of a house will require planning permission if the size exceeds 10 cubic metres;
- (v) Planning permission will be required for the installation of a satellite dish on a chimney, on a building more than 15 metres in height or on a wall or roof slope fronting a highway.

## Demolition of Buildings

Specific Conservation Area Consent is required from the District Council for the total or substantial demolition of any building in the area, subject to minor exceptions.

## Listed Buildings

Designation does not affect the special control over listed buildings. Any internal or external alterations to a listed building which affect its character requires listed building consent. Historic property also needs maintenance to retain its value and secure its long-term future. Local authorities have statutory powers to ensure that owners undertake repairs.

## Trees

Although Tree Preservation Orders may already protect some trees, the District Council must be given six weeks notice in writing of any proposal to carry out work to any trees within conservation areas. This is to give the Council the time to make a Tree Preservation Order if it considers the tree to be important to the visual qualities of the area. Failure to give notice could result in legal action being taken by the District Council.

## Publicity for Planning Applications

Where development proposals affect the character of a conservation area or the setting of a listed building the Council will advertise the application in the local press and display a site notice. Neighbour notification letters will also be sent to those people directly affected.