

Statutory definition of a Conservation Area:

“an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”

Historic areas of distinctive quality and character have a strong sense of place and provide continuity and stability in a rapidly changing world.

The special interest of a Conservation Area stems from one or more of the following factors:

- the archaeological significance and potential of the area.
- the architectural and historic quality, character and coherence.
- the contribution made by green spaces, trees and hedges.



Consequences of Designation

Under current planning legislation a dwelling may be altered in a variety of ways without requiring planning permission. This is known as Permitted Development. Within a Conservation Area stricter controls apply, so in addition to normal planning control, permission is also required for a range of works that elsewhere would be covered by Permitted Development:

- cladding of any part of the exterior of a building with stone, artificial stone, timber, plastic or tile.
- enlarging a dwelling by addition or alteration to its roof.
- installation in some instances of a satellite antenna on or within the curtilage of, a dwelling house.
- extension to a dwelling which would increase the volume of the original house by 10% or 50m³ (whichever is the greater).
- erection, alteration or improvement within the curtilage of a dwelling house of a freestanding building bigger than 10m³.

Certain special controls and duties also apply in Conservation Areas:

- works to trees should be notified to the City Council at least 6 weeks prior to starting work.
- all applications for development need to be advertised in the local press as well as on site.
- the City Council or the Secretary of State may take steps to ensure that a building is kept in good repair.
- certain permitted development rights may be removed by the City Council, with the agreement of local residents, under an Article 4⁽²⁾ Direction (see following section).
- development proposals must either enhance or at least have a neutral effect on the character of the area.
- the City Council has a duty to preserve and enhance the area and will formulate proposals to do so.