

# Conservation Areas

## 2.1



*Historic residential area*

### What is a Conservation Area?

A Conservation Area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”<sup>1</sup>. Conservation Areas can include groups of listed and unlisted buildings, historic village greens and open spaces, surviving historic street layouts, unusual historic field patterns and areas of historic archaeological significance. However, it is the character of the whole area, and not just individual buildings, that Conservation Area designation seeks to preserve or enhance.

Conservation Areas were introduced in 1967 when it was found that listed building legislation on its own was failing to protect the overall character of cities, towns and villages.

### What factors define the special character of an area?

The main attributes which define the special character of an area are its physical appearance and history - i.e. the form and features of buildings, the spaces between them, their former uses and historical development. In some Conservation Areas, for example those with a number of periods of historical development, the

character of individual parts of the Conservation Area, ‘Identity Areas’, may differ. Contrasts between the appearance of ‘Identity Areas’ and the combination of buildings of various ages, materials and styles may contribute to a Conservation Area’s special character.

It is important that Conservation Areas are seen to justify their status. However, in some instances, areas which either contribute little, or are even detrimental to the character of the Conservation Area, are included within the boundary because of their potential for enhancement. However, it is important that the benefits of potential enhancement are carefully balanced against the possibility that the inclusion of such areas may be perceived as devaluing the status of the Conservation Area as a whole.

### What are the effects of Conservation Area Designation?

The principal purpose of Conservation Area designation is the official acknowledgement of the special character of an area. This will influence the way in which the Local Planning Authority deals with planning applications which may affect the area. Within Conservation Areas, permitted development rights are restricted, which means that applications for planning permission will be required for certain types of work not normally needing consent.



*Historic urban street scene*

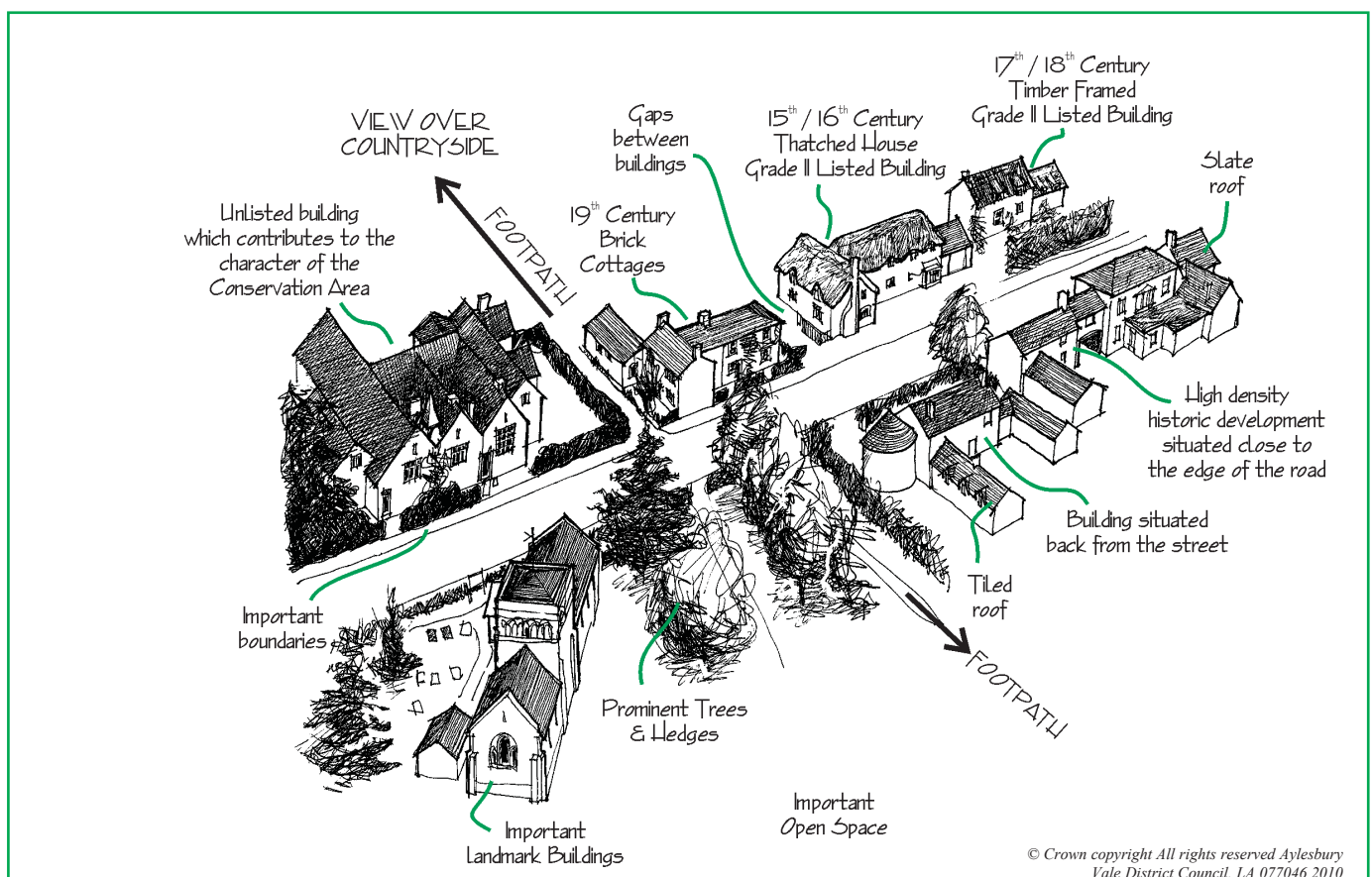
<sup>1</sup> *Planning (Listed Buildings & Conservation Areas) (Act 1990, section 69(1)(a)*

Proposed works which are within or adjacent to a Conservation Area and require planning permission, are constrained by the need to respect the special character of the area.

Designating a Conservation Area does not remove or diminish other legislation that may apply within an area, including Listed Building protection, protection for Ancient Monuments and Tree Preservation Orders.

Development can take place in a Conservation Area, but is subject to greater control. The following is a list of types of development that are controlled by Conservation Area designation, and therefore require applications for planning permission or Conservation Area consent. The list is not exhaustive:

- Demolition of all and in some cases part, of any building or structure.
- Any extension of two or more storeys that extends to the rear and any extension that extends to the side.
- Any enlargement consisting of an addition or alteration to its roof, such as a dormer window.
- Cladding, any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- The erection, extension or alterations of garden structures and outbuildings (such as a shed), situated on land between the side elevation of a dwellinghouse and the boundary of the curtilage of that dwellinghouse.
- A satellite dish or a chimney, flue or soil and vent pipe, installed on a front or side wall or roof slope that fronts a highway.
- Solar panels installed on a wall that fronts a highway; or a stand-alone solar array that would be closer than the existing dwelling to any highway which bounds the property.
- Tighter advertisement controls.
- Trees within Conservation Areas with stem diameters of 75mm or greater when measured at a height of 1.5m above ground level are protected. Anyone wishing to work on such trees must normally give six weeks notice to the Local Authority. Replacement planting duties may apply.



#### OTHER FACTORS WHICH AFFECT THE CHARACTER OF AN AREA

- The topographical & landform characteristics
- Archaeological significance & potential of the area
- Architectural & historic quality, character & coherence of an area
- Dominant architectural styles
- Prevalent & traditional building materials
- Character & hierarchy of spaces
- Contribution made by trees & open spaces
- The relationship between the built environment and landscape
- Prevailing former uses within an area
- Important views
- Extent of loss, intrusive damage to area

You do **not** need to give notice if you want to work on trees smaller than 75mm in diameter.



*Protected trees within a conservation area*

Other exemptions also exist, but please check with your local planning authority for guidance on these regulations.

**Conservation Areas**

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*The Council has an ongoing programme of conservation area designation and review. For more information about the current reviews visit [www.aylesburyvaledc.gov.uk/conservationareasreview](http://www.aylesburyvaledc.gov.uk/conservationareasreview)*

### What is the role of the District Council and local residents?

There are over a hundred Conservation Areas in Aylesbury Vale District. Caring for them involves a partnership between the people who live and work in these areas and the District Council.

The District Council has a duty to periodically assess the special interest, character and appearance of all Conservation Areas in the district, to consider any additions or changes to their boundaries and to present proposals for their enhancement.

The District Council manages change within Conservation Areas through the planning system. Special attention is paid to any application for planning permission within, or affecting the setting of, a Conservation Area and all new development will be required to respect the characteristic features and styles that led to the designation of the Conservation Area.

Local residents living within a Conservation Area can help protect its character when

considering undertaking repairs or alterations to their properties. Small incremental changes to properties such as the replacement of original windows or doors or the use of inappropriate building materials can have a cumulative effect upon the character and appearance of individual buildings and upon the area as a whole. Equally, poorly conceived new development or insensitive extensions to older properties can detract from the character of a Conservation Area.



*A green space enclosed by buildings of domestic scale and traditional appearance*

## Further information

The Council is continually updating and producing information and advisory leaflets. For copies of these leaflets visit

[www.aylesburyvaledc.gov.uk/planning-policy/publications-list/design-guides/](http://www.aylesburyvaledc.gov.uk/planning-policy/publications-list/design-guides/)

Advisory leaflets produced by English Heritage are also good sources of information. Of particular interest is:

- Understanding Place: Conservation Area Designation Appraisal and Management (March 2011)

this is available on our web site at

[www.aylesburyvaledc.gov.uk/conservationareas](http://www.aylesburyvaledc.gov.uk/conservationareas)

Further information can be accessed on the English Heritage website:

[www.english-heritage.org.uk/](http://www.english-heritage.org.uk/)

The CLG has produced an advisory leaflet Protected Trees : A Guide to Tree Preservation Procedures, which contains useful information on trees within Conservation Areas. Copies of this leaflet can be obtained via our web site or from

<http://planningguidance.planningportal.gov.uk/blog/guidance/tree-preservation-orders/>

and from the local authority tree officers.

## Help and Advice

To find out more information about Conservation Areas within the Aylesbury Vale District please visit our web site at [www.aylesburyvaledc.gov.uk/conservationareas](http://www.aylesburyvaledc.gov.uk/conservationareas)

If you need further information contact us on 01296 585679 or email [historic.buildings@aylesburyvaledc.gov.uk](mailto:historic.buildings@aylesburyvaledc.gov.uk)

Please contact the Tree Officers in Leisure Services for advice and guidance relating to trees within the District on 01296 585368 or 01296 585586 or email [trees@aylesburyvaledc.gov.uk](mailto:trees@aylesburyvaledc.gov.uk)



*Historic village scene*

For an audio or large print version of this leaflet, please phone 01296 585454

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