

Planning (Listed Buildings and Conservation Areas) Act 1990

s. 66 In considering whether to grant planning permission for development which effects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

s.72 In the exercise, with respect to any buildings or other land in a conservation area, any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Planning Policy Wales 11

6.1.6 Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.

6.1.9 Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

6.1.15 - there is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character of appearance of a conservation area or its setting to an unacceptable level.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed.

Technical Advice Note TAN 24

Advertisement Control

6.8 One of the purposes of the advertisement control system is to encourage the display of outdoor advertisements which make a positive contribution to the appearance of the environment. It is reasonable to expect that the local planning authority's duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

6.1.22 World Heritage Sites are international designations recognised for their Outstanding Universal Value, as inscribed by UNESCO. The planning system recognises the need to protect the Outstanding Universal Value of World Heritage Sites in Wales. The impacts of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone and its essential setting, is a material consideration in the determination of any planning application

Technical Advice Note TAN 24

Reference is also made to the following Managing Change Documents supporting TAN 24;

- Managing Change to Listed Buildings
- Managing Conservation Areas
- Managing Historic Character

- Managing Setting of Historic Assets
- Managing Registered Historic Parks and Gardens
- Managing Listed Buildings at Risk

MCC Local Development Plan

HE1

Within Conservation Areas, development proposals should, where appropriate, have regard to the Conservation Area Appraisal for that area and will be permitted if they:

- preserve or enhance the character or appearance of the area and its landscape setting;
- have no serious adverse effect on significant views into and out of the Conservation Area;
- have no serious adverse effect on significant vistas within the area and the general character and appearance of the street scene and roofscape;
- use materials appropriate to their setting and context and which protect or enhance the character or appearance of the Conservation Area; and
- pay special attention to the setting of the building and its open areas. Where development is acceptable in principle it should complement or reflect the architectural qualities of adjoining and other nearby buildings (unless these are harmful to the character and appearance of the area) in terms of its profile, silhouette, detailing and materials. However, good modern design may be acceptable, particularly where new compositions and points of interest are created.

HE2 - Alterations to Unlisted Buildings in Conservation Areas

- Proposals for the alteration, extension or conversion of existing buildings in Conservation Areas must take into account: the desirability of retaining, restoring or replacing historic features and details of buildings, including garden or forecourt features, boundary walls, paving etc;
- whether the details of the proposed works properly respect the proportions, materials and construction of the existing building;
- the effect on the setting of the building and its surroundings;
- the effect of introducing new uses into a Conservation Area in terms of parking and servicing arrangements and the detailed design of such arrangements. Permission will be refused where proposals are unsympathetic to an existing building and /or detract from the overall character or appearance of the Conservation Area. Specialist recording, archiving and publishing may be required prior to the demolition of any historic building within a Conservation Area and may be required in other cases of alteration.

Permission will be refused where proposals are unsympathetic to an existing building and /or detract from the overall character or appearance of the Conservation Area.

	<p>Specialist recording, archiving and publishing may be required prior to the demolition of any historic building within a Conservation Area and may be required in other cases of alteration.</p>
--	---