



South
Cambridgeshire
District Council

Conservation Areas



Willys Almshouses & War Memorial, Fen Ditton.

March 2012

www.scams.gov.uk

03450 450 500

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”.

Conservation Areas may be small or large and each has its own look, feel and distinctive sense of place. Conservation Areas will normally be based on groups of buildings that are Listed or of Local Interest, and include other features such as open spaces, trees, boundaries, a historic street pattern, archaeology or historic landscapes. Main views and the street scene, or townscape contribute to the special character of Conservation Areas.

The meanings and value that buildings and features have for local residents are also important.



How are Conservation Areas designated?

We are responsible for the designation of Conservation Areas and this is normally carried out with the support of both the Parish Council and local residents. We are also required to prepare character appraisals and management proposals for Conservation Areas and to periodically review their boundaries. With over 80 Conservation Areas in the District, the priority for Conservation Area Appraisals has been centred on Parishes where the impact of major development is most imminent.

The designation of a Conservation Area brings with it extra **controls** over demolition, minor developments and the protection of trees. It enables us to influence change and make sure that new proposals fit in with the distinctive character of the area.

Decisions on planning applications in Conservation Areas

Decisions on planning applications take into account policies set out in our Local Development Framework and Supplementary Planning Documents, including:

- ‘*Development affecting Conservation Areas*’ (2009);

www.scams.gov.uk/documents/retrieve.htm?pk_document=907696

- ‘*Trees and Development Sites*’ (2009); and

www.scams.gov.uk/documents/retrieve.htm?pk_document=907699

- ‘*District Design Guide*’ (2010).

www.scams.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/SPDs/DistrictDesignGuideSPD.htm

New design should pay special attention to matters such as height, bulk, detailing and the use of good quality materials. New development can be built in a traditional form or more modern in style. Both need to respond to the site and fit with the character and appearance of the area.



Alterations to residential buildings

Some **alterations** to residential buildings in Conservation areas will need planning permission. These may include the siting of satellite dish antenna, dormer windows, flues/chimneys, the use of external cladding and the construction of some outbuildings. Further information is available on the Planning Portal at www.planningportal.gov.uk or from the Council's Planning Service. The contact details can be found on page five.

Trees

All **trees** including fruit trees over a certain size (with a trunk diameter more than 75mm when measured at 1.5m above ground level) are protected by Conservation Area status. We must be given a 6-week written notice of intended tree works. For more information see:

www.scams.gov.uk/environment/conservation/treesandhedges/trees_ca.htm

If you are planning to undertake tree works or hedge removal and are not sure if your tree is protected, you should contact our Trees and Landscape Service for advice.

Trees and Landscape Officer

Tel: 03450 450 500

Fax: 01954 713 152

Email: treesandlandscapes@scams.gov.uk

Post: Trees & Landscape Service
Conservation & Design
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridgeshire
CB23 6EA

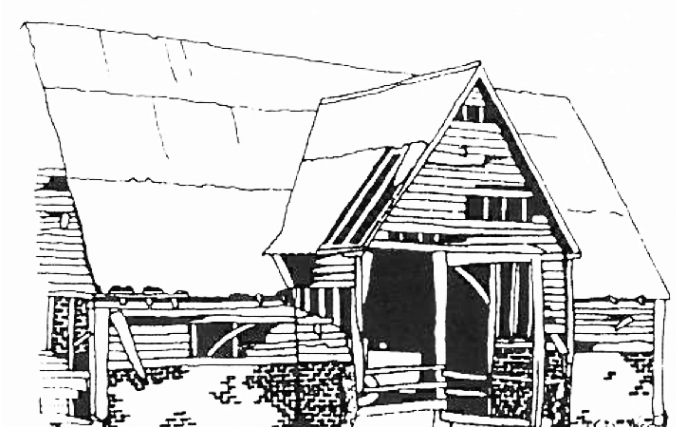


Demolition

The total **demolition** of unlisted buildings and structures within a Conservation Areas requires Conservation Area Consent. Partial demolition of residential buildings is currently exempt as is the demolition of some small buildings (less than 115m³) and low walls.

The need for **Listed Building Consent** for alterations and demolition work to Listed Buildings (and buildings and structures within their curtilages) remains the same when a property becomes included within a Conservation Area. Please refer to our guidance note on Listed Buildings:

www.scambs.gov.uk/environment/conservation/historicbuildings/default.htm



Grants

We support the conservation of historic buildings through timely and sympathetic maintenance and repair. In addition some properties also give opportunities for enhancement. We may be able to award **grants** towards the repair of historic buildings, to help offset the cost of using traditional materials, to put back traditional windows or to support a higher standard of craftsmanship when carrying out specialist repairs.

Further advice

This booklet is designed to answer only general queries and to provide links to other relevant sources. We advise you to get in touch with us to discuss details of specific schemes. Information is also available at:

www.scambs.gov.uk/environment/conservation/historicbuildings/default.htm

Conservation Team

For advice on repairs and alterations, grants, Listed Building Consent, Conservation Area Consent and other historic buildings queries contact our Conservation Team.

Tel: 03450 450 500

Fax: 01954 713 149

Email: conservation@scambs.gov.uk

Post: Conservation Team

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridgeshire CB23 6EA

General planning queries

Our Planning Service operates a Duty Officer system between 9am and 5pm Monday to Friday to answer your general planning queries.

Tel: 03450 455 215

Or visit:

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridgeshire CB23 6EA

Useful contacts

Department of Culture, Media and Sport - Government Department produces policy related to Listed Buildings and Conservation Areas

Web: www.culture.gov.uk

Post: 2-4, Cockspur Street, London SW1Y 5DH

English Heritage (East of England Region) - Statutory consultee. Also provides listings, Listed Buildings and Conservation Area guidance, thematic studies and locations of Listed Buildings.

Web: www.english-heritage.org.uk

www.imagesofengland.co.uk (List entries and photos of Listed Buildings)

www.climatechangeandyourhome.org.uk

Post: 24, Brooklands Avenue, Cambridge CB2 2BU

Society for the Protection of Ancient Buildings - Statutory consultee. Also provides guidance and courses on repairs and maintenance.

Web: www.spab.org.uk

Post: 37, Spital Square, London E1 6DY

Council for British Archaeology - Statutory consultee

Web: britarch.ac.uk

Post: St. Mary's House, 66, Bootham, York YO30 7BZ

Ancient Monuments Society - Statutory consultee

Web: www.ancientmonumentsociety.org.uk

Post: St. Ann's Vestry Hall, 2, Church Entry, London EC4V 5AB

The Georgian Group - Statutory consultee. Also provides guidance and courses.

Web: www.georgiangroup.org.uk

Post: 6, Fitzroy Square, London W1P 6DX

Victorian Society - Statutory consultee. Also provides guidance.

Web: www.victoriansociety.org.uk

Post: 1, Priory Gardens, Bedford Park, London W4 1TT

The Twentieth Century Society - Statutory consultee. Also provides guidance and courses.

Web: www.c20society.org.uk

Post: 70, Cowcross Street, London EC1M 6BP

Institute for Historic Building Conservation - Training and events

Web: www.ihbc.org.uk

Building Conservation Directory - Articles on conservation subjects

Web: www.buildingconservation.com

Other useful contacts are shown at the back of our Supplementary Planning Documents (SPDs) and on our website.

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