

Conservation Area Designation: What Do I Need To Know?

Planning Powers in Conservation Areas

Conservation area designation places a statutory duty on the local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. They must take account of this in the adoption of planning and council policies, development control decisions, enforcement, controls relating to trees, advertisements, and in exercising highway powers.

New Development

The designation of a conservation area does not prevent new development, but helps to guide development so that it is high quality and fits with the area's distinctive architectural and historical character and appearance. Decisions on planning applications take into account the Conservation Area Appraisal as well as Conservation Policies set out in the Local Development Framework and Supplementary Planning Documents. New design should pay special attention to matters such as height, bulk, spatial arrangement, detailing and the use of good quality materials.

Alterations to Residential Buildings

Certain changes to houses or flats will require planning permission if the buildings are in a Conservation area. These extra controls may apply to the siting of satellite dishes, flues/chimneys, the use of external cladding, the construction of some outbuildings and certain types of extension.

Trees

Conservation Area designation gives protection to all trees over a certain size. Owners must apply for consent from the District Council if they wish to top, lop or fell trees. Trees covered by Tree Preservation Orders are unaffected as they continue to have that protection.

Demolition

The demolition of unlisted buildings or structures (including walls) over a certain size within conservation areas requires planning permission from the District Council.

Listed Buildings

The need for Listed Building Consent for alterations to Listed Buildings, and buildings and structures within their curtilages, is unchanged when the property is included in a Conservation Area.

More Information

Information on development within conservation areas is available from the following sources:

- <https://www.planningportal.co.uk>
- <https://www.scambs.gov.uk/services/conservation>
- <https://www.scambs.gov.uk/categories/trees>
- <https://www.scambs.gov.uk/content/duty-officer-system>
- Duty Planner on 0345 045 5215 - appointments can be made for weekday mornings from 9:30am.