

GREAT LINFORD PARISH COUNCIL PLANNING POLICY GUIDE CONSERVATION AREAS

WHAT IS A CONSERVATION AREA?

The first conservation areas were designated in 1967 under the Civic Amenities Act and there are now some 10,000 conservation areas in England. They are designated for their special architectural and historic interest.

WHAT DOES DESIGNATION MEAN?

Property Alterations.

All properties within a conservation area are required to have this recorded as a local Land Charge. Anyone living in or running a business from a property in a conservation may need permission from the Council before making alterations such as cladding, inserting windows, installing satellite dishes and solar panels, adding conservatories or other extensions, laying paving or building walls.

Article 4 Directions.

The Council can add to the types of alterations that need planning permission by making an Article 4 Directions, and this can be used to protect features particular to the area from being lost without the need of permission.

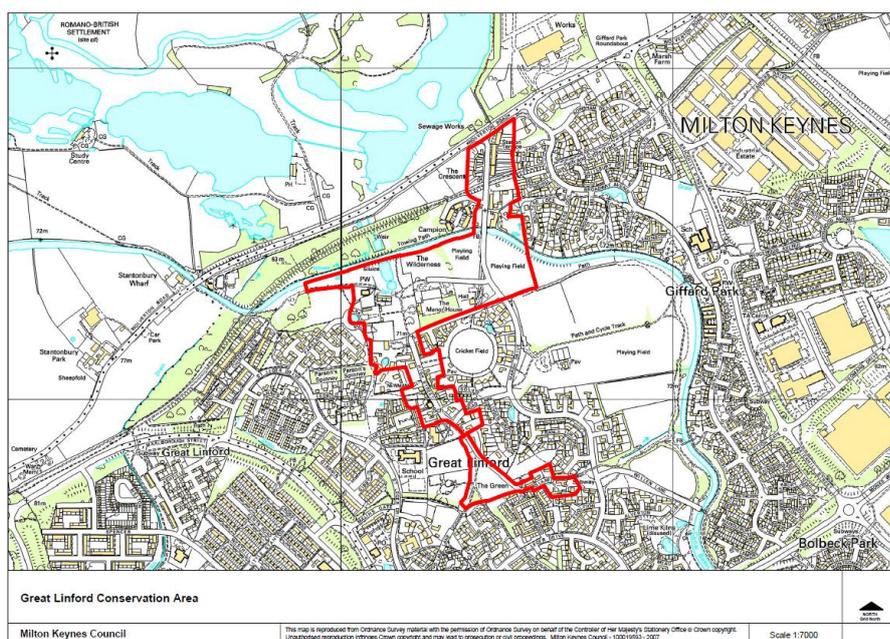
Trees.

Cutting down a tree or doing any pruning work requires notifying the Council six weeks in advance. This is to give the Council time to assess the contribution the tree makes to the character of the conservation area and if the works would damage this

Demolition

Demolition or substantial demolition of a building within a conservation area will usually require planning permission from the Council. It is now a criminal offence to carry out demolition in a conservation area without planning permission

Planning (Listed Buildings and Conservation Areas) Act 1990, requires local authorities to determine whether any part of their area should be designated a Conservation Area, by virtue of its special architectural or historic interest. There are currently 24 Conservation Areas in the Borough. Part of Great Linford village is designated a Conservation Area.



PLANNING POLICY

Milton Keynes Councils has adopted specific planning policies for Listed Buildings Milton Keynes Local Plan 2001-2011 Adopted December 2005

HISTORIC ENVIRONMENT

CONSERVATION AREAS

Objectives of policy

- To preserve or enhance all the aspects of character or appearance which contribute to the special interest of a designated Conservation Area
- To avoid inappropriate development in Conservation Areas following from the grant of outline planning permission
- To avoid the erosion of the special interest of a Conservation Area through the inappropriate loss of historic fabric

CONSERVATION AREAS POLICY HE6

Development proposals within or affecting the setting of a Conservation Area should preserve or enhance the character and appearance of the area.

The criteria used to assess such proposals are set out in English Heritage Guidance on the Management of Conservation Areas (1995); and interpreted in Character Statements for specific Conservation Areas.

Full planning applications will be required for all proposals in Conservation Areas, including detailed plans and elevations showing the new development in its setting.

Conservation consent for demolition will be refused for buildings or features that make a positive contribution to the character and appearance of a Conservation Area, unless the proposed redevelopment would enhance the character of the area.

PPG15 CONSERVATION AREAS

Definition "Areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."

4.4 Conservation areas vary greatly, but certain aspects will almost always form the basis for a coherent assessment: the topography - for example, thoroughfares and property boundaries - and its historical development; the archaeological significance and potential; the prevalent building materials; the character and hierarchy of spaces; the quality and relationship of buildings in the area and also of trees and other green features.

4.17 Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.

4.25 Conservation area designation introduces control over the demolition of most buildings within conservation areas (section 74 of the Act); exceptions are specified in section 75 and in the relevant direction. Applications for consent to demolish must be made to the local planning authority or, on appeal or call-in, to the Secretary of State.

4.27 The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings.

4.28 Section 336 of the principal Act states that a building includes 'any part of a building'. The demolition of part of a building should therefore be regarded as falling within the scope of conservation area control. What constitutes a demolition or demolition of part of a building must be a matter of fact and degree, to be decided in the particular case and ultimately by the Courts.