

# Parish Council Forum 20<sup>th</sup> October 2015

**Conservation Areas** 

David Trubshaw
Conservation Officer
Rutland County Council





# What is a Conservation Area?

Rutland County Council is required to designate as a conservation area:

"Any area of <u>special architectural or historic interest</u>, the <u>character or appearance</u> of which it is desirable to <u>preserve or enhance</u>".

(Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(National Planning Policy Framework states that the local authority should ensure that a conservation area justifies its status because of its special architectural or historic interest)



# **Conservation Areas in Rutland**

Ashwell (1999) Ayston (1979)

Barrowden (1979) Belton (1975)

Braunston (1979) Clipsham (1979)

Cottesmore (1981) Edith Weston (1975)

Egleton (2004) Empingham (1975)

Exton (1971) Great Casterton (1979)

Greetham(1981) Hambleton (1975)

Ketton (1972) Langham (2004)

Little Casterton & Tolethorpe (1999) Lyddington (1970)

Market Overton (1981) Morcott (1981)

North Luffenham (1981) Oakham (1971)

Preston (1979) Ridlington (1998)

Ryhall (1976) Seaton (1999)

South Luffenham (1977) Stretton (2000)

Teigh (2004) Tickencote (1978)

Whitwell (1979) Wing (1981)









# How are boundaries decided?

- through consultation between the County Council, Parish councils & residents to identify areas of special architectural or historic interest
- some boundaries have been extended to include land important to the setting of the conservation area

but.....

final decision rests with the County Council, as local planning authority.



# Making planning decisions

- Planning (Listed Buildings & Conservation Areas) Act 1990
   Section 72 requires that:
- " special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area".
- = statutory presumption
- National Planning Policy Framework 2012:
- Paragraph 131 in determining planning applications, local planning authority should take account of the desirability of sustaining and enhancing heritage assets;
- Para 132 great weight to be given to conservation of a heritage asset;
- Para133/134 harm/less than substantial harm to be weighed against public benefit;
- Para 138 loss of a building that make a positive contribution is either substantial or less than substantial harm.



# **Rutland Local Plan policies**

## Rutland Core Strategy:

 Policy CS22: Quality and character of the built and historic environment will be conserved or enhanced. Particular protection will be given to character and special features of conservation areas.

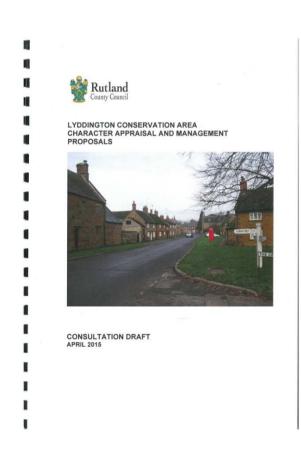
# Rutland Local Plan Site Allocations and Policies Development Plan:

- Policy SP20: Development in conservation areas will only be acceptable where the scale, form, siting and design and materials proposed would preserve or enhance the character or appearance of the area. Development will not be acceptable where it would have an adverse effect on:
  - appearance of buildings being altered;
  - immediate setting of the development;
  - street scene and views into and out of the area;
  - other environmental, amenity & highway interests;
  - important features such as trees, hedgerows or important open spaces.



# **Conservation Area Appraisals**

- RCC presently undertaking a review of conservation areas:
- Appraisals have been adopted for: Ashwell, Whitwell, Morcott, Empingham & Lyddington
- Aim is to define the special character and thereby aid planning decisions,
   But:
- provide opportunity to review boundaries & measures needed to safeguard it (eg Article 4 direction);
- Draft document subject to consultation with parish council & public before adoption as supplementary planning document to Rutland Local Plan.
- = a material planning consideration.







The stone boundary wall and verge on the south side of Back Lane, included within the Conservation Area.





Open land to the north of High Street has been included within the enlarged Conservation Area on account of its importance to the historic setting and views of the village.



# Planning controls within a conservation area

More stringent planning controls over new development, demolition and alterations.

Planning applications also subject to extra publicity (site notice & press advert).

New development: does it preserve or enhance? (in this context, preserving means "doing no harm")

<u>Demolition</u>: presumption against demolition of buildings that make a positive contribution to character or appearance;

Planning permission needed to demolish boundary walls or buildings of more than 115 cubic metres.



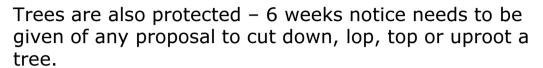
# **Alterations**

Within any conservation area, planning permission is needed to:

- clad buildings in stone, artificial stone, timber, plastic or tiles;
- enlarge a house by an addition or alteration to the roof, such as a dormer window;
- extend beyond the side wall of the original house;
- extend by more than one storey beyond the rear wall of the original house;
- install a satellite dish on a chimney, wall or roof facing and visible from a highway;
- display illuminated advertisements.

But houses still enjoy "permitted development rights"; Solar panels do not need consent.





(exceptions are if it is dead, diseased or dying, less than 75mm in diameter 1.5 metres above the ground, or work is by statutory undertakers)





# Article 4(2) directions

- remove householder permitted development rights for alterations fronting the highway or open space –ie visible from the public zone;
- ie planning permission required to change windows, doors, roof material or to pave a front garden.
- Declared in 16 conservation areas:

Ashwell Ayston

Belton Braunston

Clipsham, Egleton

Langham Little Casterton,

LyddingtonPreston,Ridlington,Seaton,StrettonTeighTinwellWhitwell

- no planning fee required;
- provide greater scrutiny & control over minor alterations which, cumulatively, can erode the character or appearance of an area.
- Article 4 directions should be used only where necessary to protect amenity.



## **Belton Conservation Area**

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An interactive conservation areas map is available on the website.

## Information is also available from:

- Planning Support Team, Rutland County Council, Catmose, Oakham, Rutland, LE15 6HP
- **2** 01572 758400

nlanning@rutland.gov.uk

www.rutland.gov.uk/conservationareas

## Information Leaflet

## Belton Conservation Area

Advice and Guidance For Owners and Occupiers



## What is a Conservation Area

Rutland County Council is required to designate as a conservation area, "any area of special architectural or inistoric interest, the character or appearance of which it is desirable to preserve or enhance" (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Belton Conservation Area was designated in 1975 and was extended in 2004. It is one of 34 conservation areas in Rutland. The boundary is shown on the reverse of this leaflet.

When considering whether to designate a conservation area, it is not only individual buildings that are taken into account but also groups of buildings, open spaces, street scenes, the use of local materials and the overall quality of the environment which together create an area of special interest.

## The purpose of a Conservation Area

It is not the purpose of a conservation area to prevent all new development but to manage change so that it reflects the character and appearance of the area. Conservation areas are not intended to be preserved as museum pieces.

The effect of Conservation Area Designation When considering a planning application in a conservation area, the County Council, as local planning authority, is required to pay special attention to preserving or enhancing the character or appearance of the area. Applications are also subject to extra publicity through notices in the Rutland Times and advertised by individual site notice.

Within any conservation area, planning permission is needed to:

- clad buildings in stone, artificial stone, timber, plastic or tiles;
- enlarge a house by an addition or alteration to the roof, such as a dormer window;
- extend beyond the side wall of the original house;
   extend by more than one storey beyond the rear

## Belton Conservation Area

- wall of the original house;

  demolish boundary walls or buildings of more than
  115 cubic metres:
- install a satellite dish on a chimney, wall or roof facing and visible from a highway;
- display illuminated advertisements.

## Extra restrictions within Belton Conservation Area

In addition, in order to further protect the character and appearance of Belton, an Article 4 Direction was made in 2004. This means that planning permission is required to make external alterations to the appearance of houses fronting a highway or open space. The restrictions apply to:

- the enlargement, improvement or other alteration of a house (including alterations to windows, doors, stone and brickwork);
- alterations to the roof (including a change of materials):
- building an external porch;
- building or altering a structure or enclosure within the parden;
- garden;
   hard surfacing the garden;
   erecting or demolishing a gate, fence, wall or other
- means of enclosure;

   painting the exterior of a house, outbuilding or
- enclosure; and
   the addition, alteration or removal of a chimney on a house or outbuilding.

It is advisable to consult the Development Control section at Rutland County Council before undertaking any building

### Repair and restoration

Rather than replacing existing features, the Council encourages sympathetic repair and restoration. By matching as closely as possible the original materials and design, the appearance of a building and the character of the area will be maintained. Planning permission is not normally required for repair or replacement where they match like-for-like with the original feature.

Examples of sympathetic repair might include:

- re-using original states or titles or re-roofing in matching states or titles;
- re-pointing brick and stone with soft lime mortar rather than cement;
- rebuilding chimney stacks;
- repairing windows and doors rather than replacing them. The installation of uPVC windows and doors is not normally acceptable as the original details and appearance can rarely be replicated. Secondary double-glazing or simple draught proofing can be cheaper and better preserve the appearance of the property.

## Trees within the Conservation Area

Trees are an important feature and are given special protection. It is an offence to cut down, lop, top or uproot a tree without giving at least six weeks notice in writing to the Development Control section at Rutland County Council. This allows the Council to consider whether the tree is worthy of protection through the serving of a Tree Preservation Order.

Certain works do not require consent. These include:

- work to a dead, dying or dangerous tree which is in imminent danger (although the Development Control section at Rutland County Council should be given five days notice of proposed work to such trees);
- work to a tree that is less than 75mm in diameter
   1.5 metres above ground;
- work by certain statutory undertakers, such as electricity suppliers:
- work to fruit trees in a commercial orchard.
- work required as part of a development authorised by a detailed planning approval.

## Further Information

If a property owner is considering repairs or alterations to a historic building, they may wish to contact the Conservation Officer at Rutland County Council, Tel. 01572 758268.

