



## What is a Conservation Area?

- A conservation area is a designated area of 'special architectural or historic interest the character of which it is desirable to preserve or enhance'. *Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990*

### How Does Conservation Area Status Affect Domestic Dwelling Houses?

- Conservation status gives some protection from total demolition of most buildings within a conservation area
- Protects all trees over a certain size within the area from pruning, lopping and felling without first writing to the Council
- Stone cladding and render is not permitted
- The erection of a satellite dish is not permitted on a front elevation or an elevation where it can be seen from the highway
- Article 4 Directions can be placed in addition to conservation area status to halt inappropriate alterations to dwelling houses that may damage the architectural integrity of a building. Public consultation is also undertaken if an Article 4 Direction is considered for the conservation area.

### How Does Conservation Area Status Affect Businesses?

- All commercial properties and flats require planning permission to make material alterations. In a conservation area the planning authority must pay special attention to preserving or enhancing the conservation area when material changes are considered. For example – when changing features, such as windows or shop fronts – planning controls can be applied to ensure that traditional features and materials are used to preserve or enhance the area