



What are Conservation Areas?

The concept of Conservation Areas was first introduced by the Civic Amenities Act 1967.

It was here that the notion of special protection for whole areas was realised; areas that represent 'the familiar and cherished local scene' and embody a distinctive quality and character. The legislation related to Conservation Areas was significantly strengthened by the Local Government Act 1972 and the Town and Country Planning Act 1990.

Following the 1967 Act an initial four English town and city centres were selected and designated as Conservation Areas in that same year. Today there are more than 9000 in England alone, with every district in the country having at least one Conservation Area.

How they are chosen?

The Local Planning Authority has a duty under the 1990 Act to "from time to time determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance", and to, "designate those areas as Conservation Areas".

A Conservation Area is defined in the Planning (Listed Buildings and Conservation Area) Act 1990 as:

"An area of special architectural or historic interest, the character of which it is desirable to preserve or enhance"

Why are they necessary?

For centuries towns and villages have been modified and altered to suit the particular needs of each generation. This used to be a slow and continual process of evolution but, with modern construction techniques and the increased pace of change, many cherished, familiar and historically important features are in danger of being swept away.

Although often based on a concentration of older, historic buildings, it is principally the relationship that buildings have with each other and the open spaces between them, public and private, along with private gardens, historic street patterns, trees and field systems that should be protected and enhanced. It is often features that make the greatest contribution to the character of any Conservation Area. The purpose of designation is not to stop change but to ensure it happens in a controlled and sensitive manner.



All Saints Church, Halsham (West)

Planning Applications

Planning permission may be required for many building operations in a Conservation Area. This will include many alterations and extensions but not for internal works, although if the building or structure is listed a separate application for Listed Building Consent will be required. The Council may require more details to be provided with applications within and adjacent to Conservation Areas than with a planning application for development elsewhere.

When assessing applications of this type the Council must pay special attention to the impact the proposals will have upon the character or appearance of the Conservation Area. Furthermore any application for development within a Conservation Area that would affect its character or appearance must be publicised by the Local Planning Authority in order to obtain a wider cross-section of public opinion relating to the proposals. This not only applies to development within a Conservation Area but also to that which is adjacent to it and impacts upon it.



Bishop Burton

Planning Policies

These are found in the council's adopted local plans and emerging Local Plan documents, which have policies on the historic environment, trees and open spaces. More information can be obtained from the Forward Planning Team on 01482 393939 or by visiting the website www.eastriding.gov.uk

Permitted Developments

Certain types of development may not need express planning permission, instead they are deemed to be permitted under the Town and Country Planning, (General Permitted Development) Order 1995 and its subsequent amendments. Due to the sensitive nature of Conservation Areas there are some additional restrictions to the permitted development rights that apply within them. For example, the size of extensions that can be added to a dwelling in a Conservation Area before planning permission is required is less and alterations to roof areas are more restricted.

Works commonly carried out on unlisted dwellings in Conservation Areas that DO require Planning Permission:

- A material alteration to the shape of the roof of a dwelling/house, i.e. the insertion of dormer windows
- The erection of a satellite dish on a chimney, wall or roof slope visible from a highway
- The cladding of exterior elevations with stone, artificial stone, timber plastic or tiles
- Reduced tolerances for extensions and/or sheds, greenhouses etc.

Further information can be obtained from the Planning Office, from your local Customer Service Centre or by visiting the Council's website www.eastriding.gov.uk or from the Planning Portal at www.planningportal.gov.uk

Satellite Dishes, Television and Radio Aerials

Within Conservation Areas normal domestic TV and radio aerials will not usually need planning permission. However, a planning application will need to be submitted for a satellite dish or antenna if it would measure more than 100cm in diameter or in any other dimension, (60cm on a chimney, if it sticks out above the chimney or if it is the second antenna on the property).

A satellite dish or antenna will also require planning permission if it is:

- a) on a chimney, wall or roof slope which is visible from a highway
- b) on a building exceeding 15m height

The regulations also require that a satellite dish must always be sited to minimise its effect on the external appearance of a building and a satellite dish or antenna which is no longer needed, must be removed as soon as it is practicable. Other types of aerials (eg for amateur radio use) may also require planning permission dependent on their size & height.

Full Planning Permission for Demolition in a Conservation Area

Full planning permission is required for demolition of most buildings within a Conservation Area under the Enterprise and Regulatory Reform Act 2013. There are certain exceptions to this rule; these include partial demolition of a building or demolition of a building under 115 cubic metres in size and any gate, wall, fence or means of enclosure which is less than 1 metre high where adjacent to a highway, or less than 2 metres high in any other case. Confirmation should always be sought from the Local Planning Authority prior to any demolition taking place. Demolition of all or part

of a Listed Building will always require Listed Building Consent even if the demolition is internal.

Trees

Trees make an important contribution to the character of a Conservation Area. It is for this reason that trees within such as Area are protected. Any person wishing to carry out works to a tree that has a stem diameter of over 75mm (or 100mm if thinning to allow for growth of other trees) measured at 1.5 metres above ground level, is required to give 6 weeks written notice to the Local Planning Authority.

It is otherwise an offence to cut down, top, lop, uproot, willfully damage or willfully destroy a tree without the Planning Authority's permission. For further information or a form to serve notice, please contact one of the Tree and Landscape officers at the Council on 01482 393719, or via the Council's website www.eastriding.gov.uk

Advertisements

Many Conservation Areas are located at the historic core of a settlement, which can often be a thriving commercial centre. This can pose particular problems when trying to balance the principle of competitive business and the preservation and enhancement of an area's character. Therefore, stricter controls exist in respect of advertisements in Conservation Areas.

As a general rule advertisements should be kept to a minimum and shiny or reflective materials should not be used. All illuminated signs will require express consent from the Council and internally lit fascia boxes or projecting box signs should generally be avoided. More specific advice on advertisement control is available from the Development Management Team.

Specific Policies for adverts can be found in the Council's Local Plans and via the Planning Portal: www.planningportal.gov.uk

Traditional Materials and Design

The character of a Conservation Area is often influenced by the architectural detail of the individual buildings, particularly the principal building material e.g. brick or stone, and window styles. 'Like for like' repair or replacement will generally be encouraged, although new and innovative designs which harmonise with the original building may be acceptable in appropriate locations. There will be a need for the use of high quality materials and design.

A Special Note on Window Replacement

Windows have become the most frequently replaced parts of buildings in recent times. Failure to respect traditional materials and fenestration has spoilt the character of many buildings. UPVC windows may be appropriate on modern buildings, but they almost always damage the character and appearance of historic buildings.

This is because the use of heavier glass units and modern materials means that glazing bars and frames usually have to be thicker and are therefore clumsier looking. Rubber beading strips to the glass instead of mitred painted putty alter both the appearance and the texture of the window and can be recognised instantly even from a distance. In all cases, window frames and glazing patterns which complement the building's style, will be encouraged. Changes to the Building Regulations have tightened controls on replacing windows, and advice should always be sought before carrying out any such work.



Kilham

Advice

For further advice or information on any aspect of owning a property within a Conservation Area, or any other questions raised by this leaflet, please contact the teams below. As these teams are area based, please provide the name of the town or village in question.

Conservation Team – email:
buildingconservation@eastriding.gov.uk

or

Development Management Team - email:
beverley.dc@eastriding.gov.uk

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County Hall, Beverley
East Riding of Yorkshire
HU17 9BA

Tel: 01482 393939

More information can be found on the Council's website: www.eastriding.gov.uk