



## What is a Conservation Area?

A conservation area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" Conservation areas are designated to protect their special architectural and historic interest from adverse development and encourage wherever possible their enhancement. Designation introduces a general control over demolition and provides the basis for policies designed to preserve and enhance all the aspects of character or appearance that define an area's special interest.

Conservation areas are designated usually because of the architectural and historic interest of their buildings, but their value depends on much more than these alone. The historic layout of property boundaries and thoroughfares, the mix of uses, the use of materials, vistas along streets, the spaces between buildings, the presence of trees and soft landscape are all important factors that contribute to the special interest of an area.

When an area is designated a conservation area the Council has a duty to give "special regard to the desirability of preserving or enhancing the character or appearance of the area" in all its planning decisions. The need to pay "special regard" means that the Council must give the highest consideration to this duty.

## Conservation Areas in East Staffordshire

There are twenty-five designated conservation areas in East Staffordshire:

- Abbots Bromley
- Admaston
- Barton-under-Needwood
- Burton upon Trent No.1 (King Edward Place)
- Burton upon Trent No.2 and 3 (Town Centre)
- Clarence St./Anglesey Road, Burton upon Trent
- George St., Burton upon Trent
- Horninglow St./Guild St., Burton upon Trent
- Station St./Borough Road, Burton upon Trent

- Church Mayfield
- Ellastone
- Hoar Cross
- Marchington
- Middle Mayfield
- Newborough
- Rangemore
- Rocester
- Rolleston
- Stanton
- Tatenhill
- Trent and Mersey Canal
- Tutbury
- Uttoxeter
- Wootton
- Yoxall

## **How are they Protected?**

In addition to the important overriding policy requirement that all new development should pay special regard to the character or appearance of the conservation area, additional controls also exist to protect existing buildings and features from adverse change.

The most important of these is the need to obtain Conservation Area Consent for the demolition of all but very small structures. In addition there are stricter controls on permitted development (that is minor works that are normally automatically permitted) and notice has to be given to the Council before works to trees are carried out. In Conservation Areas, special consideration is given to maintaining the qualities which give the area its particular character by:

1. carefully considering new development proposals;
2. permitting the demolition of buildings or the removal of trees only in fully justified circumstances and where appropriate redevelopment is proposed;
3. advising owners, occupiers and other interested individuals and organisations on the care and maintenance of trees and property (including alterations to doors, windows, providing advice on the siting of satellite dishes and other antennae apparatus, boundary and other walls, as well as gateways), however minor in nature.

## **What is an Article 4 Direction?**

Although the types of permitted development are more restricted in conservation areas, these powers on their own are often not enough to halt

the erosion of the character of an area through the gradual loss of building details such original timber windows and doors on old buildings.

To address this, the Council has the powers to take away permitted rights on selected properties by serving what is known as an **Article 4 Direction** after first consulting the residents affected.

This is a legal device available to all Local Authorities enabling them to exert tighter controls on changes to the outside of houses facing a road or open space that could damage the character and appearance of the conservation area. It does this by requiring owners to obtain planning permission for certain types of development that would otherwise be automatically permitted. These may include:

- The installation or alteration of windows and doors;
- The erection of an extension of any size to the side or front of a house
- Alteration to the roof, including changing materials, the insertion of dormer windows or roof lights
- The addition of a porch to an entrance facing a road or open space
- The provision of a hard surface within the grounds of a house for the parking of vehicles
- The alteration, removal or erection of any gate, fence, wall or other means of enclosure within the grounds of a house
- The painting of the exterior of any part of a house or of a building within the grounds of a house not previously painted
- The installation or replacement of a satellite antennae
- Rendering walls not previously rendered
- The alteration or removal of a chimney to the house or any other building within the grounds of the house

There are two Article 4 Directions in East Staffordshire:

- Burton upon Trent (King Edward Place)
- Tutbury

Not all properties are affected but you should check with the Local Planning Authority before carrying out any such works to your property as planning permission may be required.

To view the Local Development Plan Policies please use the link on the main Planning Overview Page.

For further information about Conservation Areas please see PPG15 which is published by the Department for Communities and Local Government.

To discuss any specific issues with a council officer see Planning Control Contact Details.