

CONSERVATION AREAS

CONSERVATION ADVICE NOTE 2

WHAT IS A CONSERVATION AREA?

Local authorities have a duty under Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* to designate those 'areas of special architectural or historic interest, the character of which is desirable to preserve or enhance' as conservation areas.

Lancaster district has 38 conservation areas, which range from large, historic urban centres to small, rural villages. These are listed at the end of this document.



View of Castle Hill, a prominent view within Lancaster's conservation area

WHAT IS THE IMPACT OF DESIGNATING A CONSERVATION AREA?

Once the local authority has designated a conservation area, they have a duty to formulate and publish proposals for the preservation and enhancement of the conservation areas. The first step involves defining the area's special interest in a conservation area appraisal (CAA). The CAA can then provide a basis for the development of management proposals for the area, usually in the form of a conservation management plan (CMP). CAAs are currently being prepared as part of a rolling programme for those areas which do not already have CAAs and for those which require re-appraising. These will be updated and available on the webpage: <https://www.lancaster.gov.uk/planning/conservation/conservation-area-appraisal>

In exercising its planning functions, the local authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. A number of statutory provisions, aimed at assisting the preservation or enhancement of the conservation area, exist:

- **Planning permission for demolition**

Planning permission is required from the local authority for the demolition of unlisted buildings in conservation areas. In determining such cases, there will be a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.

- **Six weeks' notice is required before any works are undertaken to trees**

Trees are valued features in many conservation areas. Therefore, anyone proposing to prune, lop, top or remove a tree with a trunk diameter of 75mm measured at 1.5m above ground level within a conservation area, must give the local authority written notification six weeks prior to beginning those works.

If you are intending to carry out such works, the relevant notification of intention of works to trees form should be completed and submitted. This can be found on the Council's website:

<https://www.lancaster.gov.uk/planning/trees/tree-preservation-orders>

The Council's Tree Protection Officer can provide further guidance: 01524582384

- **Normal permitted development is restricted in conservation areas**

The *Town and Country Planning (General Permitted Development) (England) Order 2015* requires that planning permission be sought for certain types of development in conservation areas, which elsewhere are classified as permitted development. For example, various types of exterior cladding, the insertion of dormer windows, the erection of a satellite dish on a chimney, wall or roof slope which faces onto, and is visible from, a highway or on a building which exceeds 15m in height. In addition, the size of house extensions that may be carried out without planning permission is reduced. It is advisable to contact the local authority for further advice before undertaking any work in a conservation area.

- **New development in conservation areas**

A high standard of design is expected within a conservation area and new buildings, including extensions, should preserve and/or enhance the existing character or appearance of the conservation area. New buildings should be carefully designed to respect their setting, following fundamental architectural principles of scale, height, massing and alignment, and use appropriate materials.

- **Special consideration given to advertisements and security measures within a conservation area**

Due to the special architectural or historic interest of most conservation areas, certain categories of advertisements, which may have a significant visual impact on the character and appearance of the conservation area may not be permitted. For example, internally illuminated signage is generally not supported by the Council's Conservation Team as it can detract and diminish the significance of the area. The Council has produced Supplementary Planning Document (SPD) on 'Shopfronts and Advertisements' which encourage high quality ad sensitive design solutions. These are available from the Council's website:

www.lancaster.gov.uk

- **Additional controls**

The Council can introduce an Article 4 Direction to remove further classes of permitted development in conservation areas. Article 4 Directions can be introduced to protect the key elements of conservation areas by making it necessary to apply for planning permission to remove or alter those features. For example, replacement of doors and windows, painting of the exterior of a building or alterations to boundary walls may require planning permission under an Article 4 Direction.

Article 4 Directions have been introduced to certain properties within the following conservation areas:

Lancaster
Heysham
Morecambe
Glasson Village
Bath Mills
Westfield Memorial Village

All owners of properties affected by Article 4 Directions will have been notified when this additional planning control was introduced.



View of traditionally constructed buildings along Main Street in Hornby's conservation area

CONSIDERATION IN PLANNING APPLICATIONS

The main purpose of designating conservation areas is to preserve and enhance the character and appearance of these special areas. This is not only intended to improve the appearance and condition of buildings within conservation areas but also to protect open spaces, landscapes and the wider setting of the conservation area from neglect and the harmful effects of unsympathetic alterations or development.

Change within a conservation area is inevitable. The Council does not seek to prevent this, but simply to manage it in a way which is beneficial to the character and appearance of the

area. Conservation areas should be the focus of environmental enhancements and high quality new developments which respect the existing character of the area by paying special attention to materials, colours, textures and finishes. Conservation areas should be attractive and vibrant places in which to live and work.

The Council's *Development Management DPD 2014* provides the framework for planning decisions within the district. Section 17 (Policies DM30 – DM34) relate specifically to the historic environment. This can be found on the Council's webpage:

<https://www.lancaster.gov.uk/planning/planning-policy/development-management-dpd>

The following areas within the Lancaster District have been designated as conservation areas:

| | |
|------------------------------|----------------------------|
| Lancaster | Over Kellet |
| Morecambe | Nether Kellet |
| Cannon Hill | Sunderland Point |
| Carnforth | Westfield Memorial Village |
| Bolton-le-Sands | Overton |
| Brookhouse | Heysham |
| Halton | Morecambe West End |
| Hornby | Cantsfield |
| Slyne | Gressingham |
| Warton | Tunstall |
| Wray | Ireby* |
| Arkholme | Nether Burrow |
| Melling | Wrayton |
| Dolphinholme | Priest Hutton |
| Glasson Dock | Moor Lane Mills, Lancaster |
| Wennington | Bath Mill, Lancaster |
| Yealand Conyers and Redmayne | Borwick |
| Aldcliffe Road, Lancaster | Whittington |
| Greaves Road, Lancaster | Williamson Park, Lancaster |

*Please contact Yorkshire Dales National Park on 03004560030 or

herinfo@yorkshiredales.org.uk

The conservation area boundaries can be viewed on MARIO (Maps and Related Information Online): <http://mario.lancashire.gov.uk/agsmario/default.aspx>

For further information please contact:

| | |
|--------------------------|--|
| Conservation Team | Tel: (01524) 582360 |
| | Email: conservationteam@lancaster.gov.uk |
| | Address: PO Box 4 |
| | Lancaster Town Hall |
| | Lancaster LA1 1QR |