

5 Valued Environments

Supporting Text

5.1.5 It is recognised in the NPPF that heritage assets will not always have a formal designation and that communities can sometimes place their own value on a building or place. In order to avoid spurious or unsubstantiated claims, such interpretations will only be accepted based on a sound evidential base.

Policy 41

Conservation Areas

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Proposals for new development, for engineering works, alteration or extension to a building or for change of use of land or buildings within a conservation area will need to preserve and enhance its characteristics and appearance by:

- Respecting or complementing the layout, scale, form and materials of existing buildings and spaces;
- Respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and
- Using high quality materials.

A proposal for a development scheme that will involve the total or substantial demolition of an unlisted building in a conservation area that makes a positive contribution can be judged as causing substantial harm and will be assessed against the tests laid out in paragraph 133 of the NPPF. Where the building proposed for demolition makes a negative or neutral contribution to the conservation area the merit of the proposed replacement will be weighed against any loss or harm.

Permission for demolition will only be granted once a suitable replacement has been accepted. A condition will be imposed on a planning permission granted, to ensure that demolition shall not take place until a contract for the carrying out of the development works has been made.

Supporting Text

5.1.6 Each Conservation Area consists of a group or groups of buildings, trees and landscapes in a particular setting. The Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas, and will do so by maintaining strict management of development. Detailed guidelines for each Conservation Area and a description of the significance which it is desirable to conserve are contained in Conservation Area policy guidance, as required under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In assessing the

contribution made by a particular building to a conservation area, reference will be made to the current relevant Historic England Guidance. The Council will from time to time review Conservation Area Designations. A list of the Borough's Conservation Areas can be found in Appendix 10.16.

Policy 42

Development Adjacent To a Conservation Area

A development proposal adjacent to a conservation area will be expected to preserve or enhance its setting and not detract from views into or out of the area.

Supporting Text

5.1.7 A Conservation Area is a designated heritage asset and therefore its setting is a consideration in the determination of planning applications that occur outside its designated boundaries.

Policy 43

Trees in Conservation Areas

Development will not be permitted if it will damage or lead to the loss of one or more significant and/ or important trees in a Conservation Area, unless:

- a) Removal of the tree/s is necessary in the interest of good arboriculture practice, or
- b) The benefit of the development outweighs the amenity value of the tree/s.

In granting permission for the development, one or more appropriate replacement trees of a native species will be sought on site through the use of conditions or planning obligations.

Supporting Text

5.1.8 The Council recognises that trees often make an important and valuable contribution to the conservation area and will resist proposals where their health or visual amenity is threatened. When consent is given for a tree to be felled, an appropriate replacement will usually be required as a condition of that consent. Native species and local provenance will be sought as appropriate. Trees over 7.5cm in diameter measured at 1.5m from ground level in Conservation Areas are protected under the Town and Country Planning Act 1990 even where they are not covered by TPOs.