

include for example the removal or alteration of chimneys, front boundary walls, roofing materials, distinctive windows, doors, cornices, porches, turrets and other characteristic details.

No decision has yet been made in regard to the application of Article 4(2) powers in the Ackers Road and Victoria Road Conservation Areas, indeed, the Council is obliged to consult residents before proceeding to make such directions.

Q WILL GARDEN MAINTENANCE BE AFFECTED ?

A Many of the important trees and tree groups which contribute to the character of Conservation Areas are already protected by Tree Preservation Orders. The effect of Conservation Area designation is to apply a blanket Tree Preservation Order to the area. It will be necessary to give six weeks notice to the Local Authority of any intention to fell or lop a tree, but small trees (i.e. less than 75mm diameter at 1.5 metres above ground) are exempt. Thus normal pruning of shrubs and minor trees will not be affected by Conservation Area status.

PLANNING PERMISSION

If you are proposing to carry out any form of development which requires planning permission, you will also need to apply for Conservation Area Consent. There is no fee for the Conservation Area application but an advertising fee will be required.

FURTHER INFORMATION

This is an outline of the regulations concerning Conservation Areas. For further advice and information contact the address below. The Council believes that Conservation Area status is in the long term interests of residents in that it will assist in the maintenance of the quality and character of the environment and assure confidence that any proposals for changes and development will be fully publicised and subject to careful

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For further information contact
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WARRINGTON BOROUGH COUNCIL



Conservation Areas

some questions and answers



Q **WHAT IS MEANT BY THE TERM ‘CONSERVATION AREA’ ?**

A Conservation Areas are defined* as areas of Special Architectural or Historical Interest the character or appearance of which it is desirable to preserve or enhance. Usually they consist of groups of buildings and their settings which combine to single them out from from the everyday built environment.

* By Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local Authorities have a duty to review their areas from time to time to consider whether further Conservation Area designations are called for.

Q **WHAT CONSTITUTES ‘SPECIAL INTEREST’ ?**

A It is the qualities of areas as a whole rather than individual buildings which must be of significance. Conservation Areas can vary widely in their nature and character. They can consist of historical town centres, village centres and greens, eighteenth and nineteenth century streets, squares and terraces, garden suburbs, model housing estates, historical business and industrial quarters.

The presence of open spaces, trees gardens and greenery as a setting for groups of buildings can also make an important contribution to the special qualities of an area. This is particularly relevant to the newly designated Ackers Road and Victoria Road Conservation Areas.

Q **HOW MANY CONSERVATION AREAS ARE THERE IN WARRINGTON ?**

A Excluding the two newly designated conservation areas in Stockton Heath and Grappenhall, there are 15 designated Conservation Areas in the Borough of Warrington. These range from town centre areas such as Palmyra Square and Bridge Street, to old village centres such as Lymm, Grappenhall, Walton and Thelwall. The former cottage homes of Newchurch Hospital were designated prior to their refurbishing as part of a quality residential development area.

Q **WHAT ARE THE IMPLICATIONS OF DESIGNATION FOR HOMEOWNERS?**

A The main effect of designation is to introduce a general control over the demolition of most buildings. A Special Conservation Area Consent must be obtained before demolition of all except minor buildings, (less than 115 cubic metres). In Conservation Areas there are also stricter controls on the display of advertisements.

Designation provides a basis for the application of policies for preservation and enhancement contained in the Borough Local Plan and the County Structure Plan. These policies are set within the framework of National Policy Guidance for Conservation Areas, as set out in the document “Planning Policy Guidance note 15, Planning and the Historic Environment” HMSO 1994.

In particular, these policies require that proposals for new development within Conservation Areas fully take into account the character and qualities of the area and should generally provide an opportunity for enhancement. This will mean that some types of development might not be acceptable.

Q **WILL HOME MAINTENANCE BE AFFECTED ?**

A Normal works of property repair and maintenance will not be affected by Conservation Area Designation. However certain types of work which are elsewhere classified as “Permitted Development” will require planning applications in a Conservation Area. These include :

- various types of external wall cladding
- the insertion of dormer windows into roof slopes
- the erection of satellite dishes on walls, roofs or chimneys fronting a highway
- installing of radio masts and equipment

Further Discretionary Powers are available to Local Authorities to bring other works including alterations to the appearance and setting of residential properties within planning control. These works can be specified by the use of an Article 4(2) Direction under The Town and Country Planning (General Permitted Development) Order 1995. Items which could be brought within the scope of planning control by this means can