



# Living & Working in a Conservation Area

This broadsheet has been produced by Stratford-on-Avon District Council to show you how much of your town or village is designated a conservation area. It also advises you of some of the opportunities and restrictions that are brought about by conservation area status. It has been delivered to all properties in the Conservation Area.

You live, work or own property in an area of special architectural or historic interest. Certain responsibilities are therefore placed both on you and the District Council to preserve or enhance that special character and appearance:

- In many cases, you must apply for approval to extend or demolish a part of your property.
- You must notify the District Council if you wish to undertake pruning works or fell a tree.
- Proposals for new development, signs and advertisements will need to be sensitive to their surroundings.

Conservation areas normally contain a large number of listed buildings. These are either individual buildings or building groups which are of special architectural or historic interest. If you own, or live near to, a listed building, you should be aware that these are subject to their own special legal protection.

Further details are given below.

## My property isn't listed. Do special planning controls affect me?

Certain alterations to your property may not need planning permission. However, extra planning controls apply in conservation areas, for example, to erect satellite dishes on walls, roofs or chimneys fronting the highway and to undertake roof alterations (including dormer windows). It is often the details on a building, particularly its windows, which give it its character. So, please consult us about the design of a proposed alteration or extension and to confirm whether or not you need *Planning Permission*.

## I want to demolish my unlisted property (or part of it) Do I need any special permission?

The character of a conservation area is often defined by buildings, both listed and unlisted, that together form an important group. For this reason Conservation Area Consent is required in many cases should you want to demolish an unlisted building within the conservation area. This can include the demolition of outbuildings, walls, fences, railings or gates and, in some circumstances, the demolition of part of a building. Please consult the relevant Development Control Area Team on 01789 260303, for advice on specific cases. If you wish to undertake partial demolition, you should contact the Council to confirm the current legal position and to determine whether Conservation Area Consent is required.

The redevelopment of a cleared site is likely to need planning permission. Proposals for demolition and redevelopment need to be considered together. It is unlikely that you will be allowed to remove a building before a contract is in place for its replacement.

## How do I ensure that my new development proposals enhance the conservation area?

Conservation allows for change as well as preservation. Modern buildings are not necessarily out of place in conservation areas. They must be well designed, use appropriate materials and incorporate hard and soft landscape treatments. It is the District Council's responsibility to pay special attention to the character and appearance of the conservation area when considering planning applications for new development. Fully detailed plans should be submitted. New development must respect its historic context in volume, height, scale, form and quality and submitted drawings must demonstrate that it will. Street elevations and perspective drawings showing the context are particularly helpful. Texture, colour and materials should also be carefully considered.

## What about trees: do special controls apply?

Trees in conservation areas do have special protection because of the contribution they make to the character and setting of the area. Tree surgery work, from simple pruning to crown reduction, thinning or felling, should not proceed unless you have given the Planning Department six weeks' prior notice in writing. Trees in conservation areas which are already protected by a Tree Preservation Order (TPO) are, of course, subject to normal TPO controls. Application forms are available for both of these procedures.

## I need to advertise my business.

### What signs can I display?

Conservation areas sometimes cover commercial areas of particular architectural quality and historic interest at the heart of a town or village. All commercial traders need to advertise their businesses, but signs need to fit the design of the shop front or building as a whole. Design, size, position, quality of materials and illumination should contribute to, rather than detract from, the streetscene. Internally illuminated box signs and plastic blinds will nearly always be unsuitable. Many advertisements in conservation areas will require *Express Consent* to be displayed.

## My property is listed. How do conservation area controls affect me?

Conservation Area designation does not convey any additional controls. Listed buildings have their own strict legal safeguards. Alterations (both outside and inside), demolition or extensions to a listed building require special permission known as Listed Building Consent. This also applies to structures within the curtilage including outbuildings, garden walls, gates or railings. No fee is charged for these applications. All listed buildings in the Conservation Area at the time of publication are shown on the map overleaf.

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Please note that if either Listed Building Consent or Conservation Area Consent is required, it is a criminal offence to undertake the works without it. It is a criminal offence to undertake unauthorised works to TPO'd trees and trees in conservation areas.

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## I need more information, who can I talk to?

For specific advice regarding applications and for application forms for Planning Permission, Conservation Area Consent, Listed Building Consent and Express Consent to display an advertisement, contact the appropriate Development Control Area Team. The telephone number is 01789 260303.

For information and advice about the Conservation Area, Listed Buildings, landscape improvement, or tree related matters contact:

Heritage & Design Team **01789 260335**  
e.mail [planning@stratford-dc.gov.uk](mailto:planning@stratford-dc.gov.uk)

For further information on local character and design guidance the following documents can be obtained from the Heritage & Design Team:

- **The Stratford-on-Avon District Design Guide** (including the **Countryside Design Summary**) - Design guidance for all those involved in the planning process. Price £18.00
- **The Countryside Design Summary** - Summary of the character of Stratford-on-Avon District with general design principles in A1 poster format. Price £8.00
- **Village Design Statements** - these community-led design statements have been adopted as supplementary planning guidance. For further information contact the Heritage & Design Team.



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