

Conservation Areas

How are conservation areas designated?

Conservation areas are designated by the local planning authority on the basis of whether the area is of special architectural or historic interest and whether it would be beneficial to preserve or enhance that character or appearance. The process includes detailed analysis of the proposed conservation area, public consultation and then formal consideration by the local planning authority after taking into account all relevant comments received.

Why Designate a Conservation Area?

Conservation Area designation helps to protect an area's special architectural or historic interest by providing:

- The basis for policies designed to preserve or enhance all aspects of the character or appearance of an area, defined by its special architectural or historic interest.
- Control over the demolition of unlisted buildings and works to trees within a conservation area.
- Stricter planning controls within a conservation area.
- Introducing a statutory requirement for the local planning authority to consider the impact of a proposed development upon the character or appearance of a conservation area.

The emphasis within conservation areas is on ensuring local character is strengthened, not diminished, by change. Sensitive management of change is essential rather than no change at all, and applications for planning permission must still be determined on their planning merits.

Can a conservation area boundary be altered once it has been designated?

The local planning authority can undertake boundary reviews to identify potential extensions or de-designations. Such boundary reviews are normally undertaken during the preparation of a 'character appraisal' for the area. A request for a review will be balanced against the workload of the local planning authority and the date of the designation.

What is a Conservation Area appraisal?

Conservation Area appraisals set out what is important about an area in terms of its character, architecture, history, development form and landscaping.

What are the benefits of living in a conservation area?

The extra controls that apply to Conservation Areas are designed to protect the special historic and architectural character of each area. They are intended to prevent attractive historic areas from becoming dull and featureless, containing buildings that have suffered from insensitive alterations.

How might designation affect me?

Planning controls are more restrictive within conservation areas. This means that it may be necessary to apply for planning permission for some building works that would in normal cases be considered as permitted development (not requiring planning permission). This includes restrictions on the following items: (this list is not exhaustive)

- the size of some extensions and garden buildings
- additions & alterations to roofs, including dormers
- cladding the outside of buildings
- satellite dishes in prominent positions
- most hoardings
- illuminated advertisements

Furthermore you may require planning permission for any demolition works and you are required to notify the local planning authority of any proposed works to trees. In some Conservation Areas the Council has removed permitted development rights by serving Article 4 Directions. This means you may need to apply for planning permission for minor works. These can include such things as replacement windows and doors, removal of chimney stacks and boundary walls and replacement roof materials. More precise guidance can be obtained from the [Planning Portal](#).

What Legislation and Planning Policy Guidance is specific to Conservation Areas?

The current legislation relating to Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. The Government's policies relating to the Historic Environment can be found in the [National Planning Policy Framework](#) (NPPF). The [Island Plan Core Strategy](#) includes Policies relating to conservation areas (Policy DM2 and Policy DM11).