

Planning Information for **CONSERVATION AREAS**



This leaflet sets out to explain how the legislation concerning Conservation Areas affects people who live, work or own property in them.

What is a Conservation area?

Conservation Areas were introduced in the Civic Amenities Act of 1967 and an initial series of areas was designated in 1969. The Council has subsequently designated further areas over the years and the boundaries of several areas have been extended. There are now 76 designated Conservation Areas in Richmond upon Thames.

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that "Every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate those areas as Conservation Areas".

Why Have Conservation Areas?

Richmond upon Thames is fortunate in having many fine buildings and areas which are distinguished by their architecture, landscape and history, creating an attractive environment that often is the product of several different eras. These areas are unique examples of our social cultural and aesthetic history and must be safeguarded from indiscriminate or ill-considered change. These areas often contain listed buildings included in the Statutory List of Buildings Special Architectural or Historic Interest (see leaflet on "Historic Buildings"). However it is not always enough just to protect these buildings in isolation. Their surroundings and general environment are often of equal importance and Conservation Areas are intended to protect that environment. The designation of a Conservation Area is also a constraint against demolition of buildings and felling of trees and makes possible a more enlightened attitude to change and improvement. We all have a responsibility to ensure that the character of these areas is not diminished in our lifetime.

Living in a Conservation Area

The Council has statutory powers to control many changes to the local environment. In particular it possesses additional specialised powers concerning Conservation Areas and these are as follows:

Demolition of buildings

Conservation Area Consent is required for the demolition of most buildings and structures, (including walls). This applies unless the building is less than 115 cubic metres or was constructed under "permitted development" rights, or within some other minor categories. If demolition is being considered then the Development Control Section should be consulted.

Vacant buildings

If an unoccupied building, considered by the Council to be of "key" importance to the area, falls into disrepair then the Secretary of State can be asked to confirm that an order under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 may be applied requiring urgent repairs to be carried out. If the owner fails to implement the order, the Council can carry out the work and recover the cost. Owners of such buildings are always encouraged to carry out these works prior to such actions being taken. These measures are designed to protect the environment and legislation provides strong penalties for failure to observe them. In Conservation Areas extra powers are available for the further protection of environment.

Trees

Any works to trees above a certain size in a Conservation area should be notified to the Council, which has six weeks to consider whether a Tree Preservation Order should be made. Further information on these procedures is given in the Planning Information leaflet no. 5 "Trees Legislation and Procedure".

Design of new development

The Council has powers to require additional information in support of any planning application showing how the proposal will relate to the Conservation Area. This can mean the submission of elevations of adjacent buildings, full details of the proposal and examples of materials and colours. Usually only a fully detailed planning application will be considered.

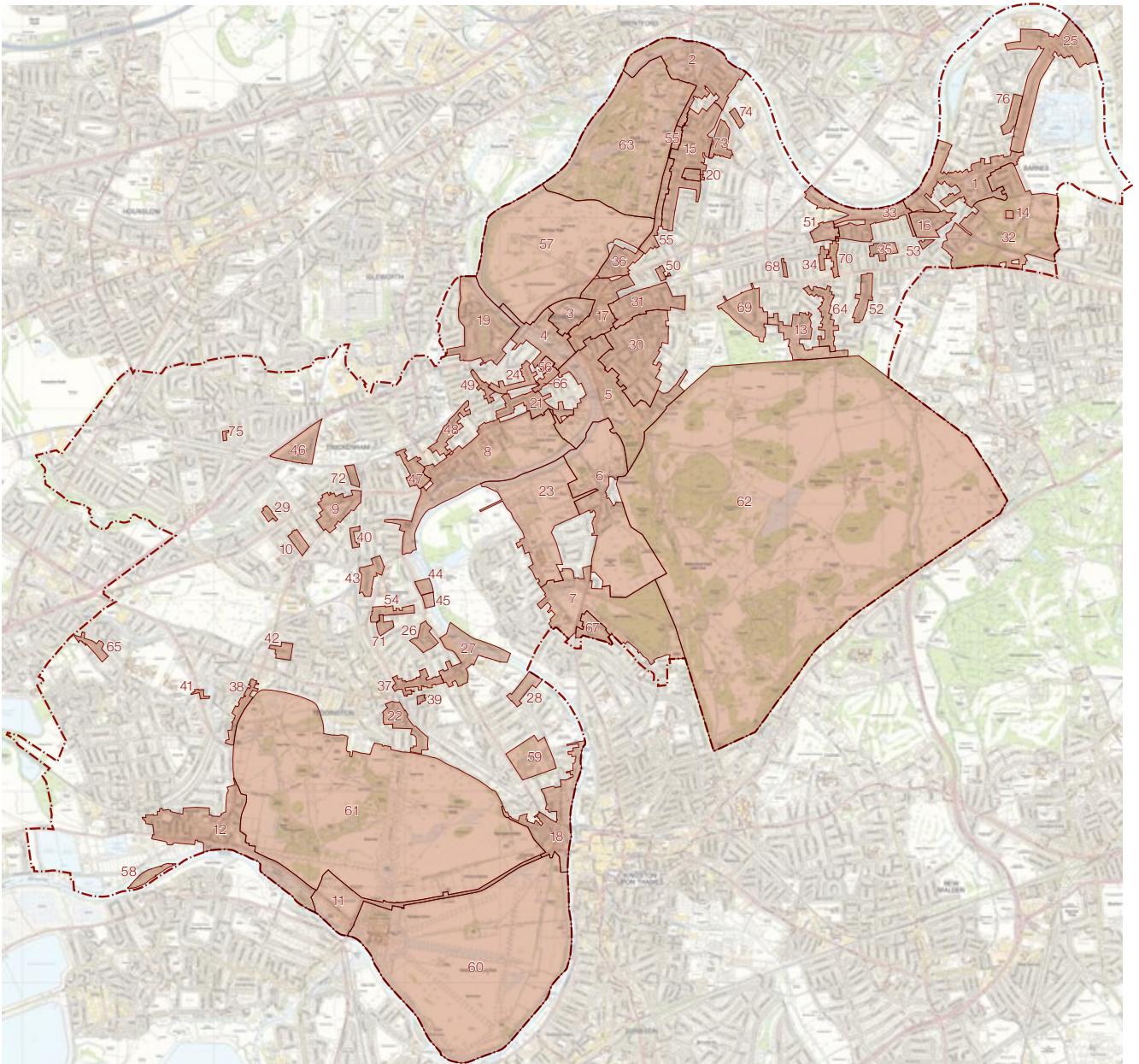
The Council's Unitary Development Plan contains the policies regarding the designation of Conservation Areas and other related matters such as the design of new development, street furniture and landscaping.

Minor alterations and additions

These can be carried out on single family dwelling houses without planning permission, if they conform to the "permitted development" rights set out in the Town & Country Planning (General Permitted Development) Order 1995. Alterations and additions to Listed Buildings that affect their character or interest require Listed Building Consent.

In Conservation Areas neither roof extensions nor the application of cladding to a dwelling house are permitted development. Otherwise, permitted development rights are as given in Design Guidelines leaflet





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|-------------------------|----------------------------------|------------------------------|--|
| 1. Barnes Green | 22. Park Road (Teddington) | 39. Blackmore's Grove | 59. Normansfield |
| 2. Kew Green | 23. Ham House | 40. Pope's Avenue | 60. Hampton Court Park |
| 3. Richmond Green | 24. Twickenham Park | 41. Joanna Southcott Chapel | 61. Bushy Park |
| 4. Richmond Riverside | 25. Castelnau | 42. Mays Road | 62. Richmond Park |
| 5. Richmond Hill | 26. The Grove | 43. Strawberry Hill Road | 63. Royal Botanic Gardens (Kew) |
| 6. Petersham | 27. Teddington Lock (Teddington) | 44. Mallard Place | 64. Sheen Lane (East Sheen) |
| 7. Ham Common | 28. Broom Water (Teddington) | 45. Strawberry Vale | 65. Hanworth Road (Hampton) |
| 8. Twickenham Riverside | 29. Belmont Road | 46. Rosecroft Gardens | 66. Richmond Road (East Twickenham) |
| 9. Twickenham Green | 30. St Matthias | 47. Queens Road (Twickenham) | 67. Parkleys Estate |
| 10. Trafalgar Road | 31. Sheen Road | 48. Amyand Park Road | 68. Holmesdale Avenue |
| 11. Hampton Court Green | 32. Barnes Common | 49. Crown Road | 69. Sheen Common Drive |
| 12. Hampton Village | 33. Mortlake | 50. Sheendale Road | 70. Sheen Lane (Mortlake) |
| 13. Christ Church Road | 34. Model Cottages | 51. Mortlake Green | 71. Fieldend |
| 14. Mill Hill | 35. Queens Road (Mortlake) | 52. East Sheen Avenue | 72. Hamilton Road, Twickenham |
| 15. Kew Gardens | 36. Kew Foot Road | 53. White Hart Lane | 73. Burlington Avenue and West Park Road |
| 16. Thorne Passage | 37. High Street (Teddington) | 54. Waldegrave Park | 74. Defoe and Ruskin Avenue |
| 17. Central Richmond | 38. High Street (Hampton Hill) | 55. Kew Road | 75. Oaklands Estate |
| 18. Hampton Wick | | 56. Beresford Avenue | 76. Madrid Road |
| 19. St Margarets Estate | | 57. Old Deer Park | |
| 20. Lawn Crescent | | 58. Platt's Eyot | |
| 21. Cambridge Park | | | |



no. 3 & 4 (External Alterations to Houses and House Extensions) except for special provisions for erection, alteration or improvement of a building with a cubic content greater than 10 cubic metres in the curtilage of a dwelling house. Small porches, hard standings, gates and fences are, generally permitted development. Proposals exceeding these limits will require planning permission and officers of the Development Control Section can advise and give more specific answers to individual questions (see Design Guidelines leaflet no. 3 & 4 External Alterations to Houses and House Extensions). However, in some cases - in a street of similarly designed properties, for example - minor changes can greatly disrupt the appearance of Conservation Area.

Article 4 Direction

It is sometimes necessary, therefore, to invoke an Article 4 Directions under the General Development Order. This gives the Council control over any specified development which would normally have been permitted without planning permission, such as small additions, insertion of doors and windows or painting or rendering of brickwork. An Article 4 Direction unless introduced as an emergency measure will involve full public consultation.

For any work involving the structure of a building, building regulation approval will probably be necessary whether or not planning permission or Conservation Area Consent is required.

Advertisements

Unsympathetic advertisements and those out of scale can also be detrimental to the appearance of an area and will be resisted (see Design Guidelines leaflet no. 1 – Shopfronts and Shop Signs). The Council will use its powers to require the removal of unauthorised signage.

Buildings of Townscape Merit

These buildings are considered to be of local architectural or historic interest and worthy of retention. Policies for these buildings are set out as supplementary planning guidance in the council's Unitary Development Plan and in the Planning Information leaflet no. 6 – Buildings of Townscape Merit.

Conservation Areas and the Public

Once an area has been designated it is publicised by press notices and official announcements in the London Gazette and the local press. Planning applications for developments that would affect the character of an area are advertised in the local press and site notices are displayed. All plans can be inspected in the council offices and at certain district public libraries. As with all applications for development, the public and local organisations can make representations in writing and speak to the Planning Committee considering the matter. The Council wishes to encourage schemes for the preservation and enhancement of Conservation Areas and with the co-operation of local groups and residents will design and carry out improvement projects such as street paving, tree planting and landscaping when finance is available.

Most properties in Conservation Areas are in private ownership and the success of any improvement scheme depends very much on the active involvement and co-operation of owners. Officers of the Development and Street Scene Department are able to offer information and assistance about any aspect of designation, management and development in Conservation Areas.

FURTHER INFORMATION

The Council's Unitary Development Plan deals with Conservation Areas and contains relevant information and policies. Detailed information is contained in the following leaflets, available from the Development and Street Scene Department.

Design Guidelines

1. Shopfronts and Shop Signs
2. Car Parking in Front Gardens
- 3 & 4. External Alterations to Houses and House Extensions (Combined leaflet).
5. Trees: Planting, Care & Landscape Design
6. Small Housing Sites
7. Siting of Satellite Dishes
8. Wildlife in Front Gardens
9. Nature Conservation & Development
10. Security by Design
11. Shopfront Security

Planning Information Leaflets

1. Conservation Areas
2. Listed Buildings (important information for new owners)
3. Historic Buildings
4. Historic Buildings, Maintenance and Repair
5. Trees: Legislation & Procedure
6. Buildings of Townscape Merit

The Council is also carrying out a programme of detailed Conservation Area Studies. For current information please ring 020 8891 1411.



If you need this leaflet in Braille,
large print, audio tape, or another language,
please contact us on 020 8891 1411
or minicom 020 8831 6001

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اگر در فهمیدن این نشریه مشکلی دارید لطفاً به مین پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

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 LONDON BOROUGH OF
RICHMOND UPON THAMES