

What is a Conservation Area?

A conservation area is an area declared by the local authority as one which warrants special attention. The statutory definition of a conservation area is “an area of special architectural interest, the character or appearance of which is desirable to preserve or enhance”.



It is the quality and interest of areas rather than individual buildings which are important. There are many factors that contribute to the character of a conservation area:

- The historic layout of property boundaries and thoroughfares.
- A particular mix of uses.
- Vistas along streets and between buildings.
- Characteristic materials.
- Appropriate scaling and detailing of buildings.
- Quality shop fronts, street furniture, hard and soft surfaces.
- Trees and open spaces.

The aim must be to ensure that the quality of townscape is preserved or enhanced as well as protecting individual buildings.

Conservation Areas in West Lindsey

In West Lindsey, there are 25 conservation areas, including parts of the three Market Towns of Gainsborough, Market Rasen and Caistor.

West Lindsey is particularly rich in small villages which still retain their many historic buildings. The designation of such settlements as conservation areas helps preserve them.

Each conservation area has been assessed and its special characteristics described. These appraisals are becoming available online or from the Conservation Team.

There are also conservation area policies in the adopted West Lindsey Local Plan First Review (2006), as well as national guidance.

New Development

Local Authorities are required by the legislation to ‘preserve or enhance’ the character of each conservation area and new proposals have to be considered in the light of this. Conservation area designation does not preserve such areas in aspic, but supports their vitality with appropriate development. New development must blend with its surroundings and compliment the area. Particular care should be given to:

- Height and scale
- Form and Layout
- Respect for frontages
- Boundary Treatment
- Local architectural details
- Materials
- Landscape.

Pre-application discussions with Conservation and Development Control officers are strongly recommended.

Often a full application, rather than an outline application, will be required to ensure that a particular development is appropriate within the context of a conservation area.

Planning Permission

Householders have certain permitted development rights for carrying out development without the needs for planning consent. However, in conservation areas permitted development rights are more restricted.

Works such as extensions, changes to the roof shape, cladding, building in the curtilage and satellite dishes might require permission.

Article 4 Directions

Some settlements have an additional Article 4 direction on them whereby certain permitted development rights are removed.

The Direction can cover alterations to roofs (including chimneys and materials); front elevations (including porches, extensions, windows and doors); and front gardens (including vehicular hard standings, walls, gates and fences).

Article 4 directions protect special features such as boundary walls or distinctive architectural details and a planning application is needed to alter them.

Demolition

There are special controls over demolition in conservation areas and consent must be obtained before demolition takes place. This consent is called conservation area consent and applications are free.

Demolition of a building or part of a building will normally be resisted unless it can be shown that it is beyond repair, incapable of beneficial use or where its removal or replacement would enhance the character or appearance of the conservation area.

Repairs to Buildings

Repairs will not normally require consent, as long as the materials used are like-for-like.

Trees

Trees are important to the character of conservation areas. In order to give trees some protection anyone proposing to carry out any works to a tree that is in a conservation area must give written notice of at least 6 weeks to the Council. Full Details can be obtained online or from the Planning Technicians.



West Lindsey District Council

West Lindsey District Council

Conservation, Design & Countryside
Conservation Areas

Your guide to living in a conservation area
in West Lindsey.

If you would like a copy of this leaflet in large, clear print, audio, Braille, or in another language, please telephone

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