

# Conservation Areas

## I INTRODUCTION

- 1.1 This Note is one of a series of Supplementary Planning Guidance Notes (SPGs), amplifying the development plan policies and other issues in a clear and concise format with the aim of improving the design and quality of new development. The Notes are intended to offer broad guidance which will assist members of the public and officers in discussions prior to the submission of planning applications and assist officers in handling and members in determining planning applications.

## 2 STATUS AND STAGES IN PREPARATION

- 2.1 The Council's SPG Notes are not part of the adopted plan. However, they have been the subject of both a formal Council resolution and public consultation. The Welsh Assembly Government (The Assembly) has confirmed that following public consultation and subsequent Local Planning Authority (LPAs) approval, SPG can be treated as a material planning consideration when LPAs, Planning Inspectors and the Assembly determine planning applications and appeals. This Note was approved by Full Council on January 21 2003 for use in development control. A statement of the consultation undertaken, the representations received and the Council's response to these representations is available on request.
- 2.2 These Notes have been prepared in accordance with guidance contained in Planning Policy Wales; Unitary Development Plans (Wales); Welsh Office Circular 1/98 'Planning and the Historic Environment' and Technical Advice Notes.

## 3 BACKGROUND

- 3.1 Local Authorities are required to designate as a Conservation Area "any area of Special Architectural or Historic Interest the character or appearance of which it is desirable to preserve or enhance". Denbighshire has 34 designated Conservation Areas. Plans showing the boundaries of these areas are available for inspection at the Planning Offices of the Council at Ruthin and Prestatyn and are as follows:

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|--------------------------------|--|
| 1. Betws Gwerfil Goch          | 18. Bodfari                              |
| 2. Cynwyd                      | 19. Cwm                                  |
| 3. Denbigh Town                | 20. Dyserth                              |
| 4. Llandrillo                  | 21. Rhuddlan                             |
| 5. Llanrhaeadr yng Nghinmeirch | 22. St. Asaph                            |
| 6. Llantysilio                 | 23. Tremeirchion                         |
| 7. Ruthin Town & Llanfwrog     | 24. Meliden - Central                    |
| 8. Llangollen Town             | 25. Meliden - Ffordd Penrhwylyfa         |
| 9. Corwen Town                 | 26. Prestatyn - High Street              |
| 10. Llanfair Dyffryn Clwyd     | 27. Prestatyn - Castle Mound & Nant Hill |
| 11. Henllan                    | 28. Prestatyn - Fforddlas                |
| 12. Llanarmon-yn-Ial           | 29. Rhyl - Queen St./Crescent Rd         |
| 13. Nantglyn                   | 30. Rhyl - River Street                  |
| 14. Llanelidan                 | 31. Rhyl - Seabank                       |
| 15. Efenechtyd                 | 32. Rhyl - St. Thomas                    |
| 16. Llanferres                 | 33. Trefnant                             |
| 17. Bodelwyddan                |  |

- 3.2 Local Authorities are also required to review their areas from time to time and to consider whether further designations of Conservation Areas are required. The Council are continuing this process of review and an appraisal of all Conservation Areas has taken place. Conservation Areas may be extended, reduced, deleted or added to as a result of this process and it may also be appropriate to consider Article 4 directions for Areas. An Article 4(2) Direction now applies to dwelling houses in the Denbigh Conservation Area.
- 3.3 Quality of place is the prime consideration in identifying Conservation Areas, although there can be no standard criteria used in this process of identification. The different characteristics of towns and villages demands that they are assessed differently for designation for their special interest. This special interest results from the character provided by the combination of street patterns, relationships of buildings and spaces, building styles and characteristics, open spaces, landscape and topographical features. The character of these areas can be retained, and with public support and, through consultations, planning control can be used in a positive way, allowing areas to remain alive and prosperous but ensuring that new development is sympathetic to the areas special architectural and historic interest. High quality, well designed new buildings respecting their context, will enhance the appearance and character of the Conservation Areas overall.



#### 4 POLICY

- 4.1 Development proposals for Conservation Areas will be assessed against their effect on the character and appearance of the area and against the Council's Conservation policies (found in Chapter 6 of the UDP). The broad thrust of these policies is to maintain, enhance and improve the quality of Denbighshire's historic environment in and around/affecting Conservation Areas,
- 4.2 Strict controls over demolition work, building development and works to lop, top or fell trees are applied to Conservation Areas in order to retain the character of the designated area.
  - Development: Additional powers of control apply to extensions, roof extensions, cladding, garages etc.
  - Demolitions: Controls over demolitions are applicable within Conservation Areas.
- 4.3 Application has to be made to the Local Authority for Conservation Area Consent for works of almost complete demolition of buildings within designated Conservation Areas and consent will not normally be given unless an acceptable form of redevelopment is agreed. There may however be some poor quality buildings which, if removed, would result in visual improvements to Conservation Areas.
- 4.4 Trees in Conservation Areas: Six weeks notice to the Local Authority is required before trees may be cut down, topped or lopped. Where appropriate and necessary, the tree may then be afforded protection by issue of a Tree Preservation Order.
- 4.5 Tree Preservation Orders, made by the Local Authority, give added protection to trees which make a significant contribution to the character and appearance of Conservation Areas. ( Reference should be made to SPG Note 6 - Trees and Development). Consent is required from Denbighshire County Council, as the local planning authority, for consent to carry out work to trees which are the subject of a Tree Preservation Order.
- 4.6 In order to ensure that development proposals and proposals for the display of advertisements do not detract from the special character of Conservation Areas, careful control over design aspects, including use of materials, scale and siting of development, lighting and style of advertisements are important considerations. Conservation Areas normally contain many listed buildings. For information relating to listed buildings, please refer to SPG Note No.14 - Listed Buildings.
- 4.7 Payment of a planning application fee is not required for Conservation Area Consent, Listed Building Consent or consent for works to trees.

**5 ENHANCEMENT OF CONSERVATION AREAS**

5.1 Denbighshire County Council will, where opportunity arises, enhance the appearance of its Conservation Areas. The Council is committed to the following actions to improve the appearance and maintain the character of Conservation Areas:

- Development Control, through planning consents to ensure protection and enhancement;
- environmental improvements through its capital programme;
- action in partnership with others;
- providing advice and information;
- grant aid advice.

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**6 GRANT AID**

6.1 CADW, Welsh Historic Monuments, an executive agency of the Welsh Assembly Government can make grants and loans available from the Historic Buildings Council funds towards the costs of repair and renovation of important key buildings in Conservation Areas, and for nationally important Listed Buildings.

The Wales Tourist Board will consider providing grant aid towards the cost of bilingual signs in Wales. The use of bilingual signs adds flavour to the character of these areas and helps to promote the image of Wales for Tourism.

The Welsh Development Agency may also provide financial assistance for schemes of enhancement which will benefit the economy. The towns of Corwen, Denbigh, Ruthin, Llangollen, Prestatyn and Rhyl have areas where WDA grants can be provided.

The Welsh Language Board has grants available to offer financial help to promote and facilitate the use of Welsh, this includes a grant scheme for bilingual signs.

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**7 COMPLIANCE**

7.1 The design of new developments within Conservation Areas should be in sympathy with the aim of ensuring that the character of the overall area is retained and/or enhanced. Development should not detract from the character and appearance of the designated area.

- New buildings, designed to a high standard should be sited, designed and appear externally in sympathy with their location and the overall appearance of the area.
- Alterations and extensions to buildings should be sympathetic to the character and appearance of existing buildings in terms of scale, size and use of materials.

7.2 It is recommended that the services of an architect are employed to produce the high standard of design required for development in Conservation Areas. Planning Officers of Denbighshire County Council are willing to give guidance and advice prior to detailed design work commencing to help arrival at a satisfactory result.

## CONTACTS

A list of standard contacts can be found at the end of this document.

### Further contacts

CADW : Welsh Historic Monuments

Crown Building, Cathays Park, Cardiff, CF1 3NQ.

Telephone : Cardiff (02920) 500200.

Wales Tourist Board

Brunel House, 2 Fitzalan Road, Cardiff, CF24 0UY.

Telephone : Cardiff (02920) 499909.

The Victorian Society

1, Priory Gardens, London, W4 1TT.

Telephone : London 020 8994 1019.

The Georgian Group

6 Fitzroy Square, London W1T 5DX

Telephone : London 020 7387 1720.

The Welsh Language Board

Siambrau'r Farchnad, 5-7 Heol Eglwys Fair

Cardiff, CF10 1AT

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## FURTHER GUIDANCE

National Guidance on all aspects of Conservation Areas is set out in Welsh Assembly Government booklet "Planning Policy (Wales) 2002" and "Welsh Office Circular 61/96". This leaflet takes account of these documents. It is possible to refer to them at Denbighshire County Council Planning Departments. Please note that in the event of any ambiguity between this leaflet and the Welsh Assembly Government documents then the Welsh Assembly Government documents will take precedence.

### Contacts:

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