



*Basingstoke
and Deane*

Planning Controls In Conservation Areas



What is a Conservation Area?

A Conservation Area is defined in the legislation as being “an area of special architectural or historic interest, the character or appearance of which it is desirable to protect” Planning (Listed buildings and Conservation Areas) Act 1990, s.69 (i). Conservation Areas are considered to be of local importance.

The Council has a duty towards Conservation Areas specifically that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area”.

There are 45 Conservation Areas within the Borough of Basingstoke and Deane as listed below. All of these areas have recently been the subject of detailed ‘character appraisals’ or statements that define their special character and appearance.

Ashmansworth	Fairfields	Sherfield on Loddon
Basingstoke Canal	Hannington	Silchester
Basingstoke Old Town Centre	Hurstbourne Priors	Silchester – The Pound
Bradley	Kingsclere	St Mary Bourne & Stoke
Bramley	Laverstoke	Steventon
Bramley Green	Mapledurwell	Tadley
Brookvale West	Monk Sherborne	Tadley – Church Road
Candovers – Brown & Chilton	Newnham	Tufton
Church Oakley	North End, East Woodhay	Tunworth
Cliddesden	North Waltham	Up Nately
Deane	Old Basing	Upton Grey
Dummer	Overton	Weston Corbett/ Weston Patrick
East End, East Woodhay	Park Prewett	Whitchurch
Ecchinswell	Preston Candover	Worting
Ellisfield	Ramsdell	
	Sherborne St John	

Making changes in Conservation Areas

It is important to note that the emphasis of control in Conservation Areas is not on preventing development, but on managing change and encouraging enhancement of the area. This allows a Conservation Area to accommodate appropriate change that will harmonise with the special architectural or historic qualities of the area, thus protecting its special character.

Do I need Planning Permission?

The various categories of development that would normally be allowed without planning permission are more restrictive in Conservation Areas. In general terms these tighter restrictions mean you may need to make a planning application for the following:

- 1) *extensions to dwelling houses that are greater than 10% or 50 cubic metres of the volume of the original building; (If you have already extended the house, or put up any outbuildings, the size of any further extension you can build without permission, will be reduced by the volume of the previous extensions)*
- 2) *the cladding of any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles; (however cement and pebble dash render does not require planning permission, unless specifically controlled by an Article 4 Direction -see section below)*
- 3) *any alterations to the roof of the dwelling house resulting in material alteration to its shape (notably dormer windows)*
- 4) *the erection/alteration/improvement of a building within the grounds of a dwelling house where the building is greater than 10 cubic metres*
- 5) *extensions to industrial/warehouse buildings where they would be greater than 10% of the volume of the original building or 500sq metres to its original aggregate floor space*
- 6) *if CCTV cameras are installed they must be situated to minimise the effect on the external appearance of the building.*

Do I need planning permission for my satellite dish?

If any of the following conditions apply, planning permission is probably required;

- 1) *The dish exceeds 90cm in any dimension,*
- 2) *Part of the proposed dish will project higher than the highest part of the roof*
- 3) *The dish is installed on a chimney*
- 4) *The dish is installed on a building exceeding 15m in height*
- 5) *It is on a wall/roof-slope fronting a highway (including a footway)*
- 6) *It is not located so that its visual impact is minimised*
- 7) *It is not removed as soon as it is no longer required*
- 8) *There is already a dish on the building*

'Article 4 Directions'

Some Conservation Areas are areas of particularly sensitive historic character. This means that minor alterations will be far more noticeable and damaging to the special appearance of the whole area. Due to this sensitivity, the Council has powers to introduce an 'Article 4 Direction'. This ensures that traditional details, which contribute to the character of the Conservation Area, are not removed or altered without prior reference to the Council. More detailed information on these additional controls is available from the Council.

Conservation Area Consent

'Conservation Area Consent' must be obtained from the Council for almost any works for the demolition of all, or almost all of a building within a Conservation Area. Planning (Listed Buildings and Conservation Areas) 1990, s.74 (1)

As whole walls are considered to be 'buildings' for the purposes of this legislation, it is wise to check with the Council whether Conservation Area Consent is required before commencing work. Conservation Area Consent is required for the following:

- 1) *demolition of a building greater than 115 cubic metres*
- 2) *demolition of a wall greater than 1 metre fronting a highway/waterway or open space*
- 3) *demolition of a wall greater than 2 metres elsewhere*
- 4) *total demolition of an agricultural building (pre 1914)*
- 5) *demolition of an entire building except its facade.*

Grants

The Borough Council provides grants for various types of work. These include Historic Building Grants, Environment and Regeneration Grants and Village and Community Hall Grants. Leaflets are available explaining the purpose and criteria for each grant and an approach to the Council is recommended for further information on any grant.



Basingstoke and Deane Borough Council

Civic Offices London Road Basingstoke Hants RG21 4AH

Telephone: (01256) 844844 Minicom: (01256) 845400

Published July 2004

8318-0305