What is a conservation area?

Any area which the Local Planning Authority (LPA) considers to be of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. There are legal procedures to be followed when a LPA designates a Conservation Area.

What is the purpose of a Conservation Area?

The main purpose of a Conservation Area is to assist in retaining its character. New development and alterations can occur, but extensions and alterations should preserve and enhance both the building and the general area.

Where are the Conservation Areas in the Borough of Redditch?

The Borough of Redditch has two Conservation Areas which are depicted on the proposals maps (overleaf). They are located within the Town Centre (Church Green) and Feckenham.

Church Green Conservation Area is centred around St Stephen's Church and includes a wide range of buildings that date from the late eighteenth century.

Feckenham Conservation Area includes many fine timber-framed and Georgian brick buildings that line the narrow streets and border 'The Green' within its historic medieval village.

What are the conservation policies in Local Plan No.3?

The Borough of Redditch Local Plan No.3 covers the whole administrative area of Redditch Borough Council and sets out detailed land use policies to guide development. The Borough of Redditch Local Plan No.3 can be viewed at www.redditchbc.gov.uk.

Redditch Borough Council's current policies for conservation areas are:

- B(BE).6 'Development within Conservation Areas';
- B(BE).8 'Demolition within Conservation Areas';
- B(BE).9 'Streetscapes in Conservation Areas'; and
- B(BE).10 'Trees in Conservation Areas'.

How does a Conservation Area designation affect owners and tenants?

There are stricter controls which may affect the alteration to an existing building, new dwelling or trees. Planning permission will sometimes be required for work which would normally be classed as permitted development. To ascertain whether permitted development applies to your proposal please contact Development Control Officers.

Enforcement

Where building work has been undertaken without consent, the Council may take 'enforcement action'. In certain circumstances owners, agents or builders can face prosecution.

Conservation Areas are special areas, lets work together to ensure their historical character is maintained.

Officer details:

All Planning Officers are located at the following address:
Town Hall, Walter Stranz Square, Redditch, Worcestershire. B98 8AH.

Development Control (Planning Applications)
Development Control Team (01527) 64252 (Ext: 3374)
developmentcontrol@redditchbc.gov.uk

Development Plans (Planning Policy)
Development Plans Team (01527) 64252 (Ext: 3217)
devplans@redditchbc.gov.uk

Copies of Council publications can be made available in large print, Braille or audio cassette. Call 01527 64252 x 3002

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[Ethnic Access] سے رابطہ کریں ٹیلیفون: 01905 25121

ইংরেজি ভাষার বিষয়ে সাহায্য চান – এথনিক্ অ্যাকসেস্ [Ethnic Access] এর সঙ্গে যোগাযোগ করুন, টেলিফোনঃ 01905 25121

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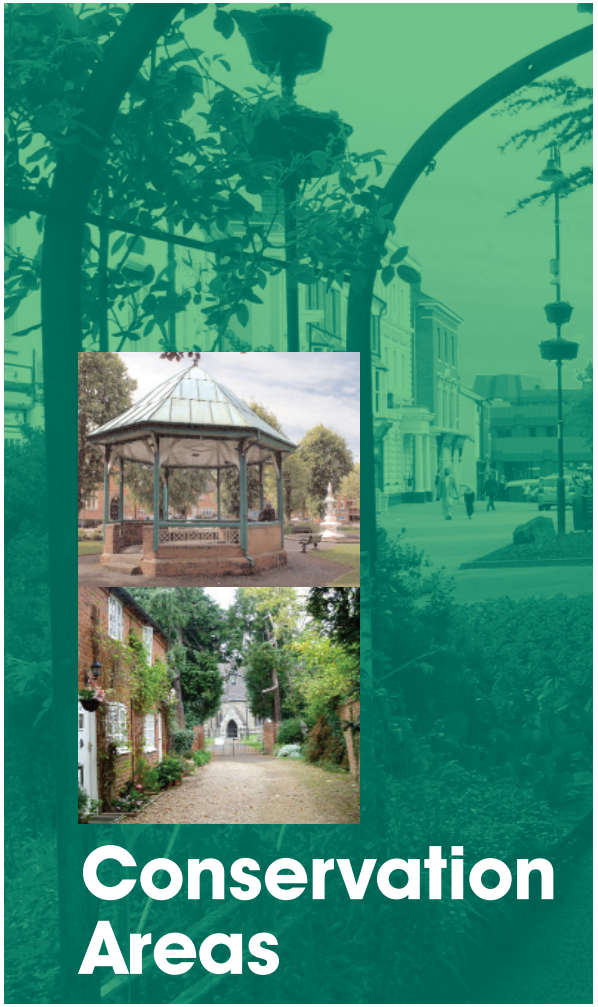


Conservation Areas

Help and Advice

REDDITCH BOROUGH COUNCIL

making a difference

www.redditchbc.gov.uk

What can I do in a Conservation Area?

The information below is intended to be a guide to help you decide whether planning permission is required for certain works which would normally be classed as permitted development. The information below is by no means exhaustive and further consultation should be undertaken with Development Control Officers to ascertain whether planning permission is required.

Formation of window and door opening: Planning permission is not required unless the property is a Listed Building (please refer 'Listed Buildings in Conservation Areas' in this leaflet) but it is advised that you contact the Development Control Section in order to ensure that any alterations are in keeping with the building and area in general.

Cladding: Planning permission is required if any part of the exterior is to be clad in timber, stone, artificial stone, plastic or tiles. Policy B(BE).6 of Local Plan No.3 states an attention to the quality and application of materials, finishes and detail, reflecting but not necessarily copying the elements of existing buildings within the area should be demonstrated.

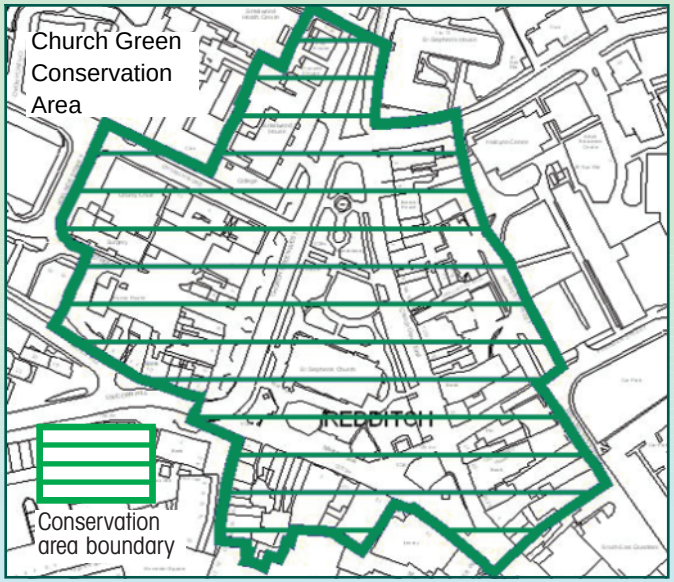
Fences, walls and gates: If you want to take down a fence you may need conservation area consent. If you want to erect a fence Permitted Development rights will apply. If you are not familiar with Permitted Development Rights please contact Development Control Officers.

Extensions and outbuildings: Planning permission is required if the volume of the "original house" would be increased by more than 10% or 50 cubic metres (whichever is greater), or if the dwelling has already been extended.

If the building you wish to add to would be more than 10 cubic metres in volume it will be treated as an extension to the house, this will subsequently reduce the allowance for further extensions. Policy B(BE).6 of Local Plan No.3 states a consideration of the relationship of the proposed building(s) with other buildings and spaces of townscape and/or landscape importance, including historic plan form should be made.

Limits for roof extensions, loft conversions and dormer windows: Planning permission is required if you want to build an extension to your roof, or any addition to your house which would materially alter its shape. Policy B(BE).6 states attention to the proportion, form, massing and scale of the development and buildings that surround it should be demonstrated.

Domestic outbuildings: Planning permission is required if the provision, alteration or improvement of a shed, greenhouse and pet enclosure is over 10 cubic metres.



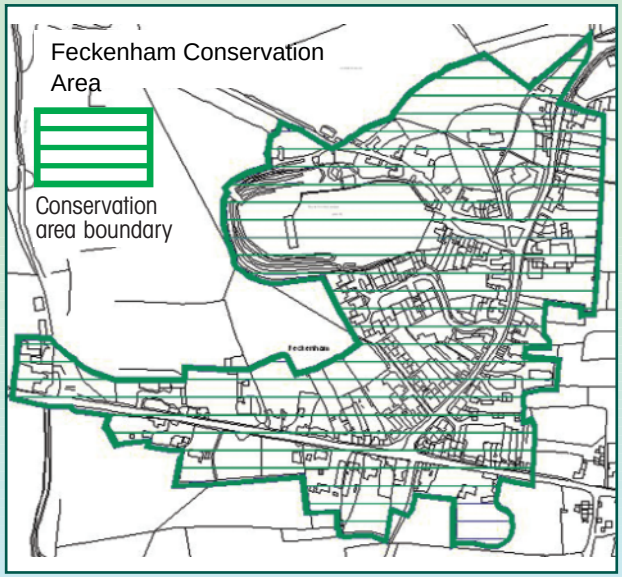
Demolition in a Conservation Area: Where the building is not listed there is no requirement to make a planning application to demolish a building, however you will need to submit notification to the LPA and it is likely that you will need listed building consent or conservation area consent. Policy B(BE).8 of Local Plan No.3 states that the demolition of unlisted buildings within the Conservation Areas will be resisted where the buildings are considered to make a positive contribution to the character or appearance of the area.

What is Conservation Area Consent?
Conservation area consent is different from Planning Permission and is required in the following circumstances:

- Demolishing a building which has a volume of more than 115 cubic metres. There are some exceptions and further details can be obtained from Redditch Borough Council.
- Demolishing a fence, gate, wall or railing over 1 metre high which is next to a highway or public open space, or 2 metres high elsewhere.

Trees in a Conservation Area: If you wish to cut down, up root, top or lop a tree in a conservation area you are required to give the Local Authority six weeks written notice (even if the tree is not protected by a Tree Preservation Order (TPO).

Listed buildings in a Conservation Area: A number of Listed buildings are situated within the conservation areas which are protected under separate legislation. If you wish to alter or extend a listed building, including any works in the curtilage of buildings or walls, you will need to apply for Listed Building Consent. For information on Listed Buildings please contact the Borough Council



How can you enhance the Conservation Area?
Where works do not require planning permission or Conservation Area Consent, residents are encouraged to pay extra attention to detail. Particular attention should be given to the design and use of materials in order to help maintain and improve the character of the area.

Good Practice Principles:

Windows and Doors: Traditional window design is part of the character of local buildings. If a replacement window is installed it should be a replica of the traditional design. It is not considered appropriate to install modern replacement windows such as plastic or aluminium.

Roofs: It is not considered appropriate to replace traditional roof material with modern replacements such as concrete tiles. The original roof, chimney stacks and pots are part of the character of local buildings.

Walls: When painting brickwork and stone walling care should be taken in order to avoid any major changes to the traditional style of walls.

Aerials and Pipes: External appearances of buildings should not be cluttered with new pipes or aerials or any other type of external object that will visually affect the character of the building. Minor alterations may need consent.