

*Conservation in Tendring*



# Conservation Areas

Advice for property owners  
and the general public

***Tendring***  
District Council





This booklet has been prepared to provide advice for residents, property owners and the general public on Conservation Areas and how to safeguard their special character.

## 1 What is a Conservation Area?

A conservation area is defined as “an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.” Often this covers the historic core of a village or town and may often contain a number of listed buildings. Its character comes from a range of factors like the design and layout of its principal buildings, their materials and setting, street pattern, street furniture, public and private open spaces, trees and landscape features.

Once designated the conservation area needs everyone's help to protect its character and keep it special. The Council will protect and enhance it as far as possible by controlling development, directing resources into the area and encouraging the care of its buildings. But it also needs the support of property owners, residents and local businesses if this is to be successfully achieved.

## 2 What planning policies specially apply in Conservation Areas?

Development in conservation areas - alterations, extensions, demolition and new buildings should comply with the Government's Planning Policy Guidance 15: “Planning and the Historic Environment, 1994” and the Council's policies in the Adopted Tendring District Local Plan 2007. Of particular importance is the following;

### EN17 Conservation Areas

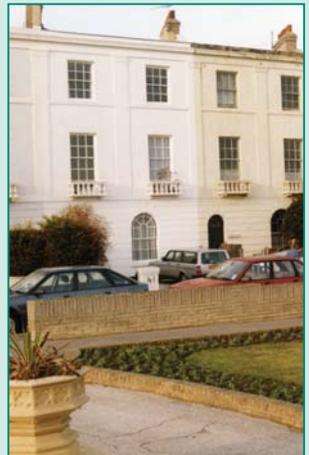
Development within a Conservation Area must preserve or enhance the character or appearance of the Conservation Area.

### Development will be refused where;

- (a) It would harm the character or appearance of the Conservation Area, including historic plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;



*Dovercourt*



*Walton-on-the-Naze*



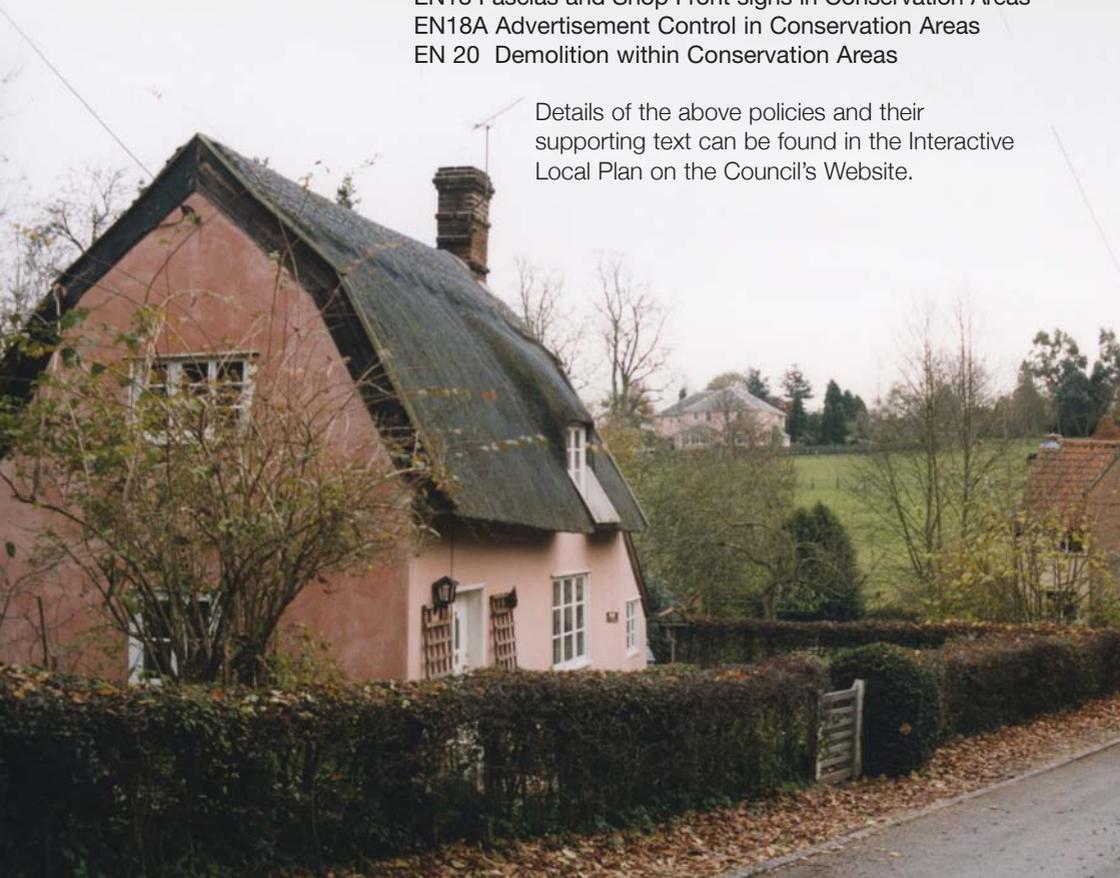
*The Anchor, Brightlingsea*

- (b) The height, siting, form, massing, proportions, elevation, design or materials would not preserve or enhance the character of the area;
- (c) for development located outside a Conservation Area it would prejudice the setting and surroundings of a conservation area or harm the inward or outward views;
- (d) The proposed land use would not preserve or enhance the function and character of a Conservation Area; or
- (e) It would involve the demolition of a building or structure positively contributing to the character or appearance of the area.

**Other relevant policies are;**

- EN18 Fascias and Shop Front signs in Conservation Areas
- EN18A Advertisement Control in Conservation Areas
- EN 20 Demolition within Conservation Areas

Details of the above policies and their supporting text can be found in the Interactive Local Plan on the Council's Website.



### 3 The Council's Duties

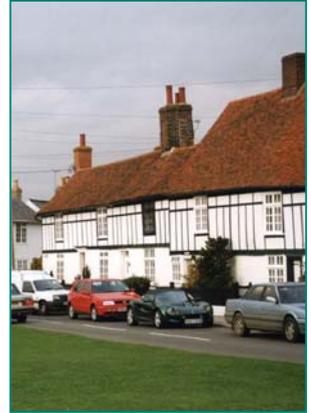
Local Authorities have a statutory duty to identify and designate conservation areas within their boundaries. As of **April 2009** there are 20 conservation areas in Tendring District varying in size from the largest, Frinton & Walton to the smallest, Bradfield.

The Council has prepared a series of Conservation Area Character Appraisals and these documents provide a detailed assessment of the special character of each conservation area. They have been formally adopted by the Council and are used in the consideration of planning proposals within conservation areas throughout the District. All the Appraisals can be viewed on the Council's Website.

In addition the Appraisals have been followed up with a series of Conservation Area Management Plans which set out a number of actions aimed at safeguarding or enhancing the special character of these areas. Management Plans currently exist for four conservation areas; Frinton, Walton-on-the-Naze, Kirby-le-Soken, and Great Holland. A Management Plan for Manningtree and Mistley Conservation Area is to be prepared during 2009/10. Further Management Plans will be prepared for other Conservation Areas in partnership with town and parish councils.

The Action Plans contained within the Management Plans list a range of proposals for future action by the Council and its various partners. These actions include the introduction of extra Planning Controls and detailed guidance aimed at safeguarding and enhancing the character of the Conservation Area.

When considering planning applications, as with all its planning functions within the area, the Council will give special consideration to the desire to preserve or enhance the area. Planning applications for development affecting conservation areas have to be advertised locally both on site and in a local newspaper, giving members of the public a period of 21 days in which to comment upon them.



*Brightlingsea, Hurst Green*



*Manningtree High Street*





Bradfield

## 4 Conservation Area Consent - Demolition

Even if your property is unlisted and it falls within a conservation area you will need to obtain Conservation Area Consent for demolition works which amount to the total or substantial destruction of any building in excess of 115 m<sup>3</sup>. Unlike planning permission, there is no charge for the application. You will also need Conservation Area Consent to demolish gates, fences, walls or railings over 1m high fronting a highway or public open space, or over 2m high elsewhere in the area. There are also other situations where consent is required so please contact the Council's Planning Service; [planning.services@tendringdc.gov.uk](mailto:planning.services@tendringdc.gov.uk).

## 5 New Build Proposals

New developments in a conservation area, such as new buildings and additions or extensions to existing buildings, will have to pay special attention to preserving or enhancing the character or appearance of the area. In order to secure this the Council can require you to provide more comprehensive details of the proposal, especially if only an outline planning application is submitted.



Esplanade, Frinton

The Council will generally require fully detailed schemes to be submitted including plans and elevations showing the new development in its setting, and giving details of siting, building line, massing, construction materials and architectural detailing. Also, where appropriate, details of the location of neighbouring buildings, and in some cases a street scene to show the proposal in context. Proposed works should conform to local building forms in their scale and massing and be built using materials of a high quality and as close as possible to those found traditionally in the area. Detailing to elements such as windows, doors, eaves and chimneys needs to be given special attention. There is however, still a place for innovative new architecture in conservation areas, and the temptation to slavishly copy what is already there is not, in most cases, the only option. Before submitting a detailed scheme it is worthwhile having pre-application discussions with the relevant officers in the Planning Service.

## 6 Building Alterations

The General Permitted Development Order relieves certain minor works from the requirement for planning permission; known as “permitted development”. However, in a conservation area planning permission is needed for certain minor works that would be “permitted development” elsewhere. These include;

- ◆ Planning permission is needed for side extensions to dwellinghouses in conservation areas
- ◆ Planning permission is needed for rear extensions if they are more than one storey and extend beyond the rear wall of the original dwelling.
- ◆ Planning permission is needed for external cladding to dwellinghouses in conservation areas, using stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- ◆ Planning permission is needed for any alteration to the roof for the enlargement of a dwellinghouse, most notably the addition of dormer windows.
- ◆ Planning permission is needed for the erection of any structure within the curtilage of a dwellinghouse in a conservation area where it is located between the side elevation and the site boundary. This is especially important for sheds, garages, and other outbuildings in gardens.
- ◆ Planning permission is needed for the installation of a chimney, flue or soil and vent pipe on a wall or roof slope which fronts the highway and forms the main or side elevation of the dwellinghouse.



*Kings Head Street, Harwich*



*Tendring*

The requirement to apply for planning permission does not necessarily mean that consent will be refused. Full account will, however, be taken of the likely affect proposals will have on the special character of the conservation area.





Ramsey

## 7 Further Controls: Article 4(2) Directions

In addition further permitted development rights may be removed by the Council if it makes an Article 4(2) Direction to control additional minor works, such as door or window replacement, porches and other small extensions. The consequence of removing these rights is that planning permission is then needed to carry out these works, however, such applications do not attract a fee.



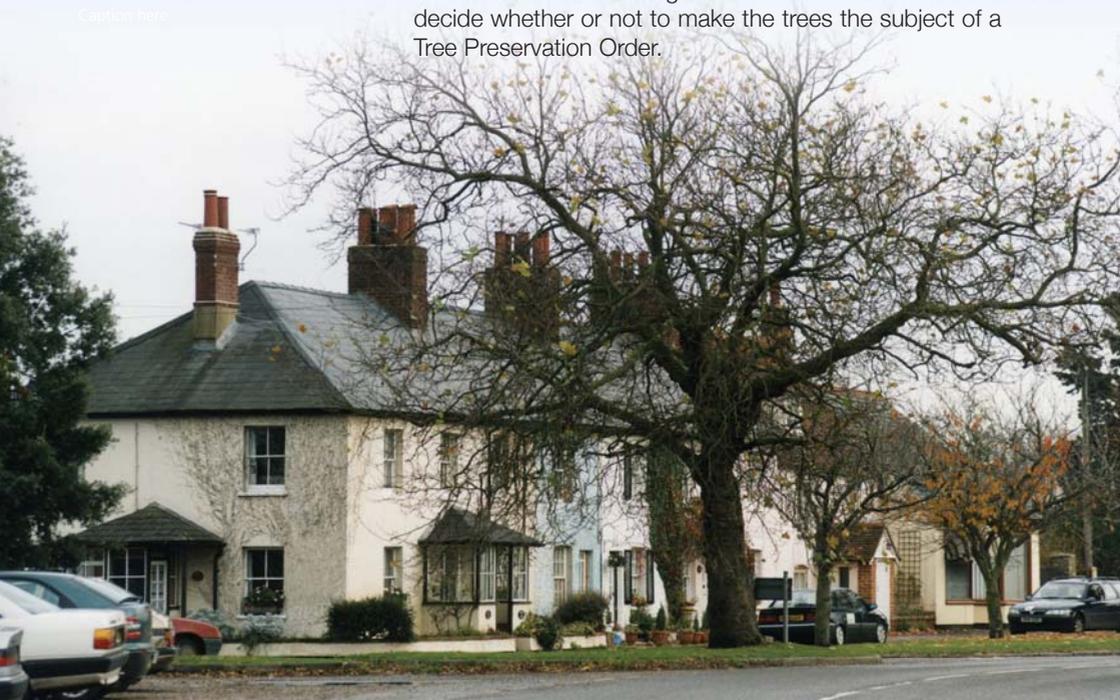
Kirby-le-Soken

Caption here

The Conservation Area Management Plans referred to above include recommendations for the introduction of Article 4 Directions. Currently there are Article 4(2) Directions in force in parts of Dovercourt and Mistley and there are proposals for new Directions in Frinton.

## 8 Trees in Conservation Areas

Conservation Area status gives trees within the area special protection. Trees are defined with reference to a minimum diameter of the trunk of 75mm at a point 1.5m above the ground. You will have to give six weeks notice, in writing, to the Council of any proposed works to trees in a conservation area. During those six weeks the Council must decide whether or not to make the trees the subject of a Tree Preservation Order.



## 9 Guidance for your property in a Conservation Area

When considering changes to your property it is important to bear in mind the following principles;

**Maintenance** - regular maintenance is needed to protect original features. But if more extensive work is found necessary, repair rather than replacement should be the first option and will often be better value.

**Materials and Designs** - when considering alterations or repairs to the property original materials and designs should be respected.

**Enhancement** - take the opportunity to enhance the property when considering alterations, by restoring any missing features and improving poorly designed alterations of the past.

### Windows

Traditional windows, especially timber sliding sashes, are vital for the character of Conservation Areas. Original windows can be given a new lease of life by overhauling them and installing draft proofing brushes in the sash rebates. Secondary glazing is also acceptable if it is unobtrusive.



*Dovercourt*



*Mistley*

*Mistley High Street*





Brightlingsea

### Doors and Porches

Original front doors of Georgian, Victorian and Edwardian buildings are well proportioned and have good detailing. Such doors should normally be retained and repaired when necessary. If this proves impossible, the new door should be similar in design and dimensions to the original, and should not have an over emphasis on glass. Original decorative surrounds to porches and doors should be retained.

### Other original features

Roofs and chimneys, balconies, boundary walls/railings and decorative features. All these features which make up the character of individual buildings also contribute collectively to the overall character and appearance of each Conservation Area. The Council advises that such original features and the traditional materials involved in their construction should wherever possible be retained, repaired in the same materials or if necessary replaced also in the same style and in the same or very similar materials.



Connaught Avenue, Frinton



## 10 Grants for buildings in Conservation Areas

Currently the Council does not have any funds available to assist the owners of properties in Conservation Areas with the cost of repairs. However, in the future there may be new schemes coming forward whereby the Council working in partnership with the County Council and English Heritage/Heritage Lottery Fund will provide specific grants to encourage building owners to repair their properties or re-instate lost architectural details. Details of these schemes will be publicised by the Council when they commence.

In the past there have been grant schemes in Harwich, Dovercourt, Mistley, Manningtree, St. Osyth and Walton-on-the-Naze. Information on any new grant schemes will be displayed on the Council's website.



## Other useful sources of information?

There are various national organisations providing design advice and guidance in relation to Conservation Areas. These include the following:

### **English Heritage**

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### **Historic Environment Local Management - HELM**

[www.helm.org.uk](http://www.helm.org.uk)

### **Society for the Protection of Ancient Buildings - SPAB**

[www.spab.org.uk](http://www.spab.org.uk)

### **The Victorian Society**

[www.victorian-society.org.uk](http://www.victorian-society.org.uk)

### **The Georgian Group**

[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

### **The Twentieth Century Society**

[www.c20society.demon.co.uk](http://www.c20society.demon.co.uk)

### **Institute of Historic Building Conservation**

[www.ihbc.org.uk](http://www.ihbc.org.uk)

### **English Historic Towns Forum**

[www.ehtf.org.uk](http://www.ehtf.org.uk)

### **Essex County Council**

[www.essex.gov.uk](http://www.essex.gov.uk)

### **Communities and Local Government**

[www.communities.gov.uk](http://www.communities.gov.uk)

Note; Tendring District Council is not responsible for the content of any external websites.



# Conservation Areas

**For more information write to:**

**Planning Services**

Tendring District Council  
Council Offices  
Weeley  
Clacton-On-Sea  
Essex CO16 9AJ

