

## Epping Forest Countrycare

As Epping Forest District Council's countryside management service, Countrycare aims to maintain and enhance the natural environment for the benefit of both local people and wildlife. This is done by creating and maintaining habitats, improving public access and increasing awareness of our rural heritage. Countrycare's team of four paid members of staff work with schools, volunteers, youth groups, wildlife organisations and national agencies, amongst others, encouraging participation in practical environmental projects.

Epping Forest Countrycare, c/o Planning Services, Civic Offices, High Street, Epping, Essex, CM16 4BZ. Tel: (01992) 788 203.

e-mail: [phewitt@eppingforestdc.gov.uk](mailto:phewitt@eppingforestdc.gov.uk)



**The Tree and Landscape team** deal with tree and landscape issues in connection with Planning applications ; applications for works to trees within conservation areas ; making and administering of Tree Preservation Orders ; liaising with members of the public

on tree issues and coordinating the Tree Warden Scheme within the District.

Contact Chris Neilan on 01992-564117

**The Historic Buildings, Conservation Areas and Urban Design Team.** Deal with most matters relating to historic buildings and conservation areas, including grants, enhancement projects, buildings at risk, repairs, enforcement, prosecutions and advice. They also advise on the design of new development, prepare planning and development briefs and design guidance leaflets as well as overseeing the Waltham Abbey HERS (Heritage Economic Regeneration Scheme).

Contact Paul Sutton or Karen Rolfe on 01992 564119



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- Enhancing Your Environment  
Countryside and Conservation News

Issue 2 - December 2004 - March 2004

**Welcome to the second edition of our new newsletter! The feedback from the first issue was good so here we are for another quarterly round up of new and events from the built and natural environment conservation teams.**

**Feed the birds... (but not the pigeons!)**



As always we would like to remind you all that our garden birds could do with a little extra help through the winter months.

Although it is now recommended that feeding continues throughout the year, winter is a particular

time of need as more energy is required to keep birds warm in cold weather. Only garden birds need feeding, as feeding birds such as pigeons in towns can cause big problems. (Here are a few hints to help you do your bit):-

- Supply high-energy food such as fat cakes and peanuts.
- Ensure that there is a constant supply of unfrozen water for drinking and bathing.
- Avoid disturbing feeding areas at the beginning and end of the day as this is when they are most in use.
- As the numbers of birds using the feeding stations is higher it is very important to keep them hygienic.

And don't forget that Christmas pudding and cake make great high-energy snacks for birds so let them share in your festive fare!



### An early start to autumn

At time of writing, Britain is basking in the warmest autumn since records began but conservationists are warning that winter as it has been known throughout history will soon vanish. The present generation cannot remember such lengths of hot summer weather as we have had through 2003. However the obvious changing climate is having notable affects on our countryside.

"It really does seem that autumn has come early this year, with many trees already brown" said Royal Parks deputy chief executive director Mike Fitt.

Results of a survey undertaken by the Woodland Trust shows that leaf tint - change of colour - is four to six weeks early. This has

been put down to drought-like conditions during July and August. The climate change that has been noted particularly through the 1980's and 90's has given rise to a lot of conservation concern.

The effects of Climate change in the British Landscape:

- Blue tits, usually nesting in spring, when caterpillars are abundant, have been noted having second clutches later in the season, thus altering the life cycle of this species.
- Deciduous trees are losing leaves earlier. Not only does this stress the tree, but alters many dependent species life cycles.
- Flowers that only flower once, are now flowering twice in one season.
- Dormice are being threatened as a warmer climate means that hibernation is delayed.
- On a more positive note, a study undertaken by the British Trust for Ornithology (BTO) have found that mild

permission will be given. In extreme circumstances more radical pruning will be allowed. For example to greatly reduce the size of the tree, but in such cases the work needs to be necessary and justified as for felling.

When an application is made, an officer from the Tree and Landscape Team is assigned to the case officer. They will visit the site and in most cases discuss the application with the tree owner. If there is a problem this will be discussed, and in most cases a satisfactory compromise achieved. The overwhelming majority of pruning applications are approved, although often with some

changes to help the trees. A higher percentage of tree felling applications are refused, but a significant proportion are agreed. The most serious cases generally are those where a tree is said to be damaging someone's property, through root activity causing subsidence. Tree owners are advised to submit evidence, generally in the form of engineer's reports to substantiate the damage. All tree felling applications are looked at very carefully - to make sure tree owners are fairly treated, while also trying to keep the benefit of trees for the community as a whole.



New owners purchasing a house with preserved trees should be made aware of it by their solicitors. A TPO is a land charge, and appears on searches made by intending purchasers.

Tree owners can exercise their right of appeal, having a period of 28 days to decide. They would let the local authority know in writing what their reasons for objections are. Generally these would be discussed with them to see if a compromise was possible. Results are then reported to the Planning Committee for a decision. If there is no objection the TPO is confirmed. Once confirmed it applies indefinitely.

### How is the Tree Preservation Order administered?



Because of the way the TPO legislation is drafted preserved trees remain the responsibility of the owner. The situation is similar to planning in general. In most

cases someone who wants to extend their house needs planning permission. But they still need to employ an architect and a builder, and possibly an agent to represent their case to the local authority.

Responsibility for dealing with applications also rests with the Tree and Landscape Section. To guide us there are policies in the Local Plan, most importantly one to deal with applications to fell trees, and the other applications to prune trees.

The policy dealing with tree applications basically says that these will only be agreed where the felling can be shown to be necessary and justified. It also says that replanting will generally be required. In the case of pruning the policy is phrased positively, in that permission for pruning will be given unless there is a good reason why not. Generally this means that providing the health and appearance of the tree or trees concerned will not be harmed then

temperatures has caused a population boom in small mammals, which in turn has increased Barn and Tawny owl populations.

The list goes on, but we can be sure that the climate is changing quite rapidly as there is enough documentary evidence to support this argument. There is every chance that if these changes carry on at the present rate, conservation management will be quite different in the not too distant future!

### CONSERVATION WITH A DIFFERENCE!!

*Consider the COWS. . . .*

**When conservationists say "extinction" you think tigers, whales, but probably not farm animals. We often forget about the rare species closer to home but luckily not everyone does!**

However, whilst the rest of us have been striving to conserve the more high profile rare species, organisations such as the Rare Breeds Survival Trust

have been setting up breed schemes and making sure that our living national heritage is being kept for future generations.

The Trust operates on a completely self-funded basis and aim to conserve rare livestock breeds by carrying out the following operations.

- Encouraging people to breed rare breeds
- Offering farmers support
- Maintaining a gene bank
- Monitoring breed populations
- Carrying out breed and DNA typing and administering a traditional Breeds Meat Marketing Scheme

Many of the less common breeds are also useful countryside management tools themselves as they graze in different ways by favouring different plants. So not only are they an important part of our history but they are great for countryside management too!



## Countrycare's volunteer diary dates

### December

Tuesday 2	Church Lane LNR
Thursday 4	Home Mead
Sunday 7	Roughtalley's Wood "Within the brilliant Light" (No pick up from Loughton station)
Thursday 11	Norton Heath Common
Thursday 18	Linder's Field LNR - Xmas project
Sunday 21	Linder's Field LNR - Xmas project



### January

Tuesday 6	Nazeing Triangle LNR
Thursday 8	Church Lane LNR
Thursday 15	Linder's Field LNR
Sunday 18	Home Mead
Thursday 22	Weald Common FM

### February

Sunday 1	Chigwell Row Wood LNR
Tuesday 3	Nazeing Triangle LNR
Thursday 5	Swaines Green
Sunday 8	Swaines Green
Thursday 26	Thornwood Common FM



### March

Tuesday 2	Chigwell Row Wood LNR
Sunday 7	Chigwell Row Wood LNR
Thursday 18	Roughtalley's Wood LNR
Thursday 25	Linder's Field LNR

Although not all listed here, there is a volunteer project every Thursday and the first Tuesday and Sunday of every month. If you would like details of all our projects, please give us a call on (01992) 788203 and we will send you a copy of the finalised details in our monthly update sheet as **the above list may be subject to change**. Unless otherwise stated there will be a pick up from Loughton Station at 9.30 am for all volunteer projects and we will aim to have you back there for 4.30 pm. Please bring a packed lunch, sturdy boots and plenty of enthusiasm. We'll ply you with tea, coffee and biscuits to help keep your energy levels up!

owners need to apply to the local authority before felling or pruning their trees, this gives an opportunity to check that works are necessary, but also to influence care of trees for the better.



### How is the Tree Preservation Order made?

In the past Essex County Council could make TPOs. Nowadays Epping Forest District Council is the local authority with the power to make TPOs.

According to the legislation a TPO may be made if the local authority believes that there is sufficient reason. However government advice is that the tree should have public amenity value. This generally means that the tree should be seen, or in the future will be capable of being seen from a public place. However certain trees, for example Veteran trees might have public amenity even though they are invisible to the general public.

The Council's own rules are that trees should only be protected where there is a threat. The reason for this is simply to make sure that time and resources are concentrated where they are most needed. However, this can include instances where the threat is long term, and so can allow strategic TPOs to be made. Responsibility for making them lies with the tree and landscape team, within Planning Services. We respond to information from various sources, often the Council's Development Control Team, but also Tree Wardens, Parish Councils, and amenity organisations or members of the public.

If it seems that there is a threat to trees that are likely to warrant protection we would inspect the site and, providing the trees have sufficient value, make a TPO. The order is then served, sometimes sent by post, and sometimes delivered by hand, on the owner of the trees, and also sent to the neighbours to make sure that they are aware of the protection.

cases an owner does not need permission to prune, or even to fell a tree. Exemptions include felling trees which are dead, dying or dangerous, or removing parts of trees that are dead, cutting back, or even removing altogether trees which are legally a nuisance, for example causing proven foundation damage to a neighbouring property, or trees which are cultivated for fruit. The advice here is that owners should clarify with their local authority before taking advantage of an exemption, to make sure that the local authority agree that an exemption applies. If an owner cuts down a tree, because it was dangerous, he or she must have proof that the tree actually was dangerous. If not, the owner would have no defence to a prosecution for unlawful felling. Breaches of TPOs are what is known as an "absolute" offence and someone who damages or fells a preserved tree is guilty, unless they can prove that they are innocent, or that the planning authority has agreed beforehand.

### What is a Tree Preservation Order for?

The main purpose of TPOs, as set out in the legislation, is to allow local authorities to protect trees which may be threatened by development. This may have the effect of not allowing the development to go ahead, or alternatively the development may go ahead, but with safeguards for the trees, which are able to be enforced because of the TPO penalties.

TPOs also give long term protection for trees throughout the district. There are now a total of some 800 TPOs for the Epping Forest District, some protect only one tree. An average order may protect 10. Some TPOs protect hundreds, if not thousands of trees. The total number of protected trees has not been calculated, but it is probably in the region of 20,000 to 50,000 trees.

If a preserved tree is felled the local authority can insist on a new tree being planted at the same place, to continue the previous protection. Because

## Countrycare Project Details

**Church Lane Local Nature Reserve** was EFDC's first combined flood defence/habitat creation project completed back in 1989. Created from arable farmland this fantastic wet meadow and pond now boasts over 179 species of grasses, trees and flowering plants including 2 species of orchid and the rare Marsh Cinquefoil. On these project days we have 75m of hedge to plant, clearance alongside the brook running through the site and some further hedgelaying to do on the side adjacent to the road. **Meet:** 10.00am, car park at end of access track for sewage works, off Church Lane. **Grid reference: TL 497 045.**

**Home Mead** is 2 hectares in size and a mixture of woodland, scrub and acid grassland. Some heather and one wild service tree (one of the flagship species of the Essex Biodiversity Action Plan) are found here. There is always plenty to do here, mainly in the form of cutting back scrub to maintain the grassland areas. We will also be carrying on with hedge planting along the sites boundary. **Meet:** 10.00am, at entrance to site at junction of Clay's Lane and England's Lane, Loughton. Please park sympathetically in roads nearby. **Grid reference: TQ 438 978**

### **\*\*EVENT\*\* Roughtalley's Wood - "Within the brilliant Light"**

As the sun sets amidst the trees and wildlife of Roughtalley's Wood it will be transformed into a magical performance space for one night only. Haunting musical interventions and striking visuals and projections will combine to create a beautiful night time experience exploring nature, the changing of seasons and bio-diversity.

**Date:** Sunday 07 December 2003

**Place:** Roughtalley's Wood, North Weald, Essex

**Time:** 4.30pm and 6.30pm (performances last approximately 45 minutes each) **Price:** £3 adults, £1.50 children

**Pre-booking is essential as tickets are limited! To book your place please contact Epping Forest Arts on 01992 564551/3 or [efa@eppingforestdc.gov.uk](mailto:efa@eppingforestdc.gov.uk). Please ensure that you dress warmly and remember to bring a torch with you.**

**Norton Heath Common** is an area of secondary woodland that was once a marshland used for grazing. It has a dense oak canopy and, consequently, very little ground flora. The work planned for this winter includes coppicing and layering some of the hazel as well as thinning some smaller oaks and clearing blackthorn. The task will also include further re-landscaping of the largest pond in the wood.

**Meet:** 10.00am, old cut off from A414, adjacent to the site.

**Grid Reference:** TL 603 042

**Linder's Field Local Nature Reserve - Xmas project.** Linder's Field is situated in Buckhurst Hill and is an attractive mixture of ancient woodland and open grassland, bordering onto land owned by the Corporation of London. We will be working to control the scrub on the edge of the wooded area. **Meet:** 10.00am, Roebuck Lane entrance. Please park sympathetically in roads nearby.

**Grid Reference:** TQ 415 945.

**Nazeing Triangle Local Nature Reserve** is one of the district's 6 designated Local Nature Reserves and is an important wetland habitat for creatures including great crested newts and dragonflies. We will be carrying on with the general tidy up of the site, coppicing some of the scrub and willow. **Meet:** 10.00am, parking on the road next to the reserve on Back Lane, off Betts Lane off the Crooked Mile.

**Grid Reference:** TL 414 069.

**Weald Common Flood Meadows** These two flood meadows were created in 1996 as part of the North Weald Flood Alleviation Scheme, a major engineering and habitat creation project. They cover an area of approximately 3.5 hectares. Both sites are developing well with new species of wildflower appearing each year including yellow rattle, ragged robin and cowslips. This year we had the pond on the western meadow enlarged and deepened to give both extra water capacity and provide a deeper water habitat. Help is needed on these volunteer days with more scrub bashing on the western meadow and tree planting on the eastern meadow. **Meet:** 10.00am. North Weald Village Hall, off Epping Road, North Weald.

**Grid Reference:** TL 498 039.

The essential points are these:

The TPO specifies the trees on particular properties, which will from that moment be protected. Sometimes it itemises the individual trees, sometimes it protects groups, or areas, or even whole woods altogether. The order will contain a plan showing the location of the trees, and a list which will give each tree a number, generally with their name in English beside it.

Once the order is made all the trees specified are protected, although the owner does have a right of objection. He or she may say that the trees are not worthy of protection, or that they have been mis-identified, or that there are overriding reasons that they should not be protected (for example that they may be causing subsidence). In the first instance the right of appeal is to the local authority.

However, even if the order is confirmed, the owner can still make an application to remove trees, which if refused may be the subject of an

appeal. In that case an independent Inspector is appointed to decide the matter, in the same way as with planning appeals.

Owners of preserved trees, or the owners of land adjacent that they overhang, are not prevented altogether from doing works. What the order says is that they may not do works without permission. However, if they do, there are penalties. The most serious penalties are for felling trees without permission, and these are now up to £20,000 or twice the value of the tree, whichever is the greater.



**Trees with a TPO on them outside the Roebuck Hotel, Buckhurst Hill.**

There are some exemptions. Some of these are set out in the TPO itself, and some in the basic legislation. What this means is that in certain

not only a grants scheme, but also includes initiatives to improve the image of Waltham Abbey for both residents and visitors alike. A list of unauthorised works undertaken within the Conservation Area is being continually updated by Council Officers. These works, including the installation of satellite dishes, large or modern shop front signs and solid metal shop front shutters, often undermine the character and historic nature of the area. The District Council encourages applications to be made for these unauthorised works. However, enforcement action will be taken in order to remove these items should there be no contact or



### TREE PRESERVATION ORDERS IN EPPING FOREST DISTRICT

What is a Tree Preservation Order?

A Tree Preservation Order (TPO) is a legal instrument, made by the Local Planning Authority under the auspices

consultation with Council officers. Anyone considering the installation of such works should consult the various leaflets available from the Council's Planning Service, including 'A Householder's Planning Guide for the Installation of Satellite Television Dishes', 'Outdoor Advertisements and Signs' and 'Shop fronts & Advertisements - Design Guidelines'. These leaflets provide information on the types of permission that may be required for such works and make suggestions towards their appropriate size, design and location in order to minimize the impact these elements may have on the building itself and the Conservation Area as a whole.

of the Town and Country Planning Act 1990. Or, to put it another way, it arrives on the mat of a tree owner as a hefty package. In it are a number of documents including one, the Tree Preservation Order itself, that is in legal language and really rather difficult to understand.

**Chigwell Row Wood Local Nature Reserve** is our fantastic remnant of Hainault Forest containing a variety of habitats from ancient hornbeam and oak pollards through to relict heathland. The site is potentially one of the top 40 in the country for veteran trees. We will be carrying on with our coppicing and pollarding cycle. **Meet:** 10.00am, car park off Lodge Close, off B173, Chigwell.

**Grid Reference: TQ 460 931.**

**Swaines Millennium Green** is a diverse area of woodland, scrub and open grassland, right on the edge of Epping. The now well established Friends of Swaines Green Group are well motivated and have been the main driving force behind promoting the sites wildlife and amenity value. We will be helping out with scrub bashing throughout the winter at their monthly gatherings. **Meet:** 10.00am. Entrance to Lower Swaines Recreation Ground, Lower Swaines Road, Epping (bottom of St. John's Road).

**Grid Reference: TL 454 024.**

**Thornwood Common Flood Meadow** Similarly to Weald Common, the Thornwood scheme has also become an important site for wildlife. The site is a mixture of open grassland, streams and scrapes. We will be carrying on with tree planting and clearance along the brook. Under the Countryside Stewardship Scheme, DEFRA have been providing funding for managing the site. **Meet:** 10.00am, Thornwood Village Hall, Weald Hall Lane, Thornwood

**Grid reference: TL 473 046**

**Roughtalley's Wood Local Nature Reserve** 3.4 hectares in size, this is a diverse mixture of ancient and secondary woodland located on the site of the old World War II air base at North Weald. Roughtalley's Wood is another one of the district's 6 Local Nature Reserves and has benefited from new interpretation boards a hardened pathway and two sculptures in the last few years. We will be spending these project days carrying out some tree felling and birch clearance to allow other trees to mature. **Meet:** 10.00am, Norway House Car Park, off Epping Road (B181), North Weald.

**Grid Reference: TL 488 037**

## CONSERVATION AREAS

Like Listed Buildings, Conservation Areas are an important part of Planning legislation. You might see a house advertised for sale as being within a Conservation Area, but exactly what does this mean, and how might it affect your ownership of the house if you decide to buy it?

This article provides important information for owners and prospective purchasers of properties in Conservation Areas.

If you live or work in a Conservation Area it is important to understand that it is not just another example of town planning jargon that need not concern you. In fact the opposite is true - Conservation Areas are of vital importance to the value of your home or business and your enjoyment of its surroundings.

There are now more than 8,000 Conservation Areas in England alone. They were first introduced in the Civic

Amenities Act of 1967. In the decade before this Act there had been numerous examples of the historic parts of our cities, towns and villages being ruined in the enthusiasm for new development. Little recognition was given to the importance of the older, historic areas. Such areas are part of our cultural heritage and national identity. They are irreplaceable records that contribute, through formal education and in many other ways, to our understanding of both the present and the past. Their existence adds to the quality of our lives. By enhancing familiar and cherished local scenes that have remained largely unchanged for generations, the distinctive character of where we live remains intact, to be enjoyed by both residents and visitors alike.

## WHAT ARE CONSERVATION AREAS?

They are those parts of towns, villages or parishes that have special architectural or historic interest. They are

Church Street (an identified 'priority building'), where the work is expected to begin early next year, and for the laying of traditional paving stones in the forecourt of the Abbey Church, anticipated to take place in spring.

Grant applications have also been received for the following four projects - selected window repairs at the Town Hall, the installation of a new traditional painted timber shop front at 4 Sun Street (another identified 'priority building') and exterior repair and restoration works to both 15-16 Sewardstone Road and The New Inn at 58 Sun Street.



4 Sun Street, Waltham Abbey

All of these projects are expected to make a positive economic and visual impact on the community!

## Don't Delay - Apply Now!

A number of property owners have expressed interest in applying for grants under the HERS program. Funding is still available at up to 50% of the cost of eligible works and the Council would encourage those of you who are interested to submit your applications to the District Council as soon as possible. Grants can only be offered up to March 2004 and the money in the scheme is distributed on a first come first serve basis.

Grant application forms are available by contacting Karen Rolfe, Assistant Conservation Officer, on 01992 564068 or 07789372041, or Paul Sutton, Conservation Officer, on 01992 564119 or 07789 372033. Conservation staff are available to discuss potential projects with you by phone or on site prior to formal applications for grant aid being made.

## Reminder About Unauthorised Works!

The Waltham Abbey HERS is

Advertisements, and Trees.  
For advice and assistance on  
any other heritage and  
conservation matters, email

Paul Sutton at:  
[psutton@eppingforestdc.gov.uk](mailto:psutton@eppingforestdc.gov.uk)  
Tel: (01992) 564119.  
Fax: (01992) 564229



### Completed Projects!

We are now approaching the end of the third and final year of Waltham Abbey Heritage Economic Regeneration Scheme and we are pleased to report the successful completion of four projects.

Most recently, the owners of the grade II listed building at 44 Sun Street (Abbey Parlour) took advantage of a HERS grant to assist in the repair and re-tiling of the building's traditional red clay tile roof.

Earlier this year, extensive repair and restoration work was completed to the roof and front elevation of 16 Sun Street in anticipation of the building's re-occupation with new uses, while the owners

of 18 Sun Street (Jigsaw Pizzeria and Wine Bar) used a HERS grant to carry out works to the roof, guttering, brickwork and windows at the rear.

The investment made in these buildings has ensured their continued viability in the long term while helping to preserve and enhance the character and appearance of the Waltham Abbey Conservation Area as a whole.

### Anticipated Works

Grant offers have also been made towards the re-roofing of the slate roof at 3 Market Square (RP Sweet News) where the work is now complete; roof repairs at Philpotts Tea Rooms on

often centred on listed buildings, but not always. Groups of attractive buildings, a historic street pattern, attractive commons, greens or other open spaces, registered historic parks and gardens, ancient landscape or ancient monuments, may also be suitable for designation as Conservation Areas.



*The Village Green, Matching*

To date, the District Council has designated twenty-five Conservation Areas. These include historic centres of towns (e.g. Waltham Abbey); village centres (e.g. Roydon); historic landscapes (e.g. Nazeing); historic industrial sites (e.g. the Royal Gunpowder Factory in Waltham Abbey); Registered Historic Parks and Gardens (e.g. Copped Hall); and small hamlets (e.g. Abbess Roding).

Plans of all the Conservation Areas can be inspected at the Civic Offices in Epping.

### WHY ARE CONSERVATION AREAS DESIGNATED?

A Conservation Area is designated to enable planning policies to be directed towards preserving or enhancing the character or appearance of the Area. The emphasis is on the quality and interest of the Area as a whole, rather than of individual buildings in the Area. The setting and grouping of buildings, the spaces between the buildings (both public and private), and trees all contribute to the essential **character** of such Areas. So while individual buildings are "listed" in order to protect them, it is Conservation Area status that allows the District Council to offer a degree of protection for whole Areas, not just individual buildings.

The Epping Forest District Local Plan includes policies that deal specifically with development in Conservation Areas. In implementing these

policies, the Council will try to ensure that any new development does not harm the character of the Area, and that it should make a positive contribution to the Area. The objective of Conservation Area planning policies is to guide, rather than prevent change.

### WHAT ARE THE CONSEQUENCES OF CONSERVATION AREA DESIGNATION?

The main effects of the designation of a Conservation Area can be summarised as follows:

1. The District Council is under a general duty to ensure the preservation and enhancement of Conservation Areas and a particular duty to prepare proposals to that end;
2. The District Council may be able to take steps to ensure that a building in a Conservation Area is kept in good repair;
3. Limited financial assistance may be available for the

upkeep of a building in the area, and special grant aid schemes may be set up;

4. Additional planning restrictions apply in all Conservation Areas (see below);
5. Extra publicity is given to planning applications that affect the character of Conservation Areas, and the District Council must take into account the desirability of preserving and enhancing the character of the area when determining such applications.



*York Hill, Loughton*

### SPECIAL RESTRICTIONS

This section explains those additional planning restrictions that apply within Conservation Areas.

The size limit for extending your home without obtaining planning permission is 50 cubic metres or 10% of the house's **original** volume, up to a maximum of 115 cubic metres. (There are also other planning regulations that apply to the size, location and height of extensions, irrespective of whether the house is within or outside a Conservation Area). The cladding of any part of the exterior of a dwelling with stone, artificial stone, timber, plastic or tiles, requires planning consent.

You must obtain written planning consent from the Council before knocking down any building or structure, or removing any significant part of a building (e.g. a roof or a chimney stack). There are only minor exceptions to this special restriction, and you should always check first. You must also give the Council six weeks' notice in writing before felling or cutting back any tree. In giving notice you will be required to specify precisely what works you wish to carry out. You will

normally hear from the Council well within that six-week period.

Some additional restrictions also apply to advertisements - in particular the use of advertising hoardings around building sites, and the use of captive balloons for advertising. Consent must also be sought to put up a satellite dish if it is more than 70cm wide or if it is to be mounted above the ridgeline of a house.

*If you are in any doubt about any of these special restrictions, it is always advisable to check with the Council's Planning Service before carrying out any works.*

The District Council has produced leaflets that provide further information on individual Conservation Areas in the District. They can be obtained from the Civic Offices at the address below. Other leaflets available from the Conservation Section provide advice on Listed Buildings, Shop fronts and