

## CONSERVATION AREAS

3.10 Local Planning Authorities have a statutory duty to define areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance, and formally to designate these as Conservation Areas. Such areas will usually be based upon groups of buildings but may also include landscape features such as trees, ponds, greens and open spaces which make their own special contributions to the overall scene. Subject to minor exceptions, no building or wall within a Conservation Area may be demolished without the written consent of the District Council, and trees within such areas area also given additional protection. Proposals for development that are likely to affect the character or appearance of a Conservation Area may be of public concern and must therefore be advertised. There are Conservation Areas in the following locations, as indicated on the appropriate Proposals Map Inset Maps.

Ashby St Ledgers	Chapel Brampton	Lower Harlestone
Badby	Creton	Moulton
Boughton	Daventry	Newnham
Braunston	Everdon	Pitsford
Brixworth	Grand Union and Oxford Canal	Preston Capes
Brockhall	Hellidon	Scaldwell
Canons Ashby	Holdenby	Staverton

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## **POLICY EN2**

**PLANNING PERMISSION FOR DEVELOPMENT WITHIN CONSERVATION AREAS WILL BE GRANTED PROVIDED THAT THE DEVELOPMENT PRESERVES OR ENHANCES THE CHARACTER OF THE AREA. SPECIAL CONSIDERATION WILL BE GIVEN TO THE ENVIRONMENTAL IMPLICATIONS OF THE DEVELOPMENT OF VACANT SITES AND THE REDEVELOPMENT OF EXISTING BUILDINGS. PROPOSALS FOR DEVELOPMENT SHOULD NOT INTRUDE INTO THE SETTING OF IMPORTANT BUILDINGS. DEVELOPMENT WILL ONLY BE FAVOURABLY CONSIDERED IF THE FOLLOWING CRITERIA ARE MET:**

- A. DEVELOPMENT SHOULD REFLECT THE GENERAL ARCHITECTURAL CHARACTER OF THE EXISTING BUILDINGS.**
- B. BUILDINGS SHOULD BE CLOSELY RELATED TO THE CHARACTER OF THE CONSERVATION AREA IN SCALE.**
- C. ATTENTION SHOULD BE GIVEN TO DETAILING IN ORDER TO ADD INTEREST IN GENERAL TO NEW BUILDINGS.**
- D. TRADITIONAL MATERIALS APPROPRIATE TO THE AREA SHOULD BE USED FOR WALLS, ROOFS AND ALL EXTERNAL JOINERY**
- E. PROPOSALS FOR THE ALTERATION OR REPAIR OF BUILDINGS SHOULD BE SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF THE BUILDING AND THE CONSERVATION AREA.**

- 3.11 In considering proposals for development, the Council will seek to ensure that they make a positive contribution to the character of the Conservation Area or that they leave the character and appearance unharmed. The Council will use the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 to require the submission of detailed schemes to support applications for outline planning permission in Conservation Areas, this will include details of hard and soft landscaping schemes. The Council is particularly keen to ensure that thatched roofs are retained on buildings within Conservation Areas and also to ensure that service cables are placed underground wherever possible. Applicants should also note that access for the disabled may be required in buildings to which the public has access.
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