

Conservation Area Reviews Drop in Session

19 November

Planning (Listed Buildings and Conservation Areas) Act 1990

Every Local Planning authority from time to time:-

- “determine which parts of their area are areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance (Section 69)
- “ (shall) formulate and publish proposals for the preservation and enhancement of the parts of their areas which are conservation areas” (Section 71)

National Planning Policy Framework (2021)

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest (para 191)

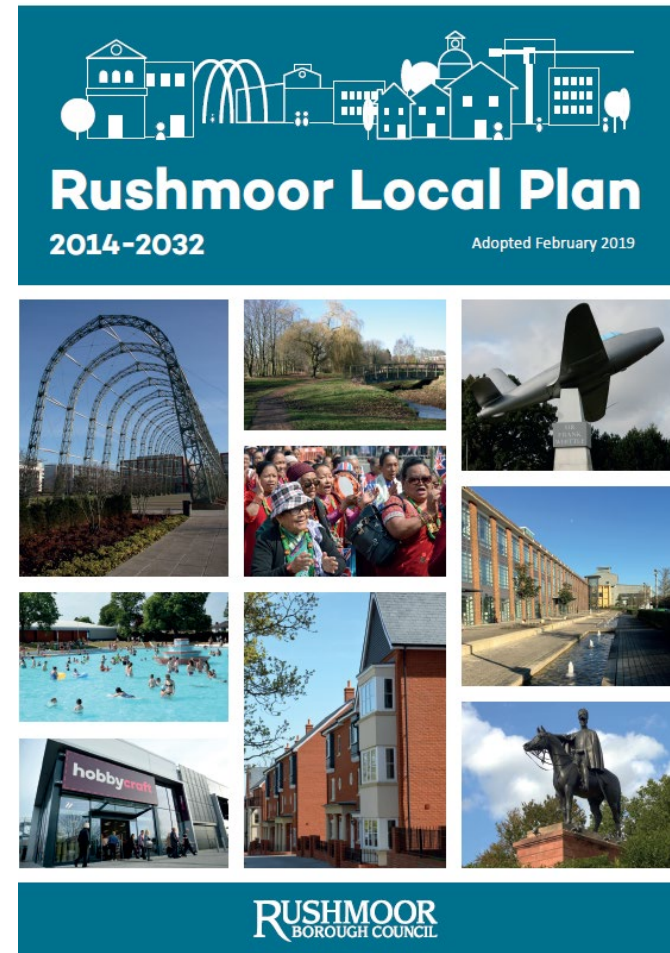


Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

Rushmoor Local Plan (2019)

Para 9.27 - The Council will review periodically the Borough's conservation areas and seek to develop character appraisals/management plans...



Benefits of up to date Conservation Area Appraisals

- Provide a framework for development management decisions and can justify refusal of development that threatens character
- Provide effective policy underpinning for decisions to withstand testing at appeal – an adopted appraisal will be a “material consideration” in decision making
- Raise the standards of development

Conservation Area Controls

- Some permitted development rights are more restricted in conservation areas.
- Planning permission is required for the demolition of certain unlisted buildings in conservation areas.
- We are notified of works to trees within a conservation area that meet specified size criteria.

Nationally Listed Buildings

- Buildings that have been designated because of its special architectural or historic interest.
- Greatest level of heritage protection
 - Building & Curtilage
- Special regard to the desirability of preserving the building or its setting

We would like your views

- Is there any additional historical information we need to be aware of?
- Consultation comments in writing by 5pm 13 December:
 - Email
 - Post

Next Steps

1. Consider consultation comments received
2. Amend documents
3. Tree surveys undertaken of areas to be de-designated
4. Adopt final appraisals