

Conservation Areas in Test Valley can be found in:

Abbotts Ann, Ampfield, Ampport, Andover, Appleshaw, Barton Stacey, Bossington, Braishfield, Broughton, Chilbolton, Chilworth Old Village, The Clatfords (Upper & Goodworth Clatford), East Cholderton, Fyfield, Grateley, Houghton, Hurstbourne Tarrant, Ibthorpe, Kimpton, King's Somborne, Leckford, Longparish, Longstock, Michelmersh, Monxton, Mottisfont, the Pentons (Penton Grafton & Penton Mewsey), Quarley, Romsey, Stockbridge, Thruxton, Upton, Vernham Dean, The Wallops (Over Wallop and Nether Wallop), West Dean, West Tytherley and Wherwell.



Abbotts Ann

How can I find out more and get advice?

Initially contact the Planning Service and either speak to a Planning Officer (for general advice) or conservation staff (for specialist advice on listed buildings or advice on conservation area consent).

Where can I get more help?

You are encouraged to discuss any proposals you have for development in a conservation area at an early stage in the process with planning staff. Design and Conservation staff within the service can provide general design advice, but other than the most straightforward cases you are likely to require the services of an experienced agent.

For more significant and sensitive sites you will need to consider the appointment of an architect familiar with this type of work. Advice on appointing an architect can be obtained from the Royal Institute of British Architects on 020 7307 3700.

Before appointing an architect/agent ask to see similar work they have undertaken and the fees charged to make sure they are suitable for your purposes.

The Council has produced a series of leaflets to help you:

This note is one of a number of guidance leaflets; full details are available on tel 01794 527700.

For further advice refer to the Planning (Listed Buildings and Conservation Areas) Act 1990 – or Planning Policy Guidance Note 15.

Front cover: Wherwell Mill

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LARGE PRINT version available on request.
tel 01794 527700, fax 01794 527874, www.testvalley.gov.uk

conservation areas an introduction

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This note is designed to assist anyone with an interest in a property in a conservation area in Test Valley. It explains what a conservation area is; why they are designated; how it affects you; and where to obtain further advice.

What is a conservation area?

A conservation area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance..”. There are 36 conservation areas in Test Valley ranging from large town centres such as Romsey and Andover to small villages such as Quarley (refer to the back of this note for the full list).



Romsey

Why are they designated?

While individual historic buildings have enjoyed protection since the 1930's through the listing process, the legislation did not go far enough to protect the character of many of our historic towns and villages (which is derived not only from the buildings, but also their settings, space between buildings, trees and other landscape and townscape features). Conservation areas were introduced in 1967 - the first legislation designed to protect historic areas as a whole.

CONSERVATION AREAS

What requires consent?

If you are thinking about carrying out works to a property in a conservation area, check first to see if you need planning permission.

Within conservation areas there are a number of works (to houses) which require planning permission which do not require consent elsewhere for example:

- Additions and alterations to the roof (including inserting dormers).
- The application of external cladding e.g. with stone, timber, tiles or plastic.
- Installing a satellite dish on a chimney or building exceeding 15 metres in height or on walls or roof slopes fronting the highway.

In addition you may need to obtain the following consents:

Listed Building Consent

If your building is listed and you intend to demolish, alter or extend it, you will need to obtain Listed building Consent. For further guidance on this, check with conservation staff on 01794 527822, or refer to Test Valley Borough Council's (TVBC) leaflet on Listed Building Consent.

Conservation Area Consent

Conservation Area Consent is required for unlisted buildings within conservation areas for:

- Total (or substantial) demolition of a building or structure in excess of 115 cubic metres.
- The removal or substantial demolition of a building or other structures such as gates, walls, fences etc. dependent on their height, location and date of construction.

This list is not definitive. Always check with conservation staff at the Planning Service on 01794 527825 before starting work within a conservation area, or refer to TVBC's leaflet on Conservation Area Consent.

The Council normally asks for detailed information to support planning applications for development in conservation areas – including a



Chilbolton

Design Statement explaining how the proposed development relates to existing buildings, materials to be used, etc. Outline applications for development in conservation areas are generally NOT acceptable.

Works to Trees

With limited exceptions, all trees standing within a conservation area are legally protected. If you intend to carry out any works to a tree – whether this is felling or simply pruning you must give six weeks written notice to the Local Planning Authority (LPA).

Failure to do so may result in a fine.

The exemptions to this are:

- If the tree is dead, dying or dangerous – for the felling or carrying out on trees so far as it is necessary to remove the dead, dying or dangerous part. However five days notice should still be given except in an emergency.
- Small trees – i.e. a tree with a diameter of less than 75mm at 1.5 m above ground level.

Where a tree is felled under the dead, dying or dangerous exemption, the legislation places a duty on the landowner to plant a replacement.

'A Notification of Tree Works within a Conservation Area' form is available free of charge from your local TVBC Planning Office or via the Test Valley website. On receipt of the form (known as a Section 211 Notice) the LPA may respond in one of three ways:



Amport

1. Decide that retention of the tree is justified in the interests of amenity and make a Tree Preservation Order (TPO).
2. Write to the applicant informing them that the works may proceed.
3. Allow six weeks to expire, without making a TPO, after which time the works may proceed, (but works should be completed within two years).

Please note that the LPA is unable to impose conditions or to refuse the works detailed in a Section 211 Notice, other than by the making of a TPO. For further guidance please contact the Tree Section on 01794 527852.

Does everything need consent?

No, but care needs to be taken to ensure that what you are proposing to do does not harm the special character of the conservation area. Very often it is the small, misguided changes to unlisted buildings, carried out over a number of years which can end up harming the character of the area. For example: replacing the original roof covering with concrete tiles; installing doors and windows made of non-traditional materials such as upvc, or with over fussy details or so called "heritage" features such as "stuck-on" leaded lights, fanlights within the door etc; applying render or paint to previously untreated brick or stonework; removing architectural features such as chimney stacks, pots, cornices,



Monxton

finials etc; the loss of front gardens to create parking areas; poorly designed walls, fences etc.

Think before you act: by trying to carry out small changes to your property, you may be harming the special character which probably attracted you to the area in the first place.

If your building is listed, additional controls apply to works both to the outside and inside of your property. If in doubt, ask for advice before you start work.

Will new development be acceptable?

Yes: Conservation area designation doesn't mean that no further development will be allowed. The Council looks carefully however at applications for new development in conservation areas guided by policies within the Borough Local Plan, to ensure that development is designed sensitively to preserve or enhance the special character of the conservation area.

Applications for new development are advertised in the local paper and by site notices. Parish and Town Councils and amenity societies are also consulted as part of the planning process.