

## What are conservation areas?

Eden District Council, as the Local Planning Authority, may designate conservation areas covering parts of the District which it considers to be “**areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance**”.

These areas may vary in size and character, from a town centre or whole village to a single street. They are designated because of their historic street pattern, architectural character or general historic interest. The street pattern, buildings, relationships of buildings to each other, open spaces, trees and walls all contribute to their particular character and appearance.

## What are the effects of designation?

Conservation area status helps give an area added protection from poor quality or inappropriate development. It enables a greater degree of control to be exercised over new buildings and extensions. It introduces control over the demolition of some buildings, walls and work to certain trees. It also provides an opportunity for the enhancement of the area through positive schemes of enhancement and improvement.

The Local Planning Authority is required to publicise any planning applications which are considered likely to affect the character of a conservation area, allowing interested people an opportunity to comment and thus participate in the planning and development of the area.

## What needs consent?

- In conservation areas, the normal “permitted development” rights which enable certain extensions and alterations to be carried out without the need to obtain planning permission are reduced, thereby bringing more development under planning control.
- **Conservation Area Consent** is required for the demolition of certain buildings, walls and other means of enclosure.
- Six weeks notice in writing must be given to the Local Planning Authority of any intention to cut down, top, lop or up-root any tree and work must not be carried out within this period without permission. This procedure does not apply to trees below a certain size or trees which are dangerous.

**If you need advice as to whether any form of consent is required, please contact staff in the Planning Services section of the Department of Technical Services who will be pleased to assist.**

**For further advice about replacement windows and doors, please see the leaflet entitled: “Guidance Note - Replacement Windows and Doors.**

**For further advice about trees in Conservation Areas, please see the leaflet entitled: “Tree Preservation Orders - A Guide to Tree Procedures” or contact the Council’s Arboriculturist.**

## How are applications considered?

In assessing applications for development in conservation areas, the Local Planning Authority will, in addition to all the normal planning considerations, bear in mind the desirability of preserving and enhancing the conservation area. High quality design and materials will be expected for new development, and in many instances outline planning permission will not be granted without some or all of the details of the proposed development being submitted.



Extensions to existing buildings should, in their design, height, roof pitch, alignment and materials, be in keeping with the existing building. New buildings should be designed and sited to fit in with their immediate surroundings and the character of the area. Favourable consideration may also be given to innovative schemes of high quality in appropriate locations which meet the objectives of conservation area designation.

Conservation does not simply involve preservation. The long term protection and enhancement of a conservation area is dependent on its continued prosperity and the pride and goodwill of its residents, as well as the effective control of development.

## Further controls

The Local Planning Authority can remove categories of permitted development rights by way of an "Article 4 Direction" if the character or appearance of a conservation area is being damaged or threatened by the exercise of these rights. Residents would be notified of such a direction if subsequently brought into force. The designation of a conservation area does not affect any other controls which already apply. For example, if your property is a listed building you will still require listed building consent to demolish, alter or extend your property.



## Legislation and policies

The Local Planning Authority holds copies of all the relevant legislation and government advice affecting conservation areas, which may be viewed at Mansion House or be purchased from HMSO. Copies of the Local Planning Authority's policy documents can also be viewed at or purchased from the Department of Policy and Performance. This leaflet contains only a brief summary of the purposes of and regulations affecting conservation areas.

## Contacts

For advice on the need for consent, or to discuss the merits of any particular proposal, please contact:

Eden District Council  
Department of Technical Services  
Planning Services Section  
Mansion House  
Penrith  
Cumbria CA11 7YG

### Planning Services North Team

Tel: (01768) 212446, 212368 & 212486  
Email: [planning.services@eden.gov.uk](mailto:planning.services@eden.gov.uk)

### Planning Services South Team

Tel: (01768) 212318, 212476 & 212481  
Email: [planning.services@eden.gov.uk](mailto:planning.services@eden.gov.uk)

For general information and advice on conservation areas and conservation area designation, please contact the Senior Planning Policy Officer (Conservation & Design), or for trees the Arboriculturist at:

Eden District Council  
Department of Policy and Performance  
Planning Policy Section  
Town Hall  
Penrith  
Cumbria CA11 7QF

Email: [loc.plan@eden.gov.uk](mailto:loc.plan@eden.gov.uk)

### Senior Planning Policy Officer (Conservation & Design)

Direct Dial: (01768) 212158

### Arboriculturist

Direct Dial: (01768) 212159

Internet: [www.eden.gov.uk](http://www.eden.gov.uk)  
Main Council phone No. (01768) 817817

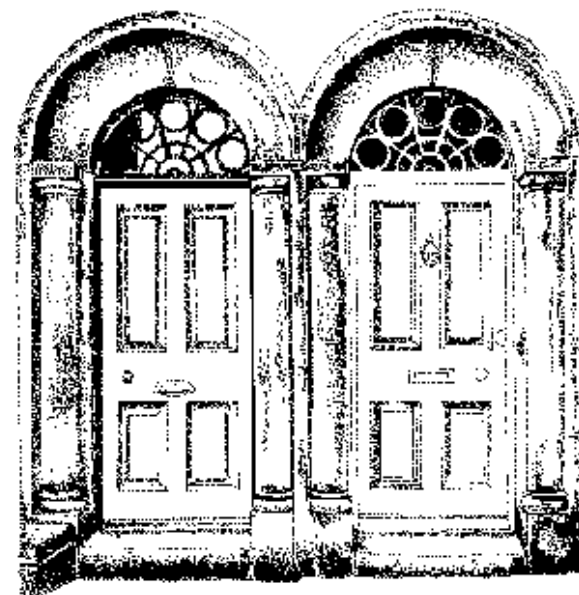
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# CONSERVATION AREAS

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A guide for owners and occupiers

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*Eden*  
District Council