

therefore looks very carefully at the design of new development and has policies in the local plan which seek to control changes in conservation areas. Where planning permission or conservation area consent is required, proposals are advertised on site and in the local press to allow for comments from the public.

Repairs and maintenance

The prime concern of owners of buildings in conservation areas should be to repair and maintain their properties without damage to their character and integrity. Repairs should be considered as the preferred option with replacement of features only where justified. Historically correct solutions should be adopted, using appropriate design, materials and methods to match the original.

Conservation Area Consent

There is no fee for applying for conservation area consent. The procedure is similar to that for listed building consent.

Planning Permission

Planning applications in conservation areas should be accompanied by sufficient details to enable the impact of the proposed development on the character of the conservation area to be assessed. Details of new proposals should include scale, massing, design, materials and their contextual relationship to existing buildings.

Advice and Guidance

The Design and Conservation team will be pleased to assist you with any queries you may have regarding conservation areas.

Please contact us at

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Conservation Areas in Cherwell District

	Designated	Reviewed
Adderbury	April 1975	July 1991, Sept 1997
Ardley	August 2005	
Balscote	April 1980	March 1998
Banbury	1969	May 1991, Oct 2004
Barford St John	Mar 1988	
Barford St Michael	July 1988	
Begbroke	July 1991	June 2008
Bicester	1969	Oct 1992, Jan 1998
RAF Bicester	July 2002	Oct 2008
Bletchinghamdon	April 1980	May 1991, July 2008
Bloxham	April 1975	July 1991, May 2007
Bodicote	Mar 1988	Nov 1995, April 2008
Charlton-on-Otmoor	Nov 1989	Mar 1996
Chesterton	Mar 1988	Jan 1995, Feb 2008
Cottisford	Nov 1980	
Cropredy	Feb 1978	Sept 1995
Deddington	Mar 1988	Nov 1997
Drayton	Feb 1977	Oct 2008
Duns Tew	Dec 2005	
Fewcott	Oct 2008	
Fritwell	Mar 1988	Jan 2008
Hampton Gay, Shipton on Cherwell & Thrupp	Oct 1975	August 2007
Hampton Poyle	May 1991	
Hanwell	Jan 1985	March 1995, August 2007
Hethe	Mar 1988	July 1993
Hook Norton	Mar 1988	May 2007
Horley	Jan 1987	July 1991, March 1996
Hornorton	Mar 1988	July 1988
Islip	Nov 1989	Nov 1994, April 2008
Juniper Hill	Nov 1980	Mar 2009
Kidlington, Church Street	1974	May 1991, Mar 1996
Kidlington, High Street	May 1991	
Kidlington, The Rookery	May 1991	Mar 1996
Kirtlington	Mar 1988	Nov 1998
Milton	Mar 1988	March 1996
Mixbury	Mar 1988	
North Aston	Mar 1988	
North Newington	May 1989	
Rousham (includes Lower and Upper Heyford)	July 1991	May 1996
Shenington and Alkerton	Feb 2009	
Sibford Ferris	Nov 1985	
Sibford Gower & Burdrop	Jan 1988	
Somerton	Oct 1992	Mar 1996
Souldern	Mar 1988	
South Newington	April 1989	
Steeple Aston	Mar 1988	May 1996
Stratton Audley	Mar 1988	July 1996
Swalcliffe	Mar 1988	
Tadmarton	Oct 1992	Nov 1995
Wardington	Mar 1988	
Weston on the Green	Oct 2000	
Wigginton	Mar 1988	
Williamscot	Oct 1992	Nov 1995
Wroxton	Sept 1977	Nov 1996
Former RAF Upper Heyford	April 2006	

CONSERVATION AREAS

a general guide

Planning Guide No.4

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CONSERVATION AREAS

A GENERAL GUIDE

This leaflet explains why the Council designates conservation areas and outlines the implications of conservation area designation.

Conservation areas came into being with the Civic Amenities Act of 1967 and the current legislation is the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this Act Councils have *duty* to designate conservation areas, to keep them under review and to publish proposals for their preservation and enhancement. Some 9,000 conservation areas have been designated in England and there are 56 in Cherwell District.

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.*’

It is the quality and interest of areas rather than individual buildings that are the prime consideration in identifying conservation areas. Spaces between buildings, trees and other features of local interest are important to the character and ambience of the area. Conservation area designation should therefore be seen as the means of recognising and protecting the importance of all the factors that contribute to the character of the area.

Conservation area appraisals

The first step towards designation is the preparation of a character appraisal. This defines the special architectural or historic interest that justifies designation, and is used to identify areas for preservation or enhancement. The methodology used to appraise the character of conservation areas in Cherwell is based on advice from English Heritage and the Royal Town Planning Institute.

The character appraisal examines topography, historical development, archaeological significance and potential, prevalent building materials, character and hierarchy of spaces, quality and relationship of buildings, trees and other green features and unlisted buildings that make a positive contribution. The appraisal also puts forward proposals for the good management of the area. The Council has a programme for the review of character appraisals for conservation areas already designated.

It is important that the areas designated justify their status and that the concept is not devalued by the designation of areas lacking special interest. Cancellation of consideration can be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation.

Although not required to do so by the Act, the Council always seeks local opinion prior to designation. Notice of a newly designated or revised conservation area is publicised in the local press and registered in the Local Land Charge Register.

What special controls apply in conservation areas?

When determining applications for development within conservation areas, the Council has a duty to assess the proposal against the need to preserve or enhance the character or appearance of the area. *You are advised to seek advice from planning staff at an early stage.* The following additional planning controls apply within conservation areas:

Demolition: The character of conservation areas is often defined by groups of buildings, both listed and unlisted, and the loss of an individual building can be

detrimental. For this reason, conservation area consent is required for the demolition of certain buildings exceeding 115 cubic metres. Consent may also be required for the demolition or substantial demolition of boundary walls in conservation areas.

Permitted Development Rights: Some minor developments which do not require planning consent outside the conservation area will need permission in a conservation area, including all dormer windows or other roof extensions and cladding. The size and location of extensions are also subject to stricter controls. Satellite dishes on a building may require consent depending on the size and location.

Trees: Within a conservation area trees are given special protection. Anyone wishing to top, lop or fell a tree over 75mm (3”) in diameter, measured 1.5m above ground must apply to the Council for consent giving 6 weeks for the approval of the application or the service of a Tree Preservation Order. Certain trees such as dead trees and some fruit trees, are exempt from controls.

Windows and doors: In historic buildings and conservation areas the Council encourages repair of existing features, rather than replacement, particularly with UPVC.

New development in conservation areas

Conservation area designation does not prevent new development. It does however help to ensure that the natural process of renewal and change is managed, to preserve and enhance the best of the past and allow for sympathetic new development. General planning standards are applied sensitively in the interest of harmonising new development with its neighbours in the conservation area. The Council