



Trees

You must not fell or cut branches off trees, including hedgerow trees, with a trunk diameter greater than 75 mm (3 ins) at a height of 1.5 metres above the ground unless you have given the Council six weeks' notice in writing and have obtained written approval for the work. Failure to comply could make you liable to prosecution. These controls do not apply to certain garden and orchard fruit trees. Trees that are protected by a Tree Preservation Order have their own special controls and consent is required for felling, lopping or topping.

Where the loss of a tree is unavoidable replanting with species that are native or traditional to the area will be encouraged. Hedgerow trees can be particularly important in rural areas and should be retained.



Public Consultation

Planning applications for new buildings or other developments that affect the character or appearance of the Conservation Area must be advertised by the City Council and views received taken into account when the Planning Committee makes its decision.

Helping to preserve & enhance your area

Parish Councils and local amenity groups can play an important part in protecting the quality of conservation areas.

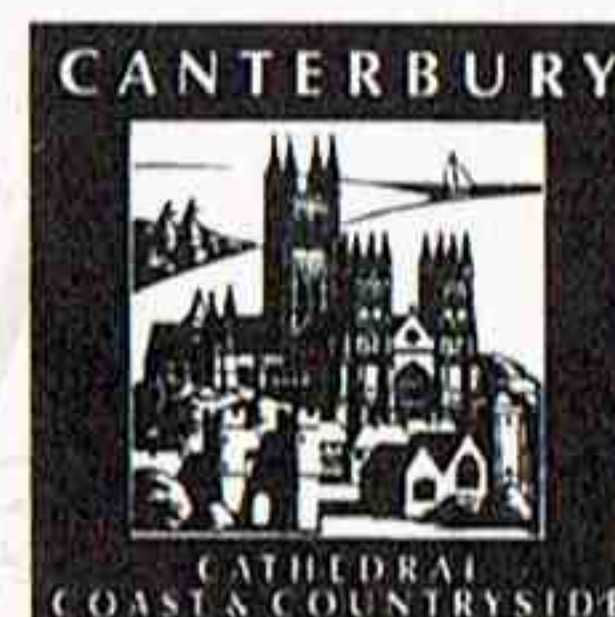
Being aware of what is going on locally can also be very helpful. Early discussions can usually avoid work being carried out which can spoil the character of buildings and landscape in the area. Exhibitions, talks and the distribution of leaflets can also be an effective way of highlighting the importance of our heritage.

The City Planning Department will be pleased to advise on any work that individuals and groups may wish to undertake and will consult them on any proposals the Council may have for the preservation or enhancement of the area.

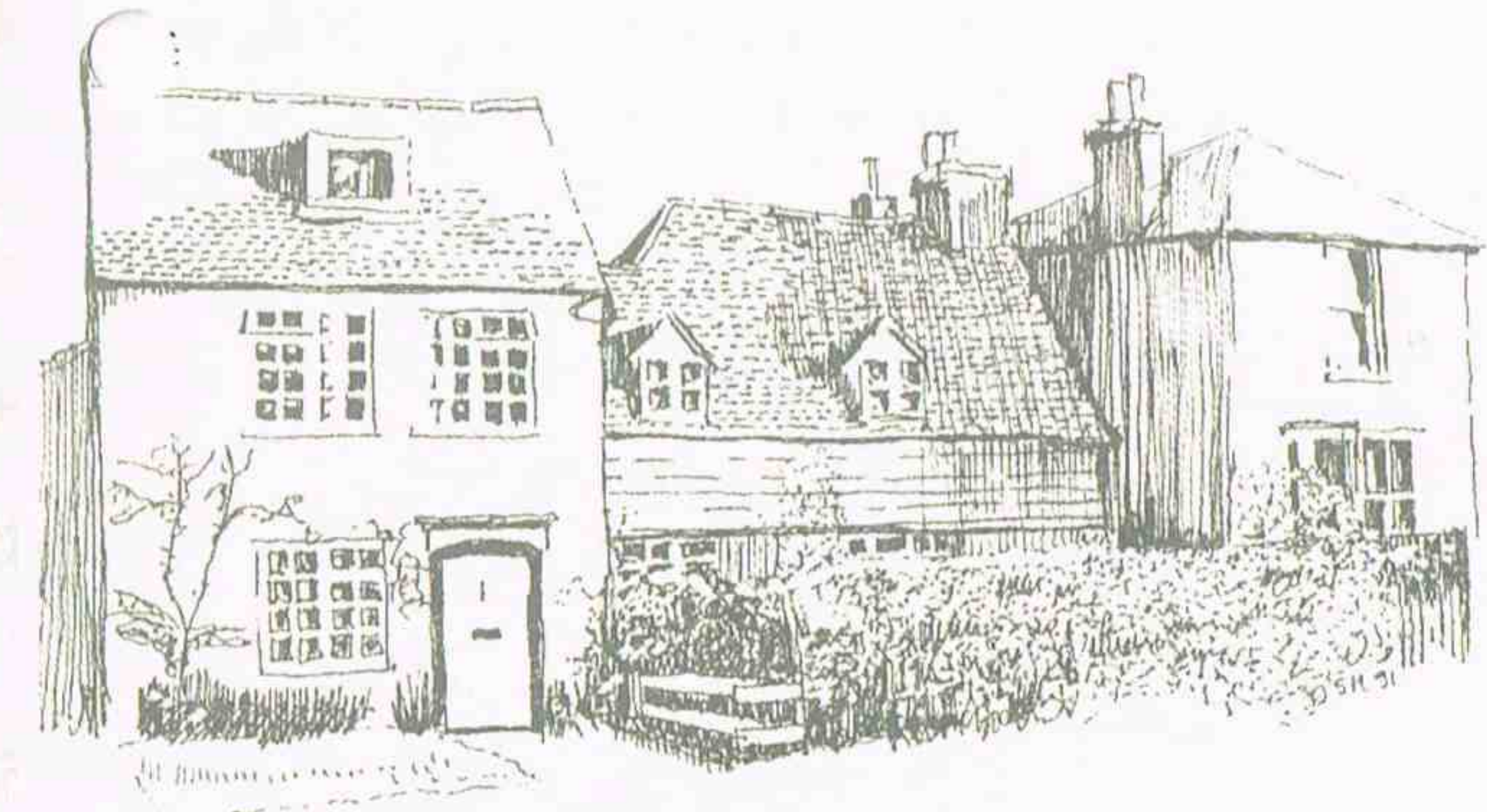
We very much hope that you will be able to support the City Council in protecting our precious heritage not just for ourselves but for future generations to enjoy.

Further information

If you require further information or advice, please contact the Conservation Section of the Planning Department on Canterbury (01227) 763763.



CONSERVATION AREAS



Guidance Notes

**CANTERBURY CITY COUNCIL
PLANNING DEPARTMENT**



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". This means that when a conservation area is designated the City Council has recognised that the area has a special character and identity which is worth protecting.

There is no standard type of conservation area. Within the Canterbury District they range from historic town centres, residential suburbs of the 19th and early 20th Centuries, villages, hamlets, historic parkland and even a disused railway line. When a conservation area is designated it is the character of the area, the familiar and cherished local scene that the designation seeks to protect.

The appearance of these areas can all too easily be spoilt and the designation gives the City Council a greater degree of control over changes to buildings, development of land or the felling of trees as well as requiring efforts to be made positively to enhance the character of the area.



Why have conservation areas?

Canterbury District is fortunate in having a wealth of attractive towns, villages and countryside. However in order for an area to qualify for designation its architectural and historic character has to be judged as being of special value.

The City Council is required to review the conservation areas in its district and, where appropriate, to alter, extend or designate further areas. In the Canterbury District the first conservation area was designated in 1968. Since then there have been many extensions to areas as well as new designations.

Although some conservation areas have a large number of listed buildings, this is not a requirement for designation. Buildings of later periods can have considerable local interest and open spaces, trees, historic street patterns, a village green, features of archaeological interest can all contribute to the special character of an area. These areas are unique examples of our heritage and culture. They are worth protecting for today's and future generations to enjoy. The designation of a conservation area helps safeguard these areas from inappropriate or unconsidered changes by giving the City Council additional controls and enabling it to apply planning policies aimed at protecting the areas' special character.



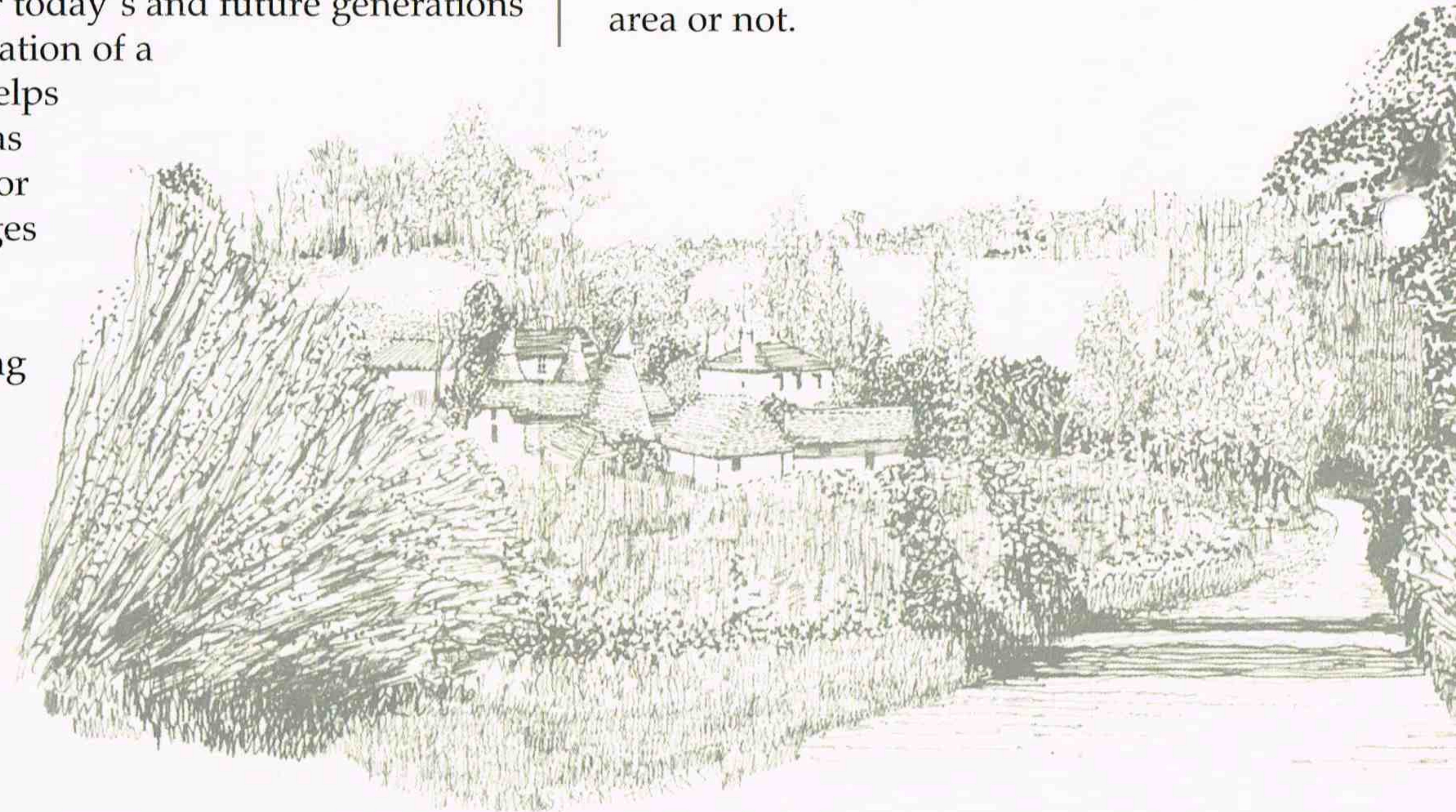
How am I affected?

If you live in or own property in a conservation area you must comply with the normal planning controls which affect everyone else. However extra controls apply to the following:

- Demolition or partial demolition of buildings, walls and chimneys.
- Altering or extending the roof of a house.
- Cladding properties with stone, timber, tiles or synthetic materials.
- House extensions, garden buildings and boundary walls.
- Installation of satellite dishes.
- Tree felling, lopping or topping of most trees including those in hedgerows.

The above is only a summary and there is further information for your guidance in this leaflet.

Special controls also apply to buildings that are listed whether they are inside a conservation area or not.



LIVING IN A CONSERVATION AREA

Advice and Information

Are there alterations I can do without consent?

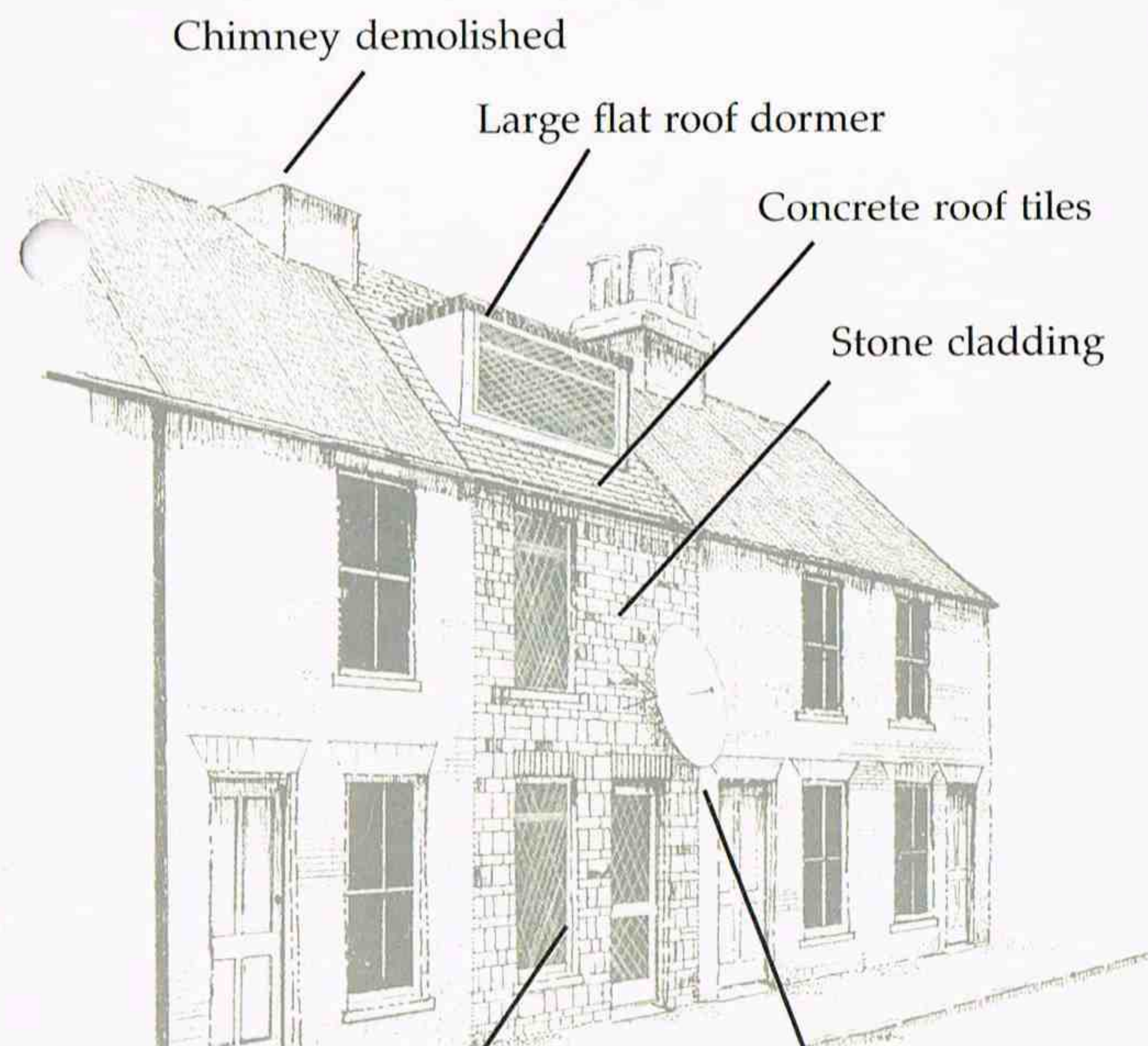
Yes there are but it depends whether you own a house, a flat or a commercial property. The City Council also has additional powers of control in certain conservation areas. The law on this is complicated and it is very important for owners and builders to contact a conservation officer in the City Council's Planning Department before making changes. Free advice and site visits are available to ensure that the relevant consents are obtained. Remember, independent "expert" advice may not always be fully informed or 100% reliable

The character of an area is often dependent on the combination of small details and local materials. Canterbury District is particularly rich in these features, but too many small changes can affect the special character of an area. Well thought out improvements and proper repairs can enhance property values. On the other hand, inappropriate alterations can spoil the appearance of a house or terrace, are often more expensive, and can devalue your property.

The City Council's policy is to encourage the repair of original features or where this is not practical to replace them like for like, in either case planning permission is not needed. The Conservation Section will help with advice and grant aid may also be available to help defray any extra cost in using traditional materials.

The following can be damaging to the historic character and charm of an area:

- Replacing clay tiles or Welsh slate with concrete.
- Unsuitable replacement windows, particularly those of uPVC or other "standard" windows that do not match the original sashes or casements.
- The replacement of original doors with "standard" designs in uPVC or tropical hardwoods.
- Painting or rendering of old brickwork.
- Removal of decorative features such as balconies, finials, railings.
- The loss of original garden walls and fences or their replacement with ones that are not traditional in character.



Satellite Dishes

A satellite dish should be positioned to minimise its impact on the external appearance of the building. You must obtain planning permission if you wish to site the dish on the chimney stack, roof slope or wall fronting a highway. The dish should also not exceed 70 cm in diameter.

There is a leaflet available from the City Council explaining the regulations in more detail and we advise you check with your installer to make sure he has a copy of this leaflet and is familiar with the rules controlling installation in a conservation area.

Demolition

Special Conservation Area Consent for demolition or demolition of part of a building has to be obtained from the City Council. This will not normally be granted if it is considered that the work spoils the appearance of the area. Old boundary walls are an important feature in conservation areas and should be retained, indeed consent is usually required for their demolition.

Listed Buildings

Listed buildings are subject to further controls, whether in a conservation area or not. Consent is needed before any alterations are made externally, or internally to a listed building and penalties for an infringement can be severe. To check whether your building is listed or not and to find out about the specific controls, contact the Conservation Section.

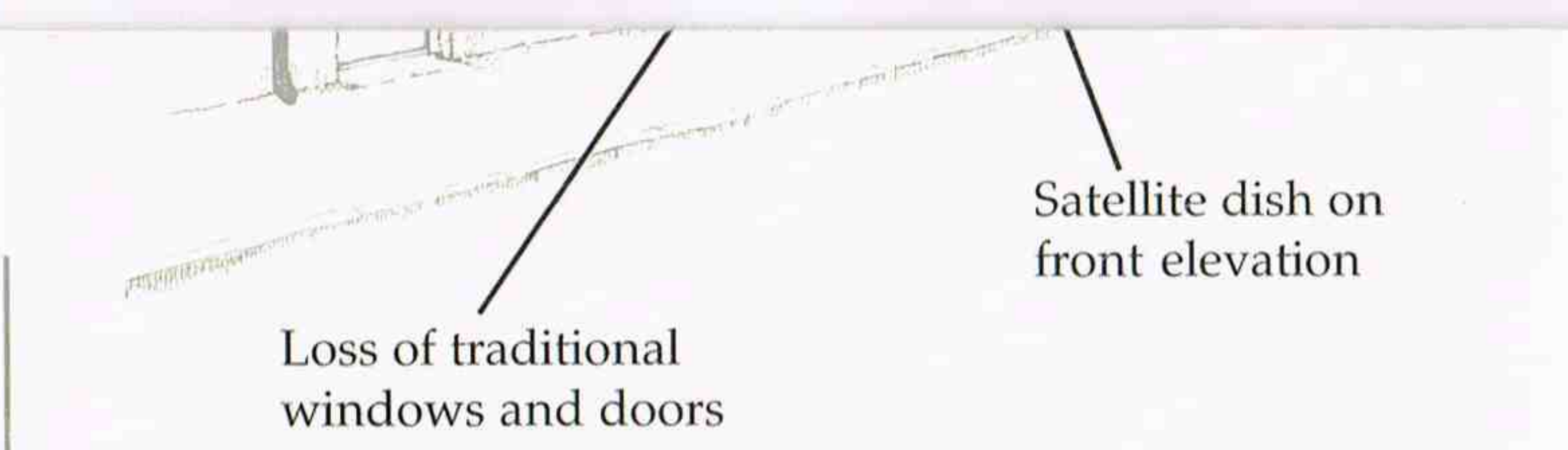
When is planning permission required?

If you are an owner or tenant of a commercial property, or you live in a flat you will already need planning permission for most external alterations. Planning permission is also required for certain external alterations to residential properties such as roof extensions, external cladding and for rear extensions above a certain size. In certain conservation areas the same controls apply to houses as they do to commercial buildings.

Design of New Development

Where the City Council considers new development to be appropriate, the design of new buildings will be looked at carefully in accordance with design guidance that is contained in the Local Plan. Usually only fully detailed planning applications will be considered. Plans should include elevations of adjoining buildings to show the context of the proposal and full details of the development, including choice of materials and colours. Initial design advice for development in conservation areas is available from the Conservation Section. It is always advisable to use the services of an architect or surveyor experienced in designing for conservation areas.

Planning applications for alterations, extensions, new buildings and other development must be in keeping with the local character and may be refused if, in the opinion of the City Council, they would spoil the appearance of the area.

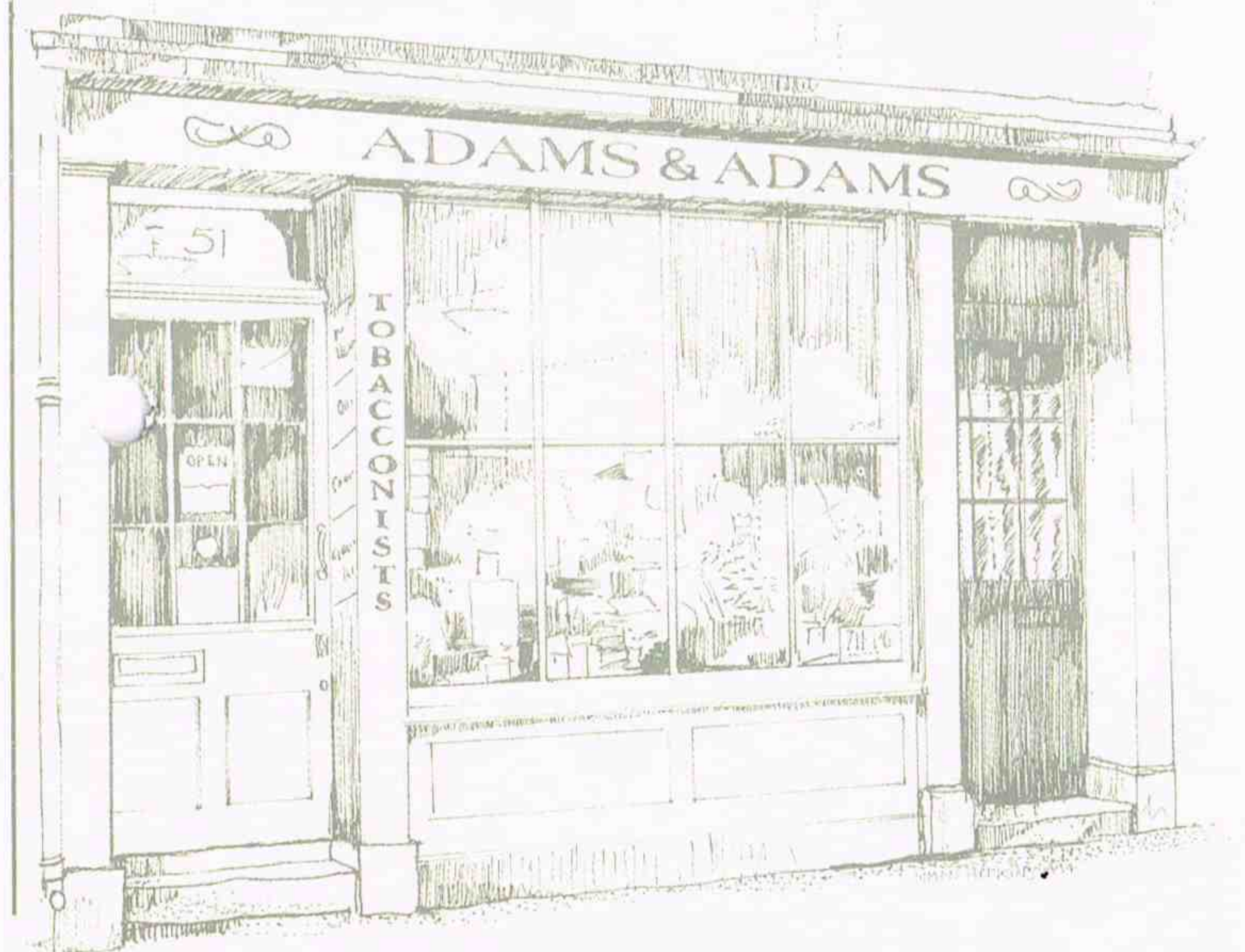


Infill Development

Permission to sub divide grounds or large gardens for redevelopment will not normally be given, unless it can be shown that the special character of the area will be preserved or enhanced and will not be harmed by this type of development

Canterbury District Local Plan

This contains the planning policies that apply to the District as well as detailed guidance on historic buildings, the design of new development, alterations to buildings, and other subjects on Conservation and Design.



Grants

The City Council runs a number of different grants schemes. Grants are available for the repair of all listed buildings in the District and in certain conservation areas special grant schemes operate for the repair of other historic buildings as well as for enhancement work. Please contact the Conservation Section for more information.

Shop Fronts and Advertisements

The City Council gives special consideration to the design of new and replacement shop fronts and retaining older shop fronts which contribute to the character of a building.

New signs and advertisements are strictly controlled and the Council will encourage the replacement of ugly signs with those of a more appropriate design in keeping with the character of the building. Internally illuminated box signs and any advertisements fixed to the shop above fascia level are not normally considered acceptable.

*Remember, independent "expert" advice may not be fully informed or reliable
- phone the City Council to be entirely sure.*