

What are the implications of being in a Conservation Area?

Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Such a designation gives the Council greater control over development in the area concerned.

These controls effect householders / landlords / businesses in a number of ways. These are as follows:

- The Council must be notified in writing of any proposed works to trees in a conservation area, and may subsequently make a Tree Preservation Order to protect those trees concerned and prevent the proposed works;
- An application for Conservation Area Consent is needed before a building of more than 115 cubic metres in size within conservation area can be demolished; and
- Planning consent is needed for a number of minor developments that would normally be permitted development, these are:
 - A loft conversion or the raising of any roof slope (though, velux windows that protrude no more than 15cm outwards from the roof slope do not require permission);
 - Any extension projecting beyond the side of the original house;
 - Any rear extension of more than one storey;
 - Any outbuilding to the side of a house;
 - The cladding of any part of a dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
 - A satellite dish on a chimney, wall or roof slope which fronts – and is visible from – the road;
 - The instillation of domestic microgeneration equipment, such as solar panels, which fronts – and is visible from – the road; and
 - Any chimney, flue or soil and vent pipe on the front or side of a house.

Generally, the Council has a duty to preserve and enhance conservation areas within Hertsmere under the Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and will pay regard to this duty when exercising its planning duties.

If you have any further enquires about the implications of being in a conservation area on your property please contact Hertsmere Borough Council's Planning Unit on 020 8207 2277.