

Demolition in Conservation Areas

Special permission known as “Conservation Area Consent” is required for the demolition of all but the smallest of buildings within Conservation Areas and there are penalties for unauthorised demolition. You should therefore always contact the Planning Services to find out whether or not permission is required in any particular case.

Works to Trees in Conservation Areas

Trees often make a major contribution to the character of Conservation Areas and safeguarding them is one of the most important aspects of conservation area control. The Planning Services must be given six weeks notice in writing for work involving pruning or felling of trees. You are therefore advised to contact the Trees and Woodlands Officer in the Department if you propose to carry out any works to trees.

Schemes of Enhancement

It is the duty of the District Council from time to time to formulate and publish proposals for the preservation and enhancement of Conservation Areas. Whilst there is no statutory requirement for these works to be carried out within a set timescale, the District Council is keen to work with Parish Councils, other local groups and private individuals in order to investigate how the appearance of Conservation Areas can be improved. Schemes can include re-introduction of traditional street paving, tree-planting, or removal of eyesores such as unsightly overhead wires and poles. Any scheme should be the subject of local consultation before it can proceed.

Buildings in need of Repair

The character and appearance of a Conservation Area can be seriously undermined by the presence of derelict or poorly-maintained property. In cases of serious neglect the District Council can, if necessary, take steps to carry out urgent works to safeguard unoccupied listed buildings in need of repair.

Grants for the Repair of Historic Buildings

In order to encourage the proper repair of traditional buildings which form such an important part of the character of Conservation Areas the District Council operates a scheme of historic building grants. You must do the repair work using traditional materials and techniques and grants cannot be given for work carried out in advance of a formal application.

Grant Aid Schemes vary from time to time so you should contact the Department for details.

Information on Conservation Areas, Listed Buildings, Historic Building Grants is available on the Councils website, together with application forms and a list of all the leaflets available to you.

For further information contact:-

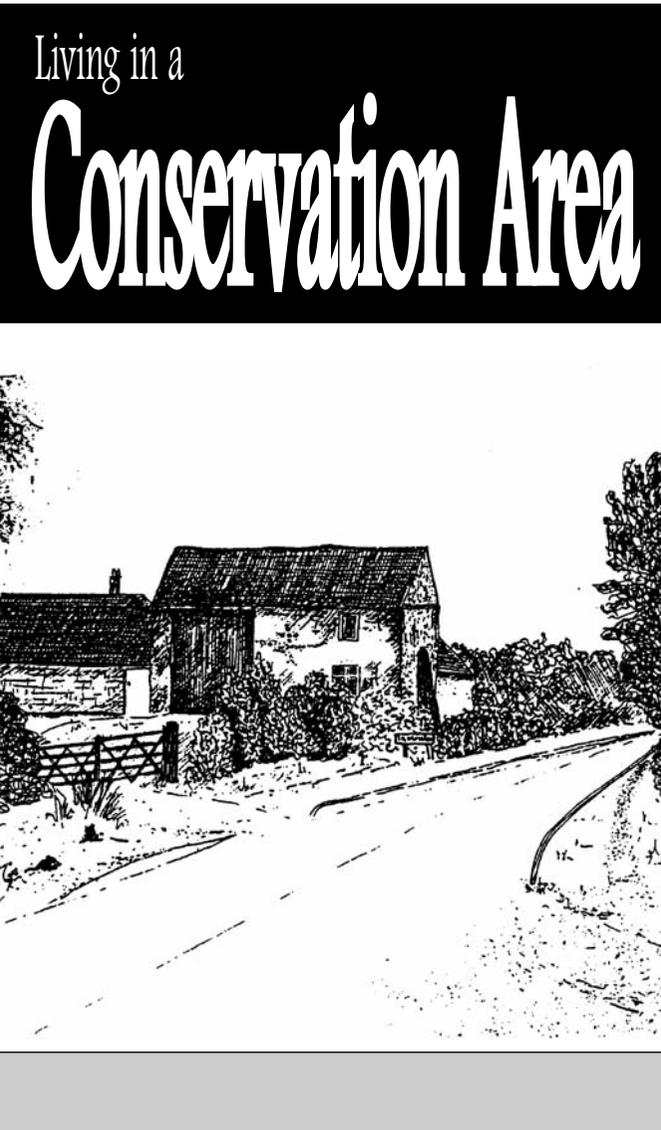
Planning Services,
Newark and Sherwood District Council, Kelham Hall,
Kelham, Newark, Notts. NG23 5QX

Telephone: 01636 650000
01636 655848 (Tree Works)

Fax: 01636 655899

E-mail: planning@nsdc.info

Website: www.newark-sherwooddc.gov.uk



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Living in a Conservation Area

In recognition of its responsibilities for preserving and enhancing the special architectural and historic character of Newark and Sherwood District, the Council has designated a number of towns and villages as Conservation Areas.

As a resident or owner of property in one of these areas you need to be aware of certain responsibilities this places on you and the District Council. Special planning controls exist to help the District Council and owners preserve and enhance the distinctive character of Conservation Areas and this leaflet is intended to outline the most important aspects of these controls.

If you have doubts about how this affects you, or you are uncertain about any aspects of legislation, please telephone the Planning Services on the number given on the back of this leaflet.

Planning Applications in Conservation Areas

When considering a planning application for development in a Conservation Area, the District Council has a responsibility to pay special attention to preserving or enhancing the character and appearance of the area. The procedures for dealing with such applications are slightly different from those elsewhere, involving the advertisement of the application in the local newspaper and the display of a notice on the site. Normally the Council will insist on fully detailed plans rather than dealing with applications in outline form. Where new development is permitted, particular attention will be paid to its siting, scale, materials and detailing. Modern designs will not necessarily be rejected in Conservation Areas but they must be designed with great sympathy for the area, relating well to the surrounding buildings, spaces and trees. Separate special controls apply in the case of listed buildings.

The District Council will also expect special care to be taken with regard to the design and display of advertisements.

If you anticipate carrying out new development or alteration to existing buildings within a Conservation Area, you are encouraged to employ the services of a professional designer with a good track record of working in sensitive environments. They will have experience of local authority requirements and may, therefore, be able to save time in obtaining planning permission.

Permitted Development

Certain minor alterations and very small extensions to dwellings can be undertaken without planning permission but the rules are more strict in Conservation Areas than elsewhere. You should therefore always check whether or not you need permission (with the Planning Services) before proceeding.

