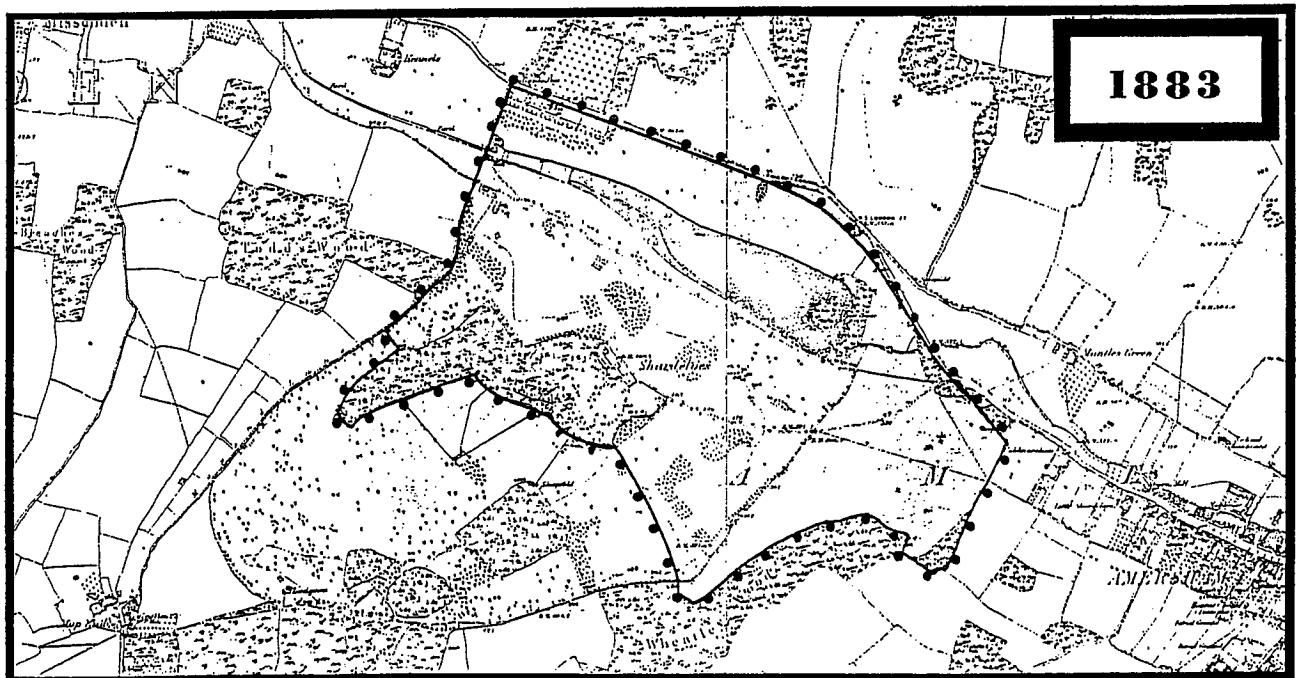
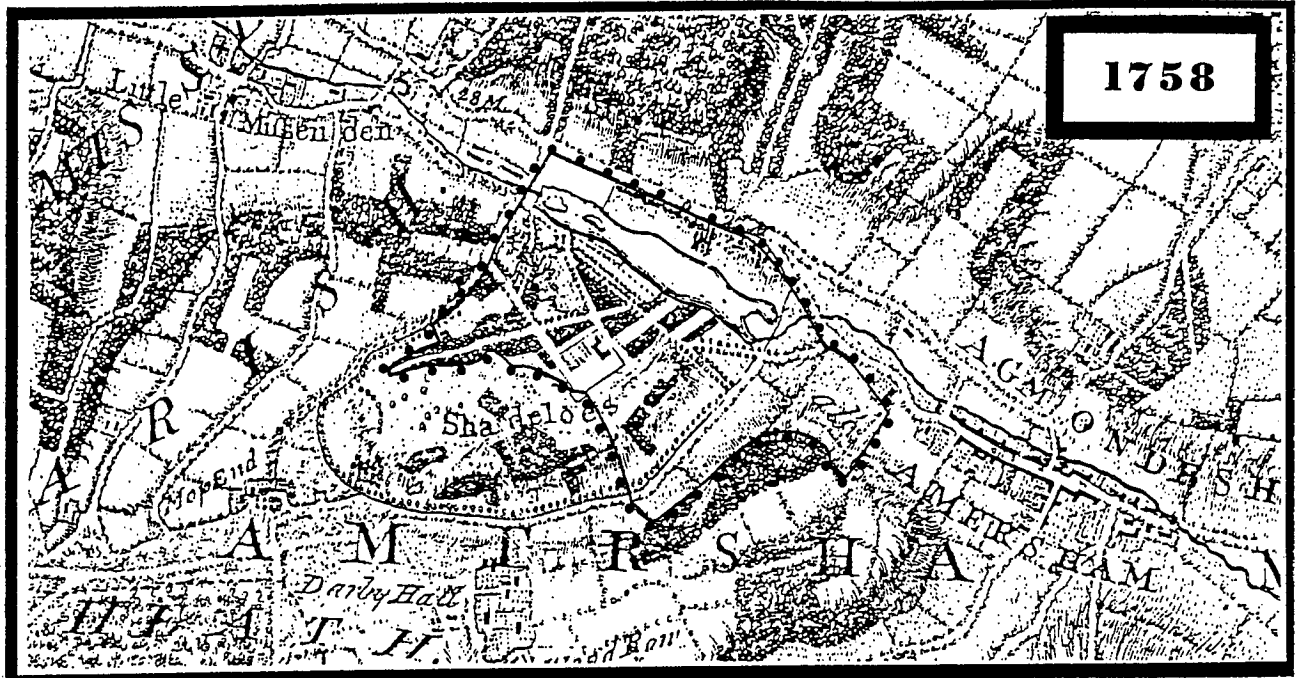


# SHARDELOES PARKLAND CONSERVATION AREA



**Designated in 1992  
by  
Chiltern District Council**

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## SHARDELOES PARKLAND CONSERVATION AREA

### DESIGNATED IN 1992 BY CHILTERN DISTRICT COUNCIL UNDER THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

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#### 1. INTRODUCTION

1.1 This leaflet describes the features of special architectural and historic interest which justify the designation of the Shardeloes Parkland Conservation Area and constitute the distinctive character and appearance which the Council aims to conserve or enhance. The contents may therefore be material considerations in making planning decisions. For guidance on the legislation and policies relating to Conservation Areas in general please refer to the Council's leaflet entitled "Conservation Areas; General Planning Controls and Policies".

##### Location

1.2 The Shardeloes Parkland Conservation Area lies on the southern slopes of the Misbourne valley and starts half a kilometre (about a quarter of a mile) to the north west of Amersham Old Town. It extends southwards from the A413 London - Aylesbury road, across the valley floor, including Shardeloes Lake and then extends up the valley side and includes woodlands on the hilltop behind the main house. The house, for which the park was designed, is the centrepiece of the Conservation Area. It is in a prominent location near to the top of the hillside overlooking the valley.

#### 2. HISTORY

2.1 Shardeloes was the home of the Lord of the Manor for Amersham as far back as the eleventh century. In 1626 the Drake family<sup>1</sup> (who were related to Sir Francis Drake) acquired the manor of Amersham including The Manor House, Shardeloes. They brought major changes to the estate in the 18th century when plans were drawn up to rebuild the house and create a formal landscaping scheme in its

grounds. The stables and outbuildings were demolished and rebuilt between 1724 and 1727. Work on the rebuilding of the house started about 30 years later and was completed in 1766. Stiff Leadbetter was the first architect, although others were involved in later years. Robert Adam was responsible for interior decoration and the grand stone portico. James and Samuel Wyatt carried out further work on the interior after 1773.

2.2 A formal landscaping scheme for the grounds was designed by Charles Bridgeman and work on it commenced in 1726. Trees were planted in a series of axes, avenues and angular blocks. The map of Shardeloes on the top half of the front cover of this booklet shows this system of axes and avenues. Two formal gardens were created. This new Shardeloes landscape did not remain unchanged for long. It was transformed during the second half of the 18th century when a new landscaping scheme was designed by Nathaniel Richmond, a former assistant of "Capability" Brown. The formal layout was modified largely between 1763 and 1769 when many of the trees were removed to leave clumps, giving the landscape a more natural appearance which contrasted with the formal design of the house. This informal landscape was further developed and extended by Humphry Repton in the late eighteenth century. This work related to land now lying north of the A413 which is not within the Conservation Area.

2.3 The two lodges (which fronted the A413 until it was diverted in 1985) were built early in the 19th century. Turning to more recent times, the main house and stables were restored and converted into flats in the 1950s, and some work on the restoration of the gardens began in the 1960s. Lower Park House was built in the 1970s. The storms of 1987 and 1990 caused considerable damage to trees in the park but some restoration work, with new planting, is under way.

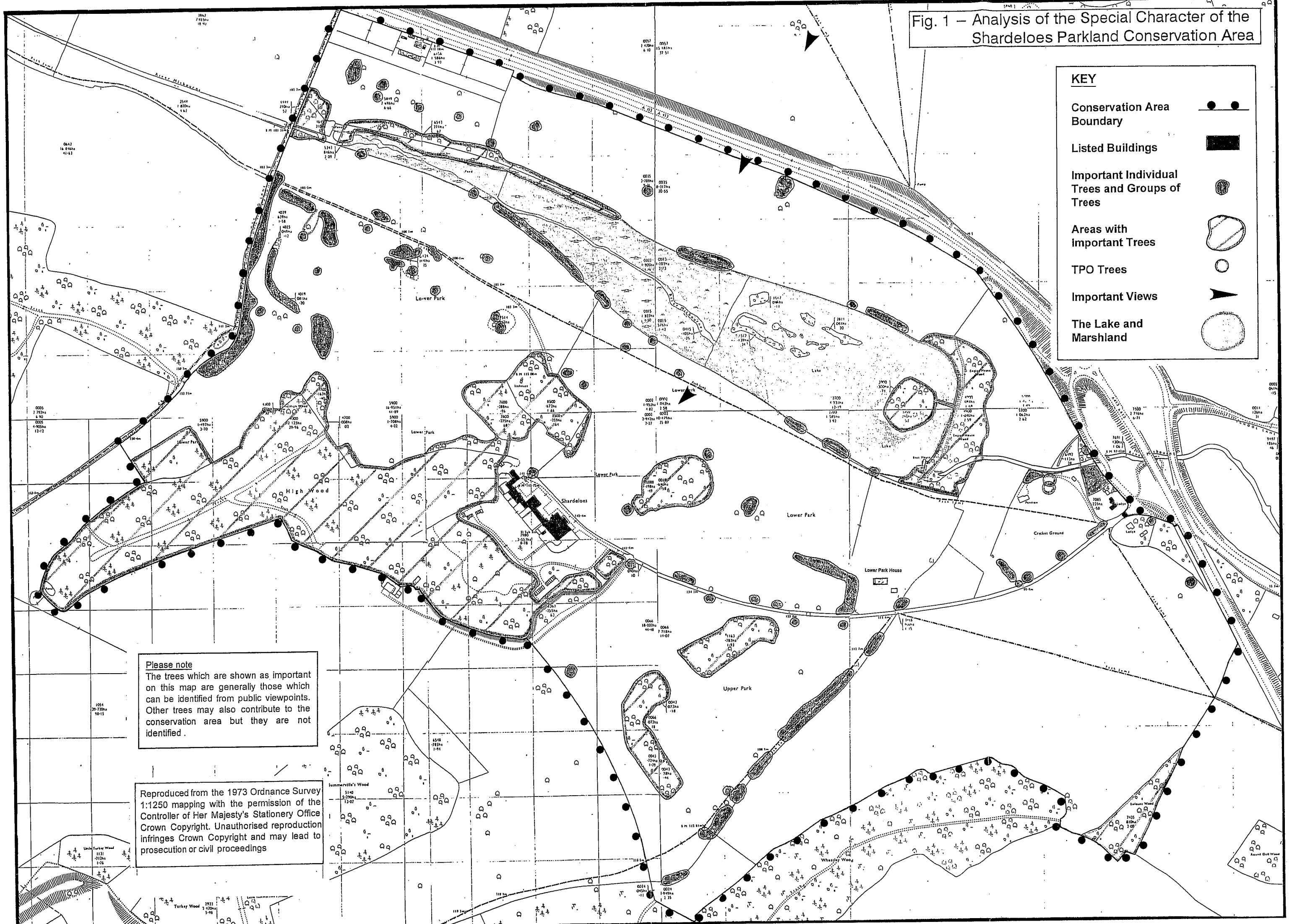
[Information for Section 2 from the Colson Stone Partnership 1992 and Pevsner and Williamson 1994. Please see page 6.]

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<sup>1</sup> This family owned the majority of Amersham Old Town until it was sold at auction in 1928.



Fig. 1 – Analysis of the Special Character of the Shardeloes Parkland Conservation Area



### 3. THE SPECIAL INTEREST AND CHARACTER<sup>2</sup> OF THE CONSERVATION AREA

3.1 The Council considers that the Shardeloes Parkland Conservation Area is of special architectural and historic interest and has a character and appearance which should be preserved and enhanced. This is supported by English Heritage which has identified the landscape of Shardeloes Parkland as a historic park of great quality [Grade II\*]<sup>3</sup>. The following paragraphs describe some of the elements which make up its special character and appearance.

3.2 The Conservation Area has a very attractive and fairly well-preserved historic landscape which has survived with little overall change to its plan since it was created in the 18th century. It has remnants of the early 18th formal landscape design by Charles Bridgeman as well as much of the deformed and "romantic" design of the late 18th century by Nathaniel Richmond (see paragraph 2.2). This beautiful parkland with its clumps of mature trees, tranquil lake and woodlands, surrounds an outstanding group of 18th century buildings. The Analysis Map (Fig 1) indicates some of the elements which are important to the character of the Conservation Area.

#### Physical Form and Land Use

3.3 Most of the Conservation Area is on the valley side above the lake. The changing levels of the land give constantly changing views within the Conservation Area, as well as into and out of it. The location of Shardeloes house towards the top of the slope helps to emphasise its grand character. Towards the eastern and western boundaries of the Conservation Area the valley side slope is dissected into smaller side valleys which have a tranquil and secret character.

3.4 The River Misbourne flows in a south

easterly direction through the Conservation Area and has been dammed to form a large lake which is an attractive and distinctive valley bottom feature. Although there is sometimes little water present, the river and the lake are important landscape features and they also support a variety of vegetation and wildlife.

3.5 Today, much of the land within the Conservation Area is in agricultural use and this has helped to conserve the historic character of the parkland landscape. The ground which slopes down from Shardeloes house to the lake still holds that character perfectly, with the well-grazed grass dotted with great trees whose crowns are neatly trimmed at the base by browsing cattle. Elsewhere the change of use to arable is understandable but regrettable; in places this has led to the loss of trees in the past, and where trees of the historic parkland survive, they have lost the characteristically crisp browse line from the underside of their crowns. Woodland is also an important land use in the Conservation Area, as highlighted in paragraphs 3.7 to 3.9 below. In addition, there is a well-kept cricket ground in the eastern part of the park.

3.6 The absence of agricultural buildings in the park in general helps the conservation of the historic landscape. A Direction made under the Town & Country Planning Act in 1975 has placed severe restrictions on what can be built, or what changes of use can occur without specific planning permission in that part of the park sloping down from Shardeloes house to the lake. It is hoped that similar, though voluntary, restraint in the remainder of the Conservation Area will prevent any further loss of the character of the eighteenth century landscape park.

#### Trees and Woodlands

3.7 Trees and woodlands are fundamental to the character of the Conservation Area. Their importance is three-fold. They are attractive landscape features and they also demonstrate the history of the area because many are remnants of the grand landscaping schemes undertaken in Shardeloes Park in the 18th century. In addition, the larger clumps break the park into a series of sections, giving a walker constantly changing views of the landscape and adding to its interest.

3.8 The trees in the Conservation Area vary in

<sup>2</sup> Please note that references to the character of the Conservation Area also relate to its appearance [section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990].

<sup>3</sup> Parks and Gardens of Special Historic Interest have been included on a register compiled by English Heritage in order to draw attention to their role as an essential part of the nation's heritage. These sites are graded as I, II\* or II to reflect their importance.



their age, size, and species. Many of them are over 200 years old. High Wood, the woodland to the rear of Shardeloes house, and the clump of trees to the north of the house contain a mixture of deciduous and evergreen species. High Wood is an important feature of the Conservation Area because it provides an attractive frame to the house on the skyline. The majority of trees within the parts of the park most visible to the public are deciduous species, including willow, lime, horse chestnut and oak. Many of these tower over 20 metres high. There is an attractive woodland garden, with a mix of ornamental shrubs and trees, at the rear of Shardeloes house. Wheatley, Bell House and part of High Woods, which lie at the top and flank of the side valleys in the Conservation Area, are essential to their tranquil and secret character and form very important elements of the Conservation Area skyline.

3.9 There has been recent planting and some of this was intended to enhance the beauty of the parkland, for example, the planting of trees to replace those blown down by recent winter storms. Many of the trees which survive from the eighteenth century landscape park are mature and some at the west end of the park have been disfigured by inappropriate lopping. A considerable amount of felling and replanting will thus become necessary in the years ahead. This should be spread in phases over as long a period as possible in order that the overall character of the park remains throughout the process. The new planting should generally adhere to the late eighteenth century planting plan in order to perpetuate features of the historic park into the 21st century. Shardeloes Tenants Ltd have made a commendable start on this by commissioning consultants to draw up a restoration plan and a storm damage restoration scheme for the land under their control and by implementing this.

### The Buildings

3.10 There are some fine buildings within the Conservation Area; almost all are Listed Buildings, i.e. they are of special architectural or historic interest<sup>4</sup>. Undoubtedly the jewel is

Shardeloes house, a prominent feature in the central part of the Conservation Area landscape which was designed to surround it (see Fig 2). This house dates from 1758 and it is a Grade I Listed Building<sup>5</sup>. It has rendered walls topped with a balustrade and its roof is of grey slates. Its size and design details give it a grand appearance. The front elevation has an impressive stone portico with fluted Corinthian columns. There are rectangular sash windows on the ground floor; two are set in arched recesses and most have cornices. The first floor windows are square. Echoing the style of the main house, and located to its rear, is a small summerhouse (Listed Grade II).

3.11 The old stable block, which adjoins the north west wall of Shardeloes, was built in the 1720s and is also listed (Grade II). It has white rendered walls, a grey slate roof, a combination of square and rectangular sash windows, some with stone dressings and quoins. The centrepiece is the clock turret on the roof.

3.12 The two lodges are small single storey houses with white rendered walls and grey slate roofs. The East Lodge is much altered from its original form but the West Lodge, which is listed (Grade II), still has sash windows and a recessed 3 bay portico. The ornamental iron gates at the entrance to the park date from the late eighteenth century and are Listed (Grade II). Although it is a much more recent building (from the 1970s), the design of Lower Park House is in harmony with the other buildings in the Conservation Area. Its symmetrical design, construction materials, fenestration and ornate porch with fluted columns mean that it relates well to the older buildings.

## **4. IMPORTANT VIEWS**

4.1 There are constantly changing views within, out of and into the beautiful landscape of this Conservation Area. One which combines several elements of the Conservation Area character is from the public footpath which runs past the lake (Amersham No 26 / The South Bucks Way) looking up towards the grand frontage of Shardeloes, flanked by great mature trees.

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<sup>4</sup> These buildings are included in the Statutory List of Buildings of Special Architectural or Historic Interest now compiled by the Dept of National Heritage. Paragraph 5.4 outlines the special controls relating to Listed Buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990.

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<sup>5</sup> There are only 12 other Grade I Listed Buildings in Chiltern District.



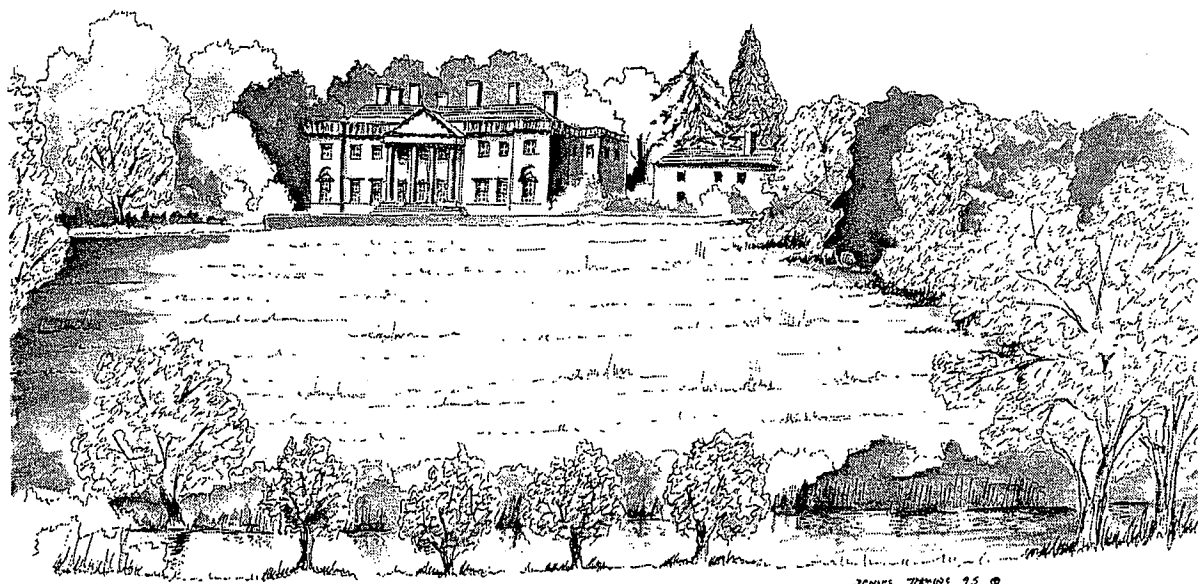
4.2 Turning in the opposite direction, and looking out of the Conservation Area, there are glimpses of the valley side beyond the A413 to the north. With its hanging woods, this view is typical of the Chilterns landscape. This area is part of the historic park identified by English Heritage and was the main subject of Humphry Repton's romantic landscaping scheme for Shardeloes (see paragraph 2.2).

4.3 An important view into the Conservation Area is that from these northern slopes looking back across the Misbourne valley towards Shardeloes and the parkland. There are other pleasant views within the Conservation Area, for example, looking up into the side valley to the north west of the house, looking across the lake and along the bottom of the valley; these can best be appreciated by walking along footpath No 26.

## 5. DESIGN GUIDANCE

### 5.1 Parkland

5.2 The continued preservation of the special character of this Conservation Area depends heavily upon the retention of the historic layout and the designed landscape of trees and woodlands, together with its rural character. This also depends on building work being very carefully controlled to maintain the dominance of landscape over buildings. As the Conservation Area is within the Green Belt and the Chilterns Area of Outstanding Natural Beauty, the Policies in the Chiltern District Local Plan give very strong protection against damaging development. The restoration work by the Shardeloes Tenants Ltd is also important in the conservation of the Parkland.



**Fig 2 Shardeloes House and Parkland from the north**



### 5.3 Listed Buildings

5.4 Some of the few buildings in the Conservation Area are Listed Buildings, over which planning controls are very strict. Any works which would affect their special character require Listed Building Consent from the Council in addition to any planning permission which may be needed. Therefore to ensure that you know whether any proposed alterations or other works need Listed Building Consent you are strongly advised to contact Officers in the Council's Planning Department.

### 5.5 Unlisted Buildings

5.6 With the unlisted buildings in the area, the most important consideration is that any extension should be as small as possible, certainly totally subordinate to the bulk of the existing building and well designed to harmonise with the existing building and its landscape setting.

Additional buildings would, in principle, be highly undesirable since they would be alien to the historic landscape. It is thus unlikely that planning permission would be granted for any additional building within the conservation area unless it is absolutely essential for agricultural or forestry purposes and it cannot realistically be sited elsewhere. Any such building should be located in a position where existing screening minimises its impact on the historic parkland.

### 5.7 Trees

5.8 There are controls over works to trees in Conservation Areas. If you are considering any works please contact the Council's District Forestry and Landscape Adviser. It would also be helpful to refer to paragraphs 2.17- 2.22 and 3.9 of the accompanying leaflet "Conservation Areas" : General Planning Controls and Policies".

### Acknowledgements:

Amersham Town Council and Mr R Stone of the Colson Stone Partnership

### References:

Chiltern District Council (1995)	<u>Chiltern District Local Plan (Deposit Copy as amended)</u>
Colson Stone Partnership (1992)	<u>Shardeloes Buckinghamshire Outline Restoration Plan</u> - unpublished
Department of the Environment / Department of National Heritage (1984 and as amended)	<u>List Of Buildings Of Special Architectural Or Historic Interest. District of Chiltern, Parishes of Amersham, Chesham Bois and Coleshill</u>
English Heritage (1987)	<u>Register of Parks and Gardens of Special Historic Interest in England</u> - Part 4, Buckinghamshire
Pevsner N and Williamson E (1994)	<u>The Buildings of England. Buckinghamshire</u> - Penguin, London
Rocque J (1761)	<u>A Topographical Survey of the County of Berks, Sheet VII</u> ( The source for the 1758 map on the front cover of this leaflet)

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by Helen Wentworth

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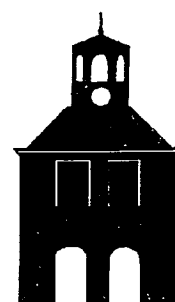


# **CONSERVATION AREAS**

## **GENERAL PLANNING CONTROLS AND POLICIES**



**Chiltern District Council**  
**1995**





# **CONSERVATION AREAS :** **GENERAL PLANNING CONTROLS AND POLICIES**

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- Top:** Highfield Close in the Weller Estate Conservation Area, Amersham-on-the-Hill
- Centre:** Church Street in the Chesham Conservation Area
- Bottom:** House in the North Park and Kingsway Conservation Area, Chalfont St Peter

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## **1 INTRODUCTION**

1.1 This leaflet explains the general planning controls and policies which apply within Chiltern District's Conservation Areas. It should be read in conjunction with the leaflets on individual Conservation Areas, which set out reasons for designation, describe individual area characteristics, and include maps to show boundaries and features of special interest.

### **What is a Conservation Area ?**

1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69) defines Conservation Areas as "**areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance**". It is the Council's duty under this Act to decide which parts of its area meet this definition and to designate them as Conservation Areas; there is also an on-going duty to review them, at which time variations could be made to the area which they cover.

### **Elements of Conservation Area Character**

1.3 As there is a great variety in the character of places there can be no standard specification for Conservation Areas. However, the one common criterion is that the area must have a special character which is of sufficient merit to be worthy of preservation or enhancement. This special character will probably be derived from a combination of some of the following features: attractive groups of buildings displaying a unity of scale, materials and/or density of development; a particular combination of land uses; a historic street pattern; open spaces such as village greens; enclosed areas such as market places; trees, individually or in groups; features of archaeological interest; an association with historical people or events, etc. In assessing suitability for designation the emphasis must be on the character of areas, rather than of individual buildings.



**The Little Missenden Conservation Area**



### Conservation Area Boundaries

1.4 Conservation Area boundaries must be drawn where the special interest stops. For example, a Conservation Area will be unlikely to cover the whole of the developed area of a village. Areas of open land may be included where these form the immediate curtilages of properties. In addition, where a space such as a village green is important in the street scene, or constitutes a focal point for buildings, it may be included. Inclusion may also be appropriate if such a space forms an intrinsic part of the setting of individual buildings and building groups. The inclusion of tree groups will often be appropriate, particularly where these enhance the setting of buildings, form a backcloth to them, or provide significant visual links between other features.

### Conservation Areas in Chiltern District

1.5 At 1st January 1995 there were twenty Conservation Areas in Chiltern District, located as follows: (\* asterisked dates indicate years when Conservation Area boundaries were amended).

<u>Area Covered</u>	<u>Year of Designation</u>	<u>No of Listed Bldgs included</u>
<u>Amersham</u>		
Old Town	1969, 1992*	151
Shardeloes	1992	5
Parkland		-
Elm Close	1992	-
The Weller Estate	1992	-
<u>Chalfont St Giles</u>		
Village centre	1969	33
<u>Chalfont St Peter</u>		
Gold Hill East	1992	-
North Park & Kingsway	1992	-
The Firs Estate	1992	-
<u>Chenies</u>		
Chenies Village, Chenies Bottom and adjoining countryside	1970, 1992*	31
<u>Chesham</u>		
Old Town & Town Centre	1970, 1987*	96

<u>Area Covered</u>	<u>Year of Designation</u>	<u>No of Listed Bldgs included</u>
<u>Chesham Bois</u>		
The Common, Village centre and area around St Leonard's Church	1992	10
<u>Cholesbury &amp; Hawridge</u>		
Main Villages	1971	16
<u>Coleshill</u>		
Village centre	1992	7
<u>Great Missenden</u>		
Village Centre and Missenden Abbey Parkland	1969, 1992*	59
<u>Jordans</u>		
Old Jordans and part of village surrounding The Green	1987	4
<u>Latimer</u>		
Village & Parkland	1970, 1992*	12
<u>Little Missenden</u>		
Village centre	1970	33
<u>Penn &amp; Tylers Green</u>		
Village and Church Road area (part in Wycombe District)	1971, 1992*	31
<u>Penn Street</u>		
Part of village, the Common & the Church	1992	8
<u>The Lee</u>		
Old Church & The Green	1980, 1992*	12



1.6 The Conservation Areas designated between 1969 and 1980 cover the historic cores of most of the district's towns and villages; they include over four hundred Listed Buildings within their boundaries. Those designated since 1980 consist of Historic Parklands, village cores and examples of suburban developments carried out since late Victorian times. The Conservation Areas encompassing twentieth century developments include very few Listed Buildings. They were mostly designated to preserve good examples of estate house building in this period.

1.7 The very different characters of these Conservation Areas mean that it is not possible to have a single comprehensive set of guidelines for their protection. Accordingly a leaflet has been prepared for each area to describe its own history and character, and the features in it which particularly merit preservation. These leaflets are available from the Council's Planning Department.

#### **What is the effect of Conservation Area designation ?**

1.8 When an area has been designated it becomes subject to extra planning controls which aim to preserve or enhance the character of Conservation Areas. Section 2 of this leaflet explains the controls which are set by Parliament in national legislation and Section 3 explains the Council's policies for implementing these controls.

#### **Listed Buildings**

1.9 Buildings included in the Statutory List of Buildings of Special Architectural or Historic Interest (compiled by the Secretary of State for National Heritage) are popularly referred to as "Listed Buildings". The List, a copy of which can be seen at the Council Offices, gives a brief description of the features which have led to each building being included on it. There are nearly one thousand Listed Buildings in Chiltern District, half of which are located in Conservation Areas. Indeed, in some of the District's Conservation Areas, the majority of buildings are listed.

#### **Building Regulations**

1.10 Whether or not a building is in a Conservation Area, most building operations must comply with the Building Regulations on a variety of matters including structural soundness, drainage, fire prevention and insulation. The Council's Building Control Officers

will be pleased to provide advice. They can be contacted at the address shown on page 9.

## **2 PLANNING LAW APPLYING TO ALL CONSERVATION AREAS IN ENGLAND AND WALES**

### **The Council's Duties**

2.1 The Council must pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas in the exercise of any of its powers. These are mainly under the Town & Country Planning Act 1990 (as amended) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

This requirement will, in practice, mainly relate to the consideration of planning applications, Conservation Area Consents and notifications of intention to fell or lop trees.

2.2 There are 5 controls which are relevant to Conservation Areas and which are described in this section. These are exercised by the need for:

- (1) planning permission
- (2) Listed Building Consent
- (3) Conservation Area Consent
- (4) notification of intention to lop or fell trees
- (5) stricter advertisement control

### **General Principles for dealing with Planning Applications in Conservation Areas**

2.3 Most building works and changes of use of land or buildings are defined in planning law as development and need planning permission. To be granted such permission each proposal for development should comply with the policies in the Council's Local Plans (see Section 3). In addition, before granting planning permission in a Conservation Area, the Council has to satisfy itself that the development will be in keeping with the character of the area. This is part of the Council's general duty as described in paragraph 2.1. In short, because of the importance of conserving the District's historic and architectural heritage, planning permission will not be forthcoming in a Conservation Area unless the proposed development, large or small, shows adequate sensitivity for the character of its surroundings.



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### Some Minor Building Works do not need Planning Permission

2.4 Some minor building works, such as certain small extensions, do not require specific planning permission from the Council because they are given a general permission under the Town and Country Planning (General Permitted Development) Order, 1995. These types of small works are collectively known as Permitted Development.

2.5 Within a Conservation Area the amount and type of Permitted Development is more restricted than outside it. For example, the size limit for the construction of domestic extensions and outbuildings is less. Furthermore, the addition of exterior cladding to a dwelling and alterations or additions to its roof will require planning permission and there are restrictions on the installation of satellite dishes. Therefore, anyone proposing to carry out building or other works in a Conservation Area is strongly advised to contact the Planning Department first to find out whether planning permission is needed.

2.6 Even though these minor developments in a Conservation Area may not require planning permission, they can still harm the character or appearance of the area if they introduce designs or materials which detract from the historic character of their neighbourhood. Examples of this are where original windows and doors are replaced with ones of modern design, or materials, or where front gardens are replaced with hardstandings.



Old windows are part of an area's character and scale

### Article 4 Directions to prevent Permitted Development

2.7 The Council hopes that the special qualities of its Conservation Areas will be maintained through public co-operation and support. However, if it becomes evident that the special appearance of an area is being spoilt by unsympathetic Permitted Development (e.g. minor building works as explained in paragraph 2.4), the Council may take steps to remove the relevant Permitted Development rights. This would be done by making an Article 4 Direction (under the Town and Country Planning (General Permitted Development Order), 1995).

2.8 The effect of a Direction is that minor works and changes of use listed in it require planning permission. A Direction may apply to the whole or part of a Conservation Area and to one or more classes of Permitted Development as the circumstances require. The Council's policy towards Article 4 Directions in Conservation Areas is set out in paragraph 3.13.

### Listed Building Consent for alterations or demolition

2.9 Most alterations to the interior or exterior of a Listed Building (including the demolition of any part of it) require Listed Building Consent from the Council in addition to any planning permission which may be needed. This is regardless of whether or not the building is within a Conservation Area. If works are carried out without Listed Building Consent a criminal offence is committed. The Council is able to prosecute the offenders or take enforcement action against them.



Listed Buildings in Chenies



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### **Conservation Area Consent for Demolition**

2.10 Anyone wishing to demolish an unlisted building in a Conservation Area must first apply to the Council for a written grant of consent called Conservation Area Consent. In addition Conservation Area Consent is usually required for partial demolition. Application is made in the same way as an application for planning permission. Exceptions to these controls are explained in paragraph 2.11. In effect, these powers are the same as those relating to the demolition of Listed Buildings. The Council's policy concerning Conservation Area Consent is set out in paragraph 3.8. If demolition is carried out without consent an offence is committed and the Council may prosecute the offender; it may also require remedial action to be taken by means of a Conservation Area Enforcement Notice.

2.11 This legislation does not apply to Listed Buildings, ecclesiastic buildings and Scheduled Monuments, which are covered by different legislation. In addition the Secretary of State for the Environment has made a direction in DOE Circular 8/87 (Historic Buildings and Conservation Areas - Policy and Procedures) listing the sizes and categories of buildings for which consent for demolition is not required. These include buildings of less than 115 cubic metres in volume but the list is lengthy and complex and the reader is recommended to consult the Planning Office before undertaking any work.

### **Publicity for Applications**

#### **Applications for Planning Permission**

2.12 Having received an application for planning permission, the Council will consider whether that development would affect the appearance of a Conservation Area and, if so, will publicise the application. To do this the Council has to:

- (a) publish a notice in a newspaper circulating in the area in which the proposed development is situated;

and

- (b) display a notice on or near the site of the proposed development for not less than seven days.

2.13 The notice must describe the development proposed and indicate where a copy of the application with its plans and other documents submitted with it

can be seen by the public. The documents must remain available for a period of 21 days beginning with the date of the publication of the notice in the newspaper.

2.14 Once these notices have been published, the Council cannot make a decision on the application until the 21 day period referred to above has expired and the 21 day period from the date when the notice was first displayed on or near the site has also expired. These two periods normally run concurrently. Any comments relating to the application which are received during these periods must be taken into account when the Council makes its decision.

### **Applications for Listed Building Consent and Conservation Area Consent**

2.15 The procedure for advertising an application for such consent is the same as that for advertising planning applications and is described in paragraphs 2.12 - 2.14.

2.16 Chiltern District Council advertises all applications relating to Listed Buildings and Conservation Areas.

### **Protection for Trees**

2.17 With certain exceptions, (see para 2.22) no works can be carried out to trees in Conservation Areas without the Council first having been notified.

2.18 Anyone wishing to cut down, top, lop or uproot a tree, which is not already subject to a Tree Preservation Order, has to give the Council six weeks' notice of their intention. The notice must be in writing, must state the work proposed and must identify the tree concerned. (An application form for this purpose is available from the Planning Department). The purpose of notification is to give the Council the opportunity to make a Tree Preservation Order where it considers that the tree should be retained. The Council's Policy for considering tree notifications is included in paragraph 3.9.

2.19 The Council keeps a register available for public inspection. This gives particulars of the notices received, together with details of the decisions made on them by the Council, as to whether or not to make a Tree Preservation Order.



2.20 If, after being notified, the Council does not make a Tree Preservation Order, the works must be carried out within two years, failing which a further notice must be served on the Council.

2.21 If the work is carried out without notice having been given, or before the expiry of six weeks, the person carrying it out and the owner become liable to prosecution and fines and have a duty to plant replacement trees. These penalties are the same as those applying to contraventions of a Tree Preservation Order.



**Can you imagine this corner of Gold Hill East without these trees ?**

2.22 These requirements for notification do not apply to hedges, bushes or shrubs, nor to trees with a trunk diameter less than 75 mm (3 inches) at a point 1.5 m (5 ft) above ground level, nor to fruit trees cultivated for fruit production. In certain circumstances they do not apply to work by statutory authorities or certain government departments.

### **Control of Advertisements**

2.23 The designation of an area as a Conservation Area does not, by itself, significantly tighten controls over advertisements. Such additional controls as there are relate to illuminated advertisements displayed on business premises and to advertisements on hoardings. However, most of the District's Conservation Areas are within an Area of Special Control for the purposes of the display of advertisements. Within the Area of Special Control the types and sizes of advertisement that may lawfully be displayed without first obtaining consent from the

Council are limited. The Area of Special Control was designated by the Council in order to protect the character and amenity of the countryside and valuable townscapes. It was first approved in 1960 and modifications to its boundaries were confirmed by the Secretary of State in 1993. The Council's policy towards advertisements in Conservation Areas is outlined in paragraph 3.10.

2.24 Certain advertisements can be displayed without the need to obtain Advertisement Consent from the Council because they are granted a deemed consent under the Town & Country Planning (Control of Advertisements) Regulations 1992. However, the Council has powers to issue a Discontinuance Notice to require the display of an advertisement which has a deemed consent to be discontinued. The Council's policy concerning Discontinuance Notices is set out in paragraph 3.11.

## **3 CHILTERN DISTRICT COUNCIL'S PLANNING POLICIES**

3.1 The Council has a series of policies which it applies in Conservation Areas to ensure that development will preserve or enhance the special character or appearance of these areas. These policies are contained in the two Adopted Local Plans for Chiltern District, [the Adopted Local Plan for Chiltern District (except Chesham Town Centre and Waterside) 1993 and the Adopted Replacement Chesham Town Centre and Waterside Local Plan 1993] and in the Chiltern District Local Plan - (Deposit copy) 1995. The following paragraphs give a general summary of these Policies together with the reference number of each policy in case you need to read it in full. If you intend to submit an application for Planning Permission, Conservation Area Consent or Advertisement Consent, or to notify the Council of intended work to a tree, we recommend that you read the complete relevant policies in the Local Plans together with their supporting explanations.

3.2 The policies are also applied where necessary on sites adjoining Conservation Areas in order to safeguard views towards and out from them. Other policies in the Local Plans are also relevant to development in Conservation Areas; for example, there are policies which protect the Green Belt and control certain changes of use of buildings. In addition, Policy GC1 aims to ensure that new development is of a high standard and is in keeping with the character of the locality. The Local Plans





are available for sale or inspection at the Planning Department or for inspection only at local libraries.

### **Requirement for Fully Detailed Applications**

3.3 To ensure that proposals involving the erection or extension of buildings can be assessed in relation to the special architectural and visual qualities of a Conservation Area, the Council will, in most cases, require fully detailed plans to be submitted with applications. These plans should show the siting, design and external appearance of the proposals, specify materials and means of access to the development and landscaping of the site (where appropriate). Details of the siting, elevations, materials and roof heights of existing adjoining properties will be requested when needed to assess the proposal in its setting.

3.4 The above requirement applies to all the Conservation Areas in the District. Only in exceptional circumstances will it be waived, for example, when the application is likely to be refused on a matter of principle (policy conflict), rather than detail. The Council has the power to require an applicant to submit such details as necessary to the determination of an application under the Town & Country Planning (Applications) Regulations 1988.

### **Policies which may be used when considering your planning application**

#### **Building Work**

3.5 All building work should preserve or improve the appearance of the Conservation Area. Careful siting, following the established pattern of development, together with density, scale, bulk, height, design, external appearance which respect their surroundings will be important considerations. Natural materials should be used rather than synthetic ones.

(Policy CA1 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy).

#### **Protection of Views**

3.6 Views within and looking out of and into each Conservation Area should be preserved or enhanced.

(Policy CA2 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy).



**View of The Lee Conservation Area**

### **Changes of Use of Buildings and Land**

3.7 Changes of use in Conservation Areas will be permitted, subject to various provisos, in order to retain buildings which contribute to the historic character of the area. The Council also seeks to retain open land uses such as public open spaces which make a positive contribution to area character. Changes of use should not harm the historic character or appearance of a Conservation Area. Any associated additions or alterations to buildings should be sympathetic to their historic features and setting.

The environmental impact of the proposed use, for example, the amount and type of traffic generated, the need for parking space and the creation of noise, smell, pollution, vibration and general disturbance will be considerations when the Council determines your application.

(Policy CA3 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy).

### **Demolition of Unlisted Buildings**

3.8 The Council will not normally grant consent for the demolition of unlisted buildings which make a positive contribution to the character of a Conservation Area. Consent for demolition may be forthcoming if a building does not contribute to the character of a Conservation Area provided that:



- (i) redevelopment of the site would preserve or enhance the Conservation Area and detailed plans have already been approved, or
- (ii) there is no intention of rebuilding and the Conservation Area would not suffer as a result.

(Policy CA4 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy)).

### Trees

3.9 Trees in sound condition which are important in the street scene or landscape should be retained and their amenity value protected. The Council will normally make a Tree Preservation Order when notified of intended works to trees which would be damaging to the Conservation Area.

(Policy CA5 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy)).

### Advertisements - General

3.10 The only advertisements which are truly in character with a Conservation Area are non-illuminated ones made of natural materials; these are therefore the most appropriate type to use. However, the Council recognises the needs of modern businesses and will accept certain types of discreetly illuminated advert provided that, as far as possible, they are made of natural materials and that, in all cases, they do not detract from the character of the area.

(Policies A1 and CA6 from the Adopted Local Plans and from Policies A1-A3 from the Chiltern District Local Plan - (Deposit Copy)).



A hanging sign with external illumination

### Discontinuance Notices for Advertisements

3.11 If an advertisement which is displayed with deemed consent (see para 2.24) is considered by the Council to be detrimental to the character of the area, or if it could cause danger for the public, the Council will serve a Discontinuance Notice to terminate its display.

(Policy A2 from the Adopted Local Plans).

### Overhead Lines and Telecommunications Development

3.12 Overhead electricity lines and telecommunications developments postdate the time of Conservation Areas and thus cannot be said to enhance or conserve their character.

The Council's strong preference is for new electricity lines to be laid underground.

Masts for telecommunications networks will not be permitted in a Conservation Area if a suitable site is available elsewhere.

Satellite dish antennas should be located away from prominent elevations and prominent roof slopes.

(Policy CA7 from the Adopted Local Plans and Policies OEL1, TD1 and TD2 of the Chiltern District Local Plan - (Deposit Copy)).

### Article 4 Directions

3.13 If minor building works or other operations which are Permitted Development (see para 2.4) are spoiling the character of a Conservation Area, the Council will make an Article 4 Direction (see para 2.7) to bring them under planning control.

(Policy CA8 from the Adopted Local Plans).

### Shopfronts

3.14 Shop fronts which are truly in character with the historic periods represented by Conservation Areas are built of natural materials; their component parts are small in scale. Where such shopfronts still exist, the Council is anxious for them to be retained.

Where applications to rebuild or create other shopfronts are submitted to the Council it will favour those which have small scale design elements and use



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natural materials; large expanses of plate glass are alien to a Conservation Area.

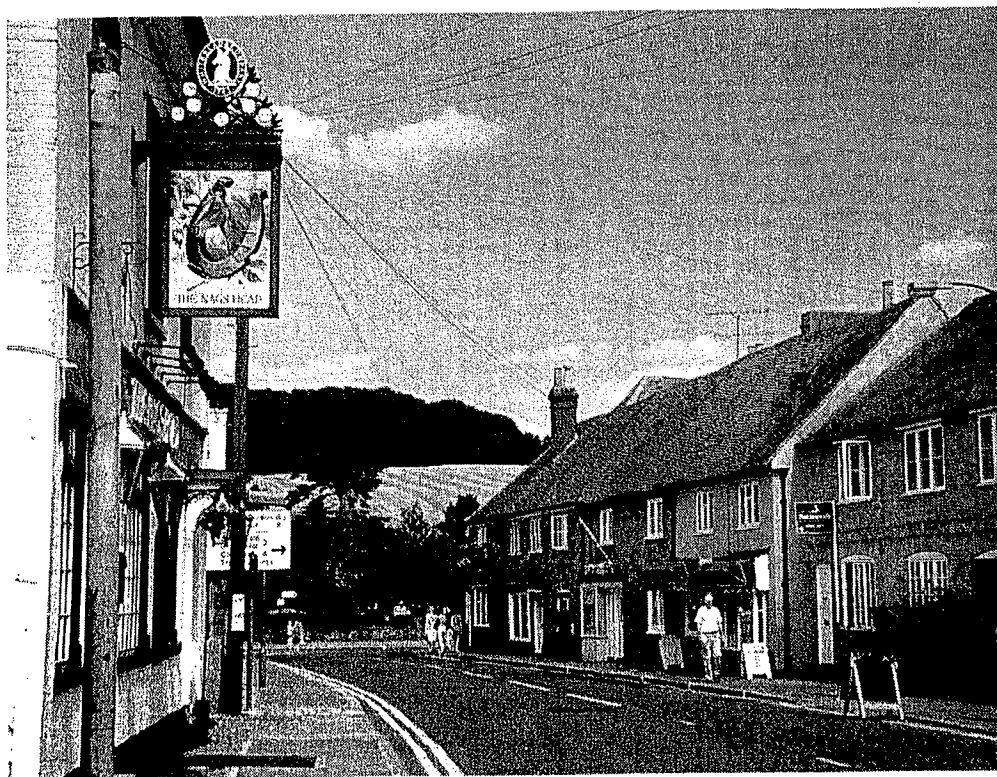
(Policy **S10** from the Adopted Local Plans and Policy **S11** from the Chiltern District Local Plan - (Deposit Copy)).

## DESIGN GUIDANCE

If you intend to carry out any building works the Council's Planning and Building Control Officers will be pleased to give further advice. Discussions at an early stage, once rough plans have been drawn up, could save time and money. The leaflets relating to individual Conservation Areas should be referred to because they also give design guidance.

For further information and advice please contact the Planning Department at:

Chiltern District Council  
Council Offices, King George V Road  
AMERSHAM, Bucks HP6 5AW  
Telephone No: Amersham (01494) 729000



**Whielden Street in the Amersham Old Town Conservation Area**

Produced by Helen Wentworth  
of the Local Plans, Information & Monitoring Section  
Chiltern District Council - 1995

**Price £2.00 (includes one individual conservation area leaflet)**

