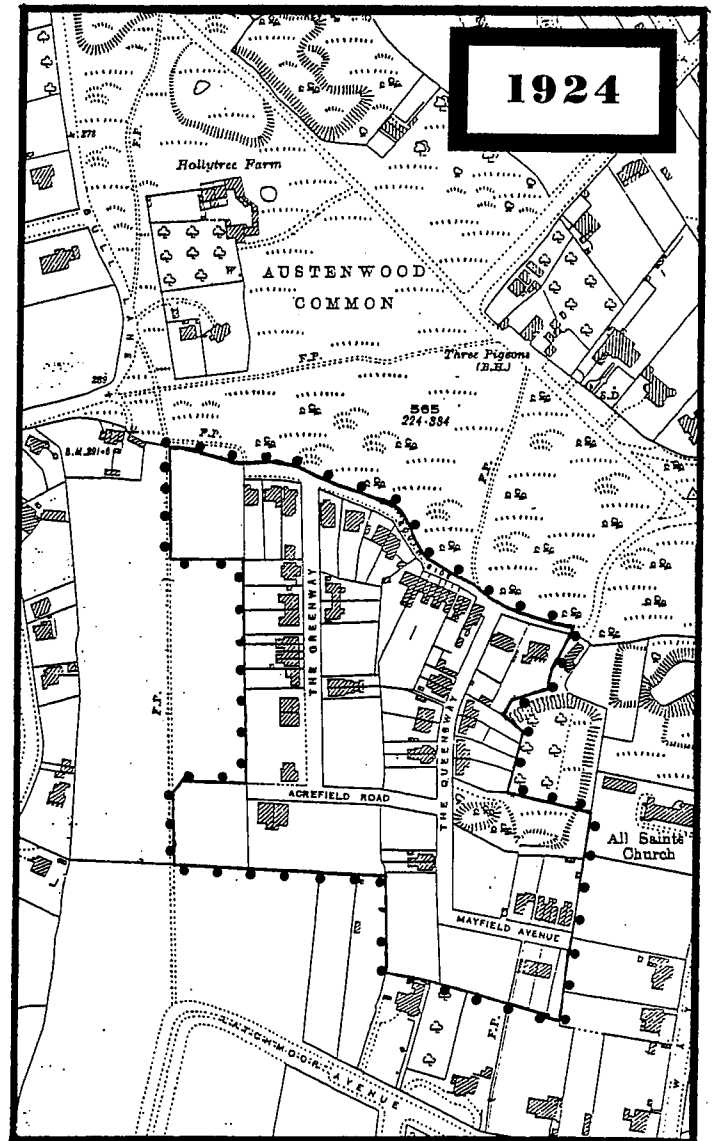
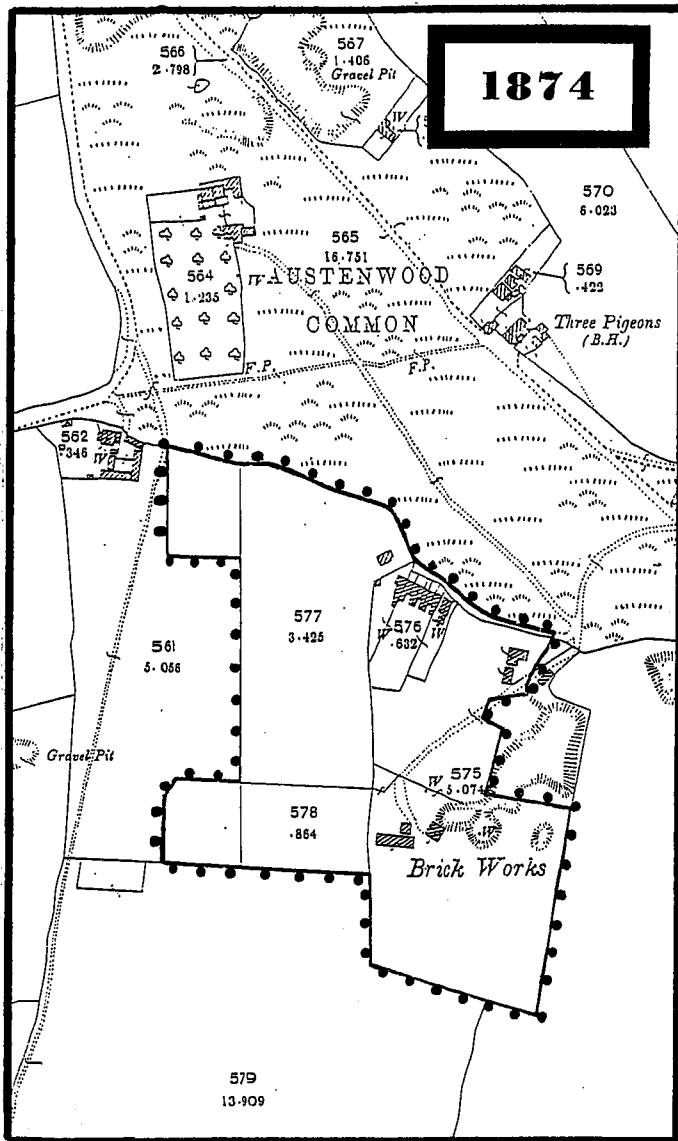


THE FIRS ESTATE CONSERVATION AREA



**Designated by
Chiltern District Council
in 1992**

**THE FIRS ESTATE CONSERVATION AREA
CHALFONT ST PETER**

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

1. INTRODUCTION

1.1 This leaflet describes the special character and appearance of the Firs Estate Conservation Area and may therefore be a material consideration 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 Conservation Area comprises four roads on the south side of Austenwood Common. It is situated midway between the long-established village of Chalfont St Peter and the twentieth century settlement of Gerrards Cross, with contemporary suburban development at varying densities on its east, south and west sides.

2. HISTORY

2.1 The oldest buildings in the conservation area are the cottages along South Side (Deva Cottage, Woodbine Cottages, Fir and Sycamore Cottages). These were built between 1840 and 1874. The eastern part of what was to become the Firs Estate was used as a brickworks in the late 1800s, with brick pits where Dell Cottage, April House and the houses in Firs End now stand and with the production buildings further south on the site of Sarum in The Queensway. It is likely that the original cottages were the homes of the brickworkers.

2.2 Around the turn of the century the Estate was owned by the Burgoyne family, who began its development. Their home, The Firs, in South Side, was one of the first houses to be built. Construction of what became known as The Firs Estate proceeded in a piecemeal manner over some forty years, although nearly half its houses were built between 1910 and

1919. By 1910 six houses had been built along South Side and the first houses built along The Greenway (Braemar Cottages) and The Queensway (The Nook, Crawford, Caldys, Walbrook, Meadow Lea, Arcady and Latchmoor View). Most of these dwellings were in terraces or semi-detached.

2.3 Between 1911 and 1915 there was a considerable amount of building. This phase saw the development of South Side almost completed and a consolidation of the development along the northern part of The Greenway. During the early 1920s development was limited, but the late 1920s saw a burst of activity as development commenced in Acrefield Road, although most development was focused on The Queensway. By 1930 about 80% of the houses had been built in The Firs Estate and by the end of the 1930s the development of the Estate was virtually completed. Only three new houses have been built in the Estate since 1950.

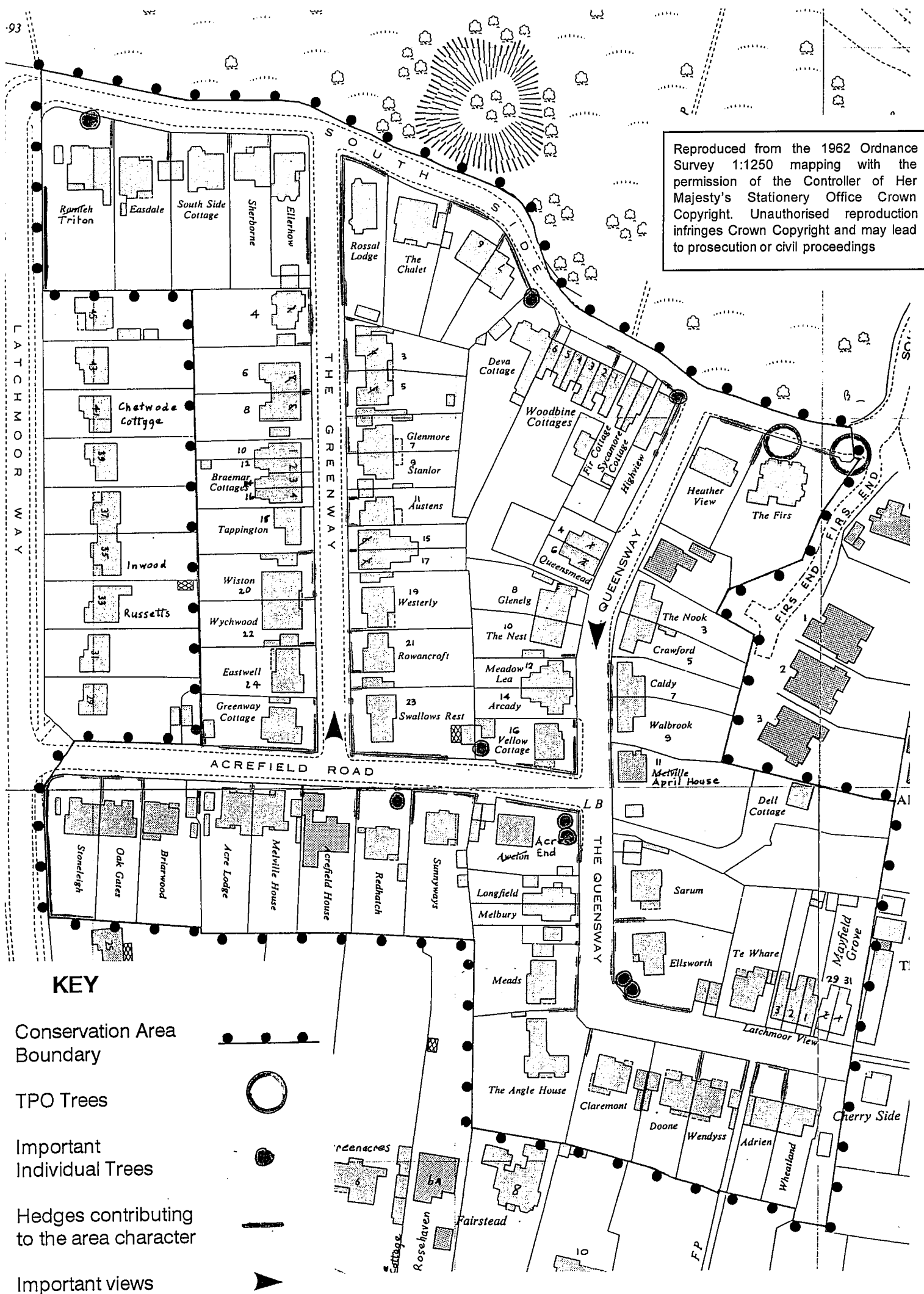
**3. THE SPECIAL INTEREST AND
CHARACTER OF THE
CONSERVATION AREA**

3.1 The close spacing of the estate's houses, and their generally small front gardens, give the area a tight urban feel. On the other hand there is none of the uniformity of housing usually associated with development at a similar density. The buildings of The Firs were strongly influenced by the turn of the century Arts and Crafts Movement, with its reaction against the mass produced housing of the Industrial Revolution. The Movement promoted the idea of well-built rural cottages of individual character for people moving from the towns. The resultant variety in the street scene, with the added rural element of an absence of pavements, gives The Firs Estate a special and attractive identity.

3.2 There is little post-1945 "infill" development and most alterations to houses have sensitively reflected the original building styles and materials. The result is a distinctive and well-preserved example of a turn of the century neighbourhood built in the Arts and Crafts style with middle-income commuters as its likely occupiers. The Firs Estate makes an instructive contrast with the more exclusive, low density



Fig 1 – Analysis of the Special Character of The Firs Estate Conservation Area



commuter villas of the same period in the nearby North Park and Kingsway Conservation Area. The Council accordingly considers it desirable to preserve and enhance the character of this area; the following paragraphs and Fig 1. set out the elements which make up that character.

Density of Development

3.3 In most rural and outer suburban housing development, the impact of the houses is softened by the greenery in front gardens. At The Firs, however, the most immediate impression is of the dominance of buildings, softened only by low front garden hedges. Shallow front gardens mean that houses face each other across the road at a distance of 15 metres (50 feet) or less. This makes them

noticeably closer than is normal for houses in this area, and puts them very much on view to the public; the design features listed in paragraph 3.4 are thus an important part of the street scene. Spaces between the sides of houses vary from narrow alleys to gaps wide enough to accommodate a garage; where garages fill these gaps they, too, are close to the road, emphasising the dominance of buildings.

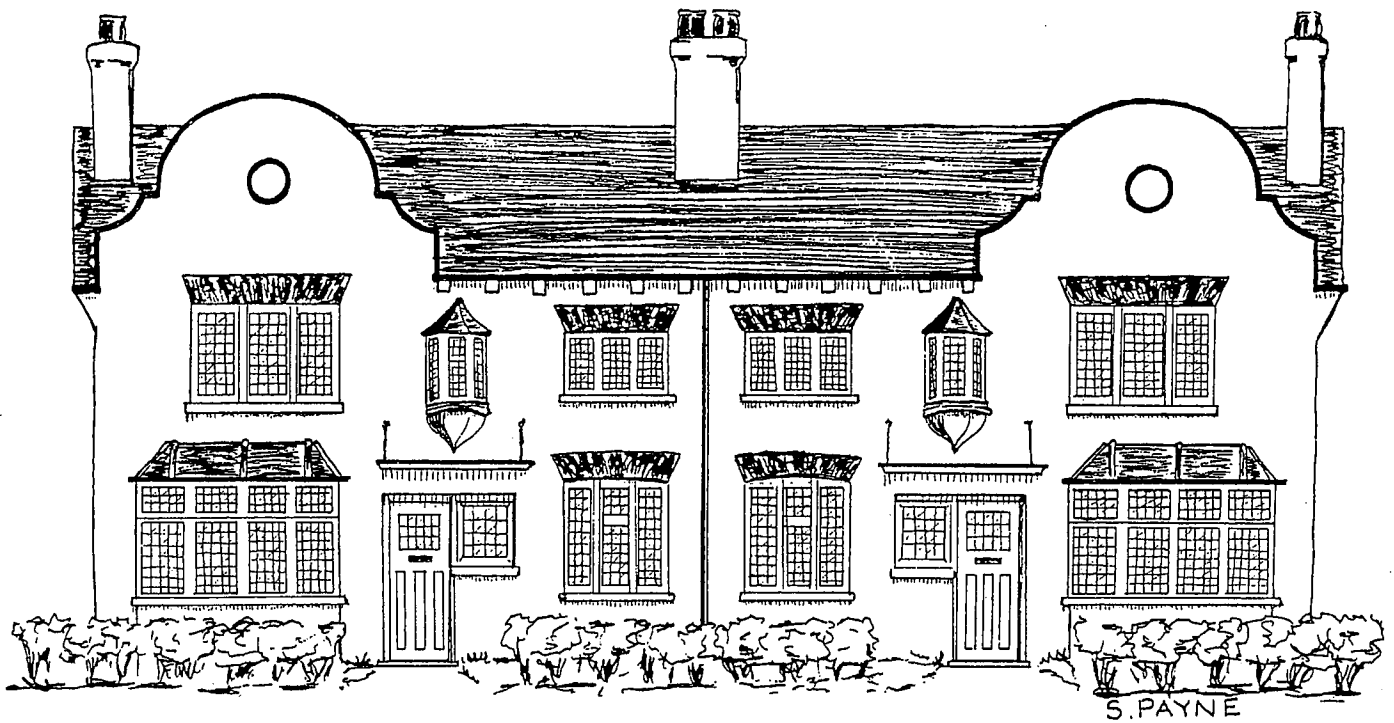


Fig 2. Nos 7 & 9 The Queensway as first built



Design of Individual Houses

3.4 With the exception of the well scattered short terraces of red brick cottages The Firs' houses derive a strong common identity from their use of various external features associated with the Arts and Crafts Movement:

- tiled roofs, often steeply pitched, sometimes multi-gabled;
- chimney stacks with numerous chimney pots stabbing the skyline;
- walls painted white on pebbledash render (in the most typical examples) or on smooth render or plain brick;
- exposed beams;
- decorative tile or brick features, particularly in gable ends or over windows;
- windows with leaded lights or small rectangular panes, and sometimes with unusual semi-circular or diamond shapes to the tops of their frames;

3.5 The builders went to great lengths to provide a variety of house styles, including giving contrasting front elevations to basically similar houses (such as 3/5 and 7/9 The Queensway). However, in spite of this variety the general uniformity of roof heights, the predominantly white walls and the scatter of steeply pitched brown tiled roofs give a strong unity of appearance to the estate. Figs 2 and 3 show houses in the estate, illustrating the variety in house design.

3.6 On South Side and, to a lesser extent, at the south end of The Queensway, are several noticeably larger detached houses standing on plots which are slightly larger than the norm for the estate. These are rich in the Arts and Crafts Movement external design features listed in paragraph 3.4 and are important landmarks on the estate. An example is shown in Fig 3.

Roads

3.7 While the absence of pavement is the most obvious feature of the roads, the well kept grass strip which replaces them in many places makes an attractive road margin. Above the grass the neat front boundary hedges form the main visual relief from the dominance of buildings in the view.

4. IMPORTANT VIEWS OF THE CONSERVATION AREA

4.1 The variety of scene in this conservation area means that no single view is typical. The view northwards along The Greenway with houses lining the foreground and the contrasting open space of Austenwood Common in the background, catches much of the feel of The Firs, as does the view southwards from the bend in The Queensway, from which the variety of house styles is particularly evident.

5. ALTERATIONS TO PROPERTIES WITHOUT DETRACTING FROM CONSERVATION AREA CHARACTER

5.1 The continued preservation of the distinctive character of this conservation area depends heavily on householders retaining original features whenever possible. If it becomes necessary to replace them, or to extend the building, the new materials should match the originals. Throughout the area the characteristic design elements noted in Section 3 have generally been well preserved, resulting in the successful retention of much of the original character of the area. (A regrettable exception has been the use of flat roofs, which are not in sympathy with the street scene, on some garages). To maintain this situation, particular attention will be needed for the following:

- (a) roof repairs, alterations or extensions should (where consistent with neighbours' amenities) repeat the existing pitch of the house roof and should retain the chimneys which are a prominent feature of the skyline;
- (b) facing materials should match those on the remainder of the house;
- (c) exposed beams should be picked out in black and not overpainted to match the rest of the wall;
- (d) new or replacement windows should have leaded lights or should be subdivided into small rectangular panes;
- (e) new or rebuilt garages should (where consistent with neighbours' amenities) have pitched roofs at an angle which reflects the steep



slopes of the house roof;

(f) hedges should be retained on front boundaries; while the attraction of converting front gardens into parking space is appreciated, the loss of the hedge and the resultant apparent widening of the carriageway damages the character of the area.

(g) Many original front doors have been replaced; most replacements have continued the general theme of panelled wooden doors with leaded windows on the top section and this pattern should be continued.

5.2 In conclusion it must be made clear that several of the courses of action mentioned in paragraph 5.1 do not require a specific planning permission. Therefore the continued protection of the conservation area's character relies upon the co-operation of the owners and occupiers in following the guidance in this leaflet. To ensure that you know which works require planning permission, you are strongly advised to consult officers in the Council's Planning Department when your ideas first arise. If they involve building works please bring sketch plans with you.



Fig 3 Rossall Lodge, South Side

Prepared in the Local Plans Section of Chiltern District Council
by Helen Wentworth

Published by Chiltern District Council in 1995
Artwork by Steven Payne and Brian Smith

Price £2.00 includes one General Conservation Area leaflet

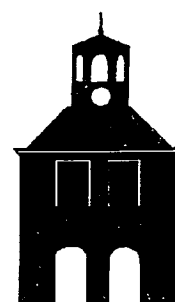


CONSERVATION AREAS

GENERAL PLANNING CONTROLS AND POLICIES



**Chiltern District Council
1995**



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

CONTENTS

Section 1

Introduction

- 1.2 What is a Conservation Area ?
- 1.3 The elements of Conservation Area character
- 1.4 Conservation Area boundaries
- 1.5 Conservation Areas in Chiltern District
- 1.8 What is the effect of Conservation Area designation ?
- 1.9 Listed Buildings
- 1.10 Building Regulations

Section 2

Planning Law Applying to all Conservation Areas in England and Wales

- 2.1 The Council's duties
- 2.3 General principles for dealing with planning applications in conservation areas
- 2.4 Some minor building works do not need planning permission
- 2.7 Article 4 Directions to prevent permitted development
- 2.9 Listed Building Consent for alterations or demolition
- 2.10 Conservation Area Consent for demolition
- 2.12 Publicity for applications
- 2.17 Protection for trees
- 2.23 Control of advertisements

Section 3

Chiltern District Council's Planning Policies

- 3.3 Requirement for fully detailed applications
- Policies which may be used when considering your planning applications
 - 3.5 Building work
 - 3.6 Protection of views
 - 3.7 Changes of use of buildings and land
 - 3.8 Demolition of unlisted buildings
 - 3.9 Trees
 - 3.10 Advertisements
 - 3.11 Discontinuance Notices
 - 3.12 Overhead lines and telecommunications development
 - 3.13 Article 4 Directions
 - 3.14 Shopfronts

Section 4

Design Guidance

Front Cover:

- 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

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 & 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 & 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.

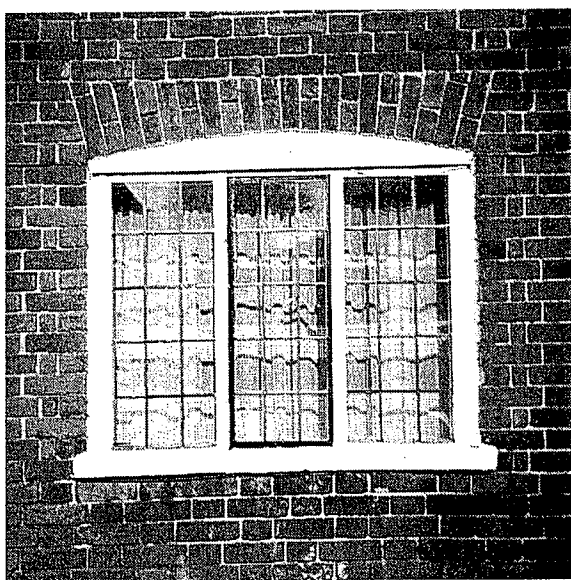


Some Minor Building Works do not need Planning Permission

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



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



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

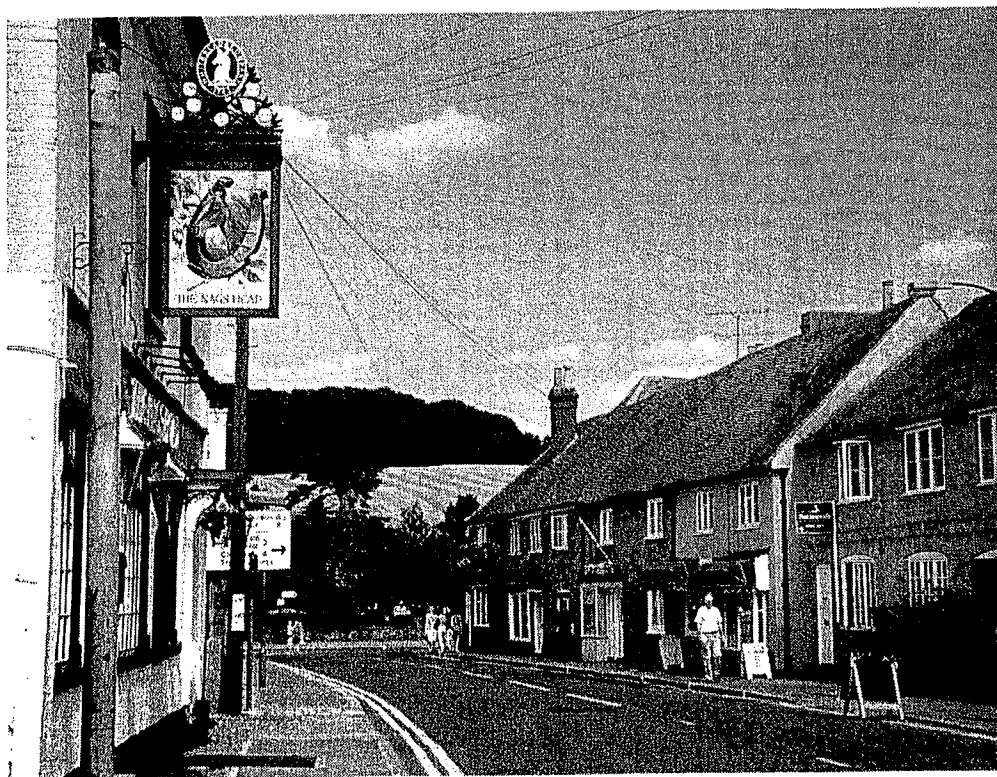
(Policy **S10** from the Adopted Local Plans and Policy **S11** from the Chiltern District Local Plan - (Deposit Copy)).

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)

