

THE LEE CONSERVATION AREA

CHILTERN DISTRICT COUNCIL

ADDENDUM to

THE LEE CONSERVATION AREA BOOKLET

Since this Conservation Area was designated in July 1980, a re-survey of historic buildings in Chiltern District has been completed and a new "Statutory List of Buildings of Special Architectural or Historic Interest" has been approved by the Secretary of State for the Environment for the Parish of The Lee with effect from 23.11.83. Buildings included on this List are protected by law and the consent of the District Council or the Secretary of State is required for works of demolition, alteration or extension, either internally or externally.

Some of the buildings referred to in Section 2 of this booklet have been added to the Statutory List which now includes the items set out below.

Paragraph 2.3.5 on page 9 of this booklet is now incorrect and the following should be substituted:-

2.3.5 The building is included in the Statutory List of Buildings of Special Architectural or Historic Interest as a Grade II item.

The Designated Area Plan on page 21 has been updated to show the additional "Listed Buildings".

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WITHIN THE DESIGNATED AREA

Old Church of St John the Baptist
Parish Church of St John The Baptist
Liberty Family Memorial
Church Farmhouse
2 barns at Church Farm - one delisted 12.5.93
Church Cottage
Rushmere and Prestwick
Hawthorn Farmhouse
Barn to south-east of Hawthorn Farmhouse
The Old Cottage
Sunnycot and The Old Post House
Guild Cottage

November 1983

and March 1998

ADDENDUM to

THE LEE CONSERVATION AREA BOOKLET

3.3 CONTROL OF ADVERTISEMENTS

- 3.3.1 At the present time there are no additional controls over advertisements consequent upon designation as a Conservation Area. Control is already very strict in the Conservation Area as, together with all the other rural areas in the District, The Lee is within an Area of Special Control for Advertisements approved in 1960.
- 3.3.2 Such areas are considered to merit protection on amenity grounds and in such areas there is a strong presumption against general commercial advertisements and advertisements which may be displayed with "deemed consent", i.e. where no specific consent is required from the Council because consent is granted by the 1984 Regulations, are very much more restricted than generally.
- 3.3.3. The Council also has powers to issue a "discontinuance notice" requiring the display of any advertisement which has a "deemed consent" under specified Regulations to be discontinued when the Local Planning Authority is satisfied that this action is required because it is expedient "in the interests of amenity", or "to remedy a substantial injury to the amenity of the locality". The Secretary of State considers that the use of this power is especially appropriate in a Conservation Area because it enables the Council to adopt a carefully discriminating approach.

SECOND ADDENDUM to

THE LEE CONSERVATION AREA BOOKLET

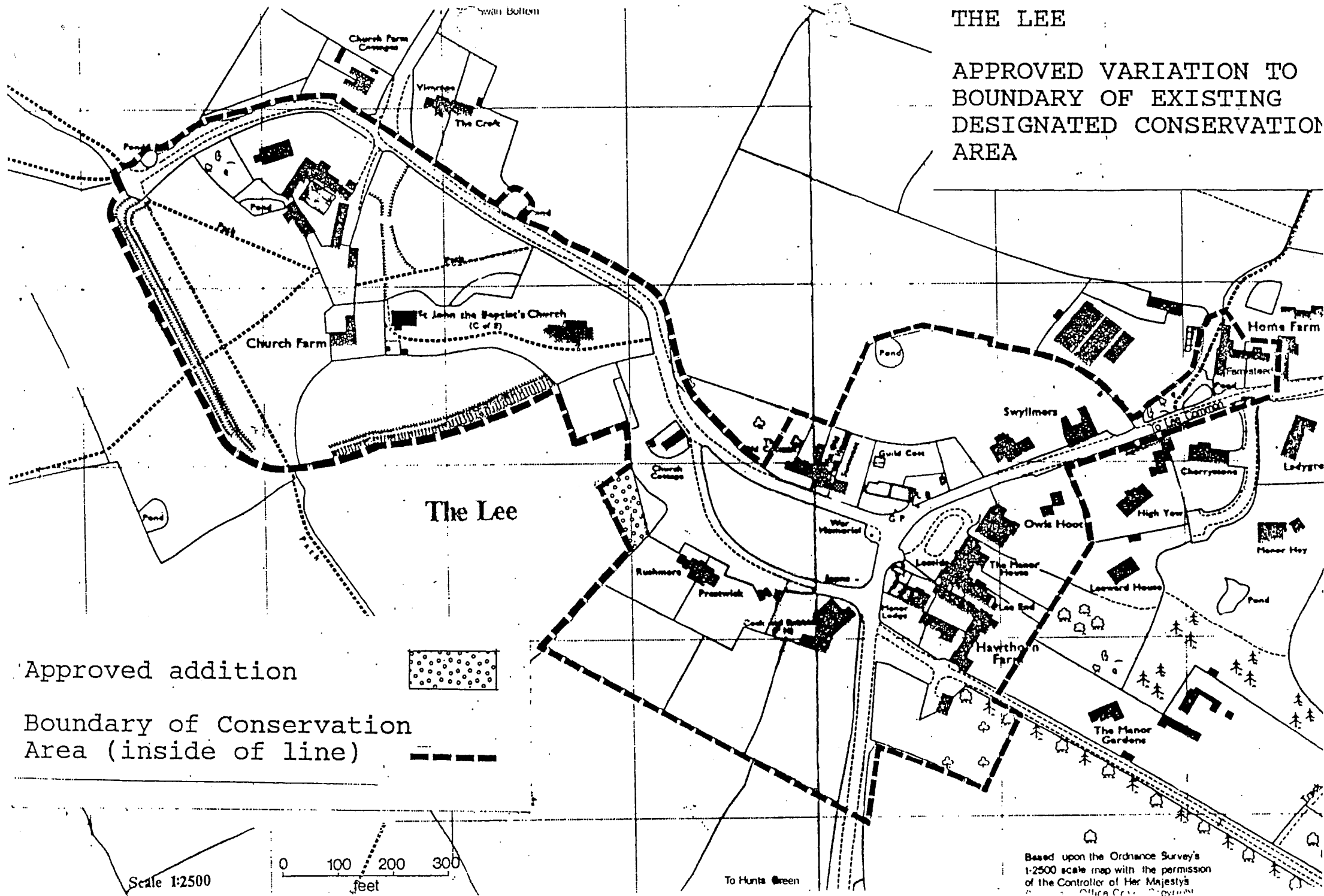
SITE OF SPECIAL SCIENTIFIC INTEREST

The Nature Conservancy Council has advised the District Council that The Lee Site of Special Scientific Interest (SSSI) no longer has this designation. This is the result of the introduction of more stringent criteria. Although the site is no longer of sufficient standard to justify SSSI status, it is still of value for conservation in a local context.

The references in paragraph 2.3.19 and the Appraisal Plan should be amended accordingly.

DECEMBER 1986

APPROVED VARIATION TO
BOUNDARY OF EXISTING
DESIGNATED CONSERVATION
AREA



THE LEE CONSERVATION AREA

**DESIGNATED BY
CHILTERN DISTRICT COUNCIL
ON
22nd JULY 1980**

**Published by
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March 1981**

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1. INTRODUCTION

1.1 DUTY TO DESIGNATE

- 1.1.1 The Town and Country Planning Acts 1971-1974 require the District Council as Local Planning Authority to consider from time to time which parts of its area are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and to designate such areas as "Conservation Areas."

1.2 CRITERIA FOR DESIGNATION

- 1.2.1 This statutory definition is deliberately wide in scope reflecting the notable variety in the character of places throughout the country. Clearly there can be no standard specification for conservation areas, which will be of many different kinds. The one common criterion is that the area must have special character which is distinctive to it and of sufficient merit to be considered worthy of preservation and enhancement. "Special character" will probably be derived from a combination of some of the following features: the topographical site; attractive groups of buildings exhibiting a unity of scale, materials and/or density; a historic street pattern; open spaces such as village greens; enclosed areas; trees, either individual specimens or in groups; features of archaeological interest or historical association etc. In assessing suitability for designation the emphasis must be on the character of areas, rather than individual buildings.

1.3 CRITERIA FOR DEFINING THE EXTENT OF A CONSERVATION AREA

- 1.3.1 Designation means that a definable character of special interest predominates and the boundary of the area to be designated must be where the special character stops. For this reason the Conservation Area boundary will not necessarily be the same as "the village envelope", i.e., the extent of the developed area of the village.
- 1.3.2 Areas of open land may be included where these form the immediate curtilages of properties; where the space forms a vital gap in the street scene or between nuclei of buildings; constitutes a focal point for buildings or forms an intrinsic part of the setting of individual buildings and building groups and across which there are fine views of buildings. The inclusion of tree groups will often be appropriate, particularly where these enhance the settings of buildings, form a backcloth to them or provide significant visual links between other features.

1.4 THE DESIGNATION OF THE LEE

- 1.4.1 The Chiltern District Council considers that part of the village of The Lee possesses qualities of special architectural and historic interest which it would be desirable to preserve or enhance and accordingly has designated the area shown on the plan on page 21 of this booklet as a Conservation Area.

- 1.4.2 The appraisal plan on page 20 shows the analysis of the character of the area. Its outstanding and distinctive features are illustrated and together with the written description and analysis defines the special character of the area which planning control policies will seek to safeguard.

1.5 PROPOSALS FOR PRESERVATION AND ENHANCEMENT

- 1.5.1 Having designated a Conservation Area, it becomes the duty of the Council within such time as may be directed by the Secretary of State for the Environment, to formulate and publish proposals for its preservation and enhancement. Proposals must be publicised at a public meeting to be held in the area and the Council must by law have regard to any views concerning the proposals expressed by people attending the meeting before finalising proposals.

2. THE CONSERVATION AREA

2.1 GENERAL

- 2.1.1 The village of The Lee is located on the dip-slope of the Chiltern Hills about two miles north of Great Missenden and one mile north-east of the main London to Aylesbury road (A.413). The site is on a plateau surface at an average height of 630 ft and together with surrounding countryside is gently undulating ground such that the Conservation Area may be viewed across the fields from the many vantage points on the network of public footpaths, bridleways and lanes in the locality.
- 2.1.2 The Conservation Area comprises two distinct and contrasting parts as regards origin, physical characteristics and function, but is unified by social history in the association of the villagers with the Parish churches. The area centred on the Old Church is, in the churchyards, a long established place of worship and remembrance and in the remainder a working farm with farmhouse, farmyard, buildings and open fields. By contrast the area centred on The Green is primarily residential in function, the two exceptions being the Cock and Rabbit Inn and Hawthorn Farm, also a working farm.
- 2.1.3 The area centred on the Old Church is considered worthy of Conservation Area status primarily on account of its historic interest, comprising the area of a Mediaeval Village site with boundary earthworks evident and having two notable churches within the enclosure, the 12th century Old Church, a Grade I Listed Building, being a particularly valuable and outstanding building. The area centred on The Green is considered to possess special qualities as an area of built environment as reflected in its buildings, form and layout and in its historic associations with the Liberty family and thus to be worthy of designation as a Conservation Area. The two areas are linked by a road and narrow strip of land at which point there is a subtle yet distinctive change in the character.

2.2 ORIGINS & HISTORY

- 2.2.1 The Manor of Lee is not mentioned in the Domesday Book but there is reference to it in other documentary sources. The Cartulary of Missenden Abbey contains the entries:

Leia and La Lega	-	1146
Leye and Leie	-	1183
Lee	-	1184
La Lee	-	1225

and in various other sources as listed it is recorded as follows: (1)

Lega	1181	-	Pipe Roll
La Legh	1241	-	Assize Rolls
La Leye	1284	-	Feudal Aids 1899 - 1920
Lye	1537	-	Letters and Papers : Foreign and Domestic

The Old English Place Name element "leah" meaning "a clearing" or "open ground".

2.2.2 The Lee was originally a chapelry to Weston Turville and was granted about 1146 by the family of Turville to the Abbey of Missenden. Latin Records of the Abbey of this date mention an agreement made in ancient times between the rector of Weston Turville (the mother church) and Ralf de Halton concerning the chapel of The Lee, which must therefore have existed from the beginning of the 12th century, if not before.⁽²⁾ Over the centuries the "Manor" passed from family to family - the Russells in the 16th century; the Plaistowes in the 17th and 18th centuries, subsequently passing by an heiress Elizabeth, by marriage to the family of Deering, who held it for many years in the 19th century. Before 1862, however, it reverted to the Plaistowe family who sold it in 1900 to Mr Arthur Lasenby Liberty, who became Lord of the Manor and principal landowner.⁽³⁾

2.2.3 He was also a pioneer in applied art and the founder and chairman of Liberty and Co.Ltd of Regent Street, W.1, a London store which was to acquire an international reputation for its fabrics. He introduced Eastern Art motifs to the western world in the production of the finest textiles and one of his most notable achievements was the introduction of special dyes, "an eastern secret" which resulted in the widespread appreciation of delicate tints now known as "Liberty Colours". Productions are identified with his name all over the world. In recognition of his services to the applied and decorative arts, he received a Knighthood in 1913. Four years later he died and Sir Arthur Lasenby Liberty was buried in the family grave in the churchyard of the "new" church of St John the Baptist, The Lee, Buckinghamshire.⁽⁴⁾

2.2.4 Sir Arthur was succeeded by Captain Ivor Stewart-Liberty (died 1953) and he by the present Mr Arthur I Stewart-Liberty, who continues to participate in the management of Libertys of London as the Chairman of the Board and in the management of his estate at The Lee.

THE AREA CENTRED ON THE OLD CHURCH

2.2.5 The earliest traces of settlement now evident at The Lee are in the form of a village site, a pear-shaped enclosure of some $7\frac{1}{2}$ acres, the most obvious feature today being the boundary defences - a ditch and earthbank. The appraisal plan on page 20 shows the true extent of the earthworks in the vicinity of Church Farm. The area enclosed is likely to represent the extent of settlement during one phase of the mediaeval period, perhaps the thirteenth-fourteenth century and the earthworks themselves are likely to be of this date, or perhaps a little earlier. The small spur to the south probably delineates the rear of properties developed later outside the enclosure and fronting the road.

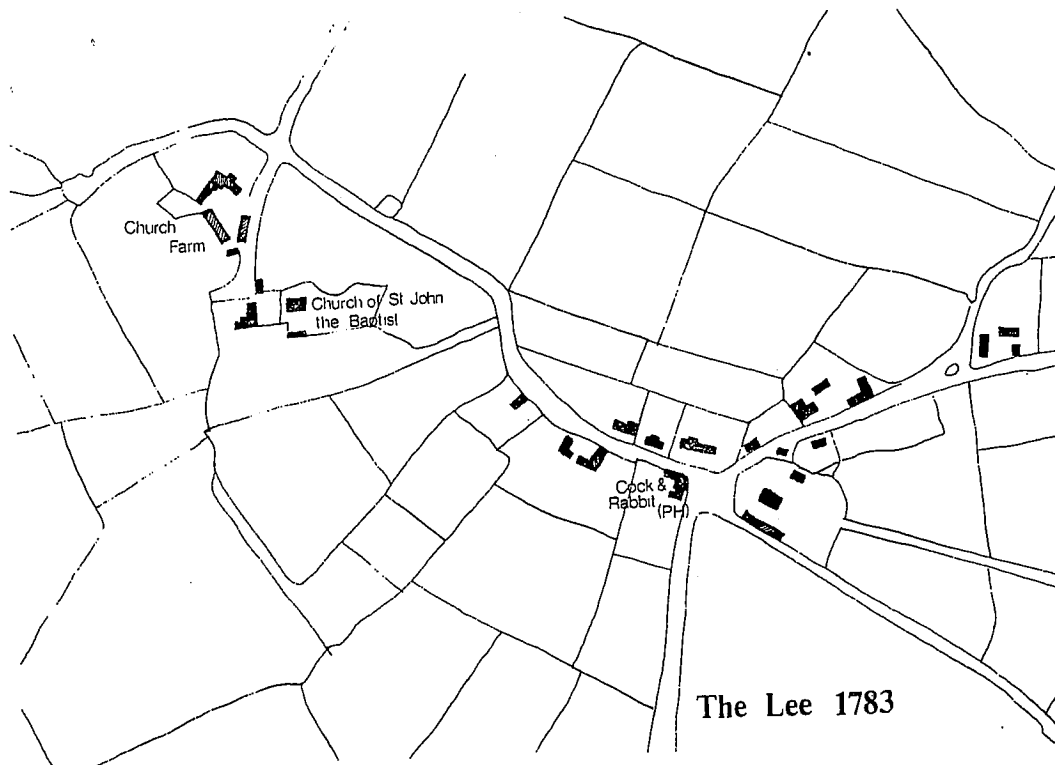
2.2.6 Within the enclosure, apart from the church/chapel, would have laid the principal house and its attendant barns and outbuildings and possibly a few other dwellings. Much of the enclosure would have been open land, the normal "home close" of a principal house.

2.2.7 The mediaeval occupation pattern within the Chilterns was quite different to that further north in the County; generally settlement units were small and there are a number of important small mediaeval earthworks in the vicinity of The Lee itself. The Lee earthworks are unusual for the Chilterns in that they enclose a fairly large area, although a roughly comparable but less complete enclosure exists at Therfield in Hertfordshire.

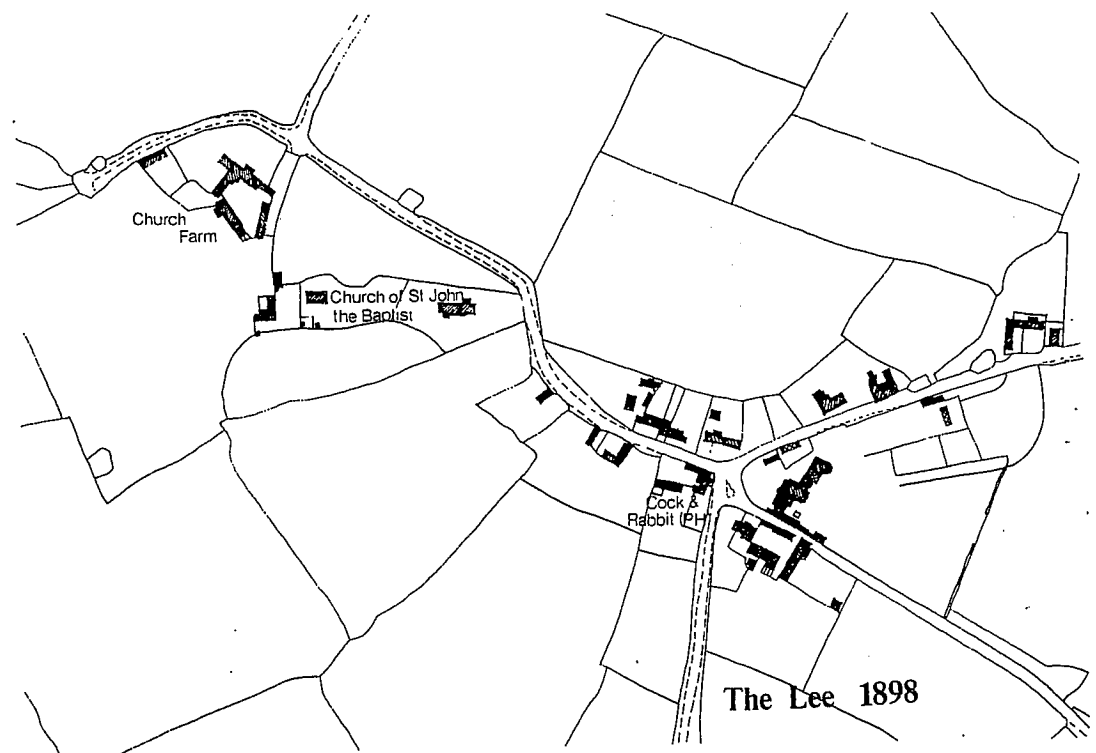
- 2.2.8 The Lee earthworks appear to have been first recorded in the 1860's and have received little attention since. Although they are not impressive visually, they do represent a fairly complete example of settlement unit of a distinctive type.⁽⁵⁾
- 2.2.9 Within the enclosure are the Old Church, dating from the 13th century; the new church built in 1867-8, with additions in 1910-11 and the Church Farm Buildings mostly of 18th century origin. As the series of maps on page 6 show, this area has changed little over the centuries as regards its physical features and nature and distribution of buildings. In the present century the principal changes have been in the farm buildings with three new additions evident today, namely, the small barn on the south-east corner of the group, from its style probably erected around 1910 and the two post-war concrete asbestos structures. The whole range of buildings is in active agricultural use.
- 2.2.10 As regards the present day function of the Churches, the new Church continues in regular use as the Parish Church and the Old Church, which until a few years ago accommodated the Sunday School, occasional christenings and a weekly Holy Communion, is not currently used at all. A local appeal is under way to raise funds and restoration work is being carried out as finance becomes available. Concerning its future, the local community has indicated its wishes that the Old Church be restored and maintained for future generations as a sacred place whilst fully exhibiting its special architectural and historic qualities and it is thought that uses for the building will evolve according to the needs of the Village.

THE AREA CENTRED ON THE GREEN

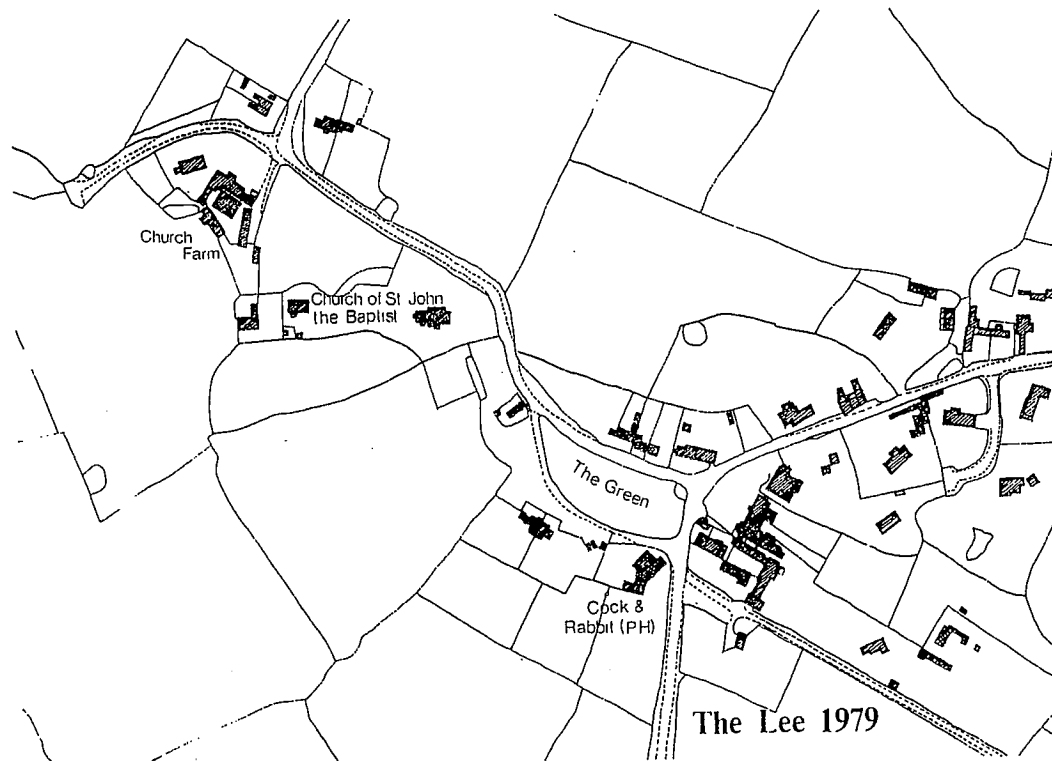
- 2.2.11 The maps referred to above also indicate how this area has changed over the last three centuries. Of present day buildings "Church Cottage" at the western end of The Green has a brick with the date 1696 built into the wall facing the road and appears to incorporate a timber frame structure of that period. "Sunnycot", facing The Green on the north side, has a first floor plaster panel with the date 1738 and "The Old Cottage", "The Old Post Office" and "Guild Cottage" had been built before 1783. At the eastern end of The Green the Manor House building complex is of varying dates of origin. It is reputed to contain structural elements from a building of about 1500 and certainly the buildings existing in 1783 had been significantly altered and enlarged by 1898, if the maps of these dates are compared. This source also reveals the appearance of the Hawthorn Farm group in the same period.
- 2.2.12 In the early years of the 20th century significant changes took place in the layout and form of the Village, following the purchase of The Lee Manor Estate by Mr Arthur Lasenby Liberty, who instigated a succession of efforts to improve the conditions of the Parish. A fresh water supply from the Missenden Valley was provided; new cottages built; old cottages enlarged and improved; the road pattern altered and the village green formed.⁽⁶⁾ In the Parish Records ⁽⁷⁾ for 6th April 1901, it is recorded that Mr Arthur Lasenby Liberty, Lord of the Manor, made application to close the top section of Hawthorn Lane and give an alternative road for public use on the southern side of Hawthorn Farmhouse and also dedicate a broadly triangular plot for a village green which should include the parcel of land on which the original Cock and Rabbit Inn stood; a dangerous corner at the road junction would thus be eliminated. Both proposals were agreed and The Green made and the lane diverted, both in 1901.



The Lee 1783



The Lee 1898



The Lee 1979

Development of the form of the village.

Scale 0 100 200 300 400 500 600
FEET

- 2.2.13 The original Cock and Rabbit Inn is thought to have been built in about 1750. The replacement building on the present day site was constructed in 1907 and sold to a private landlord in 1971 by Mr A.I. Stewart-Liberty⁽⁸⁾.
- 2.2.14 The Old Guildroom was built in 1903 for Mr Arthur Lasenby Liberty and formed the hub of village social life at The Lee during the Edwardian era. Meetings were held by clubs and organisations with plays performed there during the festive season ⁽⁹⁾. The Guildroom continued to be used for parish meetings and communal activities for many years before becoming disused and subsequently sold for conversion as a private house in 1973. From a detailed plan included in the terms of the sale, alterations were carried out during 1975 resulting in the present external appearance of the building.
- 2.2.15 The pair of houses "Rushmere" and "Prestwick" at the south-western corner of The Green were erected in 1908, and alterations and additions were made to the original vicarage "Swyllmers" on The Lee Common Road between 1911 and 1913. This building is thought to incorporate a much older structure dating back in part to the 16th century. The Manor Lodge buildings at the eastern end of The Green, together with the outbuildings on the south side of The Cock and Rabbin appear to have been built around 1910 and the barn to the south of Hawthorn Farm appears also to be an early 20th century structure.
- 2.2.16 The Manor House complex has been further altered and extended during the present century, most significantly at the northern end. Following the death of Captain Ivor Stewart Liberty in 1953 the Manor House was converted into 4 separate dwellings and sold and the grounds (not in the Conservation Area) divided up and sold as six building plots.
- 2.2.17 During the last 25 years no further dwellings have been erected in the area centering on The Green, which is a reflection on the policies of the landlord and the Local Planning Authority.

THE AREA CENTRED ON THE OLD CHURCH

- 2.3.1 This largely comprises the area enclosed by the Mediaeval Earth Works and is an area of contrasts. Four sub-areas may be distinguished on the basis of differing visual qualities.

The Churchyards

- 2.3.2 A very strong sense of enclosure is experienced in the combined churchyards of the 'old and 'new' churches. Predominantly evergreen trees and shrubs line the perimeter limiting external views, whilst internally the area is punctuated by further evergreen planting and forms a series of linked spaces, each with its own interest and variety. Of particular note is the large yew tree at least 1000 years old, positioned about half way between the two Churches. Rows of holly trees and hedges line the road around the churchyard, contributing significantly to the feeling of enclosure. Part of the earthwork is a distinctive feature in this area, forming the boundary bank to the churchyard along the road.

The Old Church of St John the Baptist

- 2.3.3 This is a Grade I Listed Building and one of the oldest churches in The Chilterns, particularly noted for its 13th century glass and 15th century wall paintings.

- 2.3.4 Description: (10)

It is a small (25' x 45') rectangular building built of flint rubble with blocks of clunch, almost entirely covered with rough-cast. The dressings are of clunch. The east buttresses are of brick and the west buttresses have clunch quoins. The roof is tiled of pitched gable-ended form and has queen-post trusses of rough adzed timbers. The curved braces and wall plates have been added or restored. The building dates from the 12th century with the exception of the south porch, which was added in the 18th century.

Mass dials are engraved on the south wall on the outside near the main door. The door in the south west doorway is plain with strap-hinges and is mediaeval. The Font is circular, with two staple holes, of uncertain date. The glass in the east window is notable. In 1900 a plain glass east window was replaced with stained glass exhibiting colourful figures of Oliver Cromwell, John Hampden and Miles Hobart in Art Nouveau Style. It was dedicated by Arthur Lasenby Liberty. At the top of the centre light and occupying its original position in the window is a very interesting and well preserved fragment of 13th century glass. On the north and south walls are traces of painted panels of 15th or 16th century date. The piscina at the east end is early 14th century. The sedile is in range

with the piscina and is also early 14th century. On the south wall of the chancel are fragments of moulding, finely carved, including part of the figure of an angel, probably part of window tracery of 14th century date and moulded capitals from the 13th and 14th century. On the north and south walls, at the east end, are short lengths of embattled string-course from the 15th century. Also on the south side are 18th century monuments of the Plaistowe family.



The Old Church from the footpath behind the New Church

The "New" Church of St John the Baptist

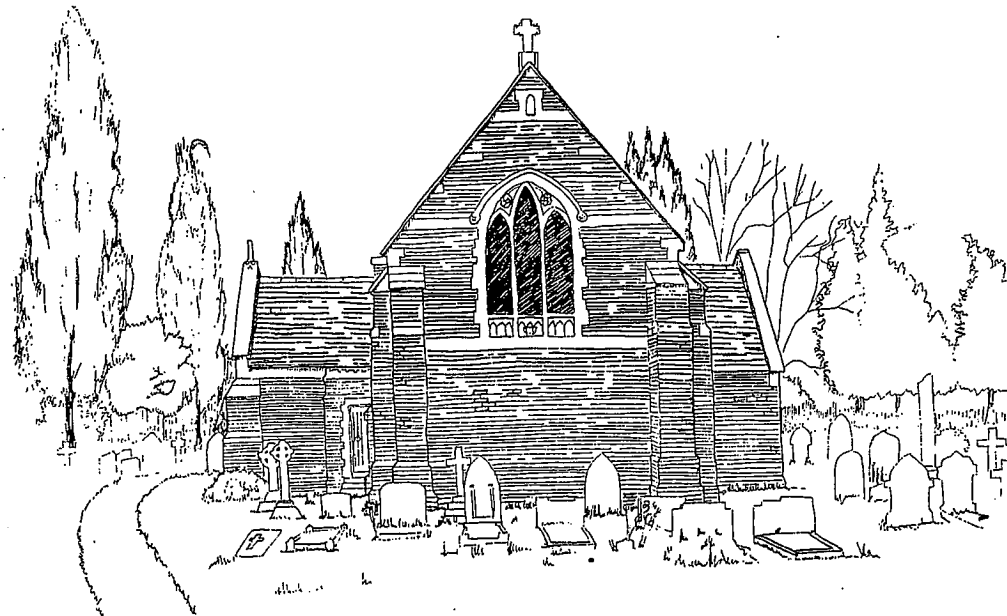
- 2.3.5 The building is recorded on the Supplementary List of Buildings of Special Architectural or Historic Interest as an item of local importance.
- 2.3.6 The Church was erected in 1867-8 to the design of architect Augustus Frere and was substantially enlarged in 1910-11 by the addition of transepts and baptistery, the architect for this work being S.Fellowes Prynne⁽¹¹⁾ Various internal improvements were also carried out to the structure and fittings.

2.3.7 Description: (12)

The Church is constructed of orange-facing brick with stone dressings to the gables, buttress tops and around doors and windows. The roof is steeply pitched with gable ended forms throughout and was recovered with hand made sand-faced tiles in 1964. There are 3-light lancolate windows in both the east and west ends. The whole is in 13th century style.

All the fittings of the church are modern, including the font, which is octagonal.

There is one bell in a small stone bell-cot or gable, at the west end of the church which is inscribed "Michael de Wymbis me fecit". This bell was removed from the old church and is of considerable antiquarian interest; only four others by the same founder being known. It is not certain when Michael de Wymbis lived, but the style of his bells suggests a date of about 1290.

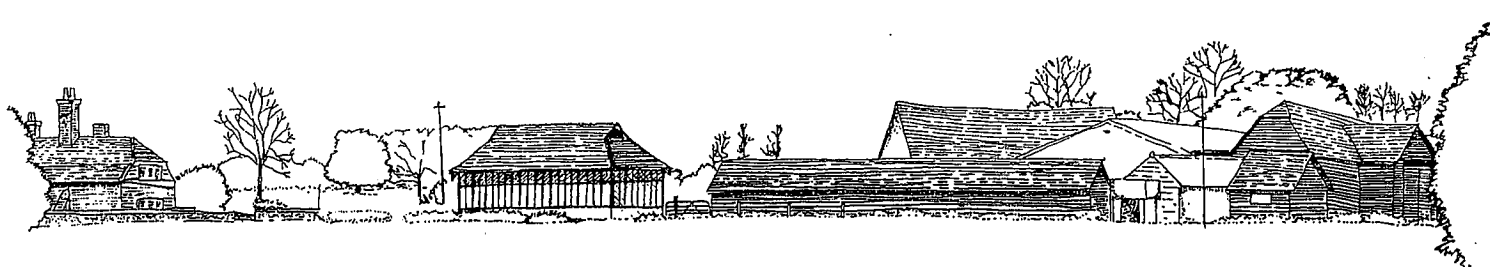


The New Church from
the main entrance gate
on the Swan Bottom Road.

The first book of the registers contains burials between 1679 and 1802, baptisms between 1679 and 1797 and marriages between 1700 and 1799. After this there is a gap, the baptisms being continued in a second book with entries between 1804 and 1812, while the other entries are only continued from 1812.

The Field between the Churchyards and Church Farm

- 2.3.8 This is an open grassed area used as grazing with a general level some three to four feet above the road. The perimeter earthwork is obscured along the road, but other works are evident in the shallow depression running in a north - south direction on the western part of the field. Of significance is the uninterrupted view across the field to the Church Farm buildings and from the field, the attractive view to the north east over the roadside pond to open country.



The Church Farm buildings across the field between the Church yards and the Swan Bottom Road.

The Church Farm Buildings

- 2.3.9 With the exception of the modern barns in prefabricated materials, this range of farm buildings forms an interesting and attractive group in active agricultural use. Traditional structures and materials are well exhibited and impart visual cohesion to the group. The barns have old plain tile roofs, orange/brown in colour and dark-stained weatherboarded walls and are of traditional Chiltern type. The small barn on the southern side is early 20th century and is unusually decorative; the lower half of the walls are brick, a mellowed red-purple colour, with dark half-timbering enclosing pebble-dash panels on the upper part. It is a pattern also exhibited in an outbuilding adjoining the Cock and Rabbit Inn.
- 2.3.10 The area around the buildings on the north side is part of a working farmyard and possibly for this reason traces of the mediaeval earthwork are not discernible here.
- 2.3.11 The farmhouse is physically detached from the farmyard group and comprises an 'L' shaped two-storey building in brick under an old tile roof. It appears to incorporate a timber-frame structure and is probably of 17th century origin. The building is sited only 20 yards from the Old Church and has a brick and flint wall to its garden which also forms an attractive boundary feature to the churchyard at this point.

The Earthworks - Fields to the South and west

- 2.3.12 These fields are included within the Conservation Area because they contain features of historic interest. They offer a sharp environmental contrast to the remainder of the area centred on the 'old' church, the contrast being in their openness and visual continuity with other extensive open fields adjoining.
- 2.3.13 The bank and ditch earthwork forming the western boundary of the mediaeval enclosure, when viewed from the west, is seen as a definite break of slope in the surface of the field having the form of a long low mound, about 3 feet high with the ditch on the west side. When viewed from the east the mound is just discernible.
- 2.3.14 The earthwork forming the southern boundary is visually insignificant in landscape terms, when viewed from either the north or south, where it appears as a low mound about 2 feet high parallel to the fence line. Adjoining ground is gently undulating and as a result the earthwork is not a distinctive feature.

The Approaches. (to the area as a whole)

- 2.3.15 Approaches by public highway are from the north by the road from Swan Bottom and from the west and south by footpaths across fields from the Hunts Green to Kings Ash road.
- 2.3.16 The northern approach is most notable for its skyline views of the area of the churchyards, the variety of tree shapes and roofs of the two churches forming interesting and attractive silhouettes. On crossing the valley much of the area is obscured by rising ground and the buildings of The Croft, The Vicarage and Church Farm Cottages and the Conservation Area does not come fully into view until a point only 30 yards from its boundary is reached.



The Old Church & Church Farm buildings as seen from the footpaths to the west.

- 2.3.17 All the footpaths cross open land with only occasional hedgerow trees and bushes to interrupt the views (variously) of the Church Farm group, Church Farmhouse and the Churches. The treed setting, with its variety of colours, shapes and textures, is particularly impressive.

THE AREA CENTRED ON THE GREEN

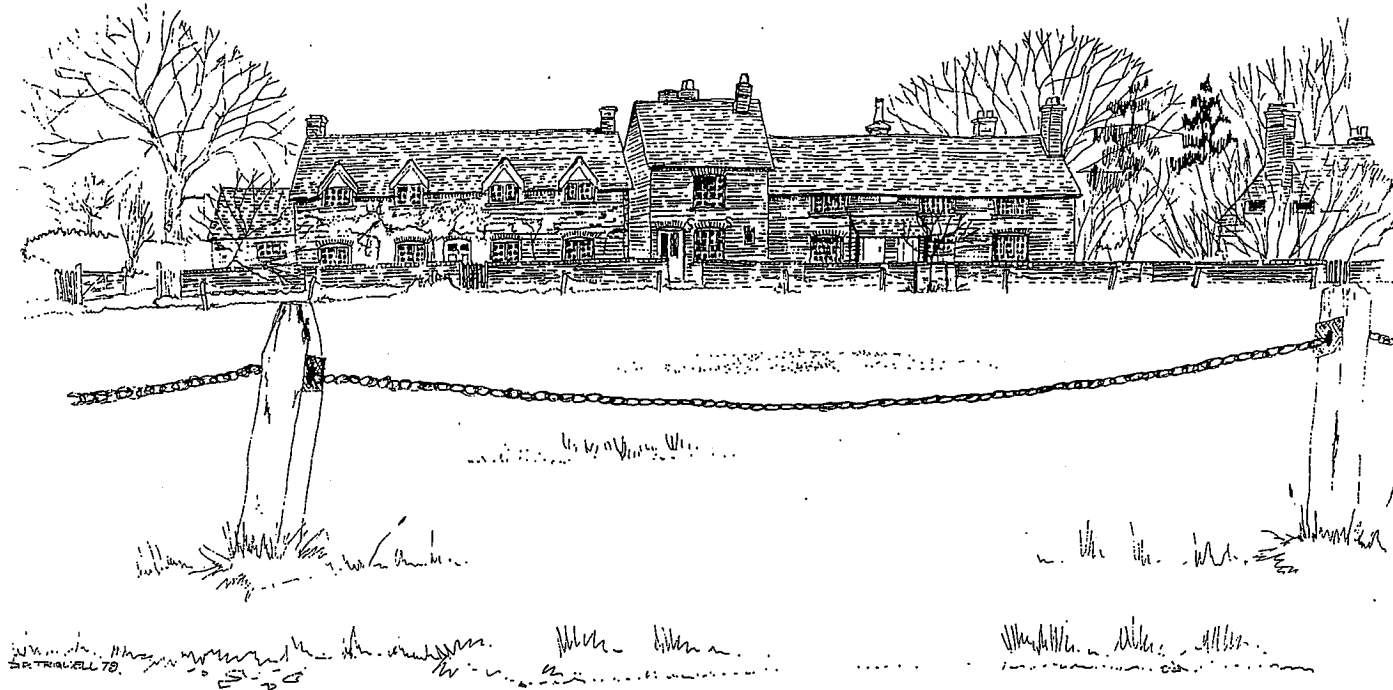
- 2.3.18 The special quality of this area emanates from the existence and particular features of The Green combined with the individual qualities of the buildings and walls which surround it and the special relationships between them. At the junction of three minor roads, from Swan Bottom, Lee Common, Hunts Green and Potter Row, the Green has a distinctive 'pear' shape clearly defined on the ground by perimeter post and chain fencing which borders the roads encircling The Green, thus determining its shape. Simply an open grassed area, the Green slopes almost imperceptibly towards the Cock and Rabbit Inn, located at the south-east corner. The perimeter fencing apart, its principal features are the blocks of Hertfordshire "Pudding Stone" and the War Memorial, both at the eastern end.



Manor Lodge, Hawthorn Farm buildings and the 'Cock & Rabbit' seen across
The Green with the 'Pudding Stone' S.S.S.I.

- 2.3.19 This part of The Green, together with another small area adjacent to its western tip, is a site designated by the Nature Conservancy Council as of Special Scientific Interest (geological). The site exhibits "Erratic blocks of Hertfordshire pudding stone and Sarsen Stone, which are probably derived from the top of the Lower Eocene, Reading Beds"⁽¹³⁾ The block at the western end is mounted on a circular brick plinth and an inscription on the underside of the stone states that it was "Dug up near Lee Gate and erected by Arthur Lasenby Liberty, 1907."

- 2.3.20 The Green itself is visually simple and an excellent foil to the individual buildings and groups of buildings which surround it. It comprises a very integral part of their setting and the particular relationship of "green" buildings and walls, together with their intrinsic qualities, is the essential ingredient of the distinctive special character of the area.



The Old Cottage, The Old Post House, and Sunnycott, seen across The Green.

- 2.3.21 A notable feature of The Lee is the individual architecture of the principal buildings; the elevations are well detailed and contain a variety of features of interest and attraction. For example, gabled and dormered roof lines, ornamental brickwork; varied porch treatments and window styles.
- 2.3.22 Although individual design is a significant element in the character of the area, a broad group relationship is also evident; there is a certain harmony and unity amongst the buildings stemming from small-scale appearance, the repetition of certain architectural features and through materials in the continuity of orange/brown plain tiled roofing, toning brickwork and constancy of colour in the paintwork. (all white).

- 2.3.23 Contributing significantly to the overall character is the presence of low walls in brick, or brick and flint, on the frontages of most of the buildings facing The Green. The walls border the roads encircling The Green, accentuating its form and the setting of the buildings. Walls are a particularly important element in the environment of that part of the road from Lee Common within the proposed Conservation Area and strongly enclose the view out from The Green in that direction, contributing to visual continuity.
- 2.3.24 Further notable features of the character of the area are the overall high quality of building and the lack of post-war buildings fronting The Green. The various alterations and additions which have been carried out to existing buildings, e.g., The Guildroom and Church Cottage, have been carefully designed and blend in well with their surroundings.

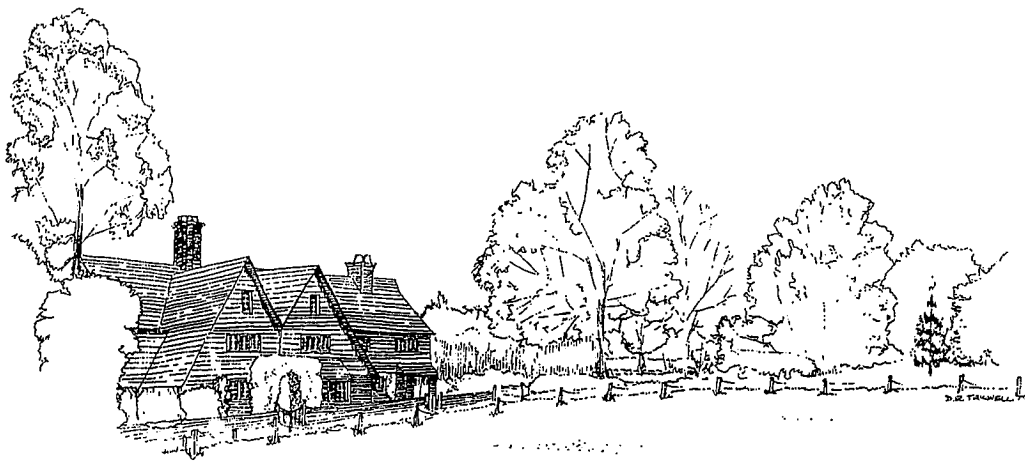


Guild Cottage and the Guild Room as extended with the walled view down the Lee Common Road.

- 2.3.25 As regards important views within the area, seen from the western end, groups of buildings dominate the view across The Green and are backed by mature trees of different species which together give rise to a distinctive and interesting skyline. The buildings and their frontage walls impart a sense of enclosure and colour contrasts between building facades and The Green are significant.



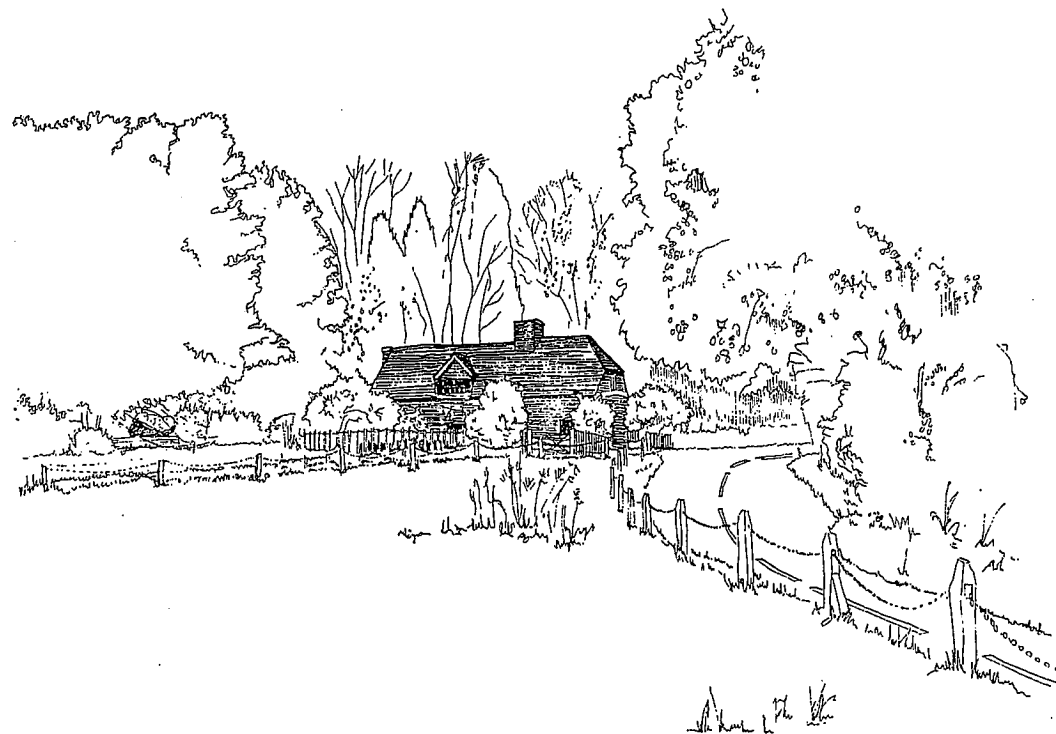
The Manor House group, Manor Lodge and Hawthorn Farm buildings seen from the western part of The Green.



Rushmere and Prestwick; the view from the eastern part of the green.

- 2.3.27 Important views out from The Green are restricted to the west between "Rushmere" and "Church Cottage", where there is a clear view out to open fields; to the south east between "The Cock and Rabbit" and "Manor Lodge" also to open country and the walled view down the Lee Common road, previously mentioned.

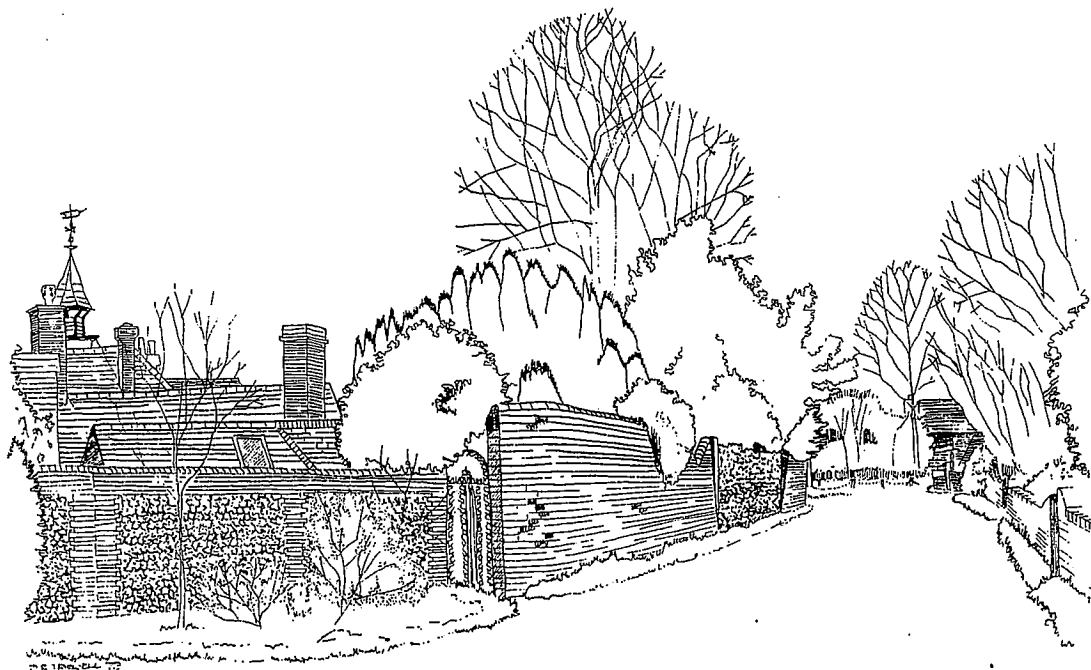
- 2.3.26 Viewed from the eastern end, a different impression is gained. Buildings are subordinate to landscape. Individual mature trees are prominent and together with the buildings form a definite visual 'edge' to the area about The Green.



Church Cottage with the Churchyard trees in the background.

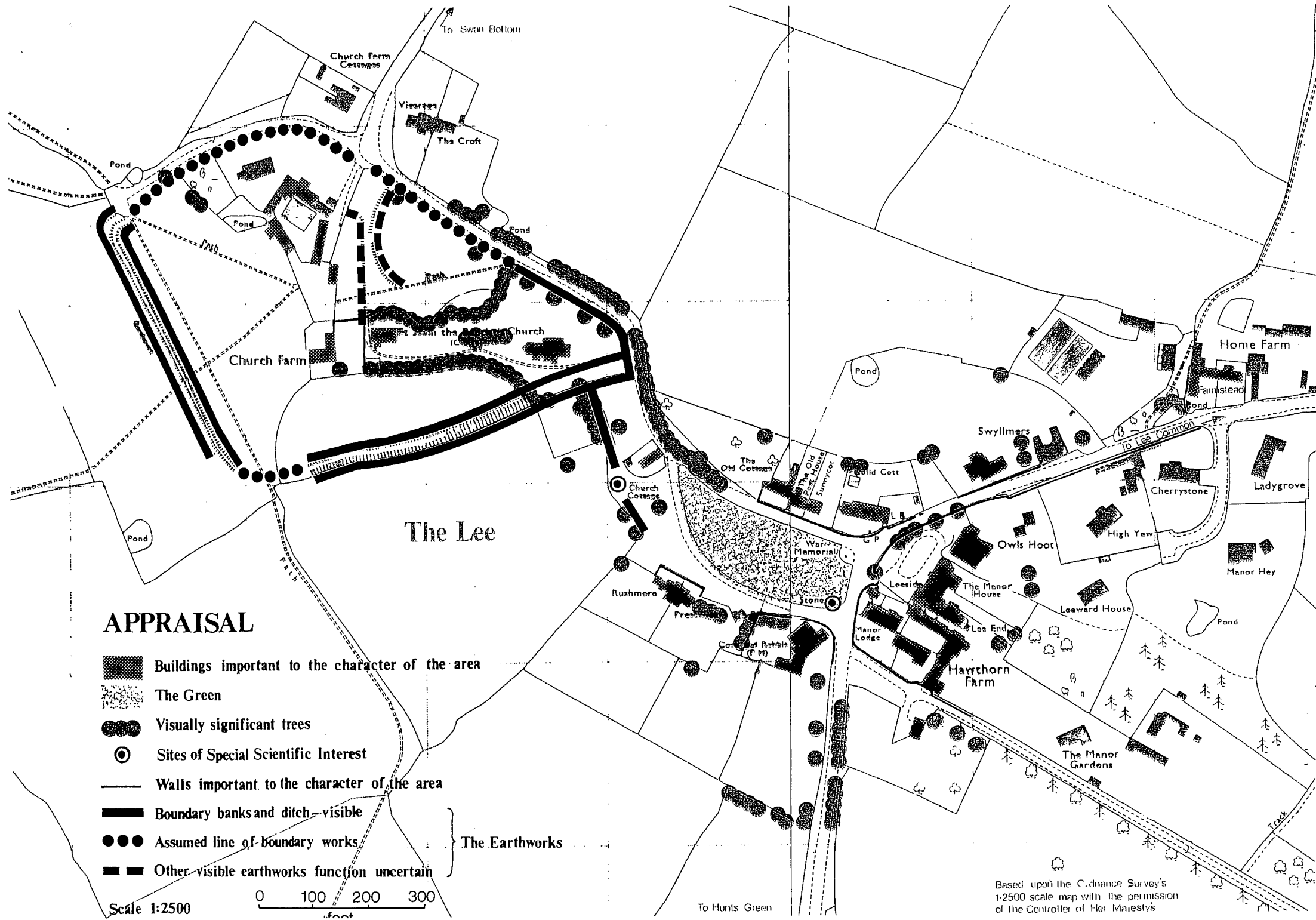
The Approaches

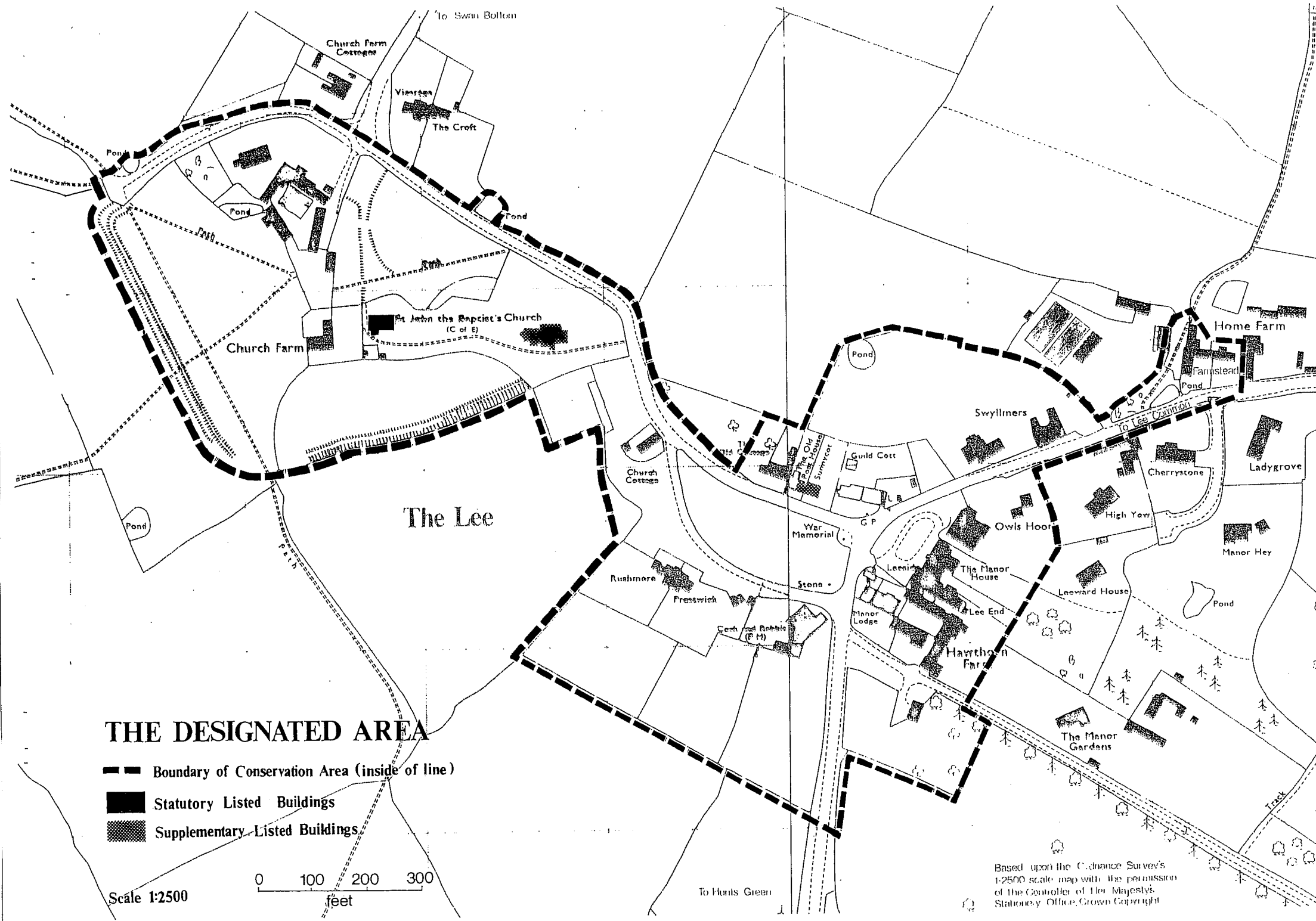
- 2.3.28 The approaches to The Green by public highway allow only very limited views of it until The Green itself is reached. Mature trees lining the road from Hunts Green create an enclosed environment along it and at the bend opposite the entrance to "Pipers", the present day home of the Stewart Liberty family and distinguished by the presence of the figurehead of The Admiral Lord Howe⁽¹⁴⁾, the Guildroom and Guild Cottage come into view and remain the focal point of the vista along the road itself as one progresses towards The Green. In the dip, some 100 yards before The Green, the view opens out with views across the garden of the Cock and Rabbit to the Inn buildings with an attractive variety of materials, colours and textures - brick, render, tile hanging and half-timbering in orange/brown/buff and white. To the right is a view of a traditional barn, tiled and weatherboarded with braced posts prominent on the front elevation and a pleasant view of the Hawthorn Farm Group in which the old tile roofs predominate.
- 2.3.29 By reason of a subtle curve in the alignment of the road from Lee Common, The Green does not come into view until a point some 250 yards east of it, opposite the Home Farm buildings is reached. The buildings exhibit traditional materials, "Farmstead" being a brick built dormered cottage with brick and weatherboarded barns adjoining, all of which have attractive old tile roofs. The feeling of enclosure is pronounced with a 6 ft brick wall bordering the highway continuously to The Green on the left and an unbroken line of trees, bushes buildings and low walls on the right. There is an interesting roof line view of the old Manor House buildings on the left. The footpath which joins the road beside Home Farm offers little in the way of views which is a reflection on the topography and screening vegetation.



The roofscape of the Old Manor House buildings seen from the Lee Common Road.

**APPRAISAL
and
DESIGNATED AREA PLANS**





THE DESIGNATED AREA

- Boundary of Conservation Area (inside of line)
- Statutory Listed Buildings
- Supplementary Listed Buildings

Scale 1:2500

0 100 200 300
feet

Based upon the Ordnance Survey's
1:2500 scale map with the permission
of the Controller of Her Majesty's
Stationery Office, Crown Copyright

4. POLICY OBJECTIVES

- 4.1.1 To promote the conservation of the intrinsic qualities of the area and avoid their destruction through neglect and indifference or despoilation caused by unsympathetic redevelopment or alterations and additions.
- 4.2.1 To ensure that any new development will be designed not as a separate entity but so as to be sympathetic to and blend with and enhance the character of the Conservation Area.
- 4.3.1 To protect the inward views of and outward views from the Conservation Area as described in this booklet.
- 4.4.1 To enhance where possible the area's special features of merit and to encourage the removal or improvement of eyesores which are at present detrimental to its character.

APPENDIX

Footnotes

- (1) Details from the English Place Name Society, Volume II - Buckinghamshire, 1925.
- (2) Source. The Cartulary of Missenden Abbey, ed J.G.Jenkins Part I (1939), p.216.
- (3) Based on information in the Victoria County History. Buckinghamshire, 1905.
- (4) Based on an obituary in The Times, 12 May, 1917. Bucks Collection, County Library, Aylesbury.
- (5) Archaeological details in paras 2.2.5 - 2.2.8 supplied by Mr M.E.Farley, B.A., Field Archaeologist to the Bucks County Museum.
- (6) From the "Coronation Year Records of the Parish of The Lee and some notes on its history in the past". 1911
- (7) Minutes. Volume I (4th December 1894 - 4 July 1913) page 80.
- (8) Details from an article in the Bucks Advertiser 24.6.76.
- (9) Details from an article in the Bucks Examiner 2. 9. 73.
- (10) A fuller description may be found in "The Monuments of Buckinghamshire" by the Royal Commission on Historical Monuments, 1911, and is the text on which the description in this document is based. Certain amendments to the 1911 text have been incorporated to reflect the advice of the Church Verger, Miss M. Dwight.
- (11) Details from the Supplementary List.
- (12) Description based on that in "A History of Buckinghamshire", 1905. In the Victoria County History Series. The help of the Church Verger in checking the description is hereby acknowledged.
- (13) Nature Conservancy Council Statutory Sites List description.
- (14) Historical Note: The figure head is from H.M.S.Impregnable, the last wooden warship of the Royal Navy commissioned in 1860. It was offered for sale in 1923, bought by the Liberty family and a large amount of its timber used in the construction of the Tudor extension of the Liberty shop in Regent Street, London. The figurehead was brought to The Lee by Captain Ivor Stewart Liberty and first set up in the Manor House gardens. On his death (1953) it was removed to its present site. Based on an article in the Bucks Examiner - 15.11.68.

CONSERVATION AREAS

GENERAL PLANNING CONTROLS AND POLICIES



**Chiltern District Council
1995**



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

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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.

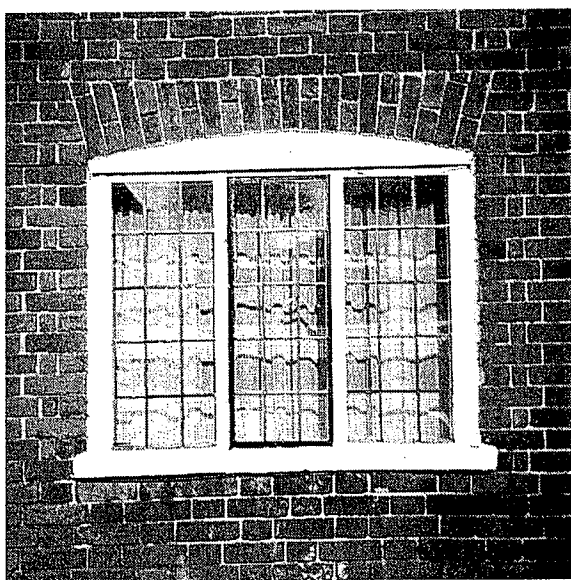


Some Minor Building Works do not need Planning Permission

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.

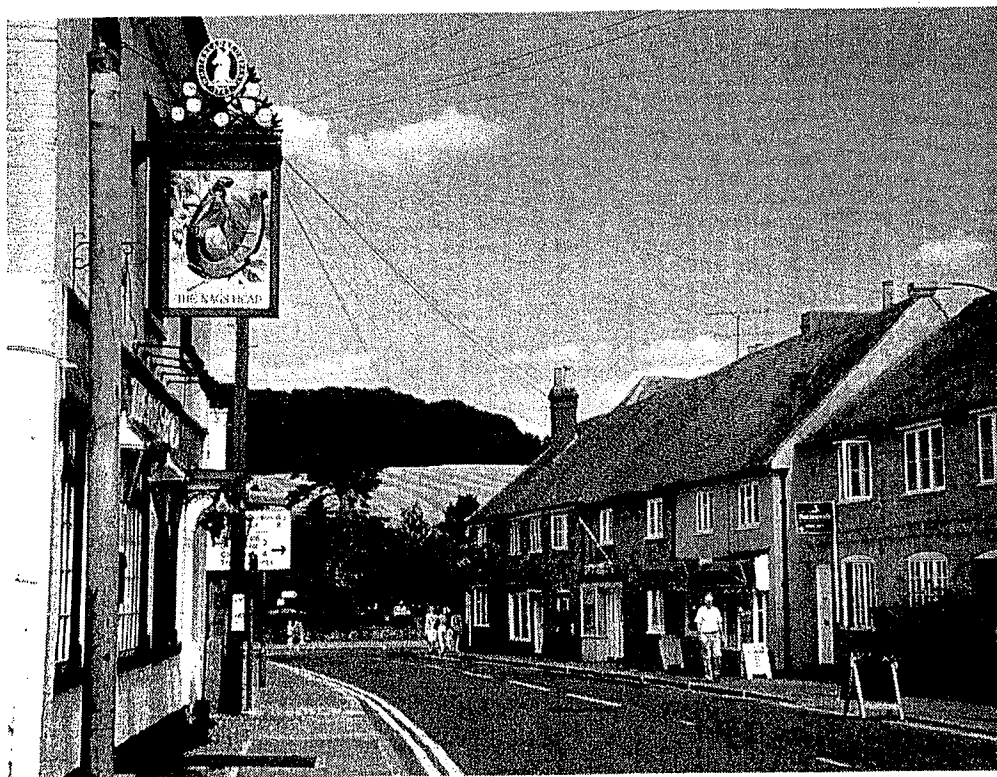
(Policy **S10** from the Adopted Local Plans and Policy **S11** from the Chiltern District Local Plan - (Deposit Copy)).

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)

