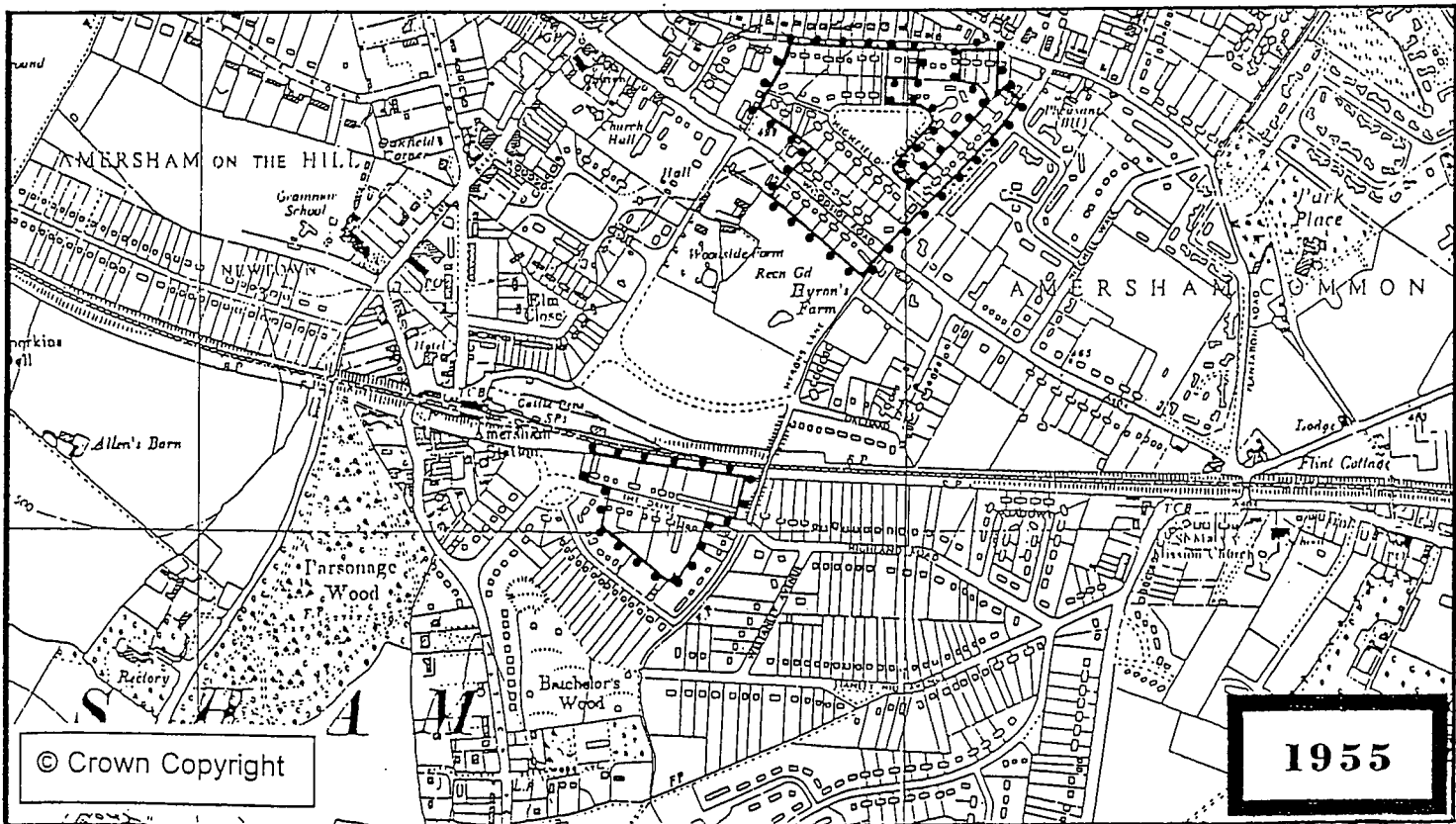
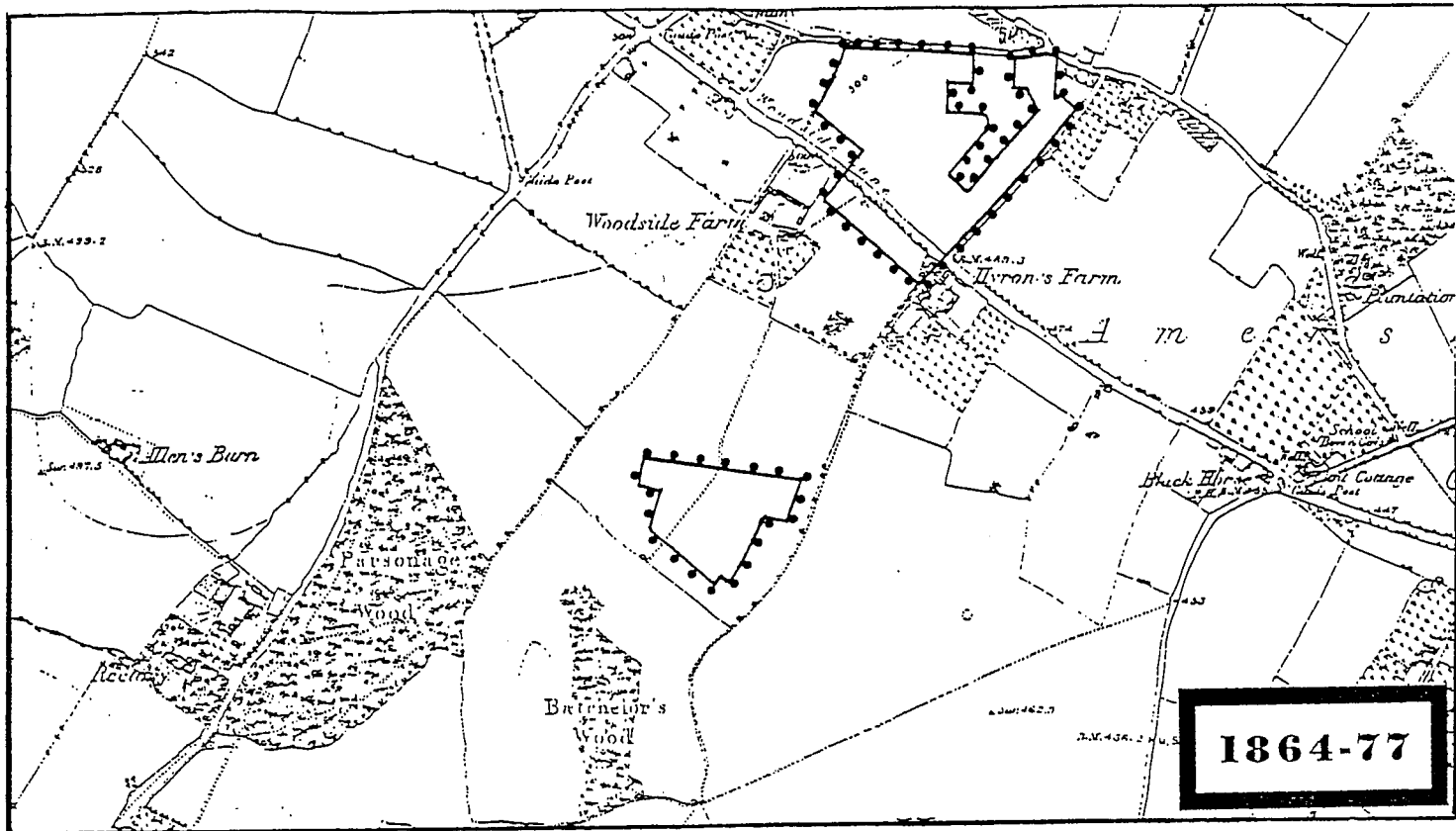


WELLER ESTATE CONSERVATION AREA



Designated by
Chiltern District Council in 1992

WELLER ESTATE CONSERVATION AREA AMERSHAM ON THE HILL

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 Weller 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".

1.2 Location

The conservation area is in the heart of the mainly twentieth century town of Amersham on the Hill. It lies in two separate parts:

- (a) Highfield Close and parts of Green Lane, Grimsdells Lane and Woodside Road, situated ½ kilometre (about ¼ mile) to the east of the shopping centre, and
- (b) The Drive, situated on the south side of the railway line, immediately east of Amersham Station.

2. HISTORY

2.1 From 1915 until 1932 the Metropolitan Railway company advertised the Middlesex, Hertfordshire and Buckinghamshire countryside through which it ran as "Metroland" - a rural idyll within easy reach of London by train. The company was alert to the possibility of persuading weekend trippers from London to buy new homes in Metroland and become regular commuters by train to London. It therefore established a development company in 1919 in order to exploit the opportunities created by its rail services.

2.2 Amersham on the Hill, a settlement which did not exist before the opening of its railway station in 1892, began to grow in earnest after the First World War. During this

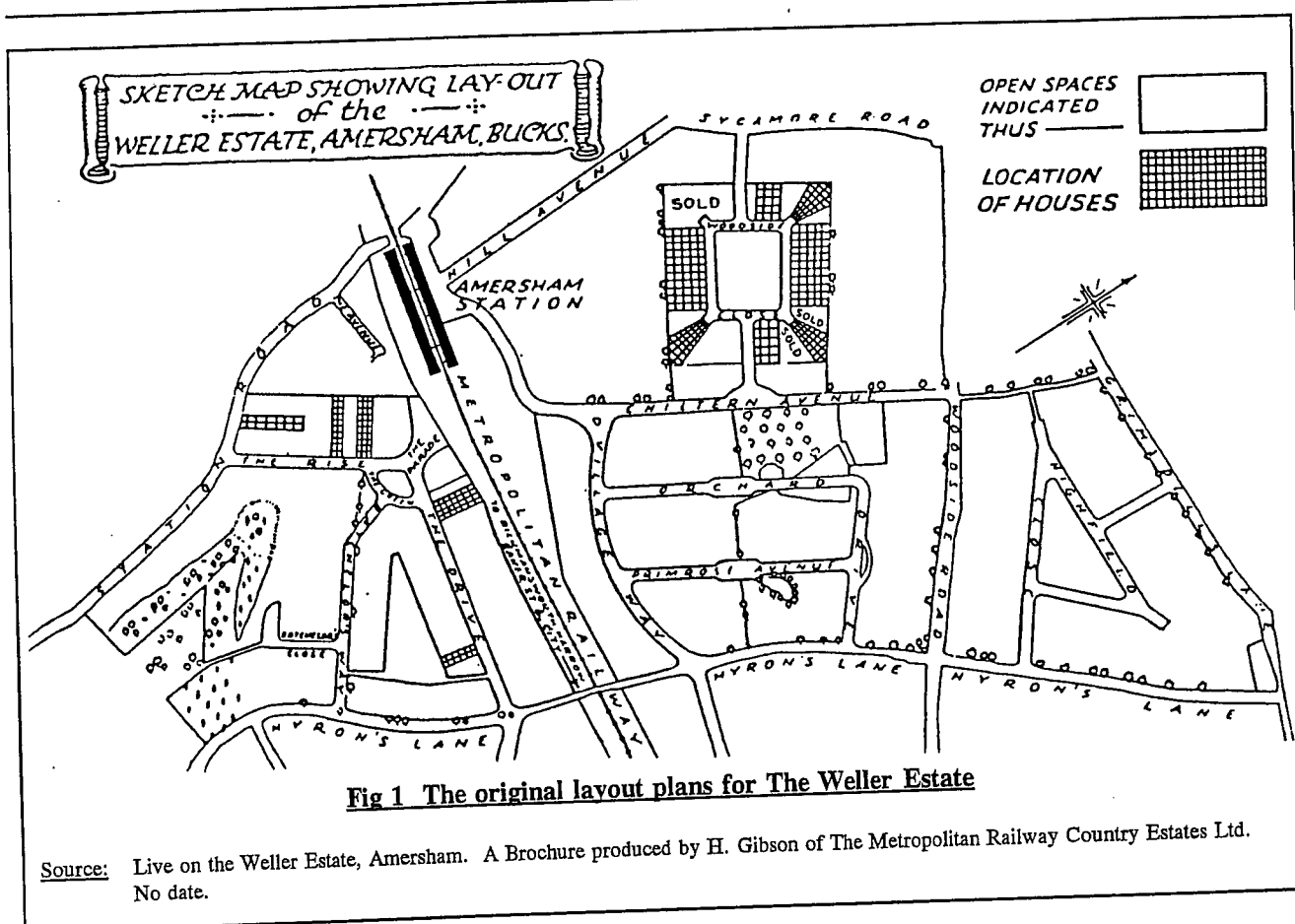
period the Weller family (brewers in Old Amersham) sold for development an area of farmland lying to the east of Sycamore Road. In 1929 the Metropolitan Railway Country Estates Company (MRCE Co) purchased 78 acres of this land extending from Grimsdells Lane southwards across Woodside Road and the railway to what was to become The Rise, The Green, The Drive and Batchelors Way with a westward projection into the future Woodside Close. This acquisition was a milestone for the MRCE Co because it was to become the last of the Metroland estates, and the furthest of them from London. Figure 1 shows the original intention for the layout of this land.

2.3 Development commenced in 1931/32, in Woodside Close, after which The Rise, The Green and The Drive were laid out, although the pace of building in The Rise and The Green may have been patchy. Standard size plots were planned and, as was usual with MRCE Co. operations, purchasers could either buy a completed house from one of the small range of designs which had been evolved by the Company, or could purchase a plot and build to their own design. At Amersham the great majority of houses were to the standard designs, although these formed a smaller proportion of houses in The Drive and The Rise.

2.4 In 1935 work moved to Woodside Road and Green Lane. In doing this the builders had left untouched the farm and fields lying between Woodside Road and the railway. A road layout had been designed for the fields, but the proposed Orchard Drive and Primrose Avenue were not constructed, and Village Way became the southern arm of the future King George V Road.

2.5 Houses were under construction in Highfield Close by 1937 and work there and in Grimsdells Lane appears to have continued into 1940 when war called a halt. By that time two-thirds of the plots in Woodside Road, Green Lane, Grimsdells Lane and Highfield Close had completed houses. 84 out of the 113 houses in this part of the conservation area are to the design which could be regarded as the finale in the evolution of the MRCE Co's house designs (see Fig 3) and a further 12 are the slightly smaller chalet bungalow variation of it. The former design had already appeared on MRCE Co developments at Harrow Garden Village,





Chorleywood and Little Chalfont and the latter was at Harrow Garden Village and Chorleywood. W. H. Dongworth, the MRCE Company's architect, was responsible for the design of both types, and Gulletts of Chorleywood were the builders at Amersham as well as at Chorleywood and Harrow Garden Village.

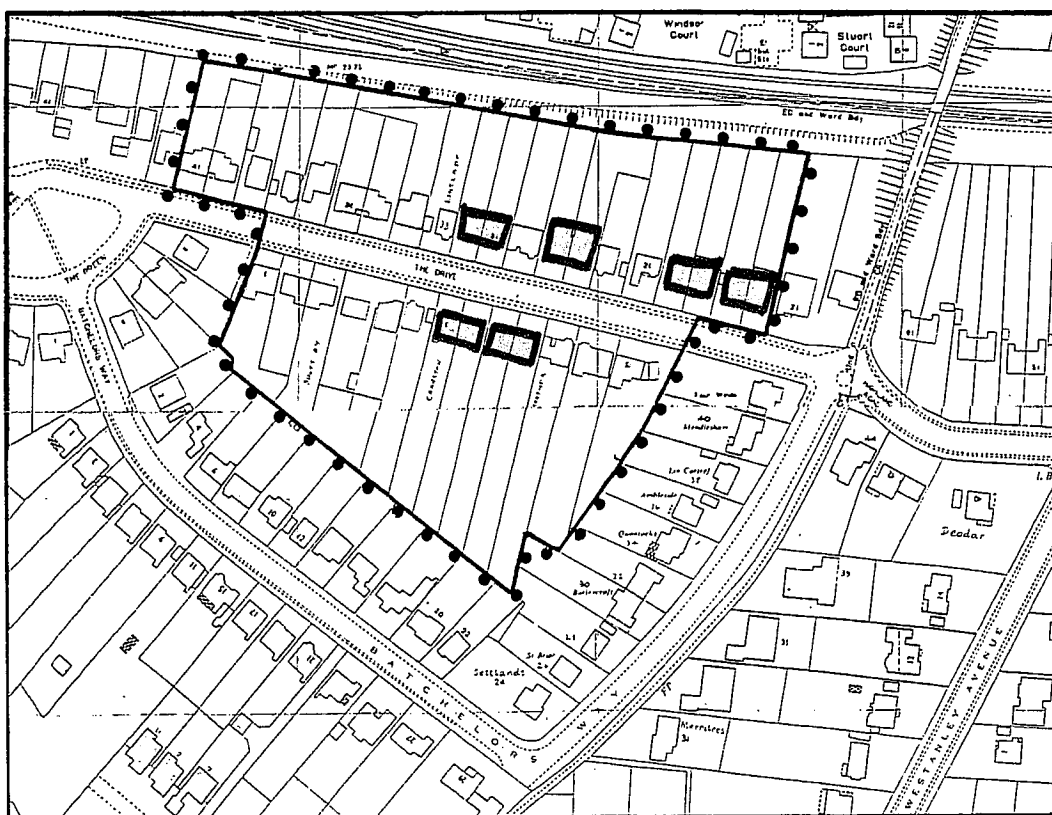
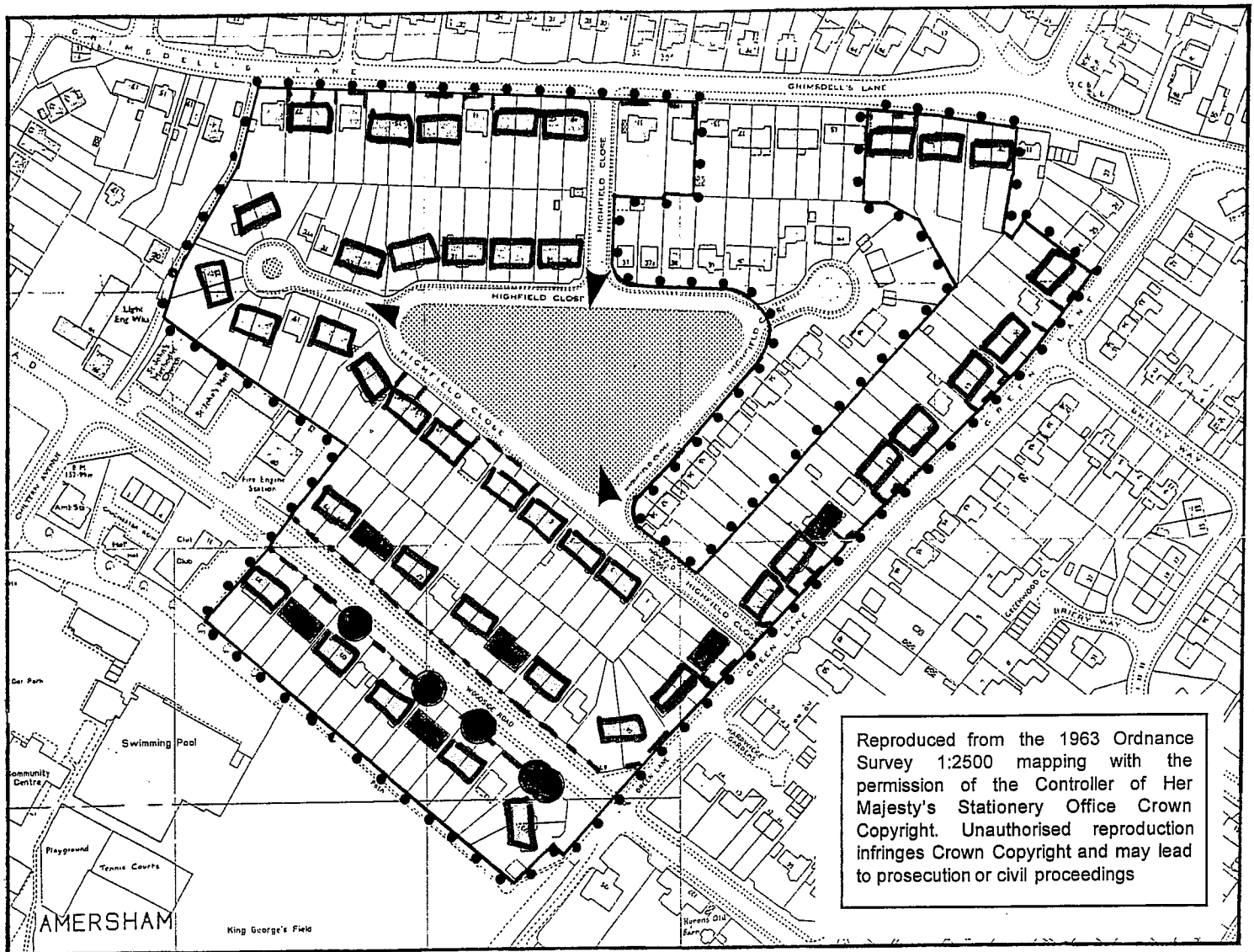
2.6 After the war infilling quickly completed these developments, but did so without the distinctive Metroland house designs. Where infilling was predominant, the sites are excluded from the conservation area. The area of fields between Woodside Road and the railway was sold in 1951 to Amersham RDC. The Council had long-term plans for a civic centre on the site and thus the intended housing plots gradually came to be occupied by the King George's Field recreation ground, the leisure centre, library, council offices, health centre, magistrates court and car park. It is for this reason that The Drive is detached from the main part of the conservation area.

3. THE SPECIAL INTEREST AND CHARACTER OF THE CONSERVATION AREA








3.1 The designated conservation area, with over one hundred standard 1930s houses in a typical "1930s suburban" layout embodies the Metroland dream of country homes at a price which many could afford. The Council considers that over fifty years after this development was commenced, it still displays much of its original 1930s character. As a result it is of special importance in preserving an example of a popular phase of suburban development. For this reason it is desirable to preserve and enhance that character.



Fig.2 – Analysis of the Special Character of the Weller Estate Conservation Area



KEY

- Conservation Area Boundary 
- Important Individual Trees 
- Open Space 
- Hedges contributing to the area character 
- Important views 
- Metro' Houses 
- Chalet Bungalows 

3.2 The following paragraphs describe the elements which make up the character of the conservation area. Fig 2 identifies some of these elements. While the design of the houses is the single most important part of the area's identity, its character is made by the blend of urban with rural features which made up the attraction of Metroland.

3.3 The escape from the city is suggested by the oversize cottage design of the predominant house type with its great areas of sloping roof, its leaded windows, open porch with timber cornerpost and panelled wooden house and garage doors. (See Fig 3). In much of the area the cottage effect is heightened by the hedged and secluded front gardens which partially hide the houses.

3.4 On the other hand the reassurance of urban surroundings comes from the highly standard plot size, which makes for a very regular pattern of development with clear building lines fronting straight roads with mown grass verges between carriageway and pavement. The large central grassed area in Highfield Close provides a green foreground for the surrounding houses, and creates a sense of spaciousness; it is also a place for open air recreation without the need to go out into the countryside proper.

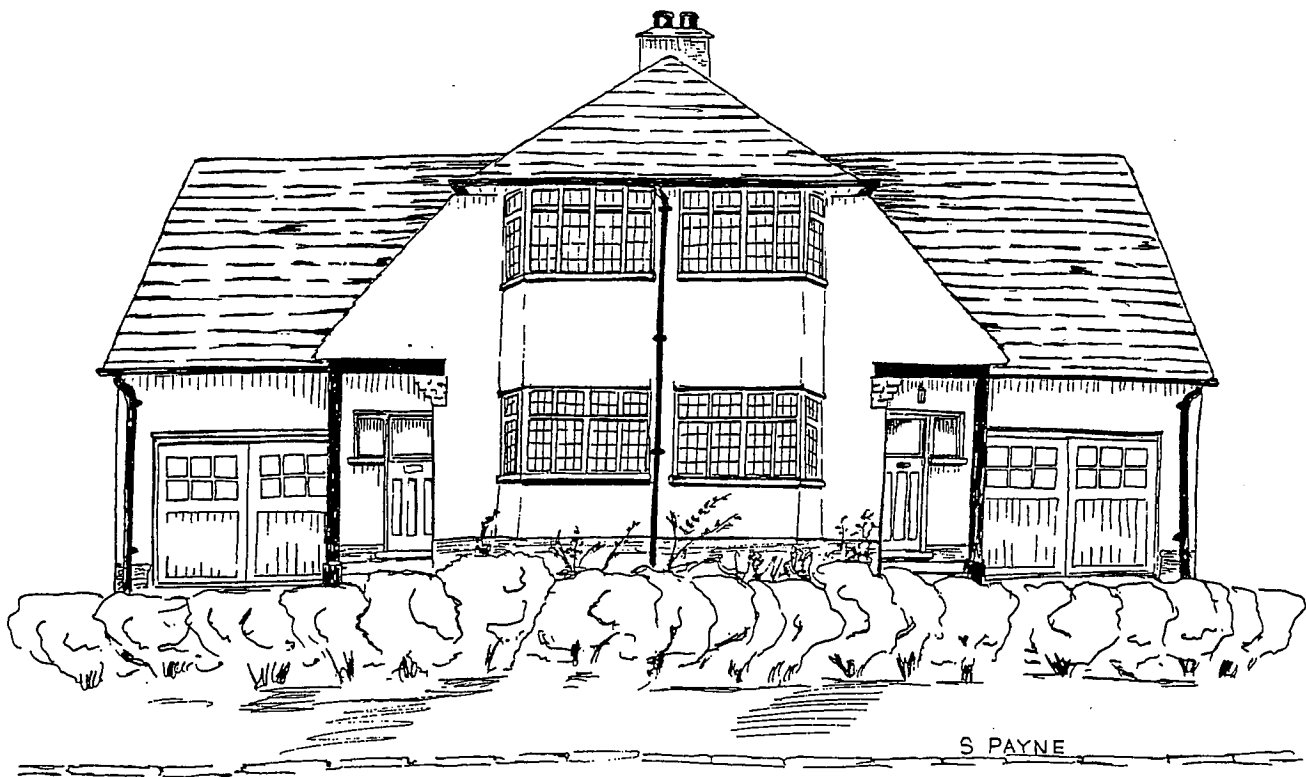


Fig 3 - A typical pair of houses in the conservation area



4. IMPORTANT VIEWS OF THE CONSERVATION AREA

4.1 Three important viewpoints from which the essential character of this area can be appreciated are indicated on the analysis map. The two eastern ones, from the corners of the approach roads to Highfield Close, look out over the well-mown green to the rhythmic repetition of large, sloping roofs which characterise this conservation area. In contrast the western viewpoint, into the small cul-de-sac leading off the end of the main green, is more intimate in scale, dominated by the 1930s detailing of the smaller design features of the houses.

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 keeping original features, such as doors and windows, wherever possible. If it becomes necessary to replace them, the new fittings should be of the same, or similar, materials and appearance in order that they match the originals. Similarly, any alterations or extensions to the house structure should match the original design features and facing materials of the development. Particular points are:

The Roofscape

5.2 The large expanses of sloping roof are the most important single constituent of the character of the area. To keep that character it is preferable that nothing is done to break the outline of the roofs on the side of the house which is visible to the public. If it is imperative that windows are inserted in these roof slopes, they should be in the form of rooflights or small dormer windows with hipped and tiled roofs; large or flat roofed dormer windows would disrupt the sweeping lines of the roof.

Windows

5.3 The Metroland houses were built with metal framed windows whose glazing was subdivided in a rectangular pattern by glazing bars and further subdivided by "leaded lights". If windows must be replaced, the design of the new ones should copy the scale and pattern of

the originals in the house. Large expanses of un-subdivided glass create the effect of a hole in the front elevation and seriously detract from the 1930s character of the house; they should be avoided.

Porches

5.4 Open porches are a characteristic feature of the "Metro" houses and it is thus preferable to keep them open, thereby maintaining the character and sheltering waiting visitors. If it is essential to enclose them, they should be infilled predominantly in glass in order to maintain the outline of the porch; any forward extensions of porches are likely to be detrimental to conservation area character.

Doors

5.5 The original front and garage doors of the "Metro" houses were of timber with recessed panels surmounted by rectangular windows. It is important to retain the original doors wherever possible. If replacement is essential the new doors should reflect the original design and should preferably be of timber. Standard modern "up and over" garage doors tend to create a large, featureless, out-of-scale element in the appearance of the houses.

Garages

5.6 An extension at the front of the integral garage can be achieved in sympathy with the house design by a short forward addition covered by a downward extension of the roof slope which is tiled to match the rest of the roof. Flat roofed garage extensions, and those with vertical upstands over the door, detract from the character of the area.

5.7 If an integral garage is to be converted into a room care should be taken to ensure that any new windows installed are in keeping with those originally used. If the garage doors are to be replaced by a wall it should be rendered so as to match the rest of the house.



Front Gardens

5.8 The conservation area's character is best maintained with front gardens which are gardens, and with a hedge, low fence or wall along the road frontage. If conversion of part of the garden into a hardstanding for a car is essential, the effect can be minimised if the increased gap in the hedge/fence is as small as possible and if the surfacing materials used were available in the 1930s, eg., gravel or brick paviours; coloured concrete paving slabs tend to over-emphasise the changed function of the front garden and should be avoided.

5.9 In conclusion it must be made clear that several of the courses of action mentioned in paragraphs 5.1 to 5.8 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.

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 general conservation area leaflet

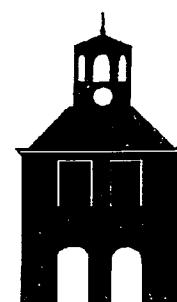


CONSERVATION AREAS

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.

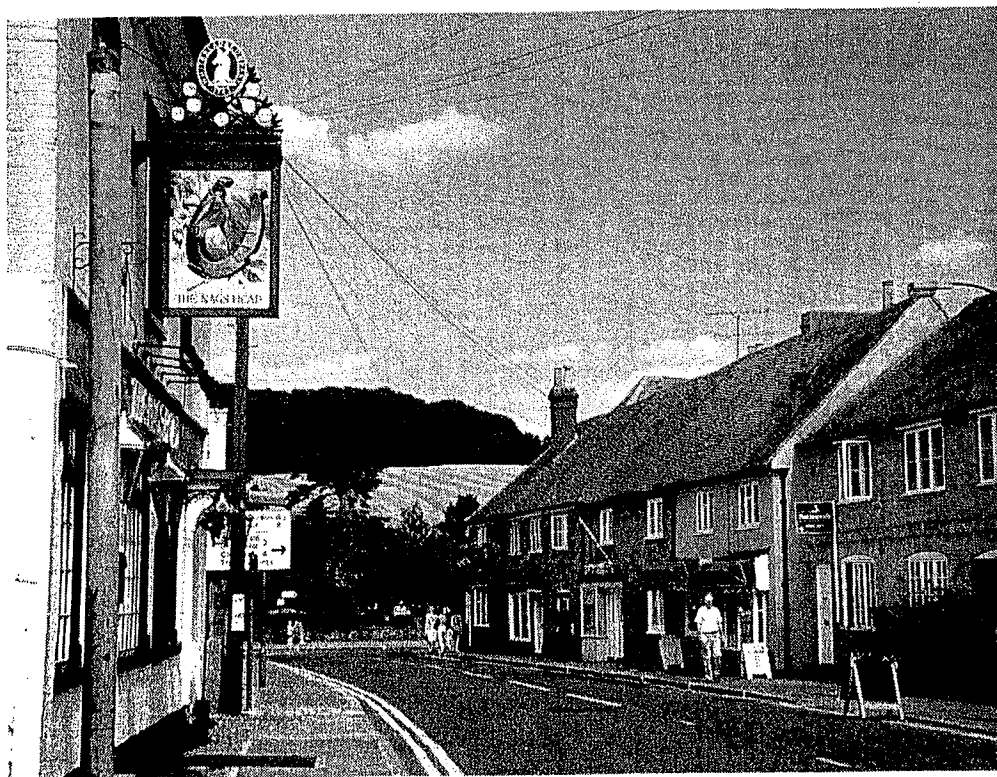
(Policy **S10** from the Adopted Local Plans and Policy **S11** from the Chiltern District Local Plan - (Deposit Copy)).

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)

