

Council Street and Urban Street Conservation Area



Character Appraisal and Management Plan (December 2014)



Miss J Jones
Head of Town Planning

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1. Introduction

The designation of new conservation areas was recommended in the adopted Merthyr Tydfil Built Heritage Strategy and Action Plan (adopted August 2008). Council Street and Urban Street in Penydarren were identified as worthy of being designated as a conservation area. This Appraisal and Management Plan seeks to assess and analyse the current condition of the character of Council Street and Urban Street to consider what is important and special about the historic and architectural aspects of the built environment in these streets, to determine the scope of the new conservation area and any additional controls through the use of article 4 directions for example, and to determine specific policies or projects to assist in its protection and enhancement.

The Conservation Area Appraisal and Management Plan is an aid for Development Control officers; to help them make decisions on applications which affect the physical fabric of the conservation area. It is also designed as a guide to help local residents, property owners and developers understand what is special about the area and the kind of developments which may be acceptable. This document should be seen as additional planning guidance for anyone considering development within the conservation area's boundaries.

1.1 The Merthyr Tydfil Built Heritage Strategy and Action Plan (August 2008)

The Built Heritage Strategy and Action Plan was adopted by Merthyr Tydfil County Borough Council in September 2008. It was commissioned in order to improve the way in which the rich heritage assets of Merthyr Tydfil are managed. The strategy assesses the condition of these assets and develops an action plan to address designation, funding, policy and management. One of the recommendations of the strategy is to designate a number of new conservation areas within the County Borough.

1.2 Conservation Areas and Appraisals

A conservation area is an area of special architectural or historic interest. The decision to designate a Conservation Area is made by the Council following an assessment of the character of the area. Once a conservation area is designated the Council has recognised that the area has a special character and identity which is worth protecting.

The Council is required by legislation to preserve or enhance the character of each conservation area and all new proposals which affect that special character have to be considered in the light of this requirement.

As part of its continuing duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, Merthyr Tydfil County Borough Council is continuously reviewing its conservation areas to establish whether their boundaries need amendment and to identify potential measures for enhancing and protecting the conservation area. In addition, the Council is also constantly reviewing other areas in the County Borough and considering where new conservation areas should be introduced. The Built Heritage Strategy guides the Council towards which areas should be considered for conservation area status.

A conservation area appraisal is the first step in a dynamic process, which records and analyses the various features that give the area its special architectural and historic interest. This appraisal aims to provide a clear and sound understanding of the area by recording, evaluating and presenting all of the key elements that together make up its special interest and character.

This appraisal is not intended to be a comprehensive list of, and does not provide detailed descriptions of all individual historic buildings. The omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Appendix 10.1 (Planning Policy Framework) sets out the national and local policies that guide and influence the production of a conservation area appraisal and management plan.

1.3 The Management Plan

This appraisal and management plan is produced in order to understand and define the character of the area and to establish and justify whether it is necessary to designate it as a conservation area. This document is essential for national policy and parallel policies in the Local Development Plan to work effectively.

The Management Plan is based on the opportunities and negative features, revealed during the survey of the area, and sets out proposals and policies which may enhance the character and appearance of the area.

These proposals are prioritised in order for the enhancement of the area to be more effective and to avoid harmful change to the fabric that makes the area unique. The principal objective of a Management Plan is to formulate proposals which provide a basis for making sustainable decisions on the conservation area's future.

It is important to note that the undertaking of tasks set out the management plan is reliant on community involvement and the involvement of organisations, private developers and other interested parties outside of the Council. The Council will endeavour to ensure that the tasks in the management plan are being undertaken and will consider varying ways to implement them.

1.4 Review

The appraisal should not be regarded as a static document. It will be subject to periodic review and update, especially in the light of new research, as more information and knowledge becomes available along with the continuing enhancement of a conservation area.

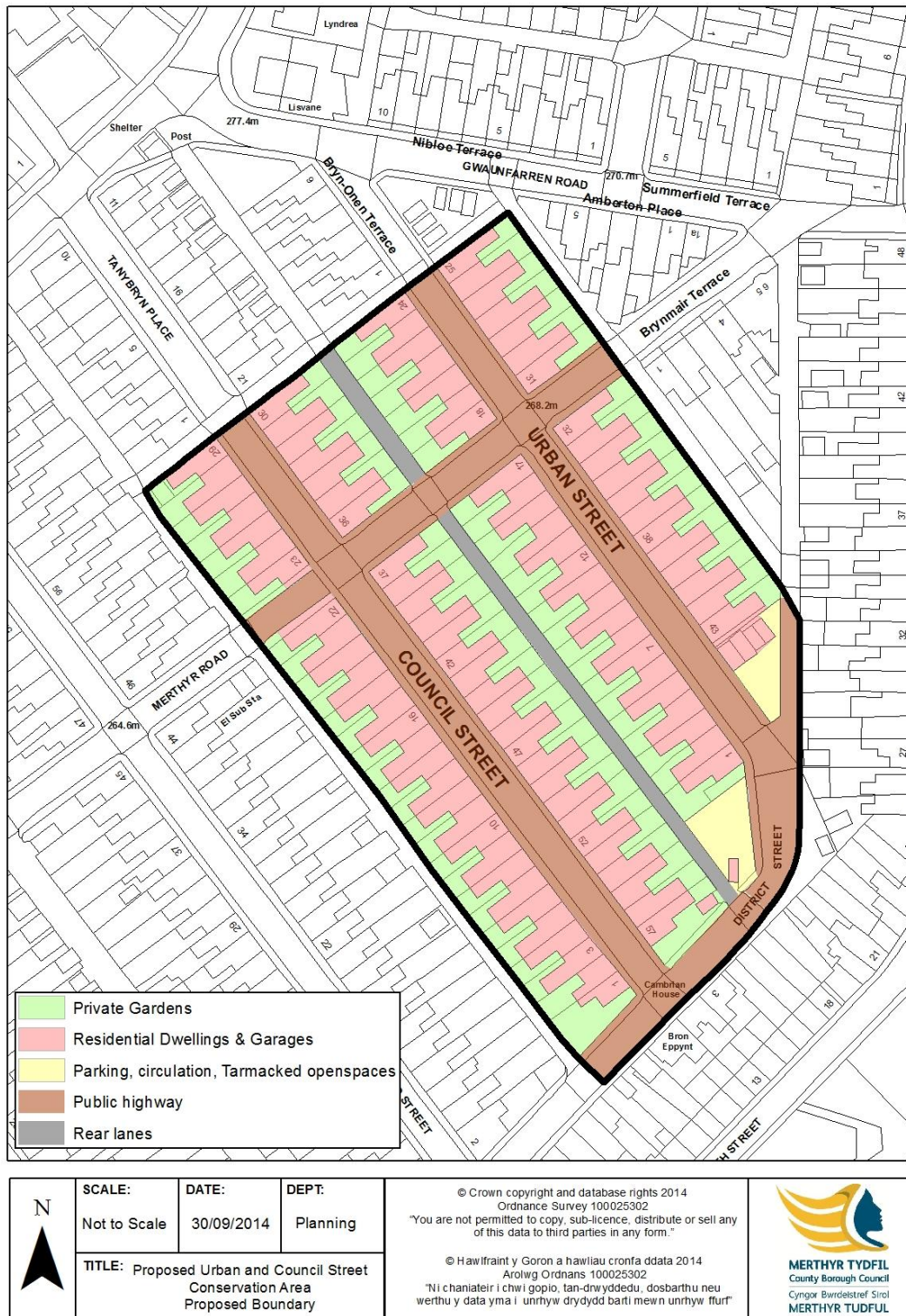
2. History and Location

2.1 Location and Etymology

Council Street and Urban Street are situated in the Penydarren area of Merthyr Tydfil to the north-east of Merthyr Tydfil town centre. These two streets are the easternmost of a succession of parallel terraced streets forming what remains of the original settlement that constitutes Penydarren. This wider area of terraced housing is situated approximately halfway between Merthyr Tydfil town centre and the centre of Dowlais. Prior to around 1900 Merthyr Tydfil and Dowlais appeared equal in size and dominance on OS maps with a rural gap between. Since 1900, this gap was gradually developed with Urban Street and Council Street forming the first part of this process. The names of Urban Street, District Street (an adjoining street) and Council Street record the brief existence of the Merthyr Tydfil Urban District Council between 1895 and 1903, by which they were built.



Above – Street views of Council Street and Urban Street



Above – Map of proposed Council Street and Urban Street Conservation Area

2.2 History and development of area

Council Street and Urban Street, completed in 1903, represent the earliest examples of Council housing in Merthyr Tydfil. They signify a stage in the planned expansion of the Penydarren estate using a formal street grid set at right angles to the earlier ribbon development to the south east. Prior to the very late 1800s maps indicate that the land was parcelled into fields and the pattern of fields still has a bearing on the shape and layout of the development of the area that exists today. By 1879 the settlement known as Penydarren consisted of a row of buildings either side of Penydarren High Street, the main road between Merthyr Tydfil and Dowlais.

The addition of Brynhyfryd Street by 1897-98, which is parallel to Council Street to the south-west, marks a change in the layout of the settlement (as this and later streets are built at right angles to the earlier street alignment) and points to an organisation of development, as opposed to the ad-hoc nature of the ribbon development along Penydarren High Street.

Rapid building in the area began at the beginning of the twentieth century and by 1919 the current form of a repeated pattern of parallel terraced streets was complete. This infill development helped to link what were the previously two distinctively separate towns of Merthyr Tydfil and Dowlais. The form of these streets has remained largely unchanged since they were originally built and the wider area still retains a succession of parallel streets containing early twentieth century development of workers' housing.

Parts of the surrounding area, in particular Penydarren High Street, suffered from a programme of building clearances in the post-war era. Today Penydarren High Street is almost clear of buildings, but as the main route between Merthyr Tydfil and Dowlais it once contained a ribbon development of buildings containing many commercial uses and, no doubt, the first residents of Council Street and Urban Street would have used facilities on this street regularly. This 'slum clearance' and road widening exercise to rid the town of some unacceptable living conditions and improve communications was obviously done with good intentions but old photographs and maps indicate that number of distinctive buildings were also lost. However, the parallel streets of Penydarren, of which Council Street and Urban Street form part of, have been untouched by this process.

The 'Historic Landscape Characterisation: Merthyr Tydfil Part 1 and 2: Landscape and Management report produced by the Glamorgan Gwent Archaeological Trust' notes the following;

'In 1895, the Merthyr Tydfil District Council was established; the Housing of the Working Classes Act had been previously passed in 1890 with the result that in 1896 the Council considered the construction of 100 houses in Penydarren. The Council had adopted the mantle formerly held by the iron companies, that of main provider of workers' housing; and by 1902, the earliest examples of council housing had been constructed at Urban and Council Streets, Penydarren.'

Council Street and Urban Street form part of historic landscape character area 005 (Penydarren) of the Merthyr Tydfil Historic Landscape. The key landscape characteristics of this area are linear grid settlement of workers' housing from the late 19th and early 20th century and its association with the lengthy success of the nearby steel works in Dowlais, now closed.

3. Assessment of Special Interest

3.1 The two streets, formed of eight blocks of terraced housing, are built with rough stone surfaced elevations and lintels. These buildings have retained a high degree of uniformity, including the use of a very limited pallet of colours for painting of the brick jambs of doors and windows. Satellite dishes are almost entirely absent from the main frontages, whilst the views down the alleys to the rear of the rows confirm that very few buildings have been extended to the rear creating a strong rhythm of form and an excellent retention of the original shape and appearance of the structures. The names of Urban Street, District Street and Council Street record the brief existence of the Merthyr Tydfil Urban District Council between 1895 and 1903, when this housing was built. The streets form an important element in the material evidence of Merthyr Tydfil's social history, as well as creating an area with a particular aesthetic value. Three blocks of terraced housing are situated at the northern end of both streets. These blocks do not contain the distinct features found on the majority of housing in the area, and hence are not proposed to be included in the proposed conservation area.

3.2 Key characteristics

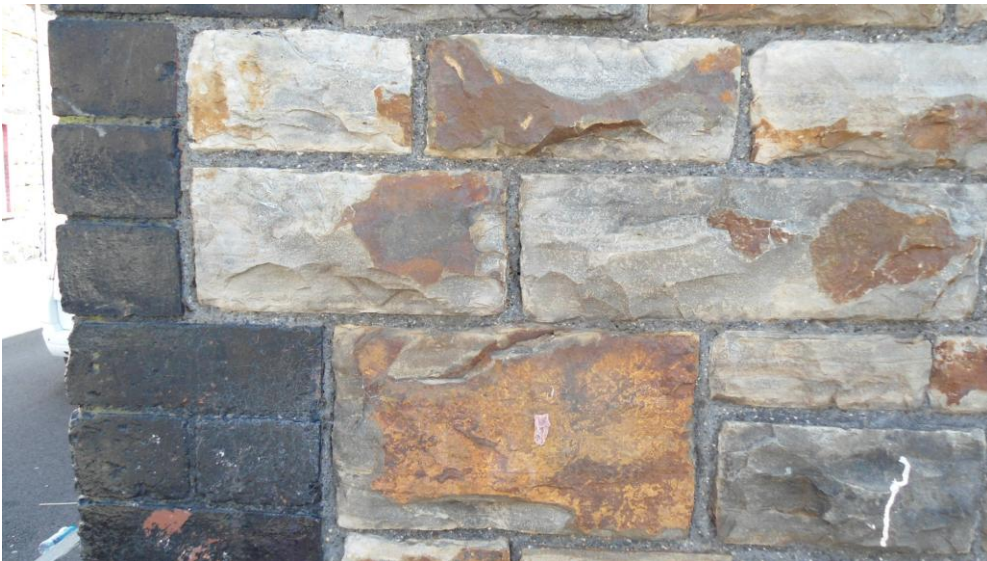
- Distinctive rough stone finish on front elevations. Slightly brown in colour, and less grey, compared to most other stone building in the surrounding area.
- Stepped roofs as the terraces climb the hill on which the streets occupy.
- Simple layout of openings retained on front elevations.
- Red brick quoins around openings, some painted in bold colours.
- Retention of most chimneys.
- Small rear gardens accessed by rear lanes, no front gardens, on street parking.



Above – Photograph showing the stepped roofs and visual impact of the distinctive stone finish, layout of openings and red brick quoins.



Above – Photograph showing the rear lane behind Council Street and Urban Street.



Above – example of facing stone and brick quoins found on the majority of terraced dwellings in Council Street and Urban Street.

3.3 Setting, building form and landscape

- The two streets are set on an incline which rises towards the north-west.
- Very limited landscaping as no front gardens or open spaces are present.
- Some 'left-over' land at corners where there is no apparent management.
- The streets contain rows of small terraced dwellings with limited embellishments. Most have single storey rear extensions.

3.4 Activities and Uses

- Overwhelmingly residential use in two-storey terraced houses.

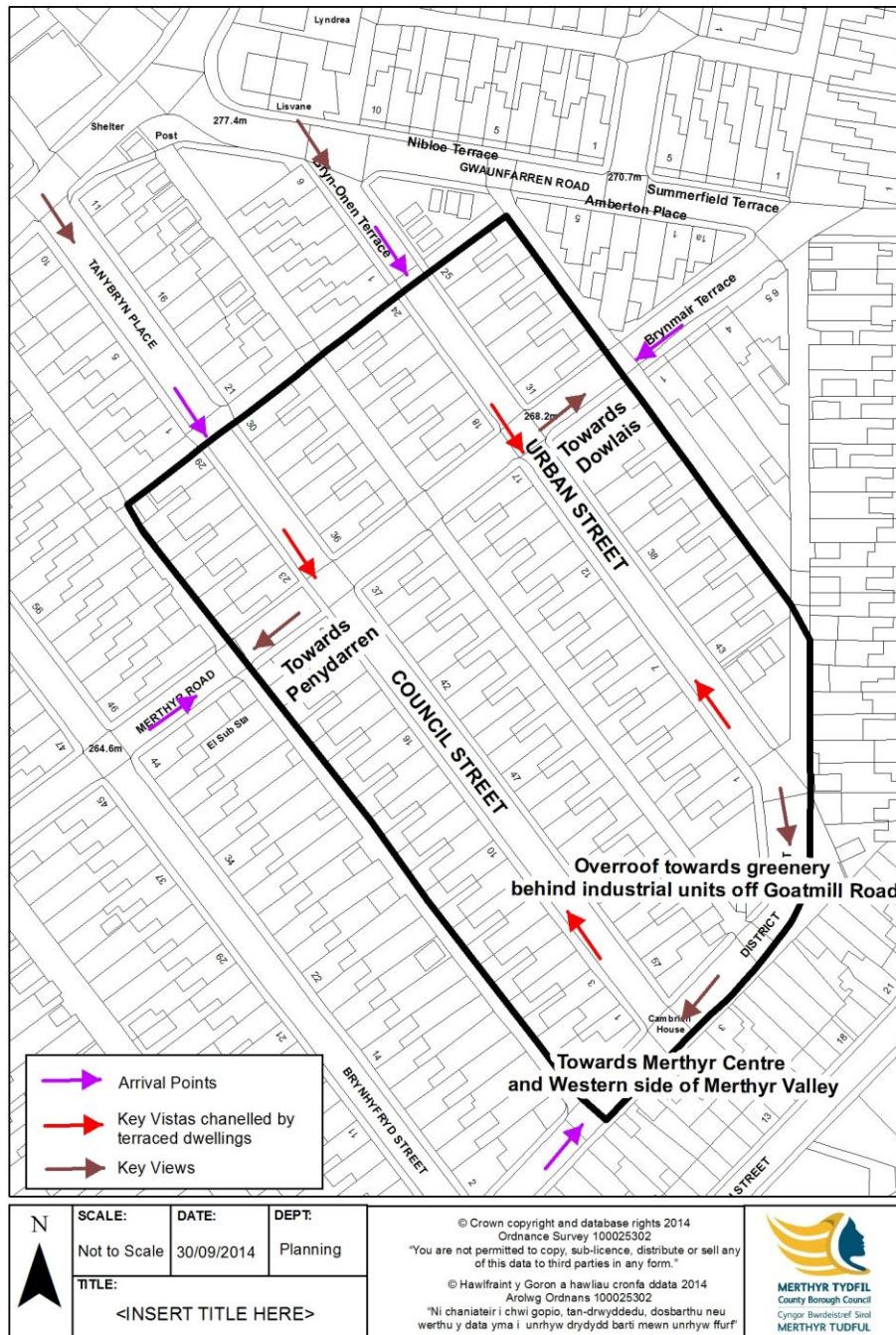
- Highways are designed for traffic (rather than social interaction). There is little evidence of other uses in the highway spaces other than for the movement and parking of traffic.



Above – Map indicating uses and features in the streetscape

3.5 Views and Vistas

- Vistas maintained down narrow streets thanks to a strong building line.
- Elevation of area means that longer views over nearby buildings can be made to the south.



Above – map indicating key views into and out from the proposed Conservation Area

3.6 Archaeology

- No records of archaeological remains within the proposed conservation area. Historic maps indicate the area was parcelled into fields, most likely containing livestock, prior to being developed for housing.

3.7 Character Analysis

- The proposed conservation area will be quite small and will have one main character, that of early 20th century workers' housing. The overwhelming use of non-highway land is residential. The blocks of terraces have a very simple Victorian design and are relatively small. Straight roads and the fact that the terraced dwellings have very similar appearances indicate a planned approach to residential development.
- There is uniformity in the design and scale of all residential dwellings in both streets with strong building lines directly onto the back of the footway.
- The terraced dwellings have retained their uniform character and pattern/scale/size of openings. Although materials for windows, doors and roofs have been altered and modern materials such as uPVC and concrete tiles can be found, these rows of terraced dwellings have a distinctive and uniform character which separates them from the surrounding streets where more variation leading to a differing quality has been introduced over many years.

4. Summary of Identified Issues

4.1 Although there is a high degree of uniformity in these two streets in terms of design and materials, some original features have been lost. Most obviously the majority of windows and doors are now made of uPVC where they would have been timber originally. In addition, the majority of roof slopes now consist of concrete tiles, whereas slate would have been the dominant material when constructed. Some chimneys are also missing from some properties upsetting the rhythm of the terraces.

4.2 In addition to modern materials being introduced the highway for both streets is of a very standard design and on-pavement parking is common due to the perceived narrowness of the streets. There are no sense of arrival points in the highway network and consequently no physical or psychological barriers to force drivers to slow down. Photographs from the 1970s show cars parked without mounting the footway, probably because there would have been less cars overall and that private motor cars were a little smaller. The highway in both streets is dominated by parked motor traffic. Even though traffic volumes are probably quite low it is considered that this leads to the perception that the highway is reserved for cars and pedestrians come second. It would have been the case during the first half of the 20th century that the space would have been more community focussed allowing for more social interaction.



Above – Photo from the 1970s showing the extent of on-street parking at that time

4.3 As the houses are built on the rear of the footway there is no vegetation or landscaping in the street and little opportunity for property owners and occupiers to introduce planting and greenery. This would have always have been the case given the layout of the area. However, it is considered that the lack of vegetation leads to a rather stark urban environment dominated by hard materials and parked cars.

4.4 There is a cluster of unattractive garages and ambiguous open spaces at the southern end of Urban Street. These garages appear to have been built in an ad-hoc manner and are highly visible to users of Urban Street and District Street. Council records indicate that these two areas of land are subject to a long lease.

5 Consideration of Conservation Area Designation

5.1 Implications of Designation

The conservation area designation provides statutory protection for the built heritage and landscape. It is an acknowledgement of the architectural and historic merit of the locality and seeks to ensure that change is managed to protect and enhance the local character of the area.

Proposals for new development will be required to preserve or enhance this special character and the designation may enable applications for grant assistance to improve the landscape and buildings to be made to both the County Borough Council and Cadw.

Within a conservation area, additional control is afforded to the elements which contribute to its significant character. This may be summarised as follows:

- The Local Planning Authority is under a general duty to ensure the preservation and enhancement of conservation areas and a particular duty to prepare proposals to that end;
- Notice must be given to the Local Authority before works are carried out to any tree within the area;
- Conservation Area Consent must be obtained for the demolition or partial demolition of any unlisted building or structure in the area.
- Extra publicity is given to planning applications affecting conservation areas and the planning authority is to take into account the desirability of preserving and enhancing the character of the area when determining such applications;
- Details as to the limits of what works may be carried out without planning permission are somewhat different. This includes the cladding of buildings, roof alterations, building extensions, construction of new buildings and the installation of antennas.

The local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if planning consent is not obtained where it is required.

5.2 The designation of Council Street and Urban Street means that the Council has extra control over changes which may have a negative impact on identified character. For example, occupiers will no longer be able to clad their houses in other materials without first obtaining planning permission. The Council's Town Planning Division will then be able to assess the merits of new materials against the consideration of preserving and enhancing the character of the conservation area.

5.3 The designation of the two streets as a conservation area also recognises the importance of the development of government funded housing in the growth of Merthyr Tydfil. Conservation area status can also mean that various funding options for urban enhancement may be available in the longer term. For example, improvements to the built environment may be assisted by funds reserved for conservation areas.

6. Consideration of Restriction of Permitted Development Rights.

6.1 The Council can restrict permitted development rights (the right to carry out development without the need to first obtain planning permission) where it is considered necessary to ensure that the character of the conservation area is not lost through low-level, piecemeal development. An Article 4 direction can be made to restrict such rights including the ability to change windows, the ability to alter materials and the application of colour. Article 4 directions tend to be used in conservation areas and currently Merthyr Tydfil has two Article 4 directions in force in the Pontmorlais area of the Town Centre Conservation Area and on some houses in the Thomastown Conservation Area. The imposition of an Article 4 direction normally follows consultation with those who would be affected.

6.2 Non-residential dwellings have very limited permitted development rights and listed buildings require listed building consent for all works affecting the fabric of the building that cannot be considered to be repair and maintenance. Given the amount of residential development in Council Street and Urban Street, it is considered that the restriction of permitted development rights would have the greatest impact on residential dwellings, their appearance, and the protection of existing features. It is noted that many residential dwellings have undergone changes to windows and doors, roofs and some chimneys have been removed.

6.3 The Welsh Government introduced changes to permitted development rights for residential dwellings on 30th September 2013. In general, and under certain conditions, these changes allow householders to construct larger extensions before requiring planning permission. Residential dwellings in conservation areas face further restrictions however. The following is a list of where planning permission is required in addition to normal planning controls in conservation areas.

- **The cladding of any part of the exterior of a dwelling with stone, artificial stone, timber, render, pebbledash, plastic or tiles.**
- **The installation of external wall insulation.**
- **An extension that extends more than 3m from the side elevation of the original dwelling house or be set back, by less than 1m, from the nearest point in any wall comprised of the principal elevation.**
- **The removal of a chimney. The installation and alteration of a chimney.**
- **The insertion of a roof light into a roof slope**
- **Any alterations to the roof of a dwelling resulting in a material alteration to its shape, notably dormer windows.**
- **The construction of any building, raised platform, swimming pool or container for domestic heating purposes within the curtilage of the dwelling house which is more than 20m from the dwelling house and would exceed 10 square metres, or is situated between the side elevation of the dwelling house and the section of the boundary which faces that wall.**
- **The installation of an antenna on a chimney, or to a building which exceeds 15 metres in height or to a wall or roof slope which fronts a highway.**

- **Demolition of any building over 115 cubic metres requires Conservation Area Consent.**

Other controls include -

- **The installation of satellite dishes on any wall or roof slope facing and visible from a highway.**
- **Trees are protected as they can make a significant contribution to the character of an area. Anyone proposing to cut down, prune, top or lop a tree in a conservation area which is not covered by a Tree Preservation Order (TPO) has to give six weeks notice in writing to the Local Planning Authority prior to carrying out any works to the tree.**

6.4 Following the analysis of the Conservation Area (see chapter 3) and the consideration of the benefits of the use of Article 4 directions, it is not considered that an Article 4 direction is necessary to help enhance and protect the special character of the proposed Conservation Area. The character of the terraces has been identified as being of special interest mostly because of the uniform character of the facing stone on front elevations. By designating the area a conservation area, this part of the area's character will benefit from protection as explained in para. 5.2, without the need for further restrictions via an Article 4 direction.

7. Management Proposals and Strategy

7.1 The proposed conservation area will be the smallest conservation area in Merthyr Tydfil and the one with the most uniform character of buildings. Given its small scale and identified character it is considered that the conservation area will need little management to ensure that the character is preserved and enhanced as conservation area legislation will give the Council the power to control the re-cladding of external elevations, which has been identified as a major part of the character and appearance of the conservation area.

7.2 However, it is considered that a number of works to improve the public realm could be explored to mark out this area from the surrounding streets so that it can be easily identified as a place of special historic and architectural merit. In addition, given that it will be a new conservation area it is considered that holding an exercise in publicising the area among stakeholders (property owners, tenants, councillors and relevant Council departments) should be explored. The proposed management strategy is outlined in the table below.

Issues	Solution	Priority
The area exerts a particular character in the formation, design and finishes of the terraced dwellings. There is no protection for many of these features from incremental changes.	Designate conservation area status.	1
Potentially limited awareness of the new conservation area and what this means for owners and occupiers. There could be an increased chance of occupiers undertaking work without the required consent.	Consider the organisation of a 'launch' event to coincide with the designation of the conservation area and publicise widely. Consider contacting local groups, organisations and schools to aid promotion. Consider the use and installation of new signage to indicate the area as a 'conservation area', perhaps through various grant funding sources in the area.	2
Highway emphasis in favour of the motorcar leading to deserted streets and no social spaces	Explore different highway layout options that will allow landscaping and better quality/more appropriate materials to be used that will slow traffic speeds and redress the balance between pedestrians and cars.	3
Poor quality of ambiguous open spaces and left-over land	Engage with relevant property owners to consider options for better management of these areas.	4

7.3 In respect of the highway spaces in the proposed conservation area, it is considered that Council Street and Urban Street could benefit from a more people-friendly urban environment which would prioritise, or at least give greater parity, to pedestrians and reduce traffic speeds without the need for obvious traffic-calming measures. There are various examples around the UK where terraced streets have undergone a more 'homezone' style treatment which can allow for street planting and still contain parking for residential vehicles without the highway space being dominated by a black Tarmac finish. Some examples are shown below.



Above left – Chimney Pot Park, Salford. Above right – Esdelle Street, Norwich

Below Left – Harrowband Road, Harlow. Below right – Stainer Street, Manchester



Below – Rhymney Street, Cardiff



8. Monitoring Commitment, Review and Updating

8.1 It is important that the conservation area is monitored from time to time so that the Conservation Area Appraisal and Management Plan can be reviewed where needed. As part of the background work for this Conservation Area Appraisal and Management Plan a photographic record of buildings within the proposed conservation area was produced. Such evidence is invaluable in case of any future disputes regarding development which may have taken place without the benefit of the required consent from the Council. The Council will consider enforcement action to ensure the long term conservation of Council Street and Urban Street.

8.2 Ideally conservation area appraisals should be reviewed every 5 years, and it is anticipated that another review shall take place within 5 years (2019).

9 Community Involvement

9.1 The Council's Planning and Regulatory Committee was asked to approve the draft document for consultation purposes.

9.2 The draft Conservation Area Appraisal and Management Plan was subject to a public consultation period. All properties within the proposed conservation area were contacted, inviting occupiers/owners to a public meeting held locally and to respond to the findings and proposals in this document. All home owners/occupiers were offered the chance to have their say on whether they think it is appropriate to designate Council Street and Urban Street as a conservation area

8.3 In addition to the public consultation, other Council service areas were consulted on the appraisal and management plan such as Highways, Leisure, Parks, Corporate Estates and Regeneration.

8.3 Following the public consultation exercise the Conservation Area Appraisal was reported back to the Planning and Regulatory Committee requesting adoption, sanctioning the designation of these two streets as a conservation area.

10. Appendices

Appendix 1. Planning Policy Framework

Appendix 2. Summary of the implications of Conservation Area Designation

Appendix 1 Planning Policy Framework

1.1 The Council has a duty in exercising its planning powers to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. This is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and supplemented by relevant Planning Policy Guidance. Accordingly, this Planning Policy Framework is set out below:

1.2 National Legislation

The provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 give local authorities the power to designate conservation areas. As the principal form of legislation, its definition of conservation areas shall be used for the purpose of this conservation area appraisal:

“A conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

This definition often extends beyond buildings alone, and includes the road layout, street scene, trees and green spaces; reiterating the quality and interest of the area.

Development proposals within conservation areas will be subject to control through statutory legislation, encompassing the following three primary Acts:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning and Compulsory Purchase Act 2004
- Town and Country Planning Act 1990

These acts restate that in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

1.3 National Policy

The following documents apply to conservation areas

- Planning Policy Wales (edition 7, July 2014)
- Welsh Office Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas (December, 1996) (*As Amended*)
- Technical Advice Note 12 (Design)

The policy provided at the national level provides advice on the designation of conservation areas, and the importance of assessing the special interest of each one in an appropriate manner. The guidance also stresses the need for the Council to ensure that the character and appearance of conservation areas is preserved and enhanced.

1.4 Local Policy

The existing development plan framework in Merthyr Tydfil is provided by the Merthyr Tydfil Local Development Plan 2006-2021 (adopted May 2011) Policy BW6 (Townscape and Built Heritage) states:

The Council will protect and support the enhancement of the unique built heritage of the County Borough. Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character and setting of any of the following:-

- *listed buildings;*
- *scheduled ancient monuments;*
- *conservation areas;*

- *registered Historic Parks and Gardens of Special Historic Interest;*
- *townscape character and the local distinctiveness of settlements;*
- *other historic, archaeological and cultural features of acknowledged importance.*

Regard should therefore be given to the character and setting of the conservation area as well as listed buildings. Proposals must not have an unacceptable impact on the setting of any conservation area.

In addition policy AS4 of the Merthyr Tydfil Local Development Plan refers to Historic Landscape. It should be noted that Council Street and Urban Street are within the Merthyr Tydfil Historic Landscape Area where there is a presumption in favour of protection, conservation and enhancement of this area. Merthyr Tydfil is a landscape of outstanding historic interest containing the internationally renowned iron and coal industrial landscape of the 18th and 19th centuries.

Policy AS4 states:

There will be a presumption in favour of the protection, conservation and enhancement of:-

- *Gelligaer Common, and*
- *the main settlement of Merthyr Tydfil*

in accord with their status as Landscapes of Historic Interest in Wales.

The extent of these areas is shown on the LDP Proposals Map and proposals for development will only be permitted where they would maintain or enhance the character and integrity of the landscape.

Appendix 2 Summary of the Implication of Conservation Area designation

The designation of a conservation area raises some important issues and implications for both property owners and local authorities. The following is a brief list of the key implications of conservation area designation.

- **Demolition of Buildings (Conservation Area Consent)**
Any building with a cubic content greater than 115 cubic metres, (or part of a building that is greater than 115 cubic metres in size), will require Conservation Area Consent for demolition.
- **Planning Permission**
The need to obtain planning permission (for non-householder development) remains the same as in other areas (unless an Article 4 Direction has been imposed, see below) however the Council will generally expect that any application has taken onboard the special characteristics of the area and the design of schemes and the materials proposed should reflect this.
- **Alterations to Dwellings (Householder Development)**
Planning permission is required for the following: -
 - 1) Insertion of dormers in, or other alteration to, a roof slope.
 - 2) Installation of satellite dishes on a wall fronting a highway, any chimney, or building more than 15 metres in height.
 - 3) Cladding any part of the exterior of a dwelling house with stone, artificial stone, timber, render, pebbledash, plastic or tiles.
 - 4) The installation of external wall insulation.
 - 5) An extension of more than 1m in height.
 - 6) The removal of a chimney. The installation and alteration of a chimney.
 - 7) The insertion of a roof light into a roof slope.
- **Trees**
Written notice must be given to the Council 6 weeks before intending to carry out surgery to, or fell, a tree in a Conservation Area, unless it is dead, dying or dangerous.
- **Advertisements**
Generally the Council will apply stricter scrutiny when assessing applications in Conservation Areas. For example, internally illuminated fascia signs are generally considered inappropriate in Conservation Areas and will be resisted by the Council.
- **Special Directions**
The Council has the power, following public consultation, to serve a direction under the Town and Country Planning Act 1990 to bring developments where planning permission would not normally be required, under planning control (these are known as **Article 4 Directions**). For example, the Council could control the replacement of doors and windows, the insertion of new window openings and the alteration of front gardens. The purpose of these additional controls is to ensure that the special qualities of an area are not slowly diminished by minor but continuous alterations that cumulatively could have the same adverse effect as one large inappropriate development.

