

CONSERVATION AREA NOTES

A person proposing to cut down, top or lop a tree in a conservation area (other than a tree already covered by a Tree Preservation Order) is required to give six weeks' prior notification to the Local Planning Authority. The Authority can then consider whether to make a Tree Preservation Order. This does not apply to trees which are dying, dead or dangerous.

Anyone seeking to demolish a building in a conservation area must first apply for conservation area consent. This does not apply to a building not exceeding 115 cubic metres. There is a grey area over partial demolition and you should check with the Local Planning Authority.

Extensions, additions, alterations, etc

The General Development Order does not apply within conservation areas as outside. Therefore before commencing extensions or altering the external appearance of the property you should check with the Local Planning Authority as to whether specific permission is required, bearing in mind the property is in a conservation area. Keep copies of any correspondence as they may be needed on a sale.