

~~Interim~~ Planning Guidance

Listed Building Consent
& Conservation Area
Consent


INTERIM PLANNING GUIDANCE

As part of the Local Plan process, supplementary planning guidance was prepared to supplement policies and proposals in the Local Plan. The Borough Council consulted the public on the guidance at the draft deposit and revised draft deposit stages of the Local Plan preparation process. Some of the comments on the Draft Deposit Guidance were taken into account in formulating the Revised Draft Guidance.

It was not appropriate for the Borough Council to adopt the guidance as supplementary planning guidance because this can only supplement an adopted local plan and the Tamworth Local Plan 2001-2011 will not be adopted until 2006. Furthermore, under the new development plan system, supplementary planning guidance has been replaced with supplementary planning documents.

This guidance was approved as interim planning guidance by the Borough Council's Cabinet on 15th August 2005. Appropriate guidance will be replaced with supplementary planning documents in due course. This is in accordance with the Council's Local Development Scheme that came into effect in March 2005.

August 2005



What is a Listed Building?

A 'listed building' is one included in a list prepared by the Secretary of State for the Department of Culture, Media and Sport. This list comprises buildings and other structures which are of special historic or architectural interest. Once a building is listed it is the whole building and everything within its curtilage which is included, and not, as is often thought, small parts of it. Any building on the list is formally protected and consent is required to carry out works to both inside and outside of it.

The fact that a building is listed does not necessarily mean that it will be preserved in all circumstances, but it does mean that Tamworth Borough Council will not allow its demolition, alteration or extension until a case for any works has been fully established which will ensure its character and integrity remain.

Protection of Listed Buildings

In order to preserve and safeguard the special interest of listed buildings a special permission called Listed Building Consent is required. It is an offence to carry out any unauthorised works to a listed building resulting in its demolition, alteration or extension, or which in any way which affects its character either inside or outside without first obtaining listed building consent. You may also need planning permission and building regulations approval for the works you are proposing.

The straight forward repair of original features and detailing does not normally require listed building consent, but it is always advisable to seek specialist advice.

Replacement of details with modern replicas is unacceptable and such works will always require permission. Clearly where subtle differences are involved it is always better to seek advice before proceeding with work.

What is a Conservation Area?

It is an area of special architectural or historic interest, the character or appearance of which it is important to preserve or enhance. Tamworth Borough Council has a duty to decide which areas are special and fall into this category, and designate them as Conservation Areas. In Tamworth the present Conservation Areas are:

- The Town Centre
- Victoria Road / Albert Road
- Hospital Street
- Dosthill
- Amington Green
- Amington Hall Estate
- Wilnecote

Protecting the Character of Conservation Areas

Unless the Council have directed otherwise, or it is a listed building, you can do the same things to your property as you might outside the conservation area, although planning permission may still be

required. Conservation Area consent is however needed if you want to demolish anything within the conservation area.

New development, redevelopment and extensions usually need planning permission. When considering such applications, the Council pay special attention to the way the proposal affects the Conservation Area. Advertisement Consent is also required for almost all illuminated signs and certain other types of advertisements in Conservation Areas.

Works to Trees in Conservation Areas

Trees often make a significant contribution to the environment of a conservation area and the setting of its buildings. Many trees in conservation areas are subject to Tree Preservation Orders, which means the Borough Council's consent must be obtained before they can be cut down, topped or lopped. In addition, special provision is made for trees in conservation areas not subject to a Tree Preservation Order. Anyone proposing to fell, top or lop such a tree is required to give 6 weeks notice to the Borough Council, who then consider whether a Tree Preservation Order should be made.

Conservation Grant Scheme

The best way to maintain and enhance the character of Conservation Areas is by promoting pride and awareness in their value. Tamworth Borough Council operates a Conservation Grant designed to

assist with the preservation and restoration of historic buildings and the Conservation Areas. Further details can be obtained from the Conservation Officer in Strategic Partnerships.

The legislation on listed buildings, conservation areas and advertisements is complex and it is always advisable to consult the conservation officer before doing any work.

MORE INFORMATION

More information can be obtained from:

The Conservation Officer
Strategic Partnerships
Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth
Staffs
B79 7BZ

TEL 01827 709 278