


# Living in a Conservation Area

Information sheet 2019





**Conservation areas exist to protect the special architectural and historic interest of a place - in other words the features that make it unique and distinctive.**

## **1 How will living in conservation area affect me?**

If your house lies within a conservation area, you may be wondering how it affects you and your property. Conservation areas exist to protect the special architectural and historic interest of a place – features that make it unique and distinctive. This document provides information on planning factors that affect conservation areas.

## **2 Do I live in a conservation area?**

Find out if you're living in a conservation area using our [North Somerset heritage map](#).



## **3 Is my house worth more money?**

Conservation areas enjoy protection from poor quality development so become more desirable places to live, which in turn is often reflected in higher property prices.

Research conducted in 2012 by the London School of Economics and Historic England revealed that, on average, houses in conservation areas sell at a 9% premium when compared with properties not in conservation areas. Houses in conservation areas also showed greater retention in value, even during economic downturns.

## **4 Can I change the outside of my property?**

Yes, you can change the outside of your property, but there will be restrictions on what you can do. Properties in conservation areas are covered by extra planning controls and considerations, these exist to protect the special historic and architectural elements of the area.



## 5 What changes require planning permission?

Within a standard conservation area, you will require planning permission for:

- roof extensions
- side extensions
- rear extensions of more than one storey
- any external alterations to a flat
- cladding with render, stone, timber, tiles or plastic
- satellite dishes and radio antennae which are visible from a highway and on buildings over 15 metres in height
- demolition of unlisted buildings over 115 cubic meters
- works to trees, including anyone proposing to cut down, top or lop a tree - you are required to give 6 weeks' notice to the Local Planning Authority
- advertisements which includes illuminated advertisements on business premises and hoardings around development sites

Any new development must protect or enhance the character of the conservation area.

## 6 Article 4 directions

Properties which are located in a conservation area might be affected by extra controls called Article 4 Directions. These remove specific permitted development rights and restrict certain works you can normally do without planning permission, such as replacing a door or window or removing a stone wall.

Not all conservation areas have Article 4 Directions in place, follow this link and click on "open our planning constraints map" to view the article 4's which are currently in place in your area: [www.n-somerset.gov.uk/my-services/planning-building-control/planning/planning-advice/heritage/conservation-areas/](http://www.n-somerset.gov.uk/my-services/planning-building-control/planning/planning-advice/heritage/conservation-areas/)

## 7 General building regulations and planning permissions

There are also general regulations and permissions, that apply to all areas, whether a conservation area or not. The [national online planning portal](#) provides excellent guidance.

In addition, information about specific projects is also available and can be accessed via [North Somerset Council website](#).



# Useful links

## Advice associated with conservation areas

The 2019 edition of The Building Conservation Directory brings together the latest expert advice and up-to-date information on craft skills, conservation products and specialist services, as well as course listings, useful contacts and other essential information. The Directory is available as a free digital 'flipping book':

[www.buildingconservation.com/books/bcd2019/index.html](http://www.buildingconservation.com/books/bcd2019/index.html)

In addition, Building Conservation web site provides a host of useful information:

<http://www.buildingconservation.com/>

Historic England provides a good deal of information on living in conservation areas:

<https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/>

North Somerset Council has developed pages on its website specifically concerned with conservation areas:

<http://www.n-somerset.gov.uk/my-services/planning-building-control/planning/planning-advice/heritage/conservation-areas/>

## General advice

North Somerset Council has also developed advice on replacing windows:

<https://www.n-somerset.gov.uk/wp-content/uploads/2015/11/Replacing-windows-advice-note.pdf>

North Somerset Council can give pre-application written advice about an application you are considering

<http://www.n-somerset.gov.uk/my-services/planning-building-control/planning/planning-advice/pre-application-guidance/pre-application-advice-your-options/>

Works to buildings may also need separate approval under building regulations. North Somerset Council can advise on general building regulations.

The national planning portal gives advice on planning and building a project

[https://www.planningportal.co.uk/info/200234/home\\_improvement\\_projects](https://www.planningportal.co.uk/info/200234/home_improvement_projects)

and advice on 50 common building projects:

[https://www.planningportal.co.uk/info/200130/common\\_projects](https://www.planningportal.co.uk/info/200130/common_projects)