

Guidance Notes for:

Application for planning permission for relevant demolition in a conservation area

Town and Country Planning Act 1990

The application for planning permission for relevant demolition in a conservation area form should be used for proposals which involve substantial demolition of any unlisted building or structure in a conservation area if permission is required.

Please note that in a conservation area you do not need permission to demolish a building which does not exceed 115 cubic metres or to take down any wall, gate or fence which is less than 1 metre high where abutting a highway, or less than 2 metres high elsewhere.

What is a conservation area?

Local authorities have the power (under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.

How are conservation areas chosen for designation?

Conservation areas are usually chosen as places of special architectural or historic interest, the character or appearance of which should be preserved or enhanced.

The special character of these areas is not just made up of buildings, it is also defined by other features which contribute to particular views and the familiar local scene:

- the way roads, paths and boundaries are laid out
- characteristic building and paving materials
- the way buildings are used
- public and private spaces, such as gardens, parks and greens
- trees and street furniture

Conservation areas give protection across a broader area of land than listing individual buildings and all features within the area, listed or otherwise, may be recognised as part of its character.

Tip Box: This permission does not apply to listed buildings, or the demolition of an ecclesiastical building in ecclesiastical use, for example a church; the demolition of a scheduled monument; and the demolition of any building in other certain categories.

The demolition of an unlisted building in a conservation area, without the permission of the local planning authority is a criminal offence.

It is often helpful to discuss your proposal with your local authority before you send in your application – this is known as ‘pre-application advice’. Your local authority will normally have details of how to go about this on its website.

Additional advice is contained in:

National Planning Policy Framework (Section 12)

<http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/12-conserving-and-enhancing-the-historic-environment/>

Planning Practice Guidance (Conserving and enhancing the historic environment)

<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>