



followed by a series of management proposals. A separate document was produced for each conservation area, copies of which can be viewed on-line at www.gloucester.gov.uk/conservationareas.

Applying for Planning Permission

Application forms for planning permission are available from the Council's Development Control Team at the address on the back of this guide. Certain demolition work may also require building regulation approval and listed building consent. The Council offers a pre-application service to provide advice and guidance on applications within a designated conservation area.

If you have any doubts, please contact the Council's Development Control Team and Building Control Team at the address on the back of this guide.

Determining Applications for Planning Permission

In determining applications for planning permission, the Council will pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in question.

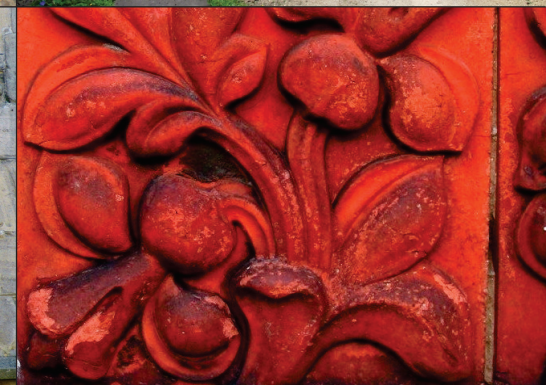
Account is taken of the contribution made by the building or structure for which demolition or alteration is proposed to the special architectural or historic interest of the area and street scene. Should an applicant be seeking total demolition, consideration is also given to the effects of loss of the structure on the wider surroundings and on the conservation area as a whole.

Listed Buildings and Conservation Areas

If you wish to alter or extend a listed building in a way that affects its character as a building of special architectural or historic interest, you must apply for Listed Building Consent from the Council. This is additional to the requirement to obtain Planning Consent for certain demolition works.

It is a criminal offence to alter, extend or demolish a listed building in a way that affects its character without consent. In

◀ continued on inside pages



Gloucester City Council Heritage Team,
Herbert Warehouse, The Docks, Gloucester, GL1 2EQ

T: 01452 396855 or 396194
E: heritage@gloucester.gov.uk

If you or someone you know cannot understand English and needs help with this information; or if you would like a large print, Braille or audio version please call 01452 396396.

Please note that the buildings shown in this leaflet are in private ownership and are not necessarily accessible to the public. This leaflet is not a statutory or legal document. It is to be used only for general guidance. If in doubt, please contact the City Council's Heritage Team.

Development Services and Trees
T: 01452 396775 or 396776
E: development.control@gloucester.gov.uk

Building Control
T: 01452 396771
E: buildingcontrol@gloucester.gov.uk

City Archaeologist
T: 01452 396346
E: archaeology@gloucester.gov.uk

Conservation Areas in Gloucester



This guide describes what a conservation area is; how designation may affect you as a building owner, occupier or developer; where to get further information and help.

Please see the separate guide 'Listed Buildings'

What are Conservation Areas?

Conservation areas are historic places with a distinctive character and quality which deserve preservation or enhancement.

Conservation area status recognises the architectural or historic interest of whole areas, not just individual buildings. Existing designated conservation areas in Gloucester contain both ancient and relatively modern structures, open spaces, gardens, parks and expanses of water like the Docks and the Gloucester and Sharpness Canal.

Why are Conservation Areas Designated?

The particular qualities of a town or city are created not only by buildings, but also by the spaces between buildings, the pattern of streets, long distance views, trees, traditional paving, walls and railings. All of these features give a town or city its special character and distinctiveness.

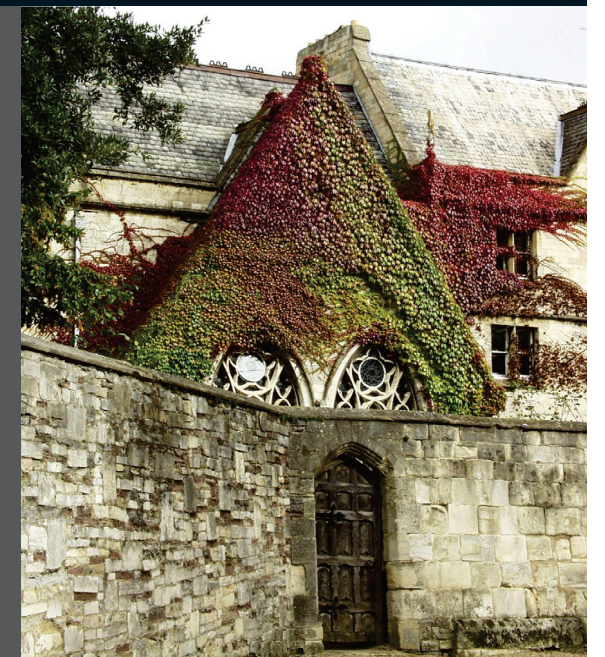
Conservation areas are of value because they have a strong sense of place. They form part of the familiar and cherished local scene and contain significant components of our regional and national cultural heritage. They make an important contribution to the quality of the lives of all those who live, work or play in them. They also play an important economic role in attracting tourism, business and commerce.

Conservation Areas in Gloucester

The first conservation areas in Gloucester were designated by the City Council in 1968. There are now 14 designated conservation areas, covering most of the city centre as well as parts of Hempsted and Hucclecote.

Conservation areas are designated under section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. A major review of the Council's conservation areas was undertaken in 2006/07, resulting in a number of boundary changes and the designation of two new conservation areas in Barton St and Kingsholm (with a further one for the Denmark Road area designated in 2008). A full appraisal of each conservation area was carried out,

continued on opposite page ▶



The materials of buildings, walls and ground surfaces, including their textures and colours, reflect local traditions and contribute to the special character and appearance of conservation areas.

Local details such as old street name signs, railings, historic street furniture, statues and public art make a significant contribution to the charm and distinctiveness of conservation areas.

www.gloucester.gov.uk

January 2015

Gloucester City Council
Transforming Your City

Conservation Areas in Gloucester - A Guide for Owners, Occupiers and Developers

cases of doubt, please contact the Council's Heritage Team.

A separate leaflet on listed buildings is available upon request.

Trees in Conservation Areas

Trees can make an important contribution to the character and appearance of a conservation area. Some are protected by Tree Preservation Orders (TPOs), but all trees in conservation areas with a trunk diameter of more than 7.5cm (measured 1.5m from the ground) are afforded a degree of protection.

If you wish to undertake work to a tree, or trees in a conservation area (with a stem diameter greater than 7.5cm), you are required by law to provide the City Council with six weeks written notification detailing the proposed work. There is a set notification form to do this, available on line or by contacting the Tree Officer at the City Council. There is no cost for submitting or processing the notification. The purpose of this requirement is to give the Council time to inspect the tree and, if necessary, to consider serving a Tree Preservation Order.

It is an offence to cut down, uproot, top, lop, wilfully damage or destroy a tree in a conservation area without first obtaining consent. You could be fined up to £20,000 and you will also normally be required to plant a replacement tree where one has been removed or destroyed.

A separate leaflet on tree preservation procedures, together with a notification form, is available from the Council's Tree Officer at the address on the back of this guide. The Tree Officer will also be able to tell you if a particular tree is protected by an existing Tree Preservation Order.

Minor Building Work in Conservation Areas

Known in planning as 'permitted development rights', these allow certain types of minor building work to be carried out without the need to obtain planning permission. These rights are more restricted in conservation areas.

The rules on permitted development rights are complex. It is always best to

seek advice from the Council's Development Control Team before starting work. Contact details are provided on the back of this guide.

In St Michael's Square, which lies within the Eastgate and St Michael's Conservation Area, and within the Southgate Street Conservation Area, the Council has put further controls in place through an Article 4 Direction. For details, contact the Council's Heritage Team.

The effect of an Article 4 Direction is that planning permission is required for certain minor building works which, over time, could seriously damage the special interest of a conservation area. For example, the replacement of timber windows and doors with plastic and the removal of architectural details. Article 4 Directions are subject to public consultation before they come into force.

Development in Conservation Areas

Planning applications for development in conservation areas should demonstrate that the proposals preserve or enhance the special interest of the area. Particular attention should be given to the design, scale and materials of any proposed development in order to ensure that the existing character of the area is not harmed in any way.

For all developments in conservation areas, the Council requires applications to be accompanied by detailed drawings. Outline planning applications will not normally be accepted.

Government policy is set out in both the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework 2012. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that where an area is designated as a conservation area:

"Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area."

The National Planning Policy Framework states that heritage assets are an irreplaceable resource and they should be conserved in a manner appropriate to their significance. Paragraph 131 states that in determining planning

applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

The recently published Joint Core Strategy has been produced in partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. It sets out a planning framework for all three areas. Policy SD9 in the Joint Core Strategy concerns the historic environment.

Proposals within Conservation Areas should:

- Preserve or enhance the character or appearance of the conservation area.
- Retain the historic street pattern and character of individual streets, or other spaces, including all historic materials and components.
- Be of a scale, form, mass, layout, alignment, elevational treatment and overall character that harmonises with those buildings and features that contribute positively to the character of the conservation area.
- Ensure that important views into and out of the conservation area are retained or enhanced.
- Protect and where appropriate, add to the supply of distinctive trees within the urban area.

There is a general presumption in favour of retaining buildings and substantial parts of buildings which make a positive contribution to the character and appearance of a conservation area. Applications for the demolition of buildings in conservation areas will be determined having regard to the following considerations:



▲ Gloucester's tight-knit urban form bears witness to almost two thousand years of continuous development. The cheek-by-jowl arrangement of different building types and architectural styles - from fine medieval churches and timber-framed houses to showy Victorian public buildings - creates a distinct sense of place and is a vital component of Gloucester's Conservation Areas.



▲ Trees and planting are essential to the environmental quality and appearance of many conservation areas and make a positive addition to the wider townscape.

- The part played by the building in the architectural or historical interest of the area.
- The condition of the building and the viability of its retention and continued occupation.
- The wider effects of demolition on the surroundings and on the conservation area as a whole.
- Whether the replacement scheme will make a positive contribution to the appearance or character of the area, or bring other substantial benefits to the community that outweigh the harm caused by the loss of the buildings.

Planning permission for development involving the demolition of buildings within conservation areas will be subject to the imposition of conditions, or the negotiation of an obligation under the 1990 Act to provide that demolition should not take place until a satisfactory form of binding contract for the carrying out of works or redevelopment has been entered into.

Repairs and alterations to buildings in Conservation Areas

Listed and unlisted buildings, modern as well as traditional, make an important contribution to the character of conservation areas. Small and incremental changes to these buildings can easily damage the appearance of the wider area.

The following principles should be taken into account when carrying out works to these buildings.

Good Practice Principles

Windows and Doors: The repair of traditional windows and doors is often a better and cheaper alternative than wholesale replacement. Traditional window designs are an important part of the character of buildings.

When replacement windows are installed they should be a replica of the design of the original windows. Modern replacements (such as plastic, aluminium or standardised 'off-the-shelf' timber replacements of a different design) are not appropriate. Local joiners or specialist companies can produce new draught-proofed timber

windows and doors in traditional designs or will overhaul existing ones to meet modern standards.

Paint is the traditional finish for external joinery. European hardwoods such as oak and elm were usually left unfinished to weather naturally. Timber stains and varnishes are modern introductions, and need to be used with care to avoid inappropriate colours.

Walls: The repointing of brickwork and stone-walling should always be undertaken with great care, as the appearance of a building or boundary wall can be destroyed by ill-advised work. Hard, cement-rich mortars and raised 'ribbon' pointing should be avoided. A stucco rendered plaster finish is part of the original architectural concept of more formal buildings and should be retained. This type of traditional wall finish is often painted. Unpainted brickwork should not be painted or rendered-over as it could lead to damage of the original walling material. It would also be likely to alter the character and appearance of the building.

Before painting or repainting with a different colour, you should contact the Council's Heritage Team to check whether painting is permitted and if there are controls over the colour or type of paint used. Where there is control over the colour, it is likely that you will have to use an off-white or cream smooth matt masonry paint for external render.

Roofs: Traditional roofing materials such as natural slates and clay tiles should not be replaced with modern substitutes like artificial 'slates' or concrete tiles. When a roof is stripped, as much as possible of the original covering should be reused, preferably on the visible slopes with matching new materials on other slopes. Chimney stacks and pots are part of the character of older buildings and should be retained.

Architectural details: The removal or partial demolition of parts of a building may require consent. Traditional stucco mouldings, balcony railings, canopies, tiled steps, chimney stacks or pots, should all be retained.

Aerials and pipes: Minor alterations to a property may need consent. The external appearance of buildings should

not be cluttered with new pipes, meter boxes, alarms, boiler flues, loose cables, TV or satellite aerials. Wherever possible, these should be situated within or to the rear of a property to minimise their impact on the appearance of the building.

Shopfronts: The installation of new shopfronts, shutters and advertisements should comply with guidelines published by the Council.

These guidelines seek to improve the quality of our historic shopping streets and formal consents may be required. Please contact the Council's Development Control Team to request copies of current advice.

Enforcement

Alterations or building works which are carried out without consent may have to be removed if the Council takes 'enforcement action'. Some unauthorised work is unlawful and owners, agents or builders can face prosecution.

If in doubt, please contact the City Council's Development Control Team at the address on the back of this guide.

Effects of Conservation Area Designation

Conservation areas are not designated in order to prevent further development or change taking place. Designation does mean, however, that change needs to be carefully managed in order to ensure that the special interest which warranted designation is not eroded over time. To this end, there are extra planning controls over most building works within conservation areas and over work to trees. These controls may affect alterations to existing buildings as well as new construction works.

Demolition in Conservation Areas

The total or substantial demolition of most types of buildings or structures in a conservation area usually requires planning consent. However, there are some exceptions. Please check with the Council's Heritage Team at the address on the back of this guide before demolishing anything, even if you are intending to rebuild an exact replica.