



St Marys Conservation Area Appraisal and Management Plan

Revised
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Preface

Conservation Areas

'A Conservation Area is an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.'

(Planning (Listed Buildings and Conservation Areas) Act 1990).

The Council is responsible for deciding whether an area should be designated as a Conservation Area, following extensive research and consultation with people living in and owning property in the area.

We have a duty to preserve and enhance the character and appearance of each Conservation Area, under planning laws and our own policies.

The Council as a Local Planning Authority is required to 'formulate and publish proposals for the preservation and enhancement of any parts of their area, which are Conservation Areas' (Section 71 of the Act). This Character Appraisal fulfils this statutory duty.

Extra protection

In some cases there is extra Protection for Conservation Areas

An Article 4(1) or 4(2) Direction can give extra protection to certain Conservation Areas. This means that in these areas even minor alterations, for example constructing a porch, replacing windows or re-roofing could require planning permission.

For this level of protection these Conservation Areas need to be "exceptional" in terms of character and interest.

There is no Article 4 Direction in place at St. Mary's.

Conservation Area Appraisal

The Appraisal is not intended to be comprehensive; the omission of any building, feature or space should not be taken to imply that it is of no interest.

The Appraisal should be read in conjunction with the adopted South Ribble Borough Local Plan (Adopted February 2000) Policy 15, National Planning Policy Framework, Central Lancashire Core Strategy and the emerging Local Plan.

Introduction

St. Mary's Conservation Area was designated as a Conservation Area on 4th July 2001.



St Mary's Special Character and Appearance

The designation of St. Mary's as a Conservation Area is in recognition of the area's historical importance as the centre of the one of the earliest civilisation in South Ribble centered around St Mary's church, a castle motte and site of an old priory, and includes Church Road, Hollinhurst Avenue and Squires Road.

St. Mary's: General Description

St Mary's Conservation Area is the largest conservation area in South Ribble, being approximately 11.53 hectares in size.

The area contains five listed buildings including the Church of St Mary (Grade II*). Particular features of interest include St Mary's Church dated back to C14, the Castle Hill Motte which is a Scheduled Ancient Monument and the ancient woodland of Church Wood. A conservation area appraisal was published in February 2001.

St. Mary's is characterised by its spacious and leafy character with subtle differences in materials, design and style in the properties. Trees line Church Avenue, and were planted to mark Squire Lawrence Rawstone in 1864 and the coronation of King George VI in 1937. These trees contribute significantly to the character and amenity of the area.

The Conservation Area is of special architectural and historic importance.

Penwortham Castle/Castle Motte: Scheduled Ancient Monument

This was the earliest known building in Penwortham and was built between 1068 and 1072. The Castle is listed as a Scheduled Ancient Monument. It is a motte and bailey castle of possible Pre-Conquest date, located in the parish churchyard. The motte is now heavily overgrown with trees, and it is not recognisable as anything other than a small hillock. The bailey is now filled with old graves. Simple castles of this type had the function of assisting conquest by providing a secure base or bolthole, and they were usually abandoned soon after conquest had been achieved.

St. Mary's Church: Grade II* Listed Building

Penwortham was one of the ancient parishes of Lancashire. The earliest written record of the church is from the 1140's. The original church had disappeared and St. Mary's was built in the 14th Century. Although much altered – the chancel being the oldest surviving part of the church. The tower is 15th Century. The Nave – rebuilt in 1855-56. Many repairs in 1812 and the present structure is an amalgam of the work of different of different periods.

Penwortham Priory

This was a Benedictine foundation and a daughter house of the great Abbey of Evesham in Worcestershire. It was founded in the early 1140s. It was small Priory and situated to the south east of the Church and Castle, on land south of Priory Crescent and west of Hollinhurst Avenue. There is little information, but the Priory was converted into a private Manor House in 1540s by the Fleetwood family. The house survived until 1832 when after major alterations in 1815-17 it was finally rebuilt as a Gothic Mansion with mock battlements and corner terraces. In the late 1920s, the house was demolished and the site used for speculative housing. The Priory was important as it left a legacy of land improvement and agricultural management. Its impact on the landscape and township of Penwortham is evident today and there are traces of how life was in the medieval period. (Charters and Deeds are kept at Evesham Abbey).

Development of the Settlement

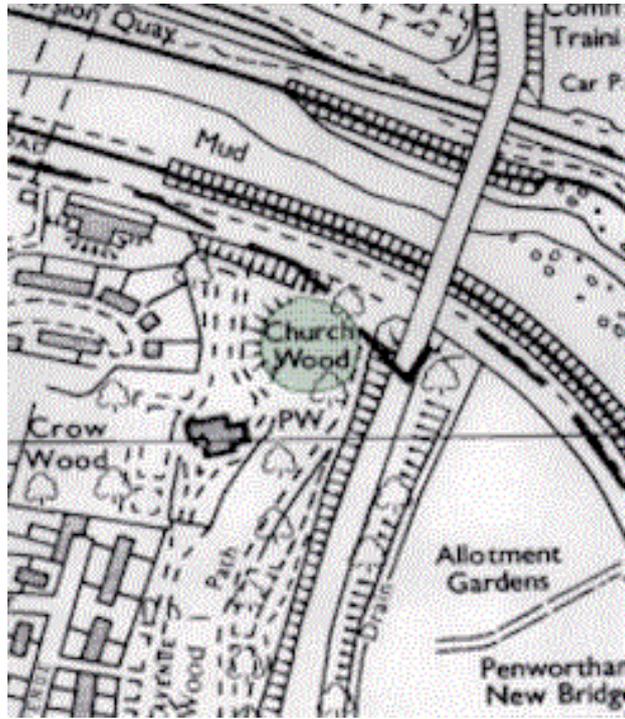
The historical development of Penwortham can be summarised as follows:

- 1086 to medieval times: mainly agricultural land and woodland. The land was drained to turn the brushwood swamp into damp but rich riverside meadows. Mosses were exploited for peat, rushes and reeds for thatching materials and rough grazing for livestock.
- By end of 11th Century: land largely a man-made and man-controlled landscape.
- Late 11th and 12th Centuries: Penwortham was granted to Warin Bussel, who had large land holdings in south Lancashire.
- 1140's onwards: Penwortham had a Priory Manor and a Bussel Manor.
- A succession of tenants and farmers lived in the Manor and from the early 16th Century the tenancy descended into the tenancy of the Farington Family.
- The Manor went through several hands, and then in 1806 was sold to Colonel Lawrence Rawstorne of Hutton. The Rawstorne family held the Manor until the 1920's.
- The River Ribble: used for fishing and transport.
- Up to late 18th Century: The Ribble Salmon Fisheries were an important aspect of the local economy along with agriculture.

Important and Significant Buildings

Penwortham Castle/Castle Motte (site of)

Scheduled Ancient Monument: This was the earliest known building in Penwortham and was built between 1068 and 1072. The Castle is listed as a Scheduled Ancient Monument. It is a motte and bailey castle of possible Pre-Conquest date, located in the parish churchyard. The motte is now heavily overgrown with trees, and it is not recognisable as anything other than a small hillock. The bailey is now filled with old graves. Simple castles of this type had the function of assisting conquest by providing a secure base or bolthole, and they were usually abandoned soon after conquest had been achieved. A fairly careful excavation in 1856 revealed at a depth of 11ft. below the summit of the motte, the boulder pavement, timbers and wattling of what seems to have been a circular palisaded dwelling divided into several chambers, and erected on a low motte. A broken central oak post was still standing to a height of 5ft. The problem yet to be solved is whether the first mound with the remains upon it was the keep of the important little castle known to have been erected shortly prior to 1086



Location of Castle Motte, Church Wood



Castle Motte

St. Mary's Church

Grade II* Listed Building: Penwortham was one of the ancient parishes of Lancashire. The earliest written record of the church is from the 1140's. The original church had disappeared and St. Mary's was built in the 14th Century. Although much altered – the chancel being the oldest surviving part of the church. The tower is 15th Century. The Nave – rebuilt in 1855-56. Many repairs in 1812 and the present structure is an amalgam of the work of different of different periods. The Lych gate at the church as built in 1897.



St Mary's Church

Penwortham Priory (site of)

A Benedictine foundation and a daughter house of the great Abbey of Evesham in Worcestershire. It was founded in the early 1140s. It was small Priory and situated to the SE of the Church and Castle, on land south of Priory Crescent and west of Hollinhurst Avenue. There is little information, but the Priory was converted into a private Manor House in 1540s by the Fleetwood family. The house survived until 1832 when after major alterations in 1815-17 it was finally rebuilt as a Gothic Mansion with mock battlements and corner terraces. In the late 1920s, the house was demolished and the site used for speculative housing. The Priory was important as it left a legacy of land improvement and agricultural management. Its impact on the landscape and township of Penwortham is evident today and there are traces of how life was in the medieval period. (Charters and Deeds are kept at Evesham Abbey).

Important and Significant Features

Church Wood - Biological Heritage Site

Ancient Woodland: Woodland that survived the medieval clearances survived because the nature of the ground was unsuitable for agriculture. A contemporary engraving shows that the steep slope between Church Avenue and the river on the side of Penwortham Hill was wooded in 1728. It can therefore, be reasonably assumed that the area was wooded for very much longer. The steep bank has tended to make access difficult and this has enabled the slope's rich stock of native plants to survive.

River Ribble

Whilst it is accepted that the river has been navigated and used for trade since Roman times, there is no evidence that proper wharves were ever constructed on the Penwortham side of the river adjacent to St. Mary's Conservation Area. One major commodity that was traded from the Penwortham side was millstones, which were brought overland from quarries in east Lancashire and then shipped to Ireland. There is evidence that boats often anchored at the foot of Penwortham Hill to shelter from high winds. The river would have been used for transport and fishing.

Tree Preservation Orders

Many of the trees at the entrance to Kingsway from Liverpool Road and those within the grounds of numbers 1 and 2 Liverpool Road are protected by Tree Preservation Orders (TPO 1972 No. 1 and TPO 1991 No.)

Distinctive Local Features

Within the conservation area are a number of local features that give the area a distinct identity. These features, which may relate to the area's history or locality, give the area its unique sense of place. The following features, though small, make a significant contribution to the area's special interest.



Decorative stone heads at St. Mary's





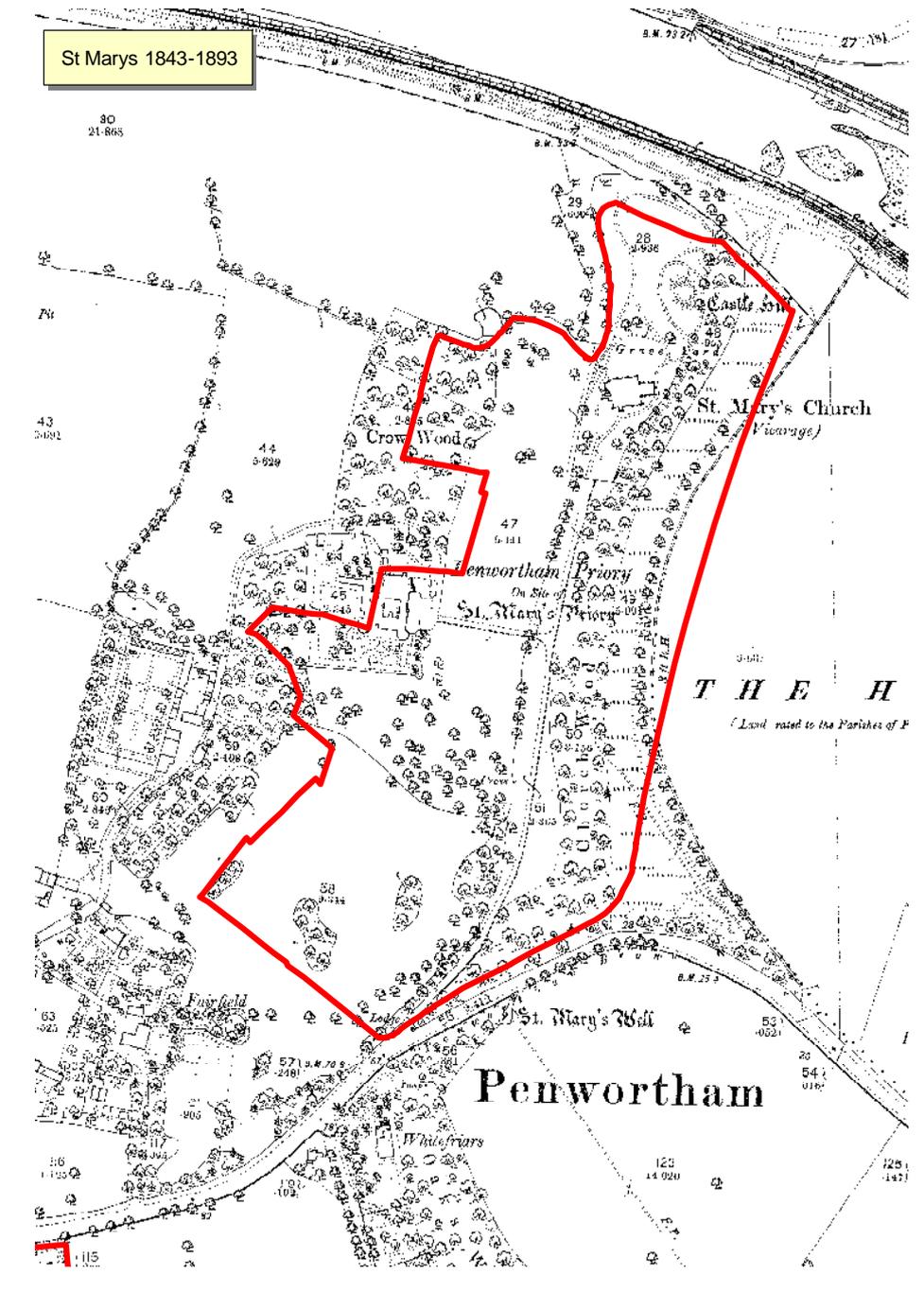
Original door at 6 Hollinhurst Avenue



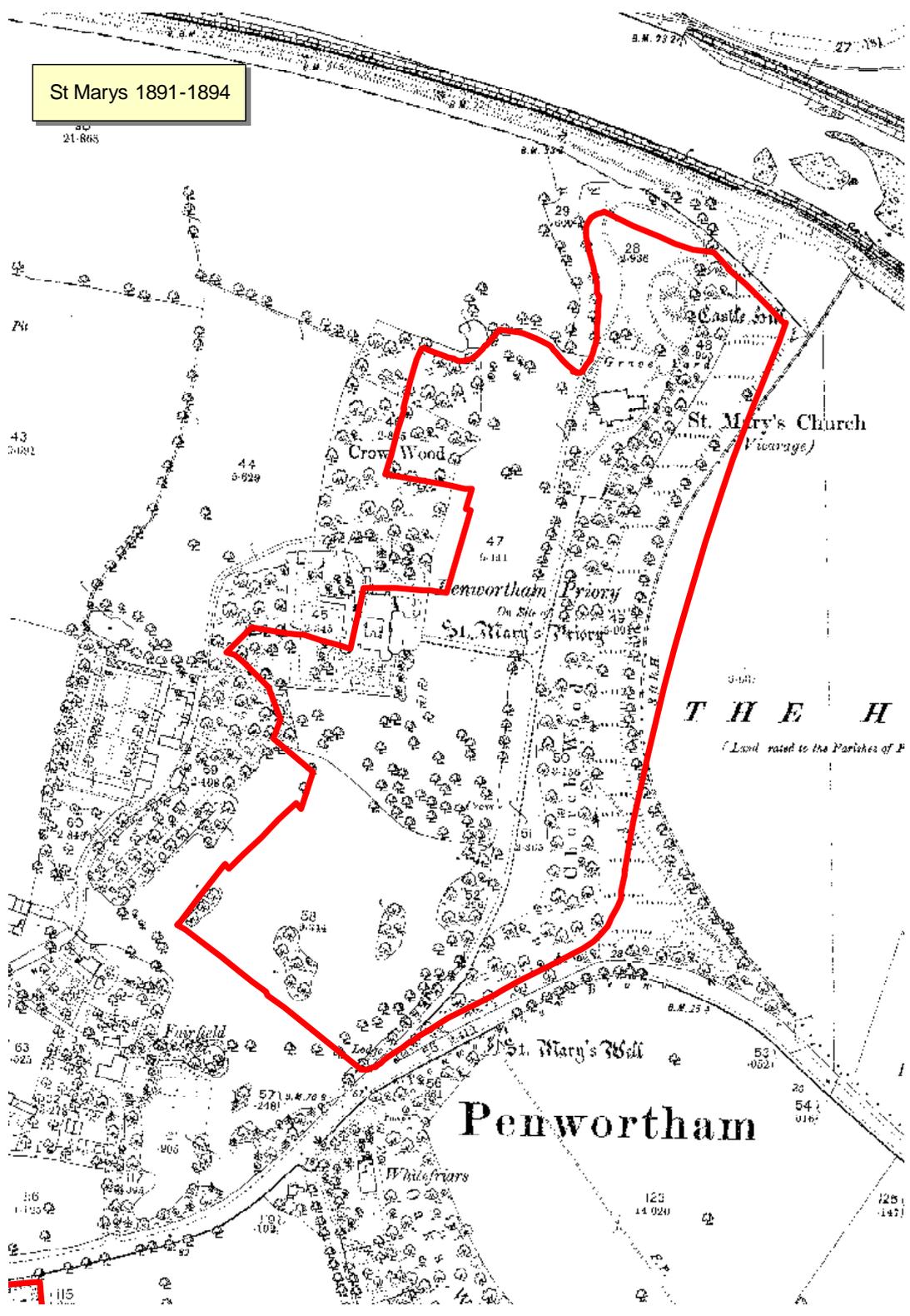
Lych Gate at St. Mary's

Historical Maps

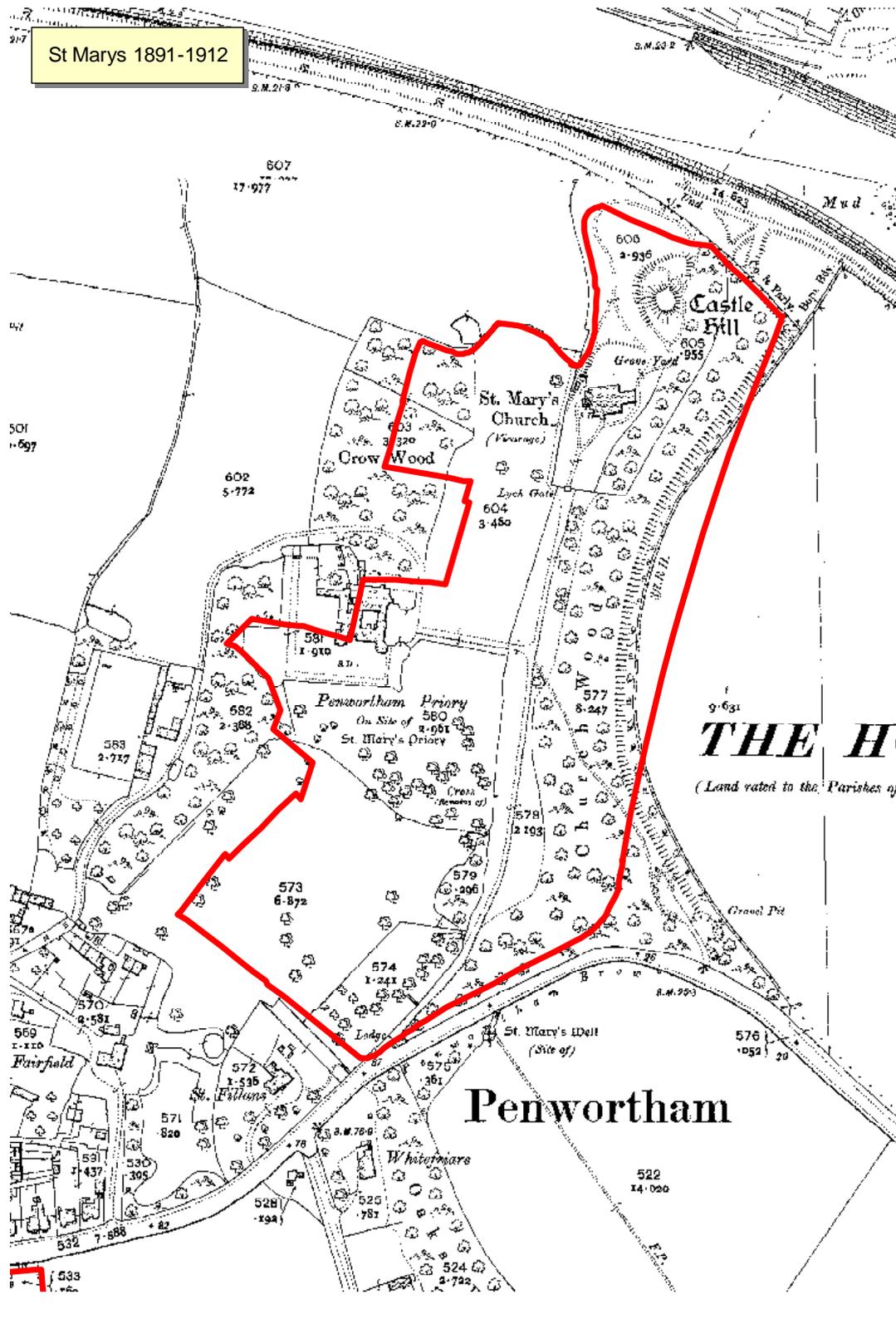
St Mary's – 1843-93



St. Mary's 1891-1912

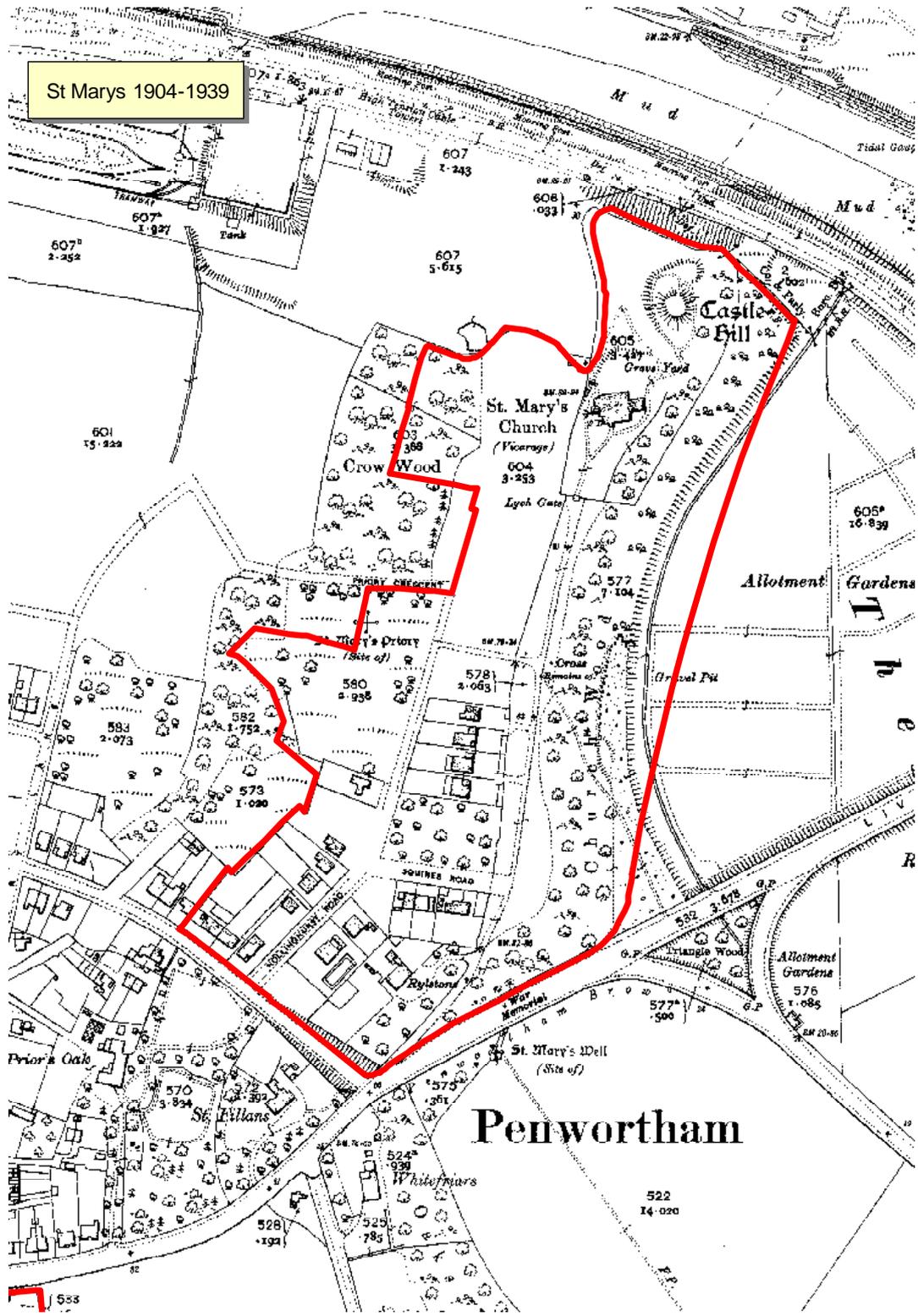


St Mary's 1891-1912



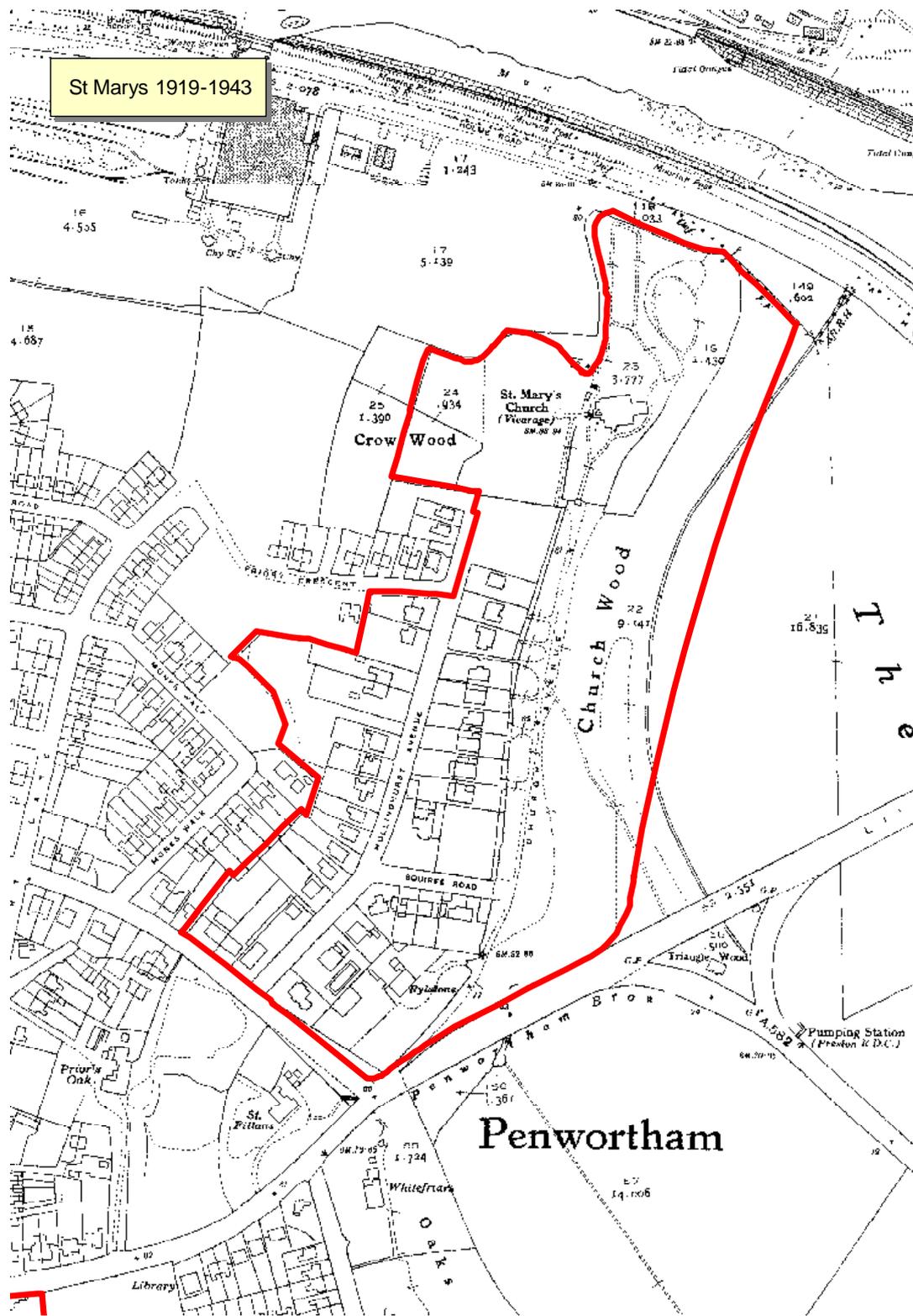
St Mary's 1904-1939

St Marys 1904-1939

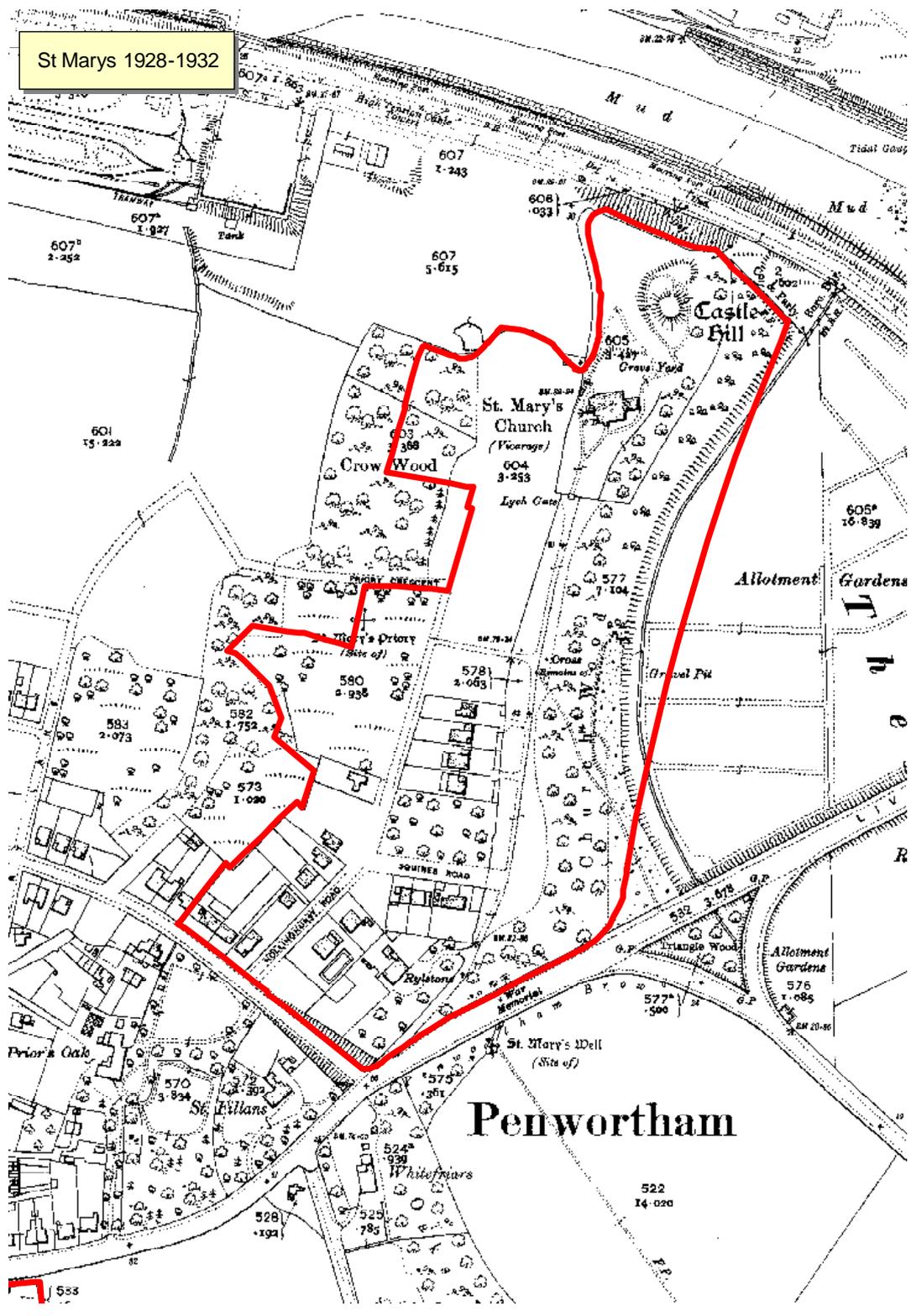


St. Mary's 1919-1943

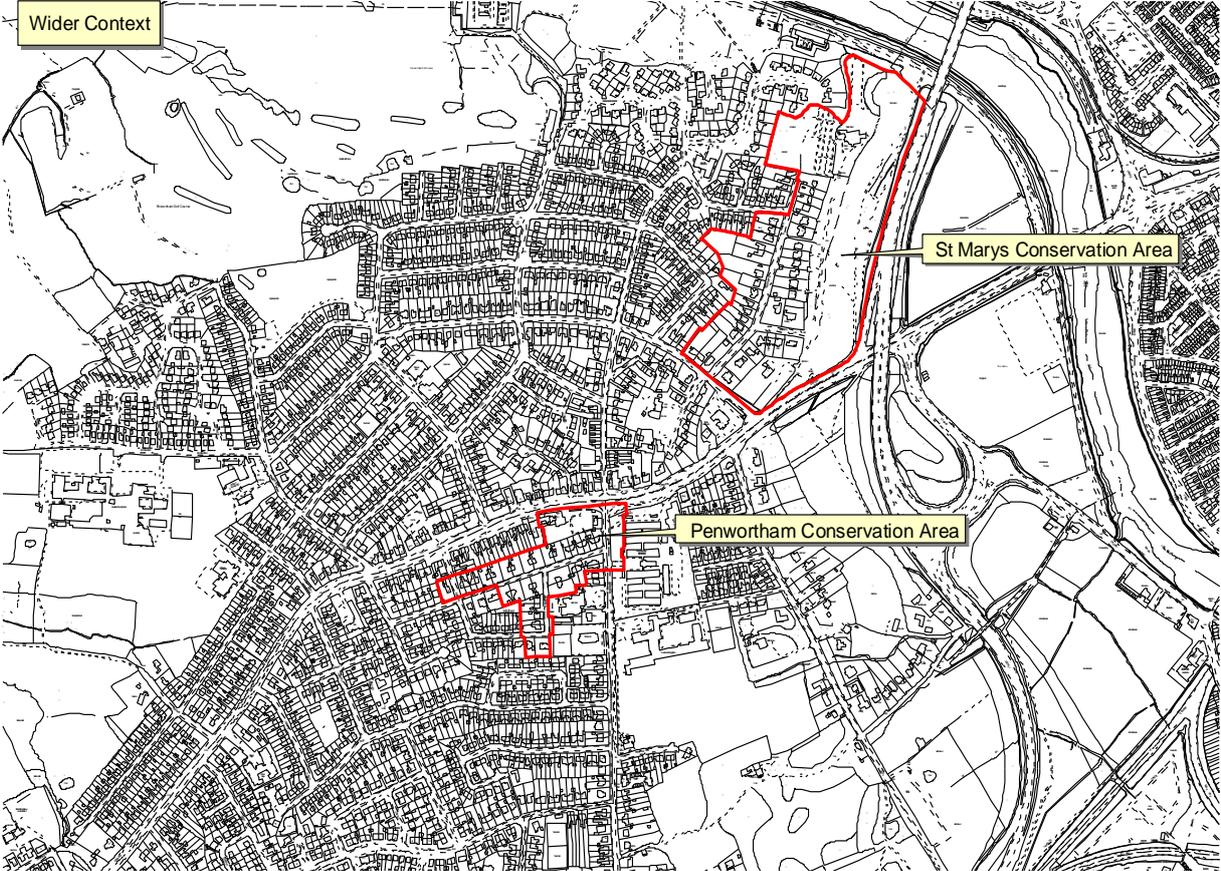
St Marys 1919-1943



St. Mary's 1928-1932



St Mary's Conservation Area – Location in Penwortham



Townscape



St Mary's Church and Churchyard



View down Church Avenue



View down Hollinhurst Avenue from Squires Road



Church Avenue



St Mary's Churchyard

St. Mary's Conservation Area is focused around St Mary's Church, which is set in large grounds at the northern most point of Church Avenue. There are three roads which comprise the Conservation Area; Church Avenue, Hollinhurst Avenue and Squires Road. It is a quiet and leafy residential area with large, mainly detached, and some semi-detached properties.

For ease of interpretation, the Conservation Area has been split into the three principal roads, which comprise it.

Church Avenue

Church Avenue is a quiet residential road which leads to St. Mary's Church. It is bordered on one side by Church Wood, a biological heritage site, and residential properties to the other side. Owing to the presence of Church Wood, this part of the Conservation Area is well-vegetated with trees and shrubs and has a very pleasant ambiance.

Hollinhurst Avenue

This is a quiet residential road with mainly large detached properties set in large plots with front and rear gardens. The majority of the properties were built in the 1920's, although there are a small number of more modern properties and the recent development of Hollinhurst Court. Hollinhurst Avenue is lined with street trees, mainly silver birch.

Squires Road

Squires Road connects Hollinhurst Avenue and Church Avenue. It is a short road with 4 residential properties; 2 detached and 2 semi-detached properties.

Movement

St. Mary's Conservation Area is a predominantly residential area with a parish church. The Conservation Area comprises three roads and little vehicular movement passes through the Conservation Area. There are pavements throughout the Conservation Area, apart from Church Avenue, which is a quiet road with little vehicular movement and the properties are set well back from the road by deep grass verges and long driveways.



Grass verges on Church Avenue



Grass verges on Church Avenue



Long driveways

Views and Landmarks

Views

The views towards the Church from Church Avenue are very pleasant and the churchyard is a continuation to an attractive green and pleasant residential environment. St Mary's Church is reached through a Lych Gate is an attractive 14th Century sandstone building and is enclosed by wrought iron railings set in a low sandstone wall.

The eye is naturally drawn down Church Avenue towards the church because of its size and prominent position. In addition, this building is significant, not only because it is a Grade II Listed building, but also due to its age and history.



View down Church Avenue



View towards St Mary's



St Mary's Church and Churchyard



There are also important views down Hollinhurst Avenue from Kingsway and Squires Road. Hollinhurst Avenue and Squires Road are tree-lined with semi-mature trees, mainly silver birch, which create a very pleasant green environment.



View towards Church from Church Avenue



View down Hollinhurst Avenue from Kingsway



View down Hollinhurst Avenue from Squires Road



View down Hollinhurst Avenue towards Squires Road



View from St Mary's Church towards Church Avenue

Landmarks

The most significant landmark within St. Mary's Conservation Area is St. Mary's Church. This is a stone built building, dating back to the 14th Century. It is set in large grounds, with three separate churchyards; one to the front, side and rear. Within the churchyard are three listed gravestones and a sundial: all Grade II listed structures.

Public and Private Spaces

Public Spaces

The Churchyard at St Mary's Parish Church is large and enclosed by wrought iron railings and is a large expanse of greenspace. Together with Church Wood, they form important areas of public open space within the area.



Entrance to Church Wood



Churchyard to the front of St. Mary's



Churchyard to the rear of St. Mary's



Side of St. Mary's

Private Spaces

The private gardens of residential properties within the Conservation Area are large and mature with trees, shrubs and mainly laid out to lawn. Each garden is bordered to the front by a low-lying brick wall.



7 Hollinhurst Avenue



6 & 8 Kingsway



4 Kingsway



9 Hollinhurst Avenue



6 Hollinhurst Avenue

Landscaping and trees

The Conservation Area is very green in character and there is an abundance of landscaping and tree cover, with many mature trees. Street trees are a very important feature of this Conservation Area. Church Wood Biological Heritage Site provides an attractive densely wooded backdrop to Church Avenue and screens the Conservation Area from the busy A59 trunk road as it passes through Penwortham.



Church Wood (to the right of the picture)

Street Furniture

There is little street furniture in the conservation area, other than street lighting, telegraph poles, street name signs, a bench and a dog litter bin.

Lighting Columns

The lighting columns in the conservation area are tall aluminium posts.

Signage

The street name signs in the St. Mary's Conservation Area are standard street signs and it would be desirable to replace these with more appropriately designed signs that are more in keeping with the character of a conservation area.

Telegraph Poles

There are several telegraph poles with overhead wires in the Conservation Area. They do not tend to detract from the overall appearance of the area as they are well screened and blend in with the street trees, particularly during the summer months when they are in leaf.

Boundary Walls

The properties on Kingsway, Hollinhurst Avenue and Squires Road all have low lying brick boundary walls with terracotta copings. Properties on Church Avenue are boarded by hedges, trees and shrubs to the front and high brick walls to the rear gardens, which border onto Hollinhurst Avenue.

The Cross

The Cross on Church Avenue was erected to commemorate the coronation of George VI in 1937.



Cross on Church Avenue

Street Surfaces

All the roads in the Conservation Area are surfaced in a dark grey tarmac. The pavements are also surfaced in tarmac.

There is scope to improve the street and road surfacing in St. Mary's Conservation Area in order for it to be more in keeping with the character of the area and style of properties. In particular, there are stretches of pavement which have been dug up and replaced with darker material to accommodate utility cables and the like.

Buildings

(a) Types of buildings and uses

Residential

The properties within St. Mary's Conservation Area are predominantly 20th Century properties, and built in the 1920/1930's. The houses on Hollinhurst Avenue nearest to Kingsway are the older properties.

There is a cluster of 3 new residential properties at Hollinhurst Court, which are located on land between no. 15 and to the rear of 17 and 19 Hollinhurst Avenue.

Leisure/Recreational

Church Wood is a Biological Heritage Site and is frequented by people for informal recreational purposes, i.e. walking and dog-walking.

Religious

St. Mary's Parish Church: Chancel 14th Century Chancel, West Tower 15th Century and the Nave with low aisles built by E.G. Paley in 1855. Stone built church with slate roof and battlement tower with diagonal buttresses.

(b) Materials and Architectural features

All properties in St. Mary's Conservation Area are constructed of traditional materials, with brick predominating and natural slate for roofing.

The bulk of the private suburban houses are semi-detached or detached. The style was smaller and squatter than Edwardian houses, with round or square bay windows on the ground and first floors, and an arched or gabled porch over the front door. Art Deco has inspired some of the detailing, such as the various leaded designs on the 'lights', the small upper sections of the bay windows which were hinged at the top. Many of the facades are half-timbered in a mock-Tudor style, sometimes red brick or pebble-dash. There are also herringbone brickwork and tile-hung walls. Roofs are either in slate or clay tiles with simple chimney stacks.

Window openings have strong horizontal proportions and many of the properties retain the original leaded lights and coloured patterned glass, characteristic of the 1920s and 1930's era.



21 Hollinhurst Avenue



13 Hollinhurst Avenue



17 & 19 Hollinhurst Avenue



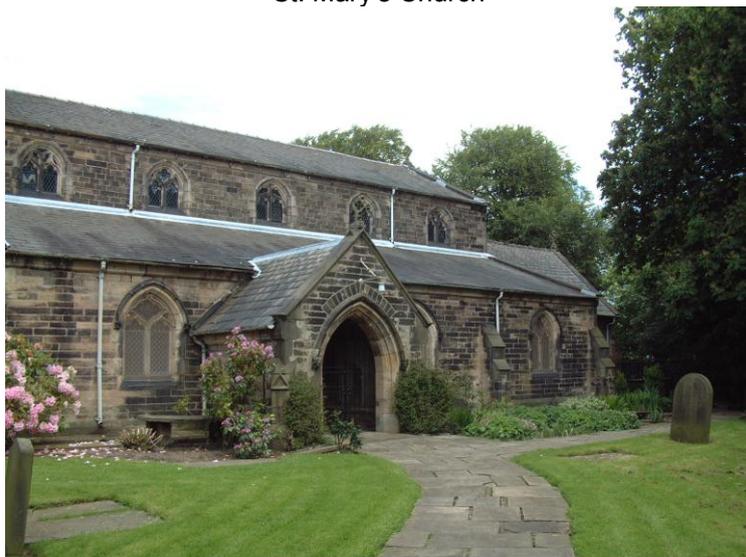
8 Hollinhurst Avenue



6 & 8 Kingsway



St. Mary's Church



St Mary's Church

The new build properties on Hollinhurst Court are constructed of red brick and are half rendered with clay/terracotta tiled rooves. Many of the architectural features mirror those of the older 1920s and 1930's style properties, which characterise the area.



Hollinhurst Court

(c) Street Frontages

St. Mary's Conservation Area is spaciouly developed residential area with attractive public (Church Wood and St. Mary's churchyard) and private greenspace. All the properties in the area have their own private front and rear gardens, which are sizeable plots.

(d) Boundary Treatments

All plots are enclosed by low boundary walls, providing defined private garden spaces. The brick walls are capped with terracotta coping stones. Each driveway is defined by brick entrance piers with decorative terracotta caps.

(e) Plot Sizes and height

All the properties within the Conservation Area are two-storey residencies.

St Mary's Parish Church is the largest building in the Conservation Area and is situated in a prominent position at the end of Church Avenue. The church is set in large grounds and churchyard. Within the church grounds is Castle Motte – a Scheduled Ancient Monument.

What is of importance in St. Mary's Conservation Area is the display of a variety of original architectural styles and features within that period. No houses are exactly the same and display unique characteristics. This adds to the quality of the street scene.

Proposed Conservation Area Extension

There are currently no options to extend St. Mary's Conservation Area:

Negative Factors

There are very few features and structures within the proposed conservation area, which detract from the character and appearance of St. Mary's Conservation Area.

- The garages to the rear of six and seven, Church Avenue, and which front onto Hollinhurst Avenue are in need of re-painting and general maintenance. They are of 'tatty' appearance

and detract from the street frontage of an otherwise well-maintained and neatly kept Hollinhurst Avenue.

- The style and design of street signs detracts from the appearance of the area.
- The street lighting style, scale and materials is inappropriate in the conservation area and the aluminium posts detract from the appearance of the area.

Enhancement

This section highlights a range of proposals, which will enhance the character of the proposed conservation area. Should funding become available, then, the Council will need to draw up an enhancement scheme for this conservation area. The following proposals for enhancement are, therefore, only suggestions, at this point in time.

Detailed guidance is needed with regard to the repair (particularly St. Mary's Church), the repair materials and quality of workmanship and reinstatement of any missing features of this traditional stone built building, as well as the design of new buildings within the Conservation Area.

The general appearance of the area would benefit greatly from the rationalisation of inappropriate street furniture, such as lighting columns, road signage and pavement surface materials. The area would benefit from lighting columns characteristic of the 1920s and 1930s period.

In addition to this, it would be beneficial to the conservation area if the road signs were replaced with more appropriately designed signs that are more in keeping with the character of the conservation area. In addition to these, an interpretation board, sign or plaque, indicating the location and extent of the St. Mary's Conservation Area, together with a map showing all the Listed Buildings and those of historic importance would be particularly useful.

It is important that any future work proposed is properly co-ordinated and fully respects and does not detract from the area's special character.

Summary

St. Mary's Conservation Area is part of an area of Penwortham steeped in history and there is evidence of a settlement dating back to Saxon times. The Castle Motte and Bailey is the oldest known building/structure in Penwortham and built during the period 1068-72.

The area remained largely agricultural up until the 1920's, when there was a surge in suburban housing development. The 30's also saw a distinctive influence in house design gained from the Arts and Craft movement. The rapid growth of Suburbia in many towns, including Penwortham, gave speculative builders the chance to experiment with quite unusual designs, some half-timbered (Jacobethan), some half pebble-dash, others with tile-hanging and even weather-boarding.

Within St. Mary's Conservation Area, there are attractive residential properties, which give the area its pleasing character and appearance. The properties are excellent examples of their time and many display their original architectural features. It is therefore, important that we maintain high design standards with any new build as well as extensions to existing properties.

Appendix

Listed Buildings within St. Mary's Conservation Area

Grade		Date
II*	Church of St Mary, Church Avenue	West Tower C15, Nave 1855, Chancel C14
II	Sundial 3 m south of Church of St Mary, Church Avenue	(GV) 1815
II	Gravestone of Edward Hollinhurst in St Mary's Churchyard, Church Avenue	(GV) 1686
II	Gravestone of Peter Taylor in St Mary's Churchyard, Church Avenue	(GV) 1682
II	Tomb Chest of John Horrocks in St Mary's Churchyard, Church Avenue	(GV) 1814

Locally important buildings/structures within the Conservation Area (not listed)

The Cross



The Lychgate



References and further reading

Penwortham in the Past: Alan Crosby (1988)

www.archive.thisislancashire.co.uk 'History Built on a Hill' : Lancashire Evening Telegraph (October 1996)

www.british-history.ac.uk 'Houses of Benedictine monks: The priory of Penwortham', *A History of the County of Lancashire: Volume 2 (1908)*, pp. 104-06

Glossary of terms

Feature	Description
Battlements	Defensive parapet, composed of merlons (solid) and crenels or crenelles (embrasures or openings) through which archers could shoot; sometimes called crenellation
Chancel	The eastern part or end of a church, where the altar is placed; usually set apart for the clergy.
Corbel	A projecting block which supports a parapet or sill
Cornice	Flat-topped ledge with moulded underside, projecting along the top of a building or feature
Eaves	Overhanging edge of a roof
English Brick Bond	Brickwork with alternate courses of headers (short ends) and stretchers (long sides) exposed.
Gable	Peaked external wall at the end of a double-pitch roof.
Header	A brick laid with its short end exposed. A flared header is burnt to a darker shade, usually producing a patterned effect.
Lights	Compartment of a window defined by the uprights or mullions.
Lintel	Horizontal beam or stone bridging an opening.
Lychgate	Roofed gateway entrance to a churchyard for the reception of a coffin.
Nave	The body of a church west of the crossing or chancel, often flanked by aisles.
Render	The covering of outside walls with a uniform surface or skin for protection from the weather. Cement rendering: a cheaper substitute for stucco (fine lime plaster), usually with a grainy texture.

Frequently Asked Questions

A Guide to Conservation Areas

Below are some Frequently Asked Questions (FAQs) relating to Conservation Areas. Please consult a solicitor if you are unsure of your legal rights and responsibilities.

What is a Conservation Area?

Conservation Areas are *"areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"*. The concept was first introduced by the MP, Duncan Sandys, in The Civic Amenities Act 1967. This was embodied into planning legislation by the amendment act of the following year and then set out in the Town and Country Planning Act 1971. All Councils in England & Wales were urged to designate Conservation Areas.

Today the power to designate such areas is embodied in Section 69 (a) and (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as follows:-

"69 (1) Every local planning authority:-

(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and

(b) shall designate those areas as conservation areas.

69 (2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas, and, if they so determine, they shall designate those parts accordingly "

How are Conservation Areas chosen for Designation?

They are designated usually because of their buildings but they can also be designated because of their history, architecture, layout or private spaces, such as gardens, parks and greens; trees or street furniture. Conservation areas give broader protection than listing individual buildings and all features within the area, listed or otherwise, are recognised as part of its character.

Who designates Conservation Areas?

In South Ribble the Council has the power to designate and it has designated areas where people generally feel have a special character worth protecting or enhancing.

What policies are used to control development?

Our main body of conservation policy is in Chapter 5: Environment policies, of the South Ribble Local Plan 2000. Policies ENV15 and ENV16 relate to development within Conservation Areas and generally presumes against the loss of features which add to the special interest of the area. These policies are used in the determination of planning applications in conservation areas. This will be replaced by the Site Allocations and Development Management Policies Development Plan Document, when it is adopted. We also take the National Planning Policy Framework, Central Lancashire Core Strategy and Supplementary Planning Document covering Design into account when determining these applications.

What does designation mean?

It is important that proposed alterations in a Conservation Area are sympathetic to its character. Stricter design controls, therefore apply. You may need one of more of the following types of permission before doing work to your property:

Planning Permission In a Conservation Area, you have to obtain permission before making changes which would normally be permitted elsewhere, to ensure that any alterations do not detract from the area's appearance. These changes include certain types of cladding, inserting dormer windows, and putting up satellite dishes which are visible from the street, for development which materially affects the appearance or use of buildings of land. In some Conservation Areas, where permitted development might harm their character, Article 4 Directions have been made to certain properties withdrawing this exemption. A Simplified Householder application form will be required for this.

Conservation Area Consent Conservation Area Consent is required for the demolition of all or part of an unlisted building. It is advisable to contact the council to confirm whether your proposal will require consent. A Conservation Area Consent application form will be required for this.

Listed Building Consent for external and internal works which affect the character of a Listed Building, including buildings and structures within the curtilage. A Listed Building application form will be required for this.

Demolition

To fully demolish a building, or even parts of it, needs Conservation Area consent and both guidance and the application forms are here. Generally we view an application from the stand point of trying to retain the building so a strong case needs to be made for its demolition. There are no fees for this application and there is a right of appeal against refusal.

Minor developments

In a conservation area, you need planning permission for changes to buildings which would normally be permitted. Changes requiring consent include cladding a building, inserting dormer windows, or putting up a satellite dish visible from the street.

Works to trees Trees make an important contribution to the character of the local environment. Anyone proposing to cut down, top or lop a tree in a Conservation Area, whether or not it is covered by a Tree Preservation Order, has to give notice to the local authority. The authority can then consider the contribution the tree makes to the character of the area and if necessary make a tree preservation order to protect it. A Tree Work application form will be required for this.

Are trees in conservation areas protected?

Yes. If a tree is not covered by a Tree Protection Order but is in a Conservation Area, you must give six weeks' notice in writing to the Planning Authority, providing the tree is 7.5cm in diameter measured 1.5 metres above ground level (or 10cm if the work is to promote growth of other trees). **It is an offence to do work to a tree in a conservation area without consent.**

What if I want to carry out works to a tree within a Conservation Area?

If a tree located within a conservation area is already the subject of a Tree Preservation Order (TPO) then this tree is automatically covered by the TPO legislation.

If no TPO exists, then prior to carrying out any works to the tree, six weeks' notice must be made in writing to the Planning Authority describing the trees and works to be carried out. This applies to surgery works or felling of any tree with a trunk over 75 mm in diameter measured 1.5 meters above ground level.

Is the Council responsible for trees within Conservation Areas?

No, the owner remains responsible for the trees, their condition and damage they may cause. The Conservation Area status provides the Council with a period to assess the trees suitability to be included within a Tree Preservation Order.

Consent to **Display an Advertisement**. A Consent to Display an Advertisement application form will be required for this.

Article 4 Directions made under the Town and Country Planning (General Permitted Development) Order 1997 allow the Borough Council to make further restrictions on the kind of alterations allowed to residential buildings, depending on how these might affect the key elements of the Conservation Area. Typically these remove 'permitted development rights' for alterations such as replacement doors, windows and porches, the creation of hard standings and the removal of original boundary treatments. The cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance. An Article 4 Direction requires planning permission to be obtained for these minor developments. No planning fee is paid in these circumstances. A Simplified Householder application form will be required for this.

Building Regulation Approval for structural work to buildings to ensure health and safety standards are met. Further information on Building Control can be found by phoning 01772 625403.

Local residents and businesses generally are fully aware that areas have been designated and how their character and appearance are protected.

Is my property in a Conservation Area?

Detailed plans showing the boundaries of each Conservation Area are available from the Planning Department at the Civic Centre, West Paddock, Leyland. Plans will soon be available online to view. You are welcome to visit the Council's Reception and view the maps or to telephone to speak to the relevant officer in the Forward Planning Section.

How do I find out more about a Conservation Area?

The Council has a programme of appraisal to assist in providing clear definition of an area's interest and the action needed to protect it. Character appraisal may also identify areas where enhancement through development is desirable. These will be published on the web when available.

For further information, please contact the Forward Planning Team

By Telephone - 01772 625388

By Fax - 01772 625402

In writing

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By email

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