

Living in a Conservation Area or a Listed Building

This leaflet has been produced by the Richmond and District Civic Society in conjunction with North Yorkshire Council Planning Department as a simple guide to residents living in a Conservation Area or a Listed Building.



Further information can be found in Historic England's 'Guide to Owners of Listed Buildings'.

If you live in Richmond you can consult the '**Richmond Town Design Guide**'.

www.northyorks.gov.uk
search under planning then heritage and conservation.

Planning permission or consent is likely to be required for even minor developments like cladding, doors and windows, replacement of chimneys, side and roof extensions including dormer windows, garages, summerhouses, garden sheds, and some solar panels and satellite dishes. And lastly, you cannot cut down or prune most trees without permission from the Council - North Yorkshire Council.

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Some advice on
what you can
and can't do



What is a conservation area?

A conservation area is defined in planning law as 'an area of special architectural or historic interest, the character of which is desirable to preserve or enhance'. Every area has its own distinctive character derived from its landscape, historic development, use, building materials and particular features. Individual buildings, open spaces, trees and gardens will contribute to the particular attractiveness of the whole area.

Planning in a conservation area is designed to protect the special character of an area, so certain developments are given special protection.



Which developments are controlled?

Demolition of buildings, gates and walls is not permitted without the Council's prior consent. Planning permission or consent is required for even minor developments like cladding, doors and windows, replacement of chimneys, side and roof extensions including dormer windows, garages, summerhouses, garden sheds, and some solar panels and satellite dishes. And lastly, you cannot cut down or prune most trees without permission from the Council.

Are there controls on Listed Buildings?

Conservation areas often contain buildings 'listed' as being of special architectural and historical interest. Any material changes to the building, including its interior, boundary walls, and exterior curtilage are restricted and require Listed Building Consent (LBC). To check if your building is listed, look on the Historic England website:

historicengland.org.uk/listing/the-list/

Windows and doors: any inappropriate alterations can change the character of the building, so the original doors and windows should be repaired where possible to retain the proportions of the house. UPVC, brilliant white and modern colours should not be used.

Roofs and chimneys: where possible the original roof material and ridge tiles should be retained or replaced. Modern materials should not be used. The variety of chimney stacks contributes greatly to the local character and should be repaired and retained.



Pointing and mortar: cement mortar should be avoided. All repointing should be carried out using hydraulic lime mortar.

Rainwater goods: original cast iron hoppers and gutters on brackets are part of the traditional appearance of buildings. They should be replaced like for like, not with UPVC gutters on fascia boards.

Gardens, grounds, trees and fences: trees and gardens play a major part in the character of conservation areas. Felling of all but the very smallest trees needs permission from the Council. Permission is also needed to alter hedges, walls, gates, steps and railings, which all play an important role in the appearance of a conservation area.

Remember the length of life and appearance of old buildings can be changed for the worse by inappropriate repairs and maintenance.