

CONSERVATION AREA AND LISTED BUILDING CONSENT

WHAT IS MEANT BY A LISTED BUILDING CONSENT?

Listed Building Consent is required for any works of demolition, alteration or extension of the building that might affect its character as a building of special architectural or historic interest.

It is a criminal offence to demolish, alter or extend a listed building without first obtaining Listed Building Consent. The penalties can be heavy – usually a large fine, or even imprisonment.

The controls under **planning permission** are somewhat stricter than usual within the curtilage of the listed building or for buildings surrounding it. This ensures that the impact on the setting of the listed building is taken into account when new development is proposed.

WHAT IS MEANT BY A CONSERVATION AREA CONSENT ?

Under the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) local authorities have the power to designate as conservation areas, any areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

Designation gives control over certain types of demolition or alteration to buildings, and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest

WHAT ARE ARTICLE 4 DIRECTIONS?

Article 4 Directions (within Conservation Areas)

Article 4 Directions can be issued within Conservation Areas in order to give further protection from potential harmful development of unlisted buildings. The provision of such a direction is given under the Town & Country Planning (General Permitted Development) Order 1995, and withdraws certain permitted development rights, such as removal of timber windows, doors, chimneys and painting of previously unpainted brickwork. Like for like repairs are usually permitted but dialogue with the conservation officer is recommended. Currently, there are two Article 4 Directions designated within Stafford Borough: they being Eccleshall and Stone.

LISTED BELOW ARE CONSERVATION AREAS AND THE DATE THEY WERE MADE:

This relates to question 3.10 (a) the making of the area a Conservation Area before 31 August 1974.

CONSERVATION AREA	DESIGNATION DATE
Bradley	22.11.69
Chebsey	3.12.79
Church Eaton	24.11.73
Colwich & Little Haywood	23.2.74
Eccleshall	22.11.69
Forton & Meretown	9.10.78
Fulford	31.1.78
Gnosall	24.2.71
Great Haywood and Shugborough	22.11.69
Hanchurch	11.2.80
Hilderstone	3.10.77
Ingestre	22.11.70
Meaford	6.10.87
Moddershall Valley	16.4.79
Norbury Junction	3.3.70
Offley Brook	10.6.93
Shropshire Union Canal	18.9.84
Stafford Town Centre	27.11.71
Stafford Forebridge	20.4.99
Stafford Foregate Street	28.6.96
Stafford St Georges Hospital	21.6.98
Staffordshire & Worcestershire Canal	17.4.78
Stone	22.11.69
Swynnerton	3.3.70
Tixall	28.11.84
Trent and Mersey Canal	6.5.88
Trentham	31.10.95
Walkmill	10.6.93
Walton-on-the-Hill	3.3.77

STAFFORD BOROUGH DO NOT HAVE ANY UNIMPLEMENTED CONSERVATION AREA RESOLUTIONS.

This relates to question 3.10 (b) an unimplemented resolution to designate the area a Conservation Area.