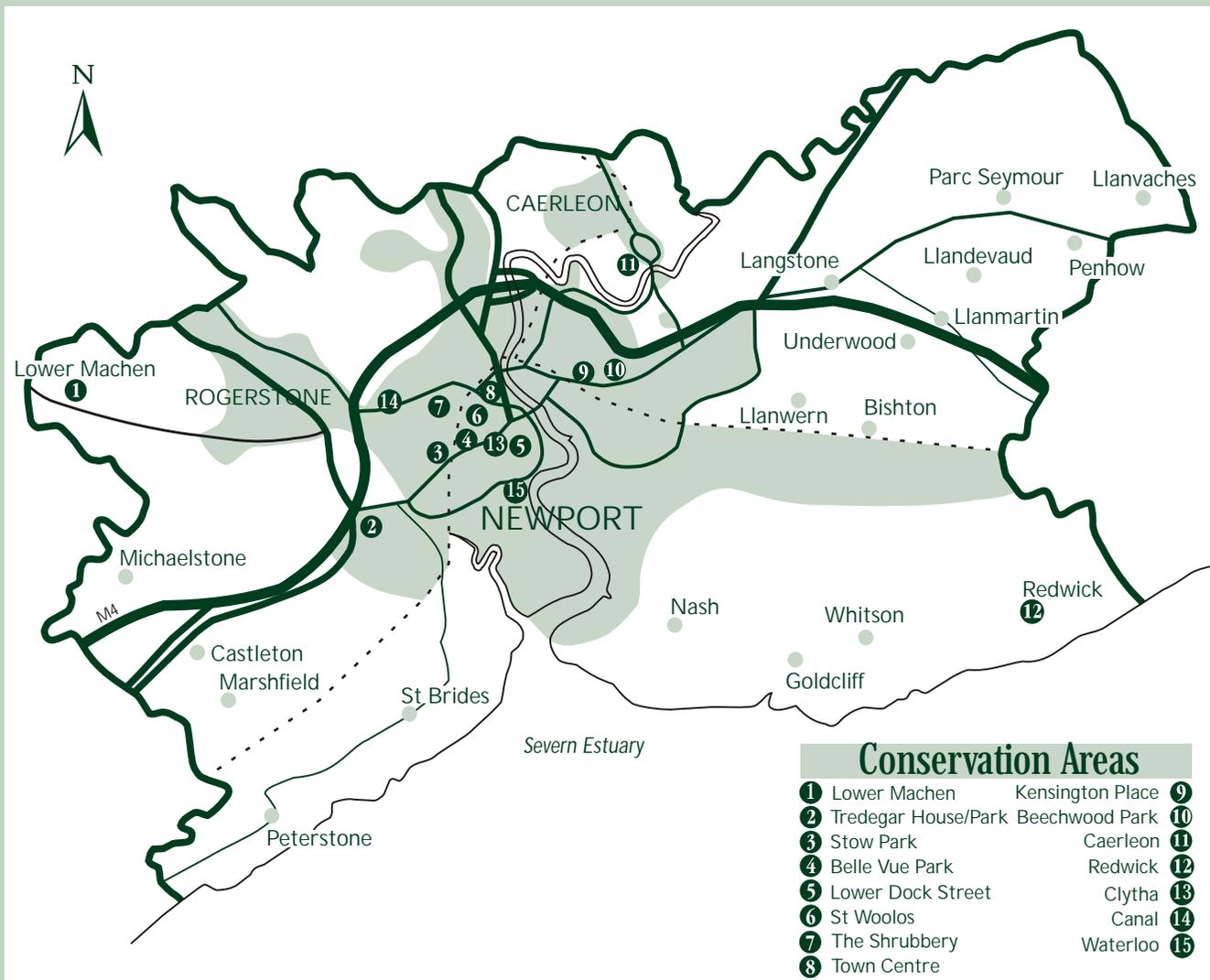


All communications should be addressed to:

Planning Services,
Newport City Council
Civic Centre,
Newport,
South Wales. NP20 4UR.



Produced by The Forward Planning Policy Section of Planning Services

What is a Conservation Area ?



1. What is a Conservation Area ?

A conservation area is an area of special architectural interest, the character and appearance of which it is desirable to preserve or enhance. It may contain buildings of special architectural and historic interest known as 'listed buildings' but most of the properties will not be listed in their own right. Conservation Areas are designated to reflect the character of a *group* of buildings, places or spaces which work together as a *whole*, to create a special character which is considered to be worthy of special protection. It is not just the buildings which make up the special character, it is also the setting of buildings; including street patterns, use of characteristic local materials, shopfronts, street furniture and hard and soft landscaping. Particular uses and activities can also contribute to the character or appearance of an area

A map showing the location of the fifteen conservation areas in Newport is shown on the reverse of this leaflet. Detailed maps of each area can be obtained from the Planning Department, Civic Centre.

Once a conservation area has been designated, the local authority is under a statutory obligation to preserve or enhance the character and appearance of that area. All extensions and alterations including new development must be of a high standard, using traditional materials and be designed in such a way as to integrate with the prevailing character of the conservation area.

2. Grants

Newport City Council has a small annual budget for assisting with the external repair and restoration of buildings. This money is usually allocated to listed buildings but unlisted buildings situated in a conservation area are also eligible. Contact the Conservation Officer for more information (01633 656656).

3. Dwellinghouses

In conservation areas planning permission is required for certain types of development which are classified as permitted development outside of designated areas. Restrictions are applied to help protect the character of the area and its environment for the local residents. The following developments will require planning permission:

- An extension or alteration to a dwellinghouse will require planning permission if it exceeds 50 cubic metres, or 10% of the original size of the dwelling, whichever is the greater
- The cladding, of any part of the exterior of a dwellinghouse with stone, timber, plastic or tiles.
- Any enlargement to a property consisting of an addition or alteration to its roof such as dormer windows to either front or rear slope.
- The erection, alteration or improvement of a building or enclosure, within the curtilage of a dwellinghouse, incidental to the enjoyment of a dwellinghouse is not permitted if its cubic capacity would exceed 10 cubic metres.
- The installation of a satellite dish on a chimney, on a building which exceeds 15 metres in height or on a wall or roof slope which fronts a highway.

4. Article 4 Directions

Some conservation areas have stricter planning controls than described above. This is achieved through an Article 4(2) Direction. In these areas even small scale development such as altering doors, windows, chimney pots or boundary walls might require planning consent. If you are not sure whether your area is protected by an Article 4 Direction please contact planning services before undertaking any alterations to your house.

5. Buildings other than Dwellings

Flats, apartments, shops, commercial properties and all other buildings and structures that are not dwelling houses will be protected from inappropriate alterations. Any development, for example, alterations to windows, doors, shop fronts, roof and wall coverings that materially alter the appearance of a building in a conservation area will require planning consent. This is to ensure that the special character of the area is preserved. The reinstatement of the lost architectural features will be encouraged and the work may be eligible for the Council's Historic Buildings Grant.

Unauthorised demolition within a conservation area is a criminal offence and may result in the City Council taking enforcement action and seeking the reinstatement of the demolished structure.

6. Demolition

Demolition or part demolition of a structure may require Conservation Area Consent in the following circumstances:

- Conservation Area Consent is required for the demolition of a whole building or part of a building with a cubic volume in excess of 115 cubic metres.
- Demolition of a boundary wall within a conservation area which is more than 1 metre in height fronting a highway or more than 2 metres in any other case will also require Conservation Area Consent.

7. Trees

All trees within a conservation area enjoy legal protection, in the same way as a tree with a Tree Preservation Order is protected from unauthorised works. A proposal to carry out work to any tree within a conservation area, however minor, must be referred to the Local Planning Authority who has six weeks to comment. This rule applies to any kind of pruning, trimming, lopping, thinning or severing of roots as well as felling and major tree surgery.