



APPENDIX B (26 NOV 2024)

# Guidance note Permitted development rights in Conservation Areas

# How does being in a Conservation Area affect me?

Conservation Areas are subject to extra planning controls than other non-designated areas to ensure that the historic character of the area is not eroded through inappropriate development. This means that you will need to apply to the council for permission to carry out some developments in a Conservation Area, for example side extensions, two storey rear extensions, roof extensions (such as dormer windows) and the cladding of buildings.



## Do I need planning permission for an extension or alteration to my house?

In a conservation area you will need planning permission for the following types of work to your house:

- single storey extensions that extend more than three metres beyond the back wall of the house (or four metres in the case of a detached house)
- extensions at the back of a house with more than one storey
- any extensions at the side of a house

- additions, or extensions to roofs, such as dormer windows.
- cladding any part of the house with stone, artificial stone, pebble dash, render, timber, tiles, or plastic
- the construction of outbuildings (e.g. sheds) containers (e.g. tanks) or enclosures (e.g. swimming pools) within the grounds of a house, which would be between the side of the house and the boundary
- the installation of chimneys, flues or vents on the main (front) elevation or side elevation of a house, that fronts a highway
- the installation of satellite dishes or antennae on a chimney, wall or roof slope where it faces onto and is visible from a highway, or on a building that is taller than 15 metres
- installation of roof lights or solar panels that would protrude more than 150mm from the roof slope
- the installation of solar panels on a wall which fronts a highway
- The installation of solar panels on a flat roof located in the Conservation Area is permitted subject to the prior approval of the local planning authority, which will consider the impact of the appearance of the solar PV or solar thermal equipment on that land.



Alterations to windows and doors and painting the outside of a house do not require planning permission unless there is an Article 4 Direction in place, provided that materials and appearance are similar to those of the original construction.

Flats do not have any permitted development rights so permission is required for all works that are not like-for-like replacements or that might change the appearance of the building. This does include changes to the windows.

## Fences in conservation areas

If your property is in a conservation area, you will need planning permission to demolish a fence:

Of one metre or more in height, if it abuts a highway (including a public footpath or bridleway, waterway or open space); or

Of two metres or more in height elsewhere.



## New development in conservation areas

All new developments proposed in the conservation area should be:

- of a very high quality
- sympathetic to its special architectural and historic qualities, including scale, design, materials and space between buildings.

You may need to submit additional information with a planning application to show how the proposal relates to the conservation area and a design/heritage statement may be required for larger proposals for new dwellings.



## Works to trees within Conservation Areas

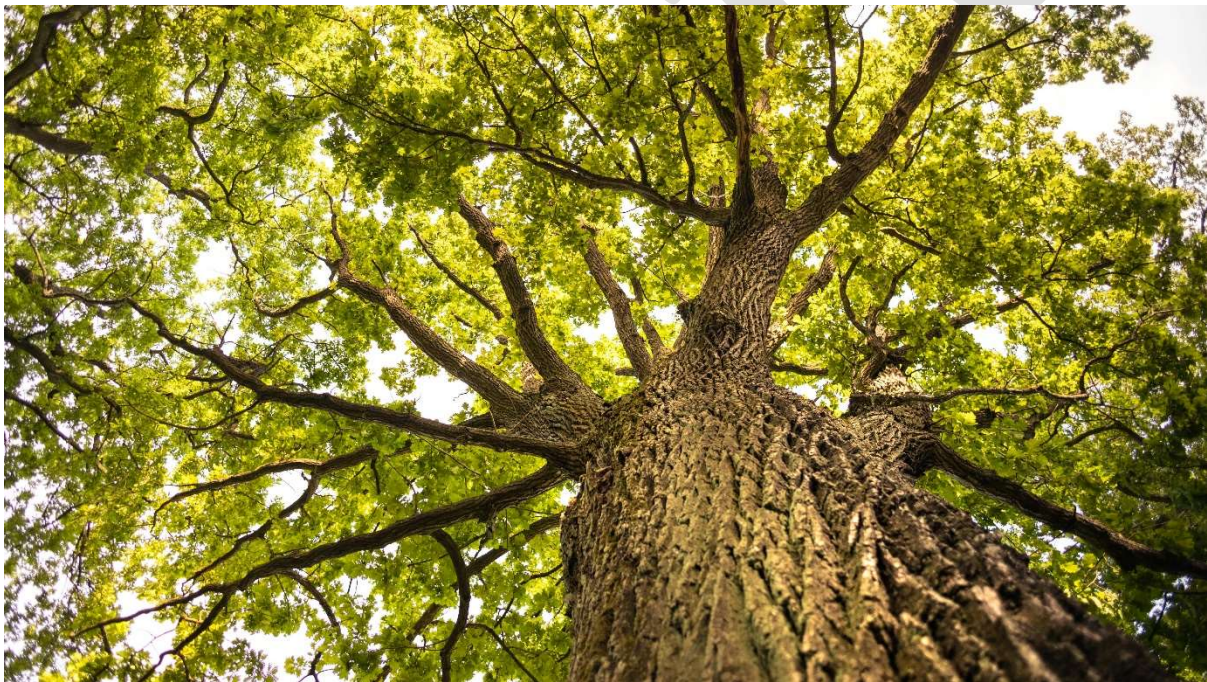
You will need permission if you want to do any work to a tree, which includes felling, lopping, topping or uprooting trees. You must notify the council six weeks before carrying out certain works. The work may go ahead before the end of the six week period if the local planning authority gives consent.

There are some exemptions to the examples given above, including:

- the pruning of fruit trees in accordance with good horticultural practice to prevent or control a legal nuisance;
- works to dead trees and branches; five days notice is required for work on dead or dying trees. The removal of dead branches from a living tree is allowed without notice
- works on dangerous tree branches to remove a safety risk; these can be carried out without notice, with written notice given as soon as possible thereafter; and
- work to prevent a tree from causing damage (for example to buildings).

You are advised to contact the council if they are in any doubts about procedural requirements.

The relevant legislation regarding trees covered by Tree Preservation Orders and trees growing within designated conservation areas can be found on this page: [Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas).



## Do you need more advice?

We have tried to answer many of the common questions in this guidance note, but if you need more advice, please contact us through our website: [Contact Planning Control and Conservation | North Herts Council](#).

There is also more information available on the Planning Portal website: [Planning Portal](#)