

**CIVIC AMENITIES ACT 1967
CONSERVATION AREA T10**

CHESHAM

**AS AMENDED BY
CHILTERN DISTRICT COUNCIL
1987**

**DESIGNATED 1970
BUCKINGHAMSHIRE DEPARTMENTS
OF ARCHITURE AND PLANNING**

TOWN AND COUNTRY PLANNING ACTS 1971-1974

1. Local Government Reorganisation

Since this document was produced the reorganisation of local government has taken place in England and Wales. Since 1st April 1974 the designation of, and enhancement schemes for conservation areas have become the duty of the new District Councils but the County Council holds concurrent powers.

2. The criteria used in Buckinghamshire for designation

To define criteria for the designation of a Conservation Area the only recourse is to the wording of the Civic Amenities Act; is it "an area of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance" ...?

The definition of a conservation area used in the past by Buckinghamshire County Council, and adopted by the new District Councils, is that it is an area of built environment of "special architectural or historic interest". The areas are generally viewed as townscape. That is to say buildings brought together in juxtaposition to form a collective entity. The area must have a special character which is distinctive to it and which is considered worthy of conservation and enhancement. This will probably be derived from some of the following features: the topographical site; a unity of scale, building materials or density; open spaces; enclosures; paved surfaces; a historic street pattern; archaeological features etc.

Designation does not mean that all the buildings are of high standard but that the overall defined character predominates. The boundary of the defined area should be where this special character stops. The Conservation Area is not a "village envelope" and new housing on its edges is excluded unless it is of a high architectural standard blending well with the village.

Areas of open land are included where, for example, they form the immediate curtilage of a property (i.e. a garden but not usually an orchard or paddock); where the space forms a vital gap in the streetscape or between nuclei of buildings; groups of trees forming the backcloth to the built area; where they form an intrinsic part of the setting of building groups and across which there are fine views of buildings.

3. Demolition of Buildings in a Conservation Area

The Town and Country Amenities Act 1974 gives additional powers in conservation areas whereby anyone wishing to demolish a building in a conservation area must first apply for listed building consent to the local planning authority. Local authorities themselves seeking consent to demolish a building must apply direct to the Secretary of State. Failure to do this can lead to the same penalties as for a listed building. This part of the Act came into force on 2nd September 1974. It should be noted that the 1971 Act defines "building" as including any part of a building. Certain buildings are exempt from these provisions and these are listed in D. of E. circular 147/74 (H.M.S.O. 14p).

4. Trees in Conservation Areas

The Town and Country Amenities Act 1974 requires that anyone with the intention of cutting down, topping, lopping, uprooting, damaging or destroying a tree in a conservation area shall give the District Council 6 weeks notice of this intention before carrying out the work. This gives the authority time to make a tree preservation order. Failure to do this can lead to the same penalties as if a tree preservation order existed. Sufficient particulars must be given to identify the tree concerned. A register must be kept open to the public, by the Council, of these notices. This part of the Act came into force on 12th March 1975.

5. "Conservation in Bucks Towns and Villages"

A free booklet is available from the District and County Planning Departments setting out the procedure, powers and criteria for conservation areas, the finance available for conservation, the control powers for conservation, and listing the areas in Buckinghamshire already designated and those proposed for designation.

CONSERVATION AREA No.T10

Chesham

A Introduction

1. The Civic Amenities Act, 1967 requires all Local Planning Authorities to determine which parts of their areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and to designate such areas as conservation areas.
2. Preservation should not be thought of as a purely negative process or as an impediment to progress. The great majority of listed buildings are still capable of beneficial use in the present day, and given skill and understanding new development can usually be made to blend happily with the old. The destruction of buildings of architectural or historic interest is very seldom necessary for the sake of improvement, more often it is the result of neglect, or a failure to appreciate the qualities of the area.
3. It is the intention of the County Council to prepare plans for conservation areas in two stages. The first operation will establish the area and formulate general principles for the control of development within it. Further work may be necessary to formulate a positive plan for the enhancement of the character and appearance of the area. This further study may indicate a need to expand or reduce the conservation area already defined.

B The Conservation Area Map

4. Map No. T.10 defines the extent of Chesham which is regarded as possessing those qualities in its buildings and streets, whose character or interest it is proposed to conserve. The boundaries of these areas must not, however, be regarded as the limit to which this policy will apply, since the surroundings of the areas are often very important. It is through these surroundings that the approaches to the conservation areas are made and they form the setting of the areas when viewed both from within and outside.
5. The eventual completion of Phase 3 of the Road Improvement Schemes as outlined in the Chesham Report 1967 will divide those parts of Chesham worthy of conservation into three distinct areas, and these are numbered 1, 2 and 3 on the plan.

The area shown with a broken line on the plan connecting areas 1 and 2 has sufficient character to be included in the conservation area, but its future depends on the extent to which it will be affected by the relief road scheme and in particular by the traffic junction proposed to be sited to the west of Market Square. The detailed design of this road junction has not yet been resolved and until it is known to what extent the Market Square will be affected it is not considered practical to include this area within the designated conservation area. Nevertheless the Market Square and the buildings flanking it are an important feature of the town centre and every effort should be made to retain as much of it as possible, consistent with the need to resolve the traffic problem. The principles of development control referred to later in this report will, therefore, also be applied to the area included within the broken line on the conservation area map until the effect of the relief road scheme is known, and the unaffected parts can be included in the conservation area. Those parts of areas 1 and 2 immediately adjoining the area with a broken line may also be slightly affected by this road scheme.

C Objectives of a Conservation Policy

6. To avoid the destruction of the character and 'wholeness' of the area from stagnation and decay due to

neglect and indifference, from despoliation due to redevelopment and other unsympathetic expedients.

7. To protect the surroundings of the area and its outward and inward views. This applies particularly to the views which are indicated by arrows on the Conservation Map T.10.
8. To ensure that where new development takes place it blends in and is in sympathy with the character of the area.

D Characteristics of the Conservation Area

AREA 1.

9. This area includes St. Mary's Church, Church Street and Pednornmead End. St. Mary's Church with its needle spire visually dominates the area and is set in a quiet leafy enclosure on a slight hill at the northern end. It is accessible from across Lowndes Park as well as by Bury Lane and a footpath from Church Street. Adjoining the church is 'The Bury', a large C18 house with an imposing driveway and grounds, whose lawns slope pleasantly down to the reeds of the Bury Lake, a long pond adjoining Pednor Road.

10. Church Street consists mainly of a meandering collection of two storey brick cottages, some showing characteristic grey brick headers and cambered window arches. There is an occasional oddity such as a timbered and plastered house containing a richly carved wood tracery head in the apex of the gable facing the street.

11. The south-westerly end terminates in an attractive triangular space, buildings showing evidence of lattice windows and brick and flint construction offering a satisfying change. The end of the town stops suddenly here with the Missenden Road disappearing into the trees. A pleasant footpath by the River Chess links this area with Area 3.

12. The other end of Church Street runs down hill to an abrupt end at the new St. Mary's Way. Not least of the interesting buildings here is the very unusual Victorian shop 'Bygone Days' whose frontage is a delicate facade of Romanesque styled terracotta work, set attractively facing the lane uphill to the church.

13. Almost all the older buildings in Church Street are listed, and within the area fifteen appear on the statutory list and a further thirteen on the supplementary list of buildings of architectural or historic interest.

AREA 2

14. This area comprises the High Street from Broadway at its northmost end, Market Square, and that part of Red Lion Street on the railway side as far as the red brick house "The Forelands".

15. Broadway, a lively space where the High Street splits around the war memorial, contains much variation in building style and period, the neat red brick Westminster Bank, and the flint and brick facade of the Victorian Congregational Chapel offering most character.

16. The Broadway and the High Street are at present drastically dominated by traffic, even with the one-way traffic system, but the eventual removal of all but service vehicles from the High Street will more than help increase the scope of what is an interesting street line which curves in opposing directions at each end, forming a contained area. Such buildings as the three-storey George Hotel with its array of projecting signs offers a pleasant contrast to the more modern frontages.

17. A feature of the High Street is the occurrence of alley ways leading to yards, for example, Lum's Yard on the west side provides a sudden glimpse of the sloping green park, while Francis Yard on the east side offers a timber framed cottage and barns in seclusion from the High Street. The line of Francis Yard continues on the other side of East Street to the white walls of Botley House and Little Botley House — a large mixed range of partly C18 buildings separated from the railway by a back-drop of trees.

18. There is plenty of variety in building types from three-storey Georgian with parapets and low rise roofs to old two-storey tile roofed buildings, and solid bank architecture providing a stable facade in contrast to the ever changing shop fronts. Red Lion Street continues with two brick churches, attractively renovated shops, to the flint and brick walled garden of "The Forelands", a C17/C18 house forming an entrance point to the town centre.

19. Area 2 contains six buildings on the statutory list and a further eighteen on the supplementary list of buildings of architectural or historic interest.

AREA 3

20. This area consist of Germain Street from the attractive entrance by the bridged stream at the north end, to the imposing timber and brick house "Great Germaines" on Fullers Hill and also King Street, parts of Way Lane and Water Lane with the adjoining water meadow.

21. The character of this area is equally distinct from the other two. The tree tunnelled entrance at the north end is suddenly quiet after the traffic in Red Lion Street, and the presence of the River Chess weaving its way alongside Water Lane helps this feeling. White painted brick and timber cottages on the east side front directly onto the street in contrast to the walled front gardens of Dutch gabled Georgian and Victorian houses on the opposite side.

22. From the entrance to Water Lane there is a view across backland to the rear of Church Street showing the undulating roof lines, capped by the continually reappearing prospect of the church tower rising above the trees.

23. A pleasant row of C17/C18 cottages extends down King Street, while continuing along Germain Street, the flint gabled cottages at the foot of Fullers Hill are neatly contained below a backcloth of trees which arch gently over the horizon. A flint and brick wall curves into Wey Lane opening up some Victorian villas just outside the area.

24. The culmination of the area is Great Germaines house, a range of mellow brick and timber buildings with ivy clad walls and willow trees blending into the greater mass of trees surrounding it.

25. Of the buildings in Area 3, two appear on the statutory list and four appear on the supplementary list of buildings of architectural or historic interest.

E Defects Requiring Remedy

AREA 1

26. When the Missenden Road diversion is completed (forming the boundary of the conservation area) the land between the road and the rear of buildings in Church Street will need careful treatment.

AREA 2

27. In the High Street, the eventual removal of non-essential traffic will obviously improve the environment but some careful stop-gap treatment will be needed at the southern end in order to seclude pedestrians from the through

traffic, both physically and as a visual block to the view down the High Street.

28. More care is needed where shop fronts or whole buildings are redeveloped. It is stressed that buildings in a High Street such as this form a tight-knit unity of facade, despite individual characteristics, and an insensitive intrusion either in scale or materials can do serious damage to the overall appearance of the street.

29. These problems, together with the possible need for action to safeguard buildings worthy of preservation, tree preservation orders and planting, will be considered at the next stage of the conservation plan.

F Development Control

The following principles will be observed when dealing with planning applications for new development within the conservation area:—

30. The demolition and redevelopment of any building of individual merit or of group value will not be permitted unless the Planning Authority is satisfied that the buildings cannot at reasonable expense, be retained for the purpose envisaged or for some other suitable use, it being understood that the criteria which apply to residential areas, where any substantial redevelopment is liable to destroy the whole street scene, are somewhat different from those for the shopping area, where the considerations noted in paragraphs 6, 28 and 32 are of prime importance.

31. New development will be carefully controlled and care will be taken to ensure that ugly gaps are not created in the existing building frontages.

32. Any new buildings must be designed not as a separate entity but must be sympathetic in siting form and scale with the conservation areas as a whole. Design will be expected to be of a high standard not least because of comparison with the character of the earlier development. This is not to say that new materials or styles must not be used, but they must respect and complement the old buildings.

33. Before permission is granted, the Planning Authority will generally require detailed plans and drawings of any proposed development, including elevations, which show the new development in its relationship to the surrounding development.

34. In considering new proposals for development in the area, regard will be given to the amount and type of vehicular traffic which that use generates.

35. Part of Chesham is already designated as an Area of Special Control of Advertisement, and the County Council will take steps to remove advertisements which offend the character of the conservation area. Consideration should be given to designating the whole of the conservation area as an Area of Special Control.

36. Special consideration will be given to all proposals in respect of overhead lines and except in special circumstances all new cables should be laid underground.

37. In dealing with all these matters, special care will be taken to ensure that the views looking out of and into the conservation areas remain unspoilt.

G General

38. Any proposal to add to or modify the existing system of street lighting will need to be very carefully handled if the character of the area is to be maintained. Well designed and carefully sited lamps, where possible fixed direct to existing buildings, are considered likely to provide the least intrusive form of lighting.

ADDENDUM TO

CHESHAM CONSERVATION AREA BOOKLET T.10

On 17th March 1987, Chiltern District Council designated extensions to Chesham's Conservation Area.

These additional areas are identified on the accompanying plan, which also shows the original area designated by Buckinghamshire County Council in 1970.

A brief description of the additional areas and reasons for inclusion in a Conservation Area is given overleaf.

In considering applications under the Town & Country Planning Act, 1971 (as amended), the District Council will apply the policies in the Chesham Town Centre and Waterside Local Plan. The Development Control principles set out in Section F of this booklet are compatible with these Local Plan policies.

The Addendum dated April 1975 printed on the inside of the front cover remains valid with regard to controls over demolition of buildings and trees.

Additional controls relating to "Permitted Development" works are now applicable.

"PERMITTED DEVELOPMENT"

Some small-scale building works, e.g., construction of a small extension to a house, or a garage in its garden, can be carried out, in some circumstances, as "permitted development". This means that planning permission is given by "The General Development Order" and a specific planning permission is not necessary from the District Council.

In a designated Conservation Area the extent of "permitted development" works **is less than** generally permitted. Details are available from my Area Planning Officers who are available to advise in individual cases.

31st March 1987

M. S. HARTLEY
CHIEF PLANNING OFFICER
CHILTERN DISTRICT COUNCIL

ADDITIONAL AREAS designated on 17th March 1987

**108 (Flatt & Mead Estate Agents) to
152 (Waggon & Horses P.H.), High Street**

This area includes 3 groups of historic buildings, including the Statutory "Listed Buildings" at 130 and 132 High Street and buildings of local historic interest, i.e., Nos 110, 112, 114 and 146, 148 and 150. Sainsburys, although a modern building, makes a positive contribution to the townscape as seen from the south, while The Waggon and Horses public house is a distinctive period building forming an attractive terminal feature at the northern end of the High Street.

79 - 89 High Street

Numbers 83, 85 and 87 are Statutory "Listed Buildings" and No.89 is of local historic interest. This is a compact group with distinct quality and character and which is important in views into and out of the Conservation Area.

**Additions - East side of Star Yard Car Park
(part of Waitrose/Martins and land adjoining the Baptist Church)**

To take account of post-1971 developments and rationalise the boundaries.

**2-20 Market Square
4 - 18 (part) Church Street
No.1 Germain Street (Wrights Shop)
10 - 30 Germain Street
Red Lion Public House and part of Red Lion Street (roadway)
Townbridge Court and former Embassy Cinema site (part)**

The 1971 Conservation Area Document left out the west side of Market Square through to Church Street, describing it as an area worthy of inclusion, but awaiting the road proposals to be finalised and the affects on the area known. Current thinking is that the whole area should form part of the designated Conservation Area, including the proposed relief road, to ensure that maximum care is taken in the treatment of new development, including road works.

Numbers 2-20 Market Square; 4-8 Church Street, No 1 and Nos 10 - 18 Germain Street are all Statutory Listed Buildings which form groups of distinctive character. Nos 14-18 Church Street are of local interest. Inclusion of the whole area imparts cohesion and affords protection for the settings of historic buildings.

**Land adjoining the west side of Water Meadow Car Park
Part of Wrights Meadow and
(part of garden of the Old School House - 37 Germain Street)
Car park to the Queens Head Public House
3 - 7 Wey Lane**

Previously omitted on account of a road proposal now rescinded. Now included to provide continuity and area cohesion.

**Parts of gardens of The Meades,
Germain Street and Anne's Cottage, King Street**

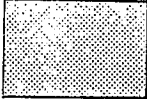
To avoid divided curtilages and so produce a more logical boundary.

**Land on the south side of Pednor Road between
Pednormead End and up to and including
The Bury Farm**

The Bury Farm is historically associated with The Bury and together with The Bury Cottage forms part of an attractive view out of the Conservation Area.

CHESHAM CONSERVATION AREA

----- Boundary of Designated Conservation Area (inside of line)

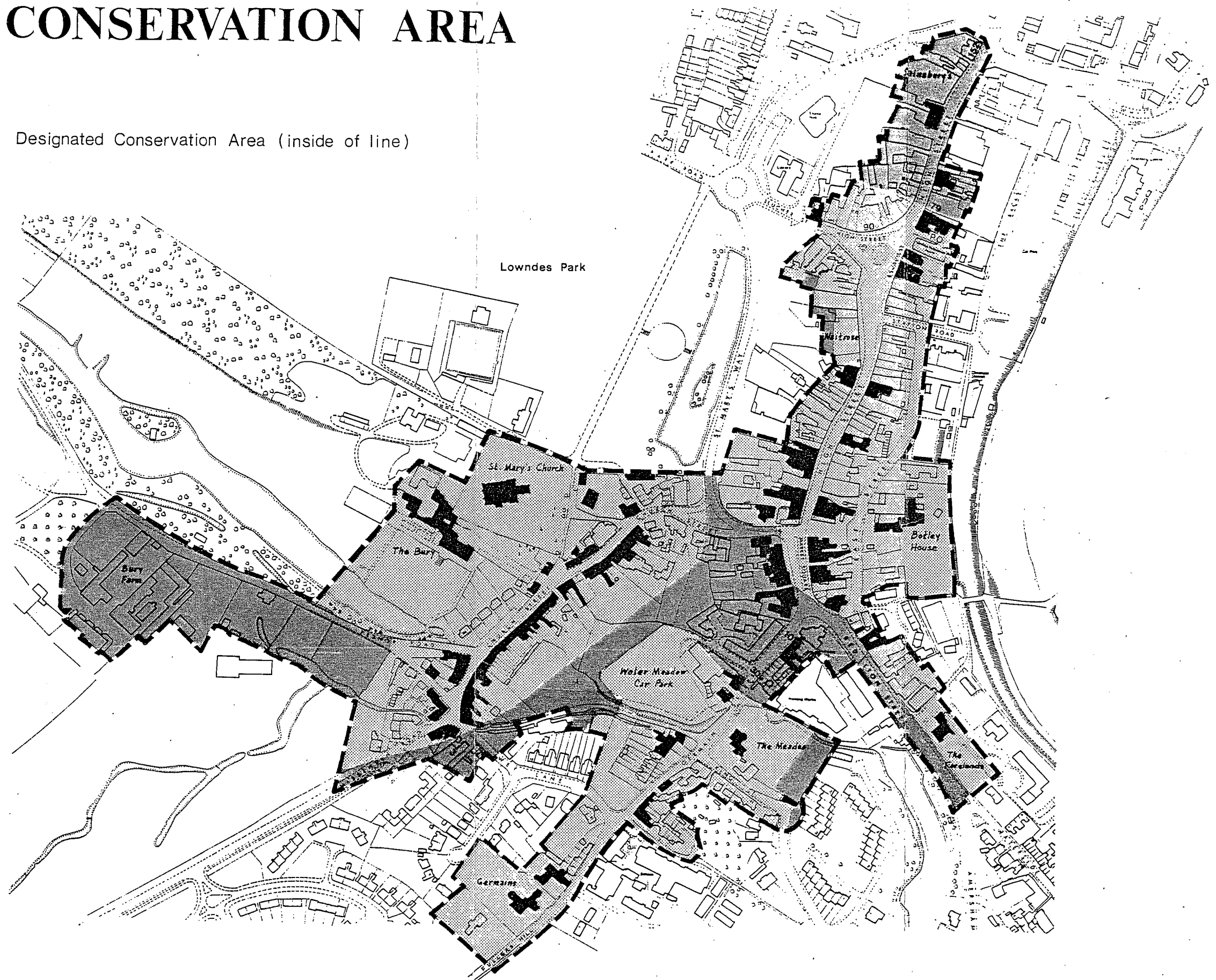
 Conservation Area as designated by Buckinghamshire County Council in 1970

 Additional areas designated by Chiltern District Council on 17th March 1987

 Statutory Listed Buildings

Yards
100 0 100 200 300 400 500

Based upon the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright.



LOWDNES PARK

BULCHER STREET

HIGH STREET

BROADWAY

STATION ROAD

HIGH STREET

LUM'S YARD

FRANCIS YARD

MARKET SQUARE

LEWINS YARD

TOWNFIELD

RED LION STREET

STREET

ST. MARY'S WAY

BURY LANE

STREET

CHURCH

PEDNOR ROAD

PEDNORMEAD END

WATER LANE

RIVER

WEY

LANE

GERMAINS CLOSE

CHESBURY CLOSE

CHESBURY ROAD

DELMEADE ROAD

FULLERS HILL

Area 2

Area 3

GERMAIN STREET

KING STREET

ANY LANE

CONSERVATION AREA T10

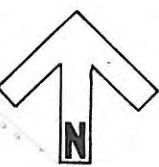
CHESHAM

~~BOUNDARY OF
CONSERVATION AREA~~



VIEWS OUT

0 1 2 3 400 feet
0 50 100 metres



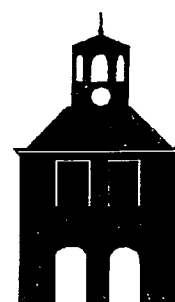
NOTE: This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office

CONSERVATION AREAS

GENERAL PLANNING CONTROLS AND POLICIES



Chiltern District Council
1995



CONSERVATION AREAS : **GENERAL PLANNING CONTROLS AND POLICIES**

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- Top:** Highfield Close in the Weller Estate Conservation Area, Amersham-on-the-Hill
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1 INTRODUCTION

1.1 This leaflet explains the general planning controls and policies which apply within Chiltern District's Conservation Areas. It should be read in conjunction with the leaflets on individual Conservation Areas, which set out reasons for designation, describe individual area characteristics, and include maps to show boundaries and features of special interest.

What is a Conservation Area ?

1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69) defines Conservation Areas as "**areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance**". It is the Council's duty under this Act to decide which parts of its area meet this definition and to designate them as Conservation Areas; there is also an on-going duty to review them, at which time variations could be made to the area which they cover.

Elements of Conservation Area Character

1.3 As there is a great variety in the character of places there can be no standard specification for Conservation Areas. However, the one common criterion is that the area must have a special character which is of sufficient merit to be worthy of preservation or enhancement. This special character will probably be derived from a combination of some of the following features: attractive groups of buildings displaying a unity of scale, materials and/or density of development; a particular combination of land uses; a historic street pattern; open spaces such as village greens; enclosed areas such as market places; trees, individually or in groups; features of archaeological interest; an association with historical people or events, etc. In assessing suitability for designation the emphasis must be on the character of areas, rather than of individual buildings.



The Little Missenden Conservation Area



Conservation Area Boundaries

1.4 Conservation Area boundaries must be drawn where the special interest stops. For example, a Conservation Area will be unlikely to cover the whole of the developed area of a village. Areas of open land may be included where these form the immediate curtilages of properties. In addition, where a space such as a village green is important in the street scene, or constitutes a focal point for buildings, it may be included. Inclusion may also be appropriate if such a space forms an intrinsic part of the setting of individual buildings and building groups. The inclusion of tree groups will often be appropriate, particularly where these enhance the setting of buildings, form a backcloth to them, or provide significant visual links between other features.

Conservation Areas in Chiltern District

1.5 At 1st January 1995 there were twenty Conservation Areas in Chiltern District, located as follows: (* asterisked dates indicate years when Conservation Area boundaries were amended).

<u>Area Covered</u>	<u>Year of Designation</u>	<u>No of Listed Bldgs included</u>
<u>Amersham</u>		
Old Town	1969, 1992*	151
Shardeloes	1992	5
Parkland	1992	-
Elm Close	1992	-
The Weller Estate	1992	-
<u>Chalfont St Giles</u>		
Village centre	1969	33
<u>Chalfont St Peter</u>		
Gold Hill East	1992	-
North Park & Kingsway	1992	-
The Firs Estate	1992	-
<u>Chenies</u>		
Chenies Village, Chenies Bottom and adjoining countryside	1970, 1992*	31
<u>Chesham</u>		
Old Town & Town Centre	1970, 1987*	96

<u>Area Covered</u>	<u>Year of Designation</u>	<u>No of Listed Bldgs included</u>
<u>Chesham Bois</u>		
The Common, Village centre and area around St Leonard's Church	1992	10
<u>Cholesbury & Hawridge</u>		
Main Villages	1971	16
<u>Coleshill</u>		
Village centre	1992	7
<u>Great Missenden</u>		
Village Centre and Missenden Abbey Parkland	1969, 1992*	59
<u>Jordans</u>		
Old Jordans and part of village surrounding The Green	1987	4
<u>Latimer</u>		
Village & Parkland	1970, 1992*	12
<u>Little Missenden</u>		
Village centre	1970	33
<u>Penn & Tylers Green</u>		
Village and Church Road area (part in Wycombe District)	1971, 1992*	31
<u>Penn Street</u>		
Part of village, the Common & the Church	1992	8
<u>The Lee</u>		
Old Church & The Green	1980, 1992*	12



1.6 The Conservation Areas designated between 1969 and 1980 cover the historic cores of most of the district's towns and villages; they include over four hundred Listed Buildings within their boundaries. Those designated since 1980 consist of Historic Parklands, village cores and examples of suburban developments carried out since late Victorian times. The Conservation Areas encompassing twentieth century developments include very few Listed Buildings. They were mostly designated to preserve good examples of estate house building in this period.

1.7 The very different characters of these Conservation Areas mean that it is not possible to have a single comprehensive set of guidelines for their protection. Accordingly a leaflet has been prepared for each area to describe its own history and character, and the features in it which particularly merit preservation. These leaflets are available from the Council's Planning Department.

What is the effect of Conservation Area designation ?

1.8 When an area has been designated it becomes subject to extra planning controls which aim to preserve or enhance the character of Conservation Areas. Section 2 of this leaflet explains the controls which are set by Parliament in national legislation and Section 3 explains the Council's policies for implementing these controls.

Listed Buildings

1.9 Buildings included in the Statutory List of Buildings of Special Architectural or Historic Interest (compiled by the Secretary of State for National Heritage) are popularly referred to as "Listed Buildings". The List, a copy of which can be seen at the Council Offices, gives a brief description of the features which have led to each building being included on it. There are nearly one thousand Listed Buildings in Chiltern District, half of which are located in Conservation Areas. Indeed, in some of the District's Conservation Areas, the majority of buildings are listed.

Building Regulations

1.10 Whether or not a building is in a Conservation Area, most building operations must comply with the Building Regulations on a variety of matters including structural soundness, drainage, fire prevention and insulation. The Council's Building Control Officers

will be pleased to provide advice. They can be contacted at the address shown on page 9.

2 PLANNING LAW APPLYING TO ALL CONSERVATION AREAS IN ENGLAND AND WALES

The Council's Duties

2.1 The Council must pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas in the exercise of any of its powers. These are mainly under the Town & Country Planning Act 1990 (as amended) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

This requirement will, in practice, mainly relate to the consideration of planning applications, Conservation Area Consents and notifications of intention to fell or lop trees.

2.2 There are 5 controls which are relevant to Conservation Areas and which are described in this section. These are exercised by the need for:

- (1) planning permission
- (2) Listed Building Consent
- (3) Conservation Area Consent
- (4) notification of intention to lop or fell trees
- (5) stricter advertisement control

General Principles for dealing with Planning Applications in Conservation Areas

2.3 Most building works and changes of use of land or buildings are defined in planning law as development and need planning permission. To be granted such permission each proposal for development should comply with the policies in the Council's Local Plans (see Section 3). In addition, before granting planning permission in a Conservation Area, the Council has to satisfy itself that the development will be in keeping with the character of the area. This is part of the Council's general duty as described in paragraph 2.1. In short, because of the importance of conserving the District's historic and architectural heritage, planning permission will not be forthcoming in a Conservation Area unless the proposed development, large or small, shows adequate sensitivity for the character of its surroundings.



Some Minor Building Works do not need Planning Permission

2.4 Some minor building works, such as certain small extensions, do not require specific planning permission from the Council because they are given a general permission under the Town and Country Planning (General Permitted Development) Order, 1995. These types of small works are collectively known as Permitted Development.

2.5 Within a Conservation Area the amount and type of Permitted Development is more restricted than outside it. For example, the size limit for the construction of domestic extensions and outbuildings is less. Furthermore, the addition of exterior cladding to a dwelling and alterations or additions to its roof will require planning permission and there are restrictions on the installation of satellite dishes. Therefore, anyone proposing to carry out building or other works in a Conservation Area is strongly advised to contact the Planning Department first to find out whether planning permission is needed.

2.6 Even though these minor developments in a Conservation Area may not require planning permission, they can still harm the character or appearance of the area if they introduce designs or materials which detract from the historic character of their neighbourhood. Examples of this are where original windows and doors are replaced with ones of modern design, or materials, or where front gardens are replaced with hardstandings.



Old windows are part of an area's character and scale

Article 4 Directions to prevent Permitted Development

2.7 The Council hopes that the special qualities of its Conservation Areas will be maintained through public co-operation and support. However, if it becomes evident that the special appearance of an area is being spoilt by unsympathetic Permitted Development (e.g. minor building works as explained in paragraph 2.4), the Council may take steps to remove the relevant Permitted Development rights. This would be done by making an Article 4 Direction (under the Town and Country Planning (General Permitted Development Order), 1995).

2.8 The effect of a Direction is that minor works and changes of use listed in it require planning permission. A Direction may apply to the whole or part of a Conservation Area and to one or more classes of Permitted Development as the circumstances require. The Council's policy towards Article 4 Directions in Conservation Areas is set out in paragraph 3.13.

Listed Building Consent for alterations or demolition

2.9 Most alterations to the interior or exterior of a Listed Building (including the demolition of any part of it) require Listed Building Consent from the Council in addition to any planning permission which may be needed. This is regardless of whether or not the building is within a Conservation Area. If works are carried out without Listed Building Consent a criminal offence is committed. The Council is able to prosecute the offenders or take enforcement action against them.



Listed Buildings in Chenies



Conservation Area Consent for Demolition

2.10 Anyone wishing to demolish an unlisted building in a Conservation Area must first apply to the Council for a written grant of consent called Conservation Area Consent. In addition Conservation Area Consent is usually required for partial demolition. Application is made in the same way as an application for planning permission. Exceptions to these controls are explained in paragraph 2.11. In effect, these powers are the same as those relating to the demolition of Listed Buildings. The Council's policy concerning Conservation Area Consent is set out in paragraph 3.8. If demolition is carried out without consent an offence is committed and the Council may prosecute the offender; it may also require remedial action to be taken by means of a Conservation Area Enforcement Notice.

2.11 This legislation does not apply to Listed Buildings, ecclesiastic buildings and Scheduled Monuments, which are covered by different legislation. In addition the Secretary of State for the Environment has made a direction in DOE Circular 8/87 (Historic Buildings and Conservation Areas - Policy and Procedures) listing the sizes and categories of buildings for which consent for demolition is not required. These include buildings of less than 115 cubic metres in volume but the list is lengthy and complex and the reader is recommended to consult the Planning Office before undertaking any work.

Publicity for Applications

Applications for Planning Permission

2.12 Having received an application for planning permission, the Council will consider whether that development would affect the appearance of a Conservation Area and, if so, will publicise the application. To do this the Council has to:

- (a) publish a notice in a newspaper circulating in the area in which the proposed development is situated;

and

- (b) display a notice on or near the site of the proposed development for not less than seven days.

2.13 The notice must describe the development proposed and indicate where a copy of the application with its plans and other documents submitted with it

can be seen by the public. The documents must remain available for a period of 21 days beginning with the date of the publication of the notice in the newspaper.

2.14 Once these notices have been published, the Council cannot make a decision on the application until the 21 day period referred to above has expired and the 21 day period from the date when the notice was first displayed on or near the site has also expired. These two periods normally run concurrently. Any comments relating to the application which are received during these periods must be taken into account when the Council makes its decision.

Applications for Listed Building Consent and Conservation Area Consent

2.15 The procedure for advertising an application for such consent is the same as that for advertising planning applications and is described in paragraphs 2.12 - 2.14.

2.16 Chiltern District Council advertises all applications relating to Listed Buildings and Conservation Areas.

Protection for Trees

2.17 With certain exceptions, (see para 2.22) no works can be carried out to trees in Conservation Areas without the Council first having been notified.

2.18 Anyone wishing to cut down, top, lop or uproot a tree, which is not already subject to a Tree Preservation Order, has to give the Council six weeks' notice of their intention. The notice must be in writing, must state the work proposed and must identify the tree concerned. (An application form for this purpose is available from the Planning Department). The purpose of notification is to give the Council the opportunity to make a Tree Preservation Order where it considers that the tree should be retained. The Council's Policy for considering tree notifications is included in paragraph 3.9.

2.19 The Council keeps a register available for public inspection. This gives particulars of the notices received, together with details of the decisions made on them by the Council, as to whether or not to make a Tree Preservation Order.



2.20 If, after being notified, the Council does not make a Tree Preservation Order, the works must be carried out within two years, failing which a further notice must be served on the Council.

2.21 If the work is carried out without notice having been given, or before the expiry of six weeks, the person carrying it out and the owner become liable to prosecution and fines and have a duty to plant replacement trees. These penalties are the same as those applying to contraventions of a Tree Preservation Order.



Can you imagine this corner of Gold Hill East without these trees ?

2.22 These requirements for notification do not apply to hedges, bushes or shrubs, nor to trees with a trunk diameter less than 75 mm (3 inches) at a point 1.5 m (5 ft) above ground level, nor to fruit trees cultivated for fruit production. In certain circumstances they do not apply to work by statutory authorities or certain government departments.

Control of Advertisements

2.23 The designation of an area as a Conservation Area does not, by itself, significantly tighten controls over advertisements. Such additional controls as there are relate to illuminated advertisements displayed on business premises and to advertisements on hoardings. However, most of the District's Conservation Areas are within an Area of Special Control for the purposes of the display of advertisements. Within the Area of Special Control the types and sizes of advertisement that may lawfully be displayed without first obtaining consent from the

Council are limited. The Area of Special Control was designated by the Council in order to protect the character and amenity of the countryside and valuable townscapes. It was first approved in 1960 and modifications to its boundaries were confirmed by the Secretary of State in 1993. The Council's policy towards advertisements in Conservation Areas is outlined in paragraph 3.10.

2.24 Certain advertisements can be displayed without the need to obtain Advertisement Consent from the Council because they are granted a deemed consent under the Town & Country Planning (Control of Advertisements) Regulations 1992. However, the Council has powers to issue a Discontinuance Notice to require the display of an advertisement which has a deemed consent to be discontinued. The Council's policy concerning Discontinuance Notices is set out in paragraph 3.11.

3 CHILTERN DISTRICT COUNCIL'S PLANNING POLICIES

3.1 The Council has a series of policies which it applies in Conservation Areas to ensure that development will preserve or enhance the special character or appearance of these areas. These policies are contained in the two Adopted Local Plans for Chiltern District, [the Adopted Local Plan for Chiltern District (except Chesham Town Centre and Waterside) 1993 and the Adopted Replacement Chesham Town Centre and Waterside Local Plan 1993] and in the Chiltern District Local Plan - (Deposit copy) 1995. The following paragraphs give a general summary of these Policies together with the reference number of each policy in case you need to read it in full. If you intend to submit an application for Planning Permission, Conservation Area Consent or Advertisement Consent, or to notify the Council of intended work to a tree, we recommend that you read the complete relevant policies in the Local Plans together with their supporting explanations.

3.2 The policies are also applied where necessary on sites adjoining Conservation Areas in order to safeguard views towards and out from them. Other policies in the Local Plans are also relevant to development in Conservation Areas; for example, there are policies which protect the Green Belt and control certain changes of use of buildings. In addition, Policy GC1 aims to ensure that new development is of a high standard and is in keeping with the character of the locality. The Local Plans



are available for sale or inspection at the Planning Department or for inspection only at local libraries.

Requirement for Fully Detailed Applications

3.3 To ensure that proposals involving the erection or extension of buildings can be assessed in relation to the special architectural and visual qualities of a Conservation Area, the Council will, in most cases, require fully detailed plans to be submitted with applications. These plans should show the siting, design and external appearance of the proposals, specify materials and means of access to the development and landscaping of the site (where appropriate). Details of the siting, elevations, materials and roof heights of existing adjoining properties will be requested when needed to assess the proposal in its setting.

3.4 The above requirement applies to all the Conservation Areas in the District. Only in exceptional circumstances will it be waived, for example, when the application is likely to be refused on a matter of principle (policy conflict), rather than detail. The Council has the power to require an applicant to submit such details as necessary to the determination of an application under the Town & Country Planning (Applications) Regulations 1988.

Policies which may be used when considering your planning application

Building Work

3.5 All building work should preserve or improve the appearance of the Conservation Area. Careful siting, following the established pattern of development, together with density, scale, bulk, height, design, external appearance which respect their surroundings will be important considerations. Natural materials should be used rather than synthetic ones.

(Policy CA1 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy).

Protection of Views

3.6 Views within and looking out of and into each Conservation Area should be preserved or enhanced.

(Policy CA2 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy).



View of The Lee Conservation Area

Changes of Use of Buildings and Land

3.7 Changes of use in Conservation Areas will be permitted, subject to various provisos, in order to retain buildings which contribute to the historic character of the area. The Council also seeks to retain open land uses such as public open spaces which make a positive contribution to area character. Changes of use should not harm the historic character or appearance of a Conservation Area. Any associated additions or alterations to buildings should be sympathetic to their historic features and setting.

The environmental impact of the proposed use, for example, the amount and type of traffic generated, the need for parking space and the creation of noise, smell, pollution, vibration and general disturbance will be considerations when the Council determines your application.

(Policy CA3 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy).

Demolition of Unlisted Buildings

3.8 The Council will not normally grant consent for the demolition of unlisted buildings which make a positive contribution to the character of a Conservation Area. Consent for demolition may be forthcoming if a building does not contribute to the character of a Conservation Area provided that:



- (i) redevelopment of the site would preserve or enhance the Conservation Area and detailed plans have already been approved, or
- (ii) there is no intention of rebuilding and the Conservation Area would not suffer as a result.

(Policy CA4 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy)).

Trees

3.9 Trees in sound condition which are important in the street scene or landscape should be retained and their amenity value protected. The Council will normally make a Tree Preservation Order when notified of intended works to trees which would be damaging to the Conservation Area.

(Policy CA5 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy)).

Advertisements - General

3.10 The only advertisements which are truly in character with a Conservation Area are non-illuminated ones made of natural materials; these are therefore the most appropriate type to use. However, the Council recognises the needs of modern businesses and will accept certain types of discreetly illuminated advert provided that, as far as possible, they are made of natural materials and that, in all cases, they do not detract from the character of the area.

(Policies A1 and CA6 from the Adopted Local Plans and from Policies A1-A3 from the Chiltern District Local Plan - (Deposit Copy)).



A hanging sign with external illumination

Discontinuance Notices for Advertisements

3.11 If an advertisement which is displayed with deemed consent (see para 2.24) is considered by the Council to be detrimental to the character of the area, or if it could cause danger for the public, the Council will serve a Discontinuance Notice to terminate its display.

(Policy A2 from the Adopted Local Plans).

Overhead Lines and Telecommunications Development

3.12 Overhead electricity lines and telecommunications developments postdate the time of Conservation Areas and thus cannot be said to enhance or conserve their character.

The Council's strong preference is for new electricity lines to be laid underground.

Masts for telecommunications networks will not be permitted in a Conservation Area if a suitable site is available elsewhere.

Satellite dish antennas should be located away from prominent elevations and prominent roof slopes.

(Policy CA7 from the Adopted Local Plans and Policies OEL1, TD1 and TD2 of the Chiltern District Local Plan - (Deposit Copy)).

Article 4 Directions

3.13 If minor building works or other operations which are Permitted Development (see para 2.4) are spoiling the character of a Conservation Area, the Council will make an Article 4 Direction (see para 2.7) to bring them under planning control.

(Policy CA8 from the Adopted Local Plans).

Shopfronts

3.14 Shop fronts which are truly in character with the historic periods represented by Conservation Areas are built of natural materials; their component parts are small in scale. Where such shopfronts still exist, the Council is anxious for them to be retained.

Where applications to rebuild or create other shopfronts are submitted to the Council it will favour those which have small scale design elements and use



natural materials; large expanses of plate glass are alien to a Conservation Area.

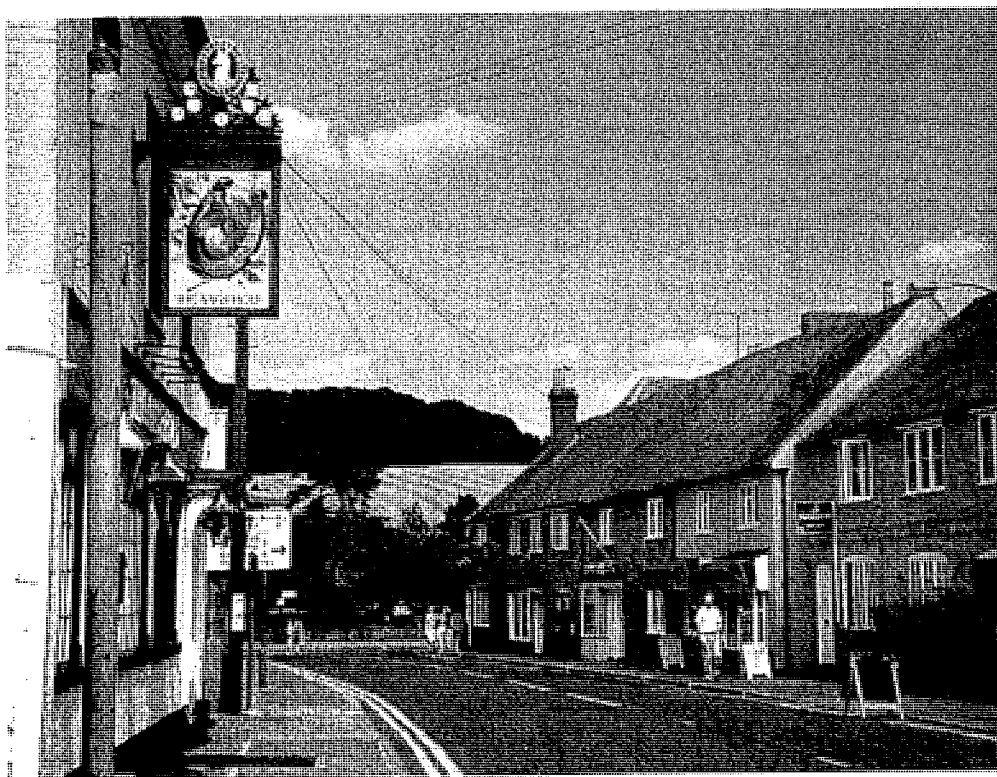
(Policy **S10** from the Adopted Local Plans and Policy **S11** from the Chiltern District Local Plan - (Deposit Copy)).

DESIGN GUIDANCE

If you intend to carry out any building works the Council's Planning and Building Control Officers will be pleased to give further advice. Discussions at an early stage, once rough plans have been drawn up, could save time and money. The leaflets relating to individual Conservation Areas should be referred to because they also give design guidance.

For further information and advice please contact the Planning Department at:

Chiltern District Council
Council Offices, King George V Road
AMERSHAM, Bucks HP6 5AW
Telephone No: Amersham (01494) 729000



Whielden Street in the Amersham Old Town Conservation Area

Produced by Helen Wentworth
of the Local Plans, Information & Monitoring Section
Chiltern District Council - 1995

Price £2.00 (includes one individual conservation area leaflet)



TOWN AND COUNTRY PLANNING ACTS 1971-1974

1. Local Government Reorganisation

Since this document was produced the reorganisation of local government has taken place in England and Wales. Since 1st April 1974 the designation of, and enhancement schemes for conservation areas have become the duty of the new District Councils but the County Council holds concurrent powers.

2. The criteria used in Buckinghamshire for designation

To define criteria for the designation of a Conservation Area the only recourse is to the wording of the Civic Amenities Act; is it "an area of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance" ...?

The definition of a conservation area used in the past by Buckinghamshire County Council, and adopted by the new District Councils, is that it is an area of built environment of "special architectural or historic interest". The areas are generally viewed as townscape. That is to say buildings brought together in juxtaposition to form a collective entity. The area must have a special character which is distinctive to it and which is considered worthy of conservation and enhancement. This will probably be derived from some of the following features: the topographical site; a unity of scale, building materials or density; open spaces; enclosures; paved surfaces; a historic street pattern; archaeological features etc.

Designation does not mean that all the buildings are of high standard but that the overall defined character predominates. The boundary of the defined area should be where this special character stops. The Conservation Area is not a "village envelope" and new housing on its edges is excluded unless it is of a high architectural standard blending well with the village.

Areas of open land are included where, for example, they form the immediate curtilage of a property (i.e. a garden but not usually an orchard or paddock); where the space forms a vital gap in the streetscape or between nuclei of buildings; groups of trees forming the backcloth to the built area; where they form an intrinsic part of the setting of building groups and across which there are fine views of buildings.

3. Demolition of Buildings in a Conservation Area

The Town and Country Amenities Act 1974 gives additional powers in conservation areas whereby anyone wishing to demolish a building in a conservation area must first apply for listed building consent to the local planning authority. Local authorities themselves seeking consent to demolish a building must apply direct to the Secretary of State. Failure to do this can lead to the same penalties as for a listed building. This part of the Act came into force on 2nd September 1974. It should be noted that the 1971 Act defines "building" as including any part of a building. Certain buildings are exempt from these provisions and these are listed in D. of E. circular 147/74 (H.M.S.O. 14p).

4. Trees in Conservation Areas

The Town and Country Amenities Act 1974 requires that anyone with the intention of cutting down, topping, lopping, uprooting, damaging or destroying a tree in a conservation area shall give the District Council 6 weeks notice of this intention before carrying out the work. This gives the authority time to make a tree preservation order. Failure to do this can lead to the same penalties as if a tree preservation order existed. Sufficient particulars must be given to identify the tree concerned. A register must be kept open to the public, by the Council, of these notices. This part of the Act came into force on 12th March 1975.

5. "Conservation in Bucks Towns and Villages"

A free booklet is available from the District and County Planning Departments setting out the procedure, powers and criteria for conservation areas, the finance available for conservation, the control powers for conservation, and listing the areas in Buckinghamshire already designated and those proposed for designation.

CONSERVATION AREA No.T10

Chesham

A Introduction

1. The Civic Amenities Act, 1967 requires all Local Planning Authorities to determine which parts of their areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and to designate such areas as conservation areas.
2. Preservation should not be thought of as a purely negative process or as an impediment to progress. The great majority of listed buildings are still capable of beneficial use in the present day, and given skill and understanding new development can usually be made to blend happily with the old. The destruction of buildings of architectural or historic interest is very seldom necessary for the sake of improvement, more often it is the result of neglect, or a failure to appreciate the qualities of the area.
3. It is the intention of the County Council to prepare plans for conservation areas in two stages. The first operation will establish the area and formulate general principles for the control of development within it. Further work may be necessary to formulate a positive plan for the enhancement of the character and appearance of the area. This further study may indicate a need to expand or reduce the conservation area already defined.

B The Conservation Area Map

4. Map No. T.10 defines the extent of Chesham which is regarded as possessing those qualities in its buildings and streets, whose character or interest it is proposed to conserve. The boundaries of these areas must not, however, be regarded as the limit to which this policy will apply, since the surroundings of the areas are often very important. It is through these surroundings that the approaches to the conservation areas are made and they form the setting of the areas when viewed both from within and outside.
5. The eventual completion of Phase 3 of the Road Improvement Schemes as outlined in the Chesham Report 1967 will divide those parts of Chesham worthy of conservation into three distinct areas, and these are numbered 1, 2 and 3 on the plan.

The area shown with a broken line on the plan connecting areas 1 and 2 has sufficient character to be included in the conservation area, but its future depends on the extent to which it will be affected by the relief road scheme and in particular by the traffic junction proposed to be sited to the west of Market Square. The detailed design of this road junction has not yet been resolved and until it is known to what extent the Market Square will be affected it is not considered practical to include this area within the designated conservation area. Nevertheless the Market Square and the buildings flanking it are an important feature of the town centre and every effort should be made to retain as much of it as possible, consistent with the need to resolve the traffic problem. The principles of development control referred to later in this report will, therefore, also be applied to the area included within the broken line on the conservation area map until the effect of the relief road scheme is known, and the unaffected parts can be included in the conservation area. Those parts of areas 1 and 2 immediately adjoining the area with a broken line may also be slightly affected by this road scheme.

C Objectives of a Conservation Policy

6. To avoid the destruction of the character and 'wholeness' of the area from stagnation and decay due to

neglect and indifference, from despoliation due to redevelopment and other unsympathetic expedients.

7. To protect the surroundings of the area and its outward and inward views. This applies particularly to the views which are indicated by arrows on the Conservation Map T.10.
8. To ensure that where new development takes place it blends in and is in sympathy with the character of the area.

D Characteristics of the Conservation Area

AREA 1.

9. This area includes St. Mary's Church, Church Street and Pednornmead End. St. Mary's Church with its needle spire visually dominates the area and is set in a quiet leafy enclosure on a slight hill at the northern end. It is accessible from across Lowndes Park as well as by Bury Lane and a footpath from Church Street. Adjoining the church is 'The Bury', a large C18 house with an imposing driveway and grounds, whose lawns slope pleasantly down to the reeds of the Bury Lake, a long pond adjoining Pednor Road.

10. Church Street consists mainly of a meandering collection of two storey brick cottages, some showing characteristic grey brick headers and cambered window arches. There is an occasional oddity such as a timbered and plastered house containing a richly carved wood tracery head in the apex of the gable facing the street.

11. The south-westerly end terminates in an attractive triangular space, buildings showing evidence of lattice windows and brick and flint construction offering a satisfying change. The end of the town stops suddenly here with the Missenden Road disappearing into the trees. A pleasant footpath by the River Chess links this area with Area 3.

12. The other end of Church Street runs down hill to an abrupt end at the new St. Mary's Way. Not least of the interesting buildings here is the very unusual Victorian shop 'Bygone Days' whose frontage is a delicate facade of Romanesque styled terracotta work, set attractively facing the lane uphill to the church.

13. Almost all the older buildings in Church Street are listed, and within the area fifteen appear on the statutory list and a further thirteen on the supplementary list of buildings of architectural or historic interest.

AREA 2

14. This area comprises the High Street from Broadway at its northmost end, Market Square, and that part of Red Lion Street on the railway side as far as the red brick house "The Forelands".

15. Broadway, a lively space where the High Street splits around the war memorial, contains much variation in building style and period, the neat red brick Westminster Bank, and the flint and brick facade of the Victorian Congregational Chapel offering most character.

16. The Broadway and the High Street are at present drastically dominated by traffic, even with the one-way traffic system, but the eventual removal of all but service vehicles from the High Street will more than help increase the scope of what is an interesting street line which curves in opposing directions at each end, forming a contained area. Such buildings as the three-storey George Hotel with its array of projecting signs offers a pleasant contrast to the more modern frontages.

17. A feature of the High Street is the occurrence of alley ways leading to yards, for example, Lum's Yard on the west side provides a sudden glimpse of the sloping green park, while Francis Yard on the east side offers a timber framed cottage and barns in seclusion from the High Street. The line of Francis Yard continues on the other side of East Street to the white walls of Botley House and Little Botley House — a large mixed range of partly C18 buildings separated from the railway by a back-drop of trees.

18. There is plenty of variety in building types from three-storey Georgian with parapets and low rise roofs to old two-storey tile roofed buildings, and solid bank architecture providing a stable facade in contrast to the ever changing shop fronts. Red Lion Street continues with two brick churches, attractively renovated shops, to the flint and brick walled garden of "The Forelands", a C17/C18 house forming an entrance point to the town centre.

19. Area 2 contains six buildings on the statutory list and a further eighteen on the supplementary list of buildings of architectural or historic interest.

AREA 3

20. This area consist of Germain Street from the attractive entrance by the bridged stream at the north end, to the imposing timber and brick house "Great Germaines" on Fullers Hill and also King Street, parts of Way Lane and Water Lane with the adjoining water meadow.

21. The character of this area is equally distinct from the other two. The tree tunnelled entrance at the north end is suddenly quiet after the traffic in Red Lion Street, and the presence of the River Chess weaving its way alongside Water Lane helps this feeling. White painted brick and timber cottages on the east side front directly onto the street in contrast to the walled front gardens of Dutch gabled Georgian and Victorian houses on the opposite side.

22. From the entrance to Water Lane there is a view across backland to the rear of Church Street showing the undulating roof lines, capped by the continually reappearing prospect of the church tower rising above the trees.

23. A pleasant row of C17/C18 cottages extends down King Street, while continuing along Germain Street, the flint gabled cottages at the foot of Fullers Hill are neatly contained below a backcloth of trees which arch gently over the horizon. A flint and brick wall curves into Wey Lane opening up some Victorian villas just outside the area.

24. The culmination of the area is Great Germaines house, a range of mellow brick and timber buildings with ivy clad walls and willow trees blending into the greater mass of trees surrounding it.

25. Of the buildings in Area 3, two appear on the statutory list and four appear on the supplementary list of buildings of architectural or historic interest.

E Defects Requiring Remedy

AREA 1

26. When the Missenden Road diversion is completed (forming the boundary of the conservation area) the land between the road and the rear of buildings in Church Street will need careful treatment.

AREA 2

27. In the High Street, the eventual removal of non-essential traffic will obviously improve the environment but some careful stop-gap treatment will be needed at the southern end in order to seclude pedestrians from the through

traffic, both physically and as a visual block to the view down the High Street.

28. More care is needed where shop fronts or whole buildings are redeveloped. It is stressed that buildings in a High Street such as this form a tight-knit unity of facade, despite individual characteristics, and an insensitive intrusion either in scale or materials can do serious damage to the overall appearance of the street.

29. These problems, together with the possible need for action to safeguard buildings worthy of preservation, tree preservation orders and planting, will be considered at the next stage of the conservation plan.

F Development Control

The following principles will be observed when dealing with planning applications for new development within the conservation area:—

30. The demolition and redevelopment of any building of individual merit or of group value will not be permitted unless the Planning Authority is satisfied that the buildings cannot at reasonable expense, be retained for the purpose envisaged or for some other suitable use, it being understood that the criteria which apply to residential areas, where any substantial redevelopment is liable to destroy the whole street scene, are somewhat different from those for the shopping area, where the considerations noted in paragraphs 6, 28 and 32 are of prime importance.

31. New development will be carefully controlled and care will be taken to ensure that ugly gaps are not created in the existing building frontages.

32. Any new buildings must be designed not as a separate entity but must be sympathetic in siting form and scale with the conservation areas as a whole. Design will be expected to be of a high standard not least because of comparison with the character of the earlier development. This is not to say that new materials or styles must not be used, but they must respect and complement the old buildings.

33. Before permission is granted, the Planning Authority will generally require detailed plans and drawings of any proposed development, including elevations, which show the new development in its relationship to the surrounding development.

34. In considering new proposals for development in the area, regard will be given to the amount and type of vehicular traffic which that use generates.

35. Part of Chesham is already designated as an Area of Special Control of Advertisement, and the County Council will take steps to remove advertisements which offend the character of the conservation area. Consideration should be given to designating the whole of the conservation area as an Area of Special Control.

36. Special consideration will be given to all proposals in respect of overhead lines and except in special circumstances all new cables should be laid underground.

37. In dealing with all these matters, special care will be taken to ensure that the views looking out of and into the conservation areas remain unspoilt.

G General

38. Any proposal to add to or modify the existing system of street lighting will need to be very carefully handled if the character of the area is to be maintained. Well designed and carefully sited lamps, where possible fixed direct to existing buildings, are considered likely to provide the least intrusive form of lighting.

ADDENDUM TO

CHESHAM CONSERVATION AREA BOOKLET T.10

On 17th March 1987, Chiltern District Council designated extensions to Chesham's Conservation Area.

These additional areas are identified on the accompanying plan, which also shows the original area designated by Buckinghamshire County Council in 1970.

A brief description of the additional areas and reasons for inclusion in a Conservation Area is given overleaf.

In considering applications under the Town & Country Planning Act, 1971 (as amended), the District Council will apply the policies in the Chesham Town Centre and Waterside Local Plan. The Development Control principles set out in Section F of this booklet are compatible with these Local Plan policies.

The Addendum dated April 1975 printed on the inside of the front cover remains valid with regard to controls over demolition of buildings and trees.

Additional controls relating to "Permitted Development" works are now applicable.

"PERMITTED DEVELOPMENT"

Some small-scale building works, e.g., construction of a small extension to a house, or a garage in its garden, can be carried out, in some circumstances, as "permitted development". This means that planning permission is given by "The General Development Order" and a specific planning permission is not necessary from the District Council.

In a designated Conservation Area the extent of "permitted development" works **is less than** generally permitted. Details are available from my Area Planning Officers who are available to advise in individual cases.

31st March 1987

M. S. HARTLEY
CHIEF PLANNING OFFICER
CHILTERN DISTRICT COUNCIL

ADDITIONAL AREAS designated on 17th March 1987

**108 (Flatt & Mead Estate Agents) to
152 (Waggon & Horses P.H.), High Street**

This area includes 3 groups of historic buildings, including the Statutory "Listed Buildings" at 130 and 132 High Street and buildings of local historic interest, i.e., Nos 110, 112, 114 and 146, 148 and 150. Sainsburys, although a modern building, makes a positive contribution to the townscape as seen from the south, while The Waggon and Horses public house is a distinctive period building forming an attractive terminal feature at the northern end of the High Street.

79 - 89 High Street

Numbers 83, 85 and 87 are Statutory "Listed Buildings" and No.89 is of local historic interest. This is a compact group with distinct quality and character and which is important in views into and out of the Conservation Area.

**Additions - East side of Star Yard Car Park
(part of Waitrose/Martins and land adjoining the Baptist Church)**

To take account of post-1971 developments and rationalise the boundaries.

**2-20 Market Square
4 - 18 (part) Church Street
No.1 Germain Street (Wrights Shop)
10 - 30 Germain Street
Red Lion Public House and part of Red Lion Street (roadway)
Townbridge Court and former Embassy Cinema site (part)**

The 1971 Conservation Area Document left out the west side of Market Square through to Church Street, describing it as an area worthy of inclusion, but awaiting the road proposals to be finalised and the affects on the area known. Current thinking is that the whole area should form part of the designated Conservation Area, including the proposed relief road, to ensure that maximum care is taken in the treatment of new development, including road works.

Numbers 2-20 Market Square; 4-8 Church Street, No 1 and Nos 10 - 18 Germain Street are all Statutory Listed Buildings which form groups of distinctive character. Nos 14-18 Church Street are of local interest. Inclusion of the whole area imparts cohesion and affords protection for the settings of historic buildings.

**Land adjoining the west side of Water Meadow Car Park
Part of Wrights Meadow and
(part of garden of the Old School House - 37 Germain Street)
Car park to the Queens Head Public House
3 - 7 Wey Lane**

Previously omitted on account of a road proposal now rescinded. Now included to provide continuity and area cohesion.

**Parts of gardens of The Meades,
Germain Street and Anne's Cottage, King Street**

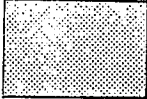
To avoid divided curtilages and so produce a more logical boundary.

**Land on the south side of Pednor Road between
Pednormead End and up to and including
The Bury Farm**

The Bury Farm is historically associated with The Bury and together with The Bury Cottage forms part of an attractive view out of the Conservation Area.

CHESHAM CONSERVATION AREA

----- Boundary of Designated Conservation Area (inside of line)

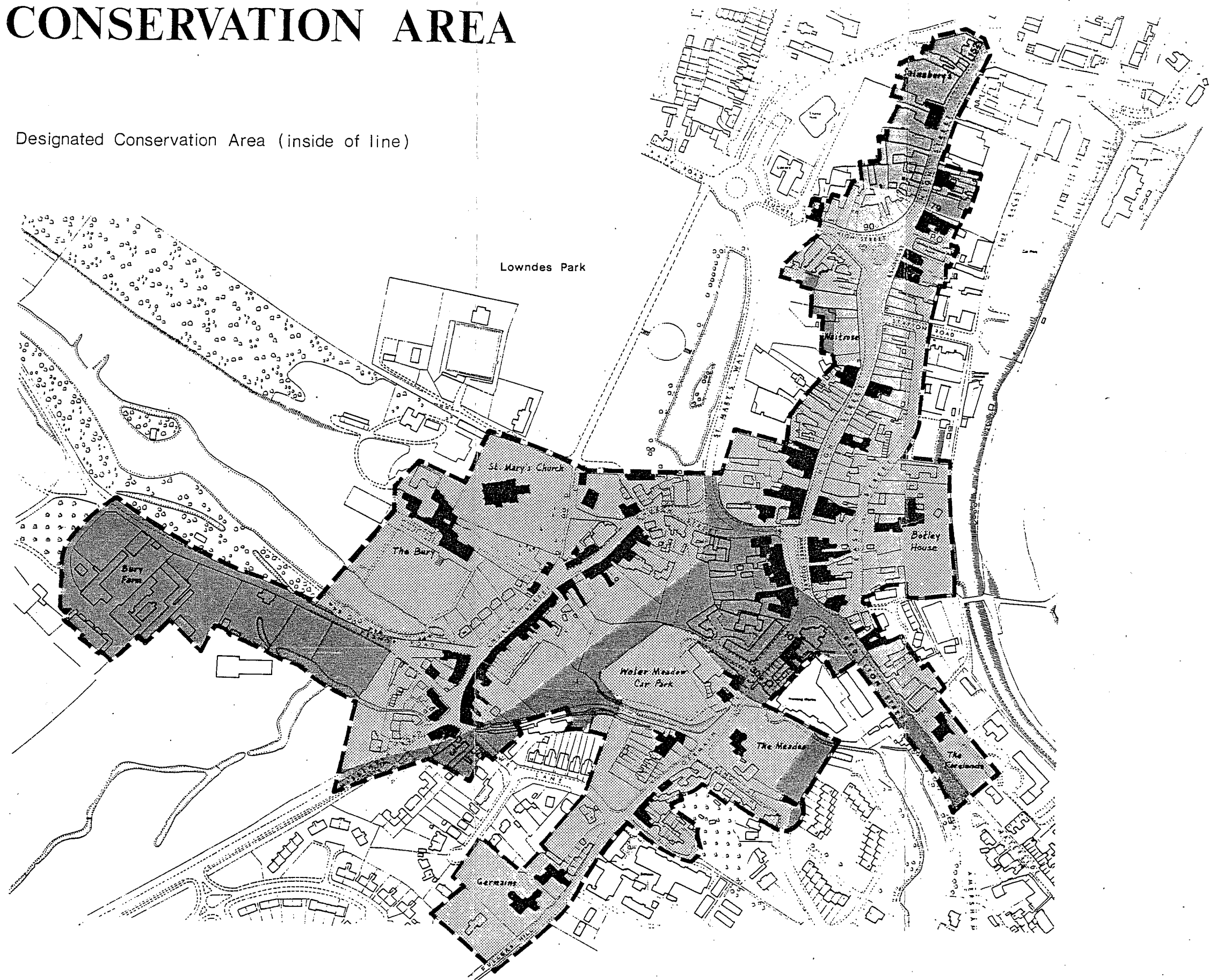
 Conservation Area as designated by Buckinghamshire County Council in 1970

 Additional areas designated by Chiltern District Council on 17th March 1987

 Statutory Listed Buildings

Yards
100 0 100 200 300 400 500

Based upon the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright.

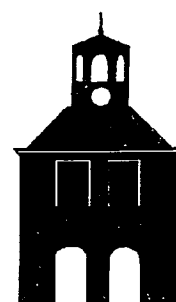


CONSERVATION AREAS

GENERAL PLANNING CONTROLS AND POLICIES



Chiltern District Council
1995



CONSERVATION AREAS : **GENERAL PLANNING CONTROLS AND POLICIES**

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1 INTRODUCTION

1.1 This leaflet explains the general planning controls and policies which apply within Chiltern District's Conservation Areas. It should be read in conjunction with the leaflets on individual Conservation Areas, which set out reasons for designation, describe individual area characteristics, and include maps to show boundaries and features of special interest.

What is a Conservation Area ?

1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69) defines Conservation Areas as "**areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance**". It is the Council's duty under this Act to decide which parts of its area meet this definition and to designate them as Conservation Areas; there is also an on-going duty to review them, at which time variations could be made to the area which they cover.

Elements of Conservation Area Character

1.3 As there is a great variety in the character of places there can be no standard specification for Conservation Areas. However, the one common criterion is that the area must have a special character which is of sufficient merit to be worthy of preservation or enhancement. This special character will probably be derived from a combination of some of the following features: attractive groups of buildings displaying a unity of scale, materials and/or density of development; a particular combination of land uses; a historic street pattern; open spaces such as village greens; enclosed areas such as market places; trees, individually or in groups; features of archaeological interest; an association with historical people or events, etc. In assessing suitability for designation the emphasis must be on the character of areas, rather than of individual buildings.



The Little Missenden Conservation Area



Conservation Area Boundaries

1.4 Conservation Area boundaries must be drawn where the special interest stops. For example, a Conservation Area will be unlikely to cover the whole of the developed area of a village. Areas of open land may be included where these form the immediate curtilages of properties. In addition, where a space such as a village green is important in the street scene, or constitutes a focal point for buildings, it may be included. Inclusion may also be appropriate if such a space forms an intrinsic part of the setting of individual buildings and building groups. The inclusion of tree groups will often be appropriate, particularly where these enhance the setting of buildings, form a backcloth to them, or provide significant visual links between other features.

Conservation Areas in Chiltern District

1.5 At 1st January 1995 there were twenty Conservation Areas in Chiltern District, located as follows: (* asterisked dates indicate years when Conservation Area boundaries were amended).

<u>Area Covered</u>	<u>Year of Designation</u>	<u>No of Listed Bldgs included</u>
<u>Amersham</u>		
Old Town	1969, 1992*	151
Shardeloes	1992	5
Parkland	1992	-
Elm Close	1992	-
The Weller Estate	1992	-
<u>Chalfont St Giles</u>		
Village centre	1969	33
<u>Chalfont St Peter</u>		
Gold Hill East	1992	-
North Park & Kingsway	1992	-
The Firs Estate	1992	-
<u>Chenies</u>		
Chenies Village, Chenies Bottom and adjoining countryside	1970, 1992*	31
<u>Chesham</u>		
Old Town & Town Centre	1970, 1987*	96

<u>Area Covered</u>	<u>Year of Designation</u>	<u>No of Listed Bldgs included</u>
<u>Chesham Bois</u>		
The Common, Village centre and area around St Leonard's Church	1992	10
<u>Cholesbury & Hawridge</u>		
Main Villages	1971	16
<u>Coleshill</u>		
Village centre	1992	7
<u>Great Missenden</u>		
Village Centre and Missenden Abbey Parkland	1969, 1992*	59
<u>Jordans</u>		
Old Jordans and part of village surrounding The Green	1987	4
<u>Latimer</u>		
Village & Parkland	1970, 1992*	12
<u>Little Missenden</u>		
Village centre	1970	33
<u>Penn & Tylers Green</u>		
Village and Church Road area (part in Wycombe District)	1971, 1992*	31
<u>Penn Street</u>		
Part of village, the Common & the Church	1992	8
<u>The Lee</u>		
Old Church & The Green	1980, 1992*	12



1.6 The Conservation Areas designated between 1969 and 1980 cover the historic cores of most of the district's towns and villages; they include over four hundred Listed Buildings within their boundaries. Those designated since 1980 consist of Historic Parklands, village cores and examples of suburban developments carried out since late Victorian times. The Conservation Areas encompassing twentieth century developments include very few Listed Buildings. They were mostly designated to preserve good examples of estate house building in this period.

1.7 The very different characters of these Conservation Areas mean that it is not possible to have a single comprehensive set of guidelines for their protection. Accordingly a leaflet has been prepared for each area to describe its own history and character, and the features in it which particularly merit preservation. These leaflets are available from the Council's Planning Department.

What is the effect of Conservation Area designation ?

1.8 When an area has been designated it becomes subject to extra planning controls which aim to preserve or enhance the character of Conservation Areas. Section 2 of this leaflet explains the controls which are set by Parliament in national legislation and Section 3 explains the Council's policies for implementing these controls.

Listed Buildings

1.9 Buildings included in the Statutory List of Buildings of Special Architectural or Historic Interest (compiled by the Secretary of State for National Heritage) are popularly referred to as "Listed Buildings". The List, a copy of which can be seen at the Council Offices, gives a brief description of the features which have led to each building being included on it. There are nearly one thousand Listed Buildings in Chiltern District, half of which are located in Conservation Areas. Indeed, in some of the District's Conservation Areas, the majority of buildings are listed.

Building Regulations

1.10 Whether or not a building is in a Conservation Area, most building operations must comply with the Building Regulations on a variety of matters including structural soundness, drainage, fire prevention and insulation. The Council's Building Control Officers

will be pleased to provide advice. They can be contacted at the address shown on page 9.

2 PLANNING LAW APPLYING TO ALL CONSERVATION AREAS IN ENGLAND AND WALES

The Council's Duties

2.1 The Council must pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas in the exercise of any of its powers. These are mainly under the Town & Country Planning Act 1990 (as amended) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

This requirement will, in practice, mainly relate to the consideration of planning applications, Conservation Area Consents and notifications of intention to fell or lop trees.

2.2 There are 5 controls which are relevant to Conservation Areas and which are described in this section. These are exercised by the need for:

- (1) planning permission
- (2) Listed Building Consent
- (3) Conservation Area Consent
- (4) notification of intention to lop or fell trees
- (5) stricter advertisement control

General Principles for dealing with Planning Applications in Conservation Areas

2.3 Most building works and changes of use of land or buildings are defined in planning law as development and need planning permission. To be granted such permission each proposal for development should comply with the policies in the Council's Local Plans (see Section 3). In addition, before granting planning permission in a Conservation Area, the Council has to satisfy itself that the development will be in keeping with the character of the area. This is part of the Council's general duty as described in paragraph 2.1. In short, because of the importance of conserving the District's historic and architectural heritage, planning permission will not be forthcoming in a Conservation Area unless the proposed development, large or small, shows adequate sensitivity for the character of its surroundings.



Some Minor Building Works do not need Planning Permission

2.4 Some minor building works, such as certain small extensions, do not require specific planning permission from the Council because they are given a general permission under the Town and Country Planning (General Permitted Development) Order, 1995. These types of small works are collectively known as Permitted Development.

2.5 Within a Conservation Area the amount and type of Permitted Development is more restricted than outside it. For example, the size limit for the construction of domestic extensions and outbuildings is less. Furthermore, the addition of exterior cladding to a dwelling and alterations or additions to its roof will require planning permission and there are restrictions on the installation of satellite dishes. Therefore, anyone proposing to carry out building or other works in a Conservation Area is strongly advised to contact the Planning Department first to find out whether planning permission is needed.

2.6 Even though these minor developments in a Conservation Area may not require planning permission, they can still harm the character or appearance of the area if they introduce designs or materials which detract from the historic character of their neighbourhood. Examples of this are where original windows and doors are replaced with ones of modern design, or materials, or where front gardens are replaced with hardstandings.



Old windows are part of an area's character and scale

Article 4 Directions to prevent Permitted Development

2.7 The Council hopes that the special qualities of its Conservation Areas will be maintained through public co-operation and support. However, if it becomes evident that the special appearance of an area is being spoilt by unsympathetic Permitted Development (e.g. minor building works as explained in paragraph 2.4), the Council may take steps to remove the relevant Permitted Development rights. This would be done by making an Article 4 Direction (under the Town and Country Planning (General Permitted Development Order), 1995).

2.8 The effect of a Direction is that minor works and changes of use listed in it require planning permission. A Direction may apply to the whole or part of a Conservation Area and to one or more classes of Permitted Development as the circumstances require. The Council's policy towards Article 4 Directions in Conservation Areas is set out in paragraph 3.13.

Listed Building Consent for alterations or demolition

2.9 Most alterations to the interior or exterior of a Listed Building (including the demolition of any part of it) require Listed Building Consent from the Council in addition to any planning permission which may be needed. This is regardless of whether or not the building is within a Conservation Area. If works are carried out without Listed Building Consent a criminal offence is committed. The Council is able to prosecute the offenders or take enforcement action against them.



Listed Buildings in Chenies



Conservation Area Consent for Demolition

2.10 Anyone wishing to demolish an unlisted building in a Conservation Area must first apply to the Council for a written grant of consent called Conservation Area Consent. In addition Conservation Area Consent is usually required for partial demolition. Application is made in the same way as an application for planning permission. Exceptions to these controls are explained in paragraph 2.11. In effect, these powers are the same as those relating to the demolition of Listed Buildings. The Council's policy concerning Conservation Area Consent is set out in paragraph 3.8. If demolition is carried out without consent an offence is committed and the Council may prosecute the offender; it may also require remedial action to be taken by means of a Conservation Area Enforcement Notice.

2.11 This legislation does not apply to Listed Buildings, ecclesiastic buildings and Scheduled Monuments, which are covered by different legislation. In addition the Secretary of State for the Environment has made a direction in DOE Circular 8/87 (Historic Buildings and Conservation Areas - Policy and Procedures) listing the sizes and categories of buildings for which consent for demolition is not required. These include buildings of less than 115 cubic metres in volume but the list is lengthy and complex and the reader is recommended to consult the Planning Office before undertaking any work.

Publicity for Applications

Applications for Planning Permission

2.12 Having received an application for planning permission, the Council will consider whether that development would affect the appearance of a Conservation Area and, if so, will publicise the application. To do this the Council has to:

- (a) publish a notice in a newspaper circulating in the area in which the proposed development is situated;

and

- (b) display a notice on or near the site of the proposed development for not less than seven days.

2.13 The notice must describe the development proposed and indicate where a copy of the application with its plans and other documents submitted with it

can be seen by the public. The documents must remain available for a period of 21 days beginning with the date of the publication of the notice in the newspaper.

2.14 Once these notices have been published, the Council cannot make a decision on the application until the 21 day period referred to above has expired and the 21 day period from the date when the notice was first displayed on or near the site has also expired. These two periods normally run concurrently. Any comments relating to the application which are received during these periods must be taken into account when the Council makes its decision.

Applications for Listed Building Consent and Conservation Area Consent

2.15 The procedure for advertising an application for such consent is the same as that for advertising planning applications and is described in paragraphs 2.12 - 2.14.

2.16 Chiltern District Council advertises all applications relating to Listed Buildings and Conservation Areas.

Protection for Trees

2.17 With certain exceptions, (see para 2.22) no works can be carried out to trees in Conservation Areas without the Council first having been notified.

2.18 Anyone wishing to cut down, top, lop or uproot a tree, which is not already subject to a Tree Preservation Order, has to give the Council six weeks' notice of their intention. The notice must be in writing, must state the work proposed and must identify the tree concerned. (An application form for this purpose is available from the Planning Department). The purpose of notification is to give the Council the opportunity to make a Tree Preservation Order where it considers that the tree should be retained. The Council's Policy for considering tree notifications is included in paragraph 3.9.

2.19 The Council keeps a register available for public inspection. This gives particulars of the notices received, together with details of the decisions made on them by the Council, as to whether or not to make a Tree Preservation Order.



2.20 If, after being notified, the Council does not make a Tree Preservation Order, the works must be carried out within two years, failing which a further notice must be served on the Council.

2.21 If the work is carried out without notice having been given, or before the expiry of six weeks, the person carrying it out and the owner become liable to prosecution and fines and have a duty to plant replacement trees. These penalties are the same as those applying to contraventions of a Tree Preservation Order.



Can you imagine this corner of Gold Hill East without these trees ?

2.22 These requirements for notification do not apply to hedges, bushes or shrubs, nor to trees with a trunk diameter less than 75 mm (3 inches) at a point 1.5 m (5 ft) above ground level, nor to fruit trees cultivated for fruit production. In certain circumstances they do not apply to work by statutory authorities or certain government departments.

Control of Advertisements

2.23 The designation of an area as a Conservation Area does not, by itself, significantly tighten controls over advertisements. Such additional controls as there are relate to illuminated advertisements displayed on business premises and to advertisements on hoardings. However, most of the District's Conservation Areas are within an Area of Special Control for the purposes of the display of advertisements. Within the Area of Special Control the types and sizes of advertisement that may lawfully be displayed without first obtaining consent from the

Council are limited. The Area of Special Control was designated by the Council in order to protect the character and amenity of the countryside and valuable townscapes. It was first approved in 1960 and modifications to its boundaries were confirmed by the Secretary of State in 1993. The Council's policy towards advertisements in Conservation Areas is outlined in paragraph 3.10.

2.24 Certain advertisements can be displayed without the need to obtain Advertisement Consent from the Council because they are granted a deemed consent under the Town & Country Planning (Control of Advertisements) Regulations 1992. However, the Council has powers to issue a Discontinuance Notice to require the display of an advertisement which has a deemed consent to be discontinued. The Council's policy concerning Discontinuance Notices is set out in paragraph 3.11.

3 CHILTERN DISTRICT COUNCIL'S PLANNING POLICIES

3.1 The Council has a series of policies which it applies in Conservation Areas to ensure that development will preserve or enhance the special character or appearance of these areas. These policies are contained in the two Adopted Local Plans for Chiltern District, [the Adopted Local Plan for Chiltern District (except Chesham Town Centre and Waterside) 1993 and the Adopted Replacement Chesham Town Centre and Waterside Local Plan 1993] and in the Chiltern District Local Plan - (Deposit copy) 1995. The following paragraphs give a general summary of these Policies together with the reference number of each policy in case you need to read it in full. If you intend to submit an application for Planning Permission, Conservation Area Consent or Advertisement Consent, or to notify the Council of intended work to a tree, we recommend that you read the complete relevant policies in the Local Plans together with their supporting explanations.

3.2 The policies are also applied where necessary on sites adjoining Conservation Areas in order to safeguard views towards and out from them. Other policies in the Local Plans are also relevant to development in Conservation Areas; for example, there are policies which protect the Green Belt and control certain changes of use of buildings. In addition, Policy GC1 aims to ensure that new development is of a high standard and is in keeping with the character of the locality. The Local Plans



are available for sale or inspection at the Planning Department or for inspection only at local libraries.

Requirement for Fully Detailed Applications

3.3 To ensure that proposals involving the erection or extension of buildings can be assessed in relation to the special architectural and visual qualities of a Conservation Area, the Council will, in most cases, require fully detailed plans to be submitted with applications. These plans should show the siting, design and external appearance of the proposals, specify materials and means of access to the development and landscaping of the site (where appropriate). Details of the siting, elevations, materials and roof heights of existing adjoining properties will be requested when needed to assess the proposal in its setting.

3.4 The above requirement applies to all the Conservation Areas in the District. Only in exceptional circumstances will it be waived, for example, when the application is likely to be refused on a matter of principle (policy conflict), rather than detail. The Council has the power to require an applicant to submit such details as necessary to the determination of an application under the Town & Country Planning (Applications) Regulations 1988.

Policies which may be used when considering your planning application

Building Work

3.5 All building work should preserve or improve the appearance of the Conservation Area. Careful siting, following the established pattern of development, together with density, scale, bulk, height, design, external appearance which respect their surroundings will be important considerations. Natural materials should be used rather than synthetic ones.

(Policy CA1 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy).

Protection of Views

3.6 Views within and looking out of and into each Conservation Area should be preserved or enhanced.

(Policy CA2 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy).



View of The Lee Conservation Area

Changes of Use of Buildings and Land

3.7 Changes of use in Conservation Areas will be permitted, subject to various provisos, in order to retain buildings which contribute to the historic character of the area. The Council also seeks to retain open land uses such as public open spaces which make a positive contribution to area character. Changes of use should not harm the historic character or appearance of a Conservation Area. Any associated additions or alterations to buildings should be sympathetic to their historic features and setting.

The environmental impact of the proposed use, for example, the amount and type of traffic generated, the need for parking space and the creation of noise, smell, pollution, vibration and general disturbance will be considerations when the Council determines your application.

(Policy CA3 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy).

Demolition of Unlisted Buildings

3.8 The Council will not normally grant consent for the demolition of unlisted buildings which make a positive contribution to the character of a Conservation Area. Consent for demolition may be forthcoming if a building does not contribute to the character of a Conservation Area provided that:



- (i) redevelopment of the site would preserve or enhance the Conservation Area and detailed plans have already been approved, or
- (ii) there is no intention of rebuilding and the Conservation Area would not suffer as a result.

(Policy CA4 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy)).

Trees

3.9 Trees in sound condition which are important in the street scene or landscape should be retained and their amenity value protected. The Council will normally make a Tree Preservation Order when notified of intended works to trees which would be damaging to the Conservation Area.

(Policy CA5 from the Adopted Local Plans and from the Chiltern District Local Plan - (Deposit Copy)).

Advertisements - General

3.10 The only advertisements which are truly in character with a Conservation Area are non-illuminated ones made of natural materials; these are therefore the most appropriate type to use. However, the Council recognises the needs of modern businesses and will accept certain types of discreetly illuminated advert provided that, as far as possible, they are made of natural materials and that, in all cases, they do not detract from the character of the area.

(Policies A1 and CA6 from the Adopted Local Plans and from Policies A1-A3 from the Chiltern District Local Plan - (Deposit Copy)).



A hanging sign with external illumination

Discontinuance Notices for Advertisements

3.11 If an advertisement which is displayed with deemed consent (see para 2.24) is considered by the Council to be detrimental to the character of the area, or if it could cause danger for the public, the Council will serve a Discontinuance Notice to terminate its display.

(Policy A2 from the Adopted Local Plans).

Overhead Lines and Telecommunications Development

3.12 Overhead electricity lines and telecommunications developments postdate the time of Conservation Areas and thus cannot be said to enhance or conserve their character.

The Council's strong preference is for new electricity lines to be laid underground.

Masts for telecommunications networks will not be permitted in a Conservation Area if a suitable site is available elsewhere.

Satellite dish antennas should be located away from prominent elevations and prominent roof slopes.

(Policy CA7 from the Adopted Local Plans and Policies OEL1, TD1 and TD2 of the Chiltern District Local Plan - (Deposit Copy)).

Article 4 Directions

3.13 If minor building works or other operations which are Permitted Development (see para 2.4) are spoiling the character of a Conservation Area, the Council will make an Article 4 Direction (see para 2.7) to bring them under planning control.

(Policy CA8 from the Adopted Local Plans).

Shopfronts

3.14 Shop fronts which are truly in character with the historic periods represented by Conservation Areas are built of natural materials; their component parts are small in scale. Where such shopfronts still exist, the Council is anxious for them to be retained.

Where applications to rebuild or create other shopfronts are submitted to the Council it will favour those which have small scale design elements and use



natural materials; large expanses of plate glass are alien to a Conservation Area.

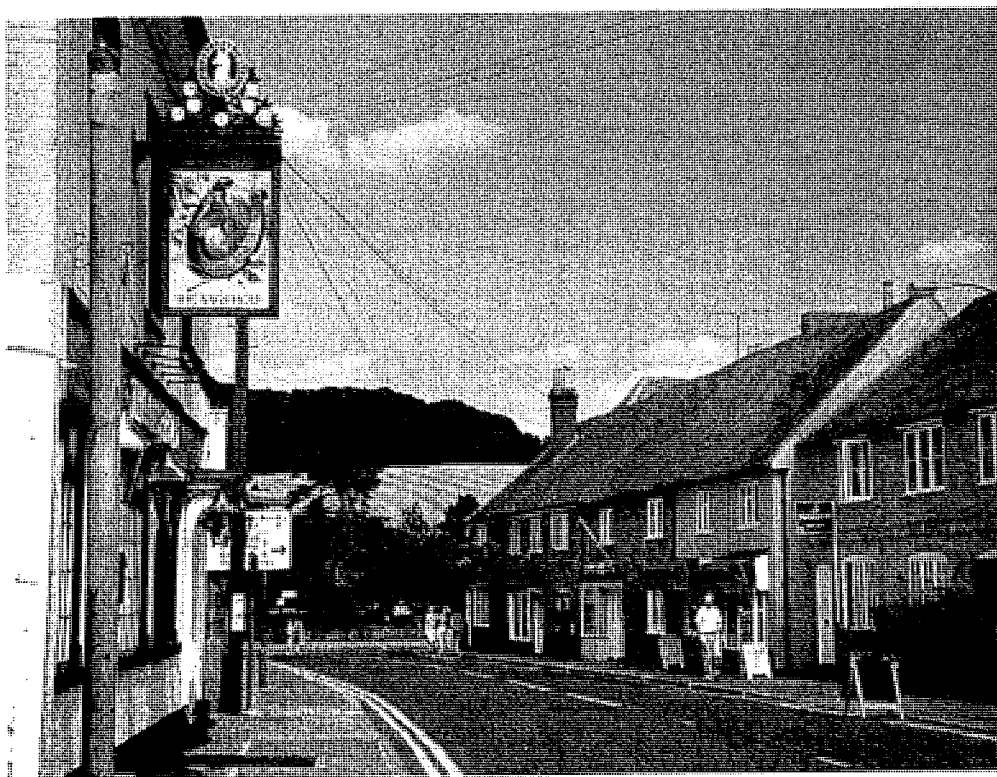
(Policy **S10** from the Adopted Local Plans and Policy **S11** from the Chiltern District Local Plan - (Deposit Copy).

DESIGN GUIDANCE

If you intend to carry out any building works the Council's Planning and Building Control Officers will be pleased to give further advice. Discussions at an early stage, once rough plans have been drawn up, could save time and money. The leaflets relating to individual Conservation Areas should be referred to because they also give design guidance.

For further information and advice please contact the Planning Department at:

Chiltern District Council
Council Offices, King George V Road
AMERSHAM, Bucks HP6 5AW
Telephone No: Amersham (01494) 729000



Whielden Street in the Amersham Old Town Conservation Area

Produced by Helen Wentworth
of the Local Plans, Information & Monitoring Section
Chiltern District Council - 1995

Price £2.00 (includes one individual conservation area leaflet)

