

POLICY 85 DEVELOPMENT IN CONSERVATION AREAS

The areas listed below and shown on the Proposals Map are designated as conservation areas. The Council will pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when exercising any of its planning functions. A description of the special character of each conservation area will be set out in policy statements prepared under Project 9.

PROPOSALS MAP SHEET	CONSERVATION AREA REF.	LOCATION	ORIGINALLY DESIGNATED	EXTENDED
1 & H	1	Harpenden	24.3.69	20.7.83 26.5.93
1	2	Redbourn	24.3.69	
1&3	3	Childwickbury	27.7.77	14.10.92
2	4	Gustard Wood	22.1.73	27.7.77
2	5	Mackerye End	27.7.77	
2	6	Water End	27.7.77	
2	7	Wheathampstead	24.3.69	27.7.77 6.7.87
2	8	Amwell	19.10.83	
2	9	Sandridge	24.3.69	27.7.77 12.3.86
3	10	Shafford Mill	31.7.80	
3,4,S&F	11	St. Albans	24.3.69	29.10.80 21.10.81 11.9.91
3	12	Potters Crouch	27.7.77	
3	13	Old Bricket Wood	20.7.83	
4	14	Sopwell	30.4.73	
L	15	London Colney	19.11.74	
4	16	Sleapshyde	31.3.93	
3 & 4	17	Park Street and Frogmore	30.3.94	

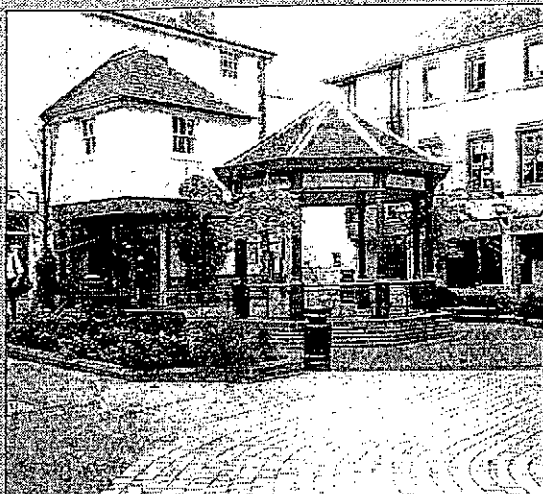
Within conservation areas the District Council will normally require detailed plans and drawings which show the proposed development in its setting, and on outline applications will make full use of Article 7 of the General Development Order where necessary. Planning applications and applications for conservation area consent within a conservation area will be considered in the light of the following:

(i) Design of Development

Permission will be granted only where a high standard of design is achieved and the proposal enhances or preserves the appearance of the conservation area. Development must be sympathetic to its surroundings and to the conservation area as a whole. In particular, development must be designed to take account of the following factors:

- a) The existing building line - shall be respected and development shall not detract from the setting of nearby existing buildings;
- b) Form and density - shall have regard to the surroundings and the existing balance of buildings and landscape;

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The Maltings - St. Albans

- c) **Materials** - shall be good quality, normally traditional and natural, with acceptable long-term weathering characteristics and compatible with those in the vicinity. Planning permissions will normally be subject to a condition requiring submission and approval of materials prior to commencement of work. For prominent buildings, sample brick panels, displaying the chosen mortar and joint will normally be required;
- d) **Window to wall ratios** - need to be appropriate and related to the adjacent street scene;
- e) **Extensions** - shall normally be designed to leave the original building form predominant and the form of the original roof shall normally be extended or repeated;
- f) **Height, roofscape and skyline** - shall be appropriate to the locality and street scene generally and in St. Albans shall be acceptable in terms of Policy 114. Pitched roofs are normally required;
- g) **Features and relief** - of building facades shall complement and enhance the overall street frontage;
- h) **Car Parking and servicing** - shall not detract from the street scene;
- i) **Healthy trees** - shall not normally be felled, topped, lopped, have their root systems seriously affected, or be endangered by construction work or underground services. In addition, buildings shall not be sited where they are likely to justify future requests for tree felling or surgery for reasons of safety, excessive shading, nuisance or structural damage;
- (ii) **Demolition** - in considering applications for consent to demolish, the Council will have regard to the effects of demolition on the building's surroundings and on the conservation area as a whole. In addition:
- a) proposals to demolish listed buildings in a conservation area will be assessed against Policy 86;
- b) proposals to demolish unlisted buildings which singly or as part of a group contribute positively to the character or appearance and historic or architectural interest of a conservation area will be assessed against Policy 87 (Locally Listed Buildings);
- c) where a building makes little or no contribution, conservation area consent to demolish will not be given unless there are acceptable and detailed plans for redevelopment.
- Where redevelopment is approved, conservation area consent will normally be subject to a condition requiring that a contract for the works must be completed before demolition commences;
- (iii) **Surfacing materials and street furniture** - where appropriate, must be considered as part of planning applications and shown on drawings. Existing pavements and stone kerbs affected by development must be reinstated, and surfacing materials in new development must be compatible. The Council will encourage retention of light columns, railings and other historic townscape features.