

DEVELOPMENT CONTROL GUIDANCE

> Purpose of guidance

Conservation Area designation is not intended to 'pickle' an area by preventing all new development. The Development Control Guidance has been produced to help home-owners and prospective developers by clearly setting out the key issues which will influence the Local Planning Authority's decision on any application. This guidance seeks to ensure that the area continues to thrive, but without prejudicing the key features which define the character and appearance of the area.

Once approved by the Borough Council, this will replace the previous Supplementary Planning Guidance for the area. The guidance should be read in conjunction with the Conservation Area Appraisal for the area and the supporting policies in the adopted Local Plan / Local Development Framework.

> Summary of guidance

The guidance includes the following topics:

Demolition (all Conservation Areas)

This section sets out the strict criteria which apply when considering the demolition of buildings in the Conservation Area and confirms the presumption against the demolition of Listed Buildings or other important local buildings.

Protection of open spaces (All Saints and The Lanes)

This section defines significant urban spaces which will be protected against inappropriate development.

Development of vacant sites (Spa Lane)

This section lists those sites which have the long term potential for enhancing the character of the Conservation Area and provides brief details of the key issues to be considered in any proposals for redevelopment of each site.

The design of new buildings (all Conservation Areas)

This section sets out the design criteria which will need to be fulfilled before a proposed new building in the area will be acceptable.

Change of use (The Lanes and Spa Lane)

This section sets out the strict criteria by which applications for changing the use of former industrial or commercial buildings will be judged and considers other changes of use such as 'Living over the Shop' and the establishment of restaurants, cafés/bars & hot food takeaways.

Alterations and extensions (all Conservation areas)

This section defines the criteria which need to be met before a proposed extension or alteration of an existing building in the area will be acceptable.

Shopfronts, signage, blinds and security measures (The Lanes)

This section provides guidance on the alteration, restoration and replacement of shopfronts in order to improve the quality of the shopfronts in the Conservation Area. It also sets out the design criteria which will apply when considering new signage, blinds and canopies, and security measures for commercial properties.

Significant Local Buildings

This section proposes using Article 4 Directions to control certain minor works to Significant Local Buildings in the area. These would include painting, cladding or rendering facades, changing windows, doors and roofs and altering boundary walls and fences.

Trees and landscaping

This section seeks to protect important trees and spaces and sets out the requirement for new landscaping on developments.

Setting of the Conservation Area

This section seeks to protect the character and appearance of the Conservation Area from inappropriate development on sites outside the Conservation Area boundary.



Bull Head Street and Spa Lane junction



5-11, 11a-17 and 17a Long Street



Avenue House and Coach Houses